

CHIDEOCK PARISH COUNCIL

Clerk to the Council:

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Minutes of the Finance and General Purposes Committee held at the Brook House, Pettycrate Lane, Chideock on Wednesday 8 January 2014 at 11:00 am.

Present: Cllrs Rob Murray (Chair), Kate Geraghty, Elizabeth Grant and Roger Carey.

In Attendance: The Clerk, Mr Richard Benjamin (Village Hall Committee Chairman) and 1 other member of the public.

The meeting opened at 11:15 am.

FGP345 Apologies for Absence. None.

FGP346 Election of Chair of Finance & General Purposes Committee.

Cllr Murray was proposed by Cllr Grant. Cllr Murray, being willing to stand, was seconded by Cllr Carey and was duly elected as Chair.

FGP347 Election of Vice Chair of Finance & General Purposes Committee.

Cllr Carey was proposed by Cllr Murray. Cllr Carey, being willing to stand, was seconded by Cllr Geraghty and was duly elected as Vice-Chair.

FGP348 Grant of Dispensations.

All councillors have a grant of Dispensation, running until the elections in May 2015, to enable them to consider Agenda Item 9 – Draft Budget for 2014 - 2015...

FGP349 Declarations of Defined Pecuniary Interests.

All councillors declared a Defined Pecuniary Interest in Land or Property in the Parish, in connection with Agenda Item 9 Draft Budget for 2014-15, for which dispensations had been granted as documented above.

FGP350 Minutes.

NOTED that the minutes of the Finance and General Purposes Committee meeting held on 19 March 2012 were adopted and signed, as a true record, at the full Parish Council meeting of 27 March 2012.

FGP351 Clerk's Report.

The clerk reported the following items, of relevance to Agenda item 9

- Council Tax Support grant – the amount for 2014 – 2015 has been received
- DAPTC Subscription – the amount for 2014 – 2015 has been received
- Mr Benjamin has removed the table tennis tables from the committee room and has brought in the 2 filing cabinets which were beside the stage (1 of which belongs to CPC). This means that the Committee Room is now available for hire.

Standing Orders were suspended.

FGP352 Democratic Period.

The Clerk asked Richard Benjamin how much it will cost to hire the Committee Room now that it is available. He said that it would be £25, the same as for the Hall, for the coming year at least.

Elizabeth Grant passed £85.68, raised by the Fete Committee from the New Year's Eve Torchlight Procession, to Richard Benjamin, as a donation to the Village Hall.

All councillors agreed that Richard Benjamin be allowed to speak and answer questions during Agenda item 9 - Draft Budget 2014 - 2015.

Standing Orders were resumed.

FGP353 Draft Budget for 2014 - 2015.

There was a lengthy discussion regarding the Village Hall and the need for funding. Questions remain regarding how the Village Hall is run and maintained as a charity registered with the Charity Commission.

Richard Benjamin said that the questions will be answered but that it may take some time.

Agreed that CPC will submit a list of questions to Richard Benjamin, in his position as Chairman of the Village Hall Committee.

Agreed that if the Parish Council is to provide a grant to the Village Hall then it is essential that the workings of the Charity and Committee are clarified.

AGREED to recommend the following for resolution at to the full Parish Council meeting on 28 January 2014:-

