

LYDLINCH PARISH COUNCIL

Approved minutes of Minutes of Lydlinch Parish Council meeting held on 20th September 2021 at the Hooper Hall

Present Councilors: Mr C May (Chairman), & Mrs G Tite, Miss A Curtis & Mrs C Curtis

T Watson (Clerk)

In attendance

There were 4 members of the public in attendance .

P Batstone (Dorset Cllr) was present

Democratic period (For public comments)

1. To receive apologies.

Mrs Z Cheetham & M T Frizzle

2. To receive declarations of interest & Requests for dispensations (Please notify the Parish Clerk prior to the meeting)

None.

3. Approve the minutes of the meeting held 21.06.21.

DEFERRED

4. Approve the updated terms of delegation in relation to Covid 19 up to and including 31.11.21 C May

The Clerk explained that the terms of delegation had been amended to include delegation to the Clerk under members mindful instruction and standing order amended accordingly.

RESOLVED: Approved as amended including the amendment to standing orders.

5. Parish Clerks report & Correspondence: As detailed in annex 1a. (see papers)

Report on broken stile on footpath MNT52377 made in June progressed

No correspondence

6. To receive Parish Councillors views.

None

7. To receive the Dorset Councillors report.

P Batstone gave an update on her recent member activities in relation to Children with special educational needs moving into adulthood, children home schooled and answered a question about the Council farms.

8. Planning

- a. Response to DC planning consultations.

P/FUL/2021/02117 Erection of 1 no. dwelling (demolition of existing barn). Muskets Barn Main Road Lydlinch Dorset DT10 2JD. VB Lewis

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Members understood that this sit had been granted under part Q and the application was now looking to re-build rather than convert the barn. It was felt that this method of gaining permission for new dwellings in the countryside sets an unwanted precedent.

RESOLVED: Not support the application as it is a complete departure form policy and for the following reasons

- **Members feel that this application demonstrates that conversion of the existing steel barn under part Q was never a viable option.**
- **The application seeks to create a new dwelling in the countryside which is contrary to the North Dorset local plan Policy 20 (The County side)**

8.172 as it seeks to create a new isolated home in the countryside which the plan states should be avoided unless there are special circumstances, which are not demonstrated.

8.176 as the proposal does not demonstrate development that supports the rural economy and meets essential rural needs in line with the strategic policies for the district as a whole.

It the officer is minded to grant permission members request that it goes before the North Dorset Area Development Management Committee as members feel that permitting this application sets a precedent for the use of part Q permission to create new dwellings in the countryside.

P/HOU/2021/02282 Erect annexe. Sunnyholme, B3143 - Blackrow Lane To Holwell Road, Kings Stag, DT10 2AY. Mr J Gittins

It was understood that the conversion of the barn had been applied for previously under permitted development rights. Concerns were expressed that there was no mention of the proposed annex being ancillary to Sunnyholme.

The resident of the neighbouring property expressed concerns about the derelict condition of the current structure and its location which is right on the boundary and the effect on the mature trees on his property. In response the applicant addressed the meeting and their seemed to be some confusion regarding the final proposed site for the annex. Members considered the viability of an annex so far away from the main dwelling and it was noted that the structure shown on the south side of the access driveway has been removed and no longer exists.

RESOLVED: Not support the application the following reasons:

- **The application drawings have some inaccuracies and there is no design and access statement or biodiversity study.**
- **In relation to this the applicant made a verbal statement at the Parish Council meeting that the intention was not to build on the current structure footprint which is not in accordance with the drawings provided.**

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- Whilst members understand that in the current Dorset plan development boundaries in villages had been removed in favour of the countryside policy, the application represents a dwelling which is a substantial distance from the local built environment.
- There is no mention in the application of the annex being ancillary to Sunnyholme
- The application is contrary to the North Dorset local plan Policy 20 (The Country side) 8.172 as it seeks to create a new isolated home in the countryside which the plan states should be avoided unless there are special circumstances, which are not demonstrated.
- The application is contrary to the North Dorset local plan policy 20 (The Country side) 8.187 as it does not present an overriding need for a countryside location.
- Section 6 of application states that no trees need to be felled or pruned, or that lie within a falling distance. This is incorrect as the boundary between Kings Stag House and Sunnyholme comprises of a mature hedge which contains a number of mature trees.
- The annex is to be built on the same footprint as the existing wooden structure which is directly on the southern boundary meaning that it cannot be maintained from land in the ownership of the applicant.
- The annex is a considerable distance from the main dwelling house and as such is not practical for this use.