- Any unspent Hall Rent from 2013 – 2014 to be placed in a Restricted Reserve
- To grant £582 to St Giles PCC to pay for a 3 year Clock Service Contract (2014 – 2017) with Smith of Derby, at a saving of at least £123 over the 3 years, to be paid to the PCC after 1 April 2014 on production of a paid invoice
- To vire at the start of Financial Year 2014 – 2015 the unspent restricted reserves for Affordable Housing (£200) and Parish Plan (£400) to the Precept account to cover the above grant
- To budget from precept £210 for the next 3 years to be held in a Restricted Reserve fund to cover the next 3 year Clock Service Contract for 2017 - 2020
- Subject to CPC being satisfied as to the workings of the Village Hall Charity and Management Committee, and the setting up by the Village Hall Committee of a dedicated Earmarked Capital Fund for repairs, to make a grant of £300 on or after 1 April 2014
- To vire £300 from the General Reserve to the Precept Account at the start of Financial Year 2014 – 2015 to cover the above grant
- To budget from Precept for a further grant of £300 to the Village Hall, to be paid at the 2014 – 2015 Financial Year End, subject to the conditions above
- To set the Budget for 2014 – 2015 at £9,754.00, an increase of £ 943.00 / 10.07% on the Budget for 2013 - 2014
- To set the Precept for 2014 – 2015 at £ 8,396.00, an increase of £215 / 2.63% on the Precept for 2013 – 2014.

See next page for full details of the Budget & Precept.

FGP354 Planning.

a) Applications.

1/D/13/001681 LAND AT RUINS LANE Erection of a single dwelling house and alterations to walls fronting Main Street, Chideock (Full)

1. *Chideock Parish Council objects to this application and asks that it be REFUSED as it is contrary to policy SS3 of the 2006 Local Plan and policy SUS2 of the emerging Local Plan.*
2. *Development of this nature is not covered by any of the permitted exceptions to these policies.*
3. *Chideock Parish Council notes that the Applicant's "Planning Supporting Statement" of December 2013 makes no mention of policy HS4 of the 2006 Local Plan, which covers permitted exceptions. The Applicant's clear statement in the Introduction to this document that the proposed dwelling is for the Applicant's personal use clearly rules out any permitted exception. Similarly, the proposed development is not covered by any exception in policy HOUS6 of the Emerging Local Plan.*
4. *The Parish Council's 2003 Parish Plan is against any open market housing development and strongly in favour of affordable housing for local people, including development under the exceptions policy. The Applicant's statement that the development is for personal use clearly rules out any exception or a proposal for development of an affordable dwelling for a local household in Housing Need under either existing policy HS3 or emerging policy HOUS2.*
5. *The Parish Council considers this proposal to be an unacceptable intensification of development which, if allowed, would set a dangerous precedent for further "infill" back-land development" in or adjacent to the Chideock Conservation Area.*

1/D/13/001458 BRIGHTHAY FARM, BRIGHTHAY LANE This application is for change of use of five small fishing ponds as shown on the location plan. The ponds are currently used for occasional fishing by the applicant's family and friends. An application is made for more formal regular use for fishing by the wider public on a commercial basis (Change of Use) – ADJOINING PARISH
Chideock Parish Council strongly OBJECTS to this application.

a) *the only vehicular access to Brighthay Farm is via North Road which then leads to Brighthay Lane, which is a single track dead-end County Road unsuited for increased vehicular traffic. There are 2 possible routes:*

- *from the A35 via North Road at St Giles Church - this junction is narrow and dangerous and there have been numerous unreported shunts at this location.*
- *from the A35 via Carters Lane at Morcombelake then joining North Road - Carters Lane is single track and unsuited to additional vehicular traffic*

Please note that there is no vehicular access from Symondsburry.

b) *no Environmental Impact Assessment has been provided by the applicant*

c) *in the Supporting Statement the applicant states that it is usual for families to accompany anglers and make it a "day out". But there appears to be no provision in the plans for amenities such as*

toilets, picnic areas, child safety notices, lifebelts, rubbish collection and disposal - the ponds are a considerable distance from Brighthay Farm itself

- d) there appear to be no details of the infrastructure required for fishing itself e.g. fishing "pegs" / platforms, which in themselves have an environmental impact*
- e) no details are given of any lighting or advertising requirements on the approach roads or on site*
- f) there has been inadequate notification of this proposal to residents who will be affected by the increase in traffic, especially those living in Brighthay Lane and those in North Road northwards of Winniford Close. This is a very rural area currently experiencing low volumes of traffic*

Finally, the Parish Council once again notes that no provision has been made to extend the consultation period for this application, despite the holiday period and the closure of the WDDC office for over a week. The consultation period ended on 24 December 2013!

- b) **Determinations.** The following determinations were noted:

1/D/13/001311 MONTYIKE, NORTH ROAD Re-build Gable Wall (Listed Building Consent) **APPROVED**

1/D/13/001223 LAND AT END OF RIDWOOD Erect 12 dwellings with car parking and carry out road improvements with minor material amendments to design of the scheme previously approved (reference 1/D/12/001608) with variation to condition 1 to reflect amended drawings (Variation of condition) **APPROVED**

1/D/13/000997 MIDLANDS FARM, DUCK STREET Extension, internal and external alterations (Listed Building Consent) **APPROVED**

1/D/13/000996 MIDLANDS FARM, DUCK STREET Extension, internal and external alterations (Full) **APPROVED**

The meeting closed at 01:55 pm.

Proposed Budget 2014 – 2015.

INCOME	Budget 2013/4	Budget 2014/5	
Precept	£8,181.00	£8,396.00	2.63%
Interest	£10.00	£5.00	-50.00%
Vat Refund	£86.00	£66.00	-23.26%
Rent for Flow Meter	£100.00	£125.00	25.00%
Council Tax Support Grant	£434.00	£262.00	-39.63%
From Unused Restricted Reserves	£0.00	£600.00	N/A
From General Reserves	£0.00	£300.00	N/A
TOTAL PREDICTED INCOME	£8,811.00	£9,754.00	10.70%
EXPENDITURE			
Clerk's Salary (Gross)	£3,283.00	£3,316.00	1.01%
Clerk's Travel	£255.00	£255.00	0.00%
Councillor's Travel	£75.00	£75.00	0.00%
Clerk's Office Allowance	£66.00	£66.00	0.00%
Postage/Phone	£30.00	£30.00	0.00%
Stationery (V)	£90.00	£90.00	0.00%
Stationery - print cartridges etc (V)	£120.00	£120.00	0.00%
Training - Clerk & Councillors	£150.00	£100.00	-33.33%
Internal Audit	£60.00	£60.00	0.00%
External Audit (V)	£120.00	£0.00	-100.00%
Insurance	£430.00	£440.00	2.33%
Room Hire	£326.00	£300.00	-7.98%
Subscriptions	£230.00	£240.00	4.35%
ROSPA - Annual Playing Field Inspection (V)	£87.00	£90.00	3.45%
Playing Field Maintenance (V)	£100.00	£100.00	0.00%
Playing Field Depreciation	£400.00	£400.00	0.00%
Foss Orchard Car Park Resurfacing /Maintenance	£500.00	£500.00	0.00%
Foss Orchard Car Park River Bank Maintenance	£1,000.00	£1,000.00	0.00%
Community Fund Grant	£250.00	£250.00	0.00%
Village Clock Servicing Grant 2014 - 2017	£10.00	£582.00	5720.00%
Village Clock Servicing Grant 2017 - 2020	£0.00	£210.00	N/A
Cemetery Grass Cutting Grant	£650.00	£650.00	0.00%
General Grants	£100.00	£100.00	0.00%
All weather footpath	£0.00	£0.00	0.00%
Adverts (V)	£0.00	£0.00	0.00%
Bus Shelter Maintenance	£80.00	£80.00	0.00%
Bridleway (Mill Lane)	£100.00	£0.00	-100.00%
Salt/Grit for Winter 2014/5	£100.00	£100.00	0.00%
General contingency	£199.00	£0.00	-100.00%
Village Hall Support from Reserves 2014-15	£0.00	£300.00	N/A
Village Hall Repair Grant 2014 - 2015	£0.00	£300.00	N/A
TOTAL PREDICTED EXPENDITURE	£8,811.00	£9,754.00	10.70%