Members understand that there have been exceptional circumstances in recent time but feel that it is imperative that the Officer visits site to be able to make a sound decision on this application. If the officer is minded to grant permission members request that this application goes before the North Dorset Area Development Management Committee.

P/FUL/2021/02318 Erect extension to existing commercial premises. Hags Play Holwell Road King Stag Sturminster Newton DT10 2BA. M A Moore

Members were please to see the provision of facilities for local employment in Kings Stag

RESOLVED: Support the application as it provides much needed local employment opportunities.

b. Responses made under delegated terms.

P/PAPA/2021/02529 Holebrook Farm Holebrook Lane Lydlinch Sturminster Newton DT10 2JB
Form Farm track

No objection subject to the track having sole agricultural use for the land owner to move livestock

P/HOU/2021/01948 Coate Cottage Holebrook Lane Lydlinch DT10 2JA. Erect two storey extension. (Including demolition of UPVC conservatory). Demolish & Replace single storey extension. Demolish & replacement double garage

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Members are not against an extension in principal but feel that the proposed design and materials are not in keeping with the local surroundings which included two listed buildings. Members ask that the officer works with the applicant to achieve a much more appropriate proposal.

c. Recent decisions of DC Planning Office.

P/PAPA/2021/02529 Holebrook Farm Holebrook Lane Lydlinch Sturminster Newton DT10 2JB
Form Farm track prior approval is not required

d. Appeals and matters of report from previous applications.

None.

e. Planning matters of report.

The Clerk progressed ENF/2017/0264 - 5 Old Orchard Close on the 13th September

9. Finance.

a. To receive a list of payments made under delegated terms.

Date	to / from	Detail	payment amount
16/08/21	IK Services	dog bin servicing July, Aug, Sept & Oct	£275.12
20/09/21	Stalbridge TC	Office Services August & September	£92.80
20/09/21	T Watson	Salary Aug & Sept	£302.35
20/09/21	HMRC	tax Aug & Sept	£75.60

RESOLVED: List of payments made under delegated terms received.

10. To purchase a defibrillator for Kings Stag

C May

The Clerk advised members of the breakdown of costs for an iPad defibrillator, accessories and battery heated cabinet. A question from a member of the public was answered regarding monitoring and maintenance costs.

RESOLVED: To purchase a defibrillator for Kings Stag to be sited at the notice board.

11. To respond to the Dorset Council community Governance review

It was understood that this review is a legal process whereby the council will consult with those living in the area, and other interested parties, on the most suitable ways of representing the people in the parishes identified in the Review. This means making sure that those living in the area, and other interested groups, have a say in how their local communities are represented.

RESOLVED: To make no representation to the community Governance review

12. Review of delegation arrangements to committees, sub-committees, staff and other local authorities.

The Parish Council does not delegate any of its duties to other local authorities. The Clerk delegated powers are detailed in the C19 terms of delegation and the delegation arrangements for minor planning applications are laid out in Standing order 15b xv).

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RESOLVED: A Review of delegation arrangements to committees, sub-committees, staff and other local authorities.

13. Review of the terms of reference for committees.

RESOLVED: The Parish Council has no sub-committees.

14. Appointment of members to existing committees.

RESOLVED: There are no existing committees.

15. Appointment of any new committees in accordance with standing order 4 ;

RESOLVED: Not to appoint any new committees in accordance with standing order 4.

16. Confirmation of arrangements for insurance cover in respect of all insured risks.

The Clerk presented the policy for 2021.22 it was noted that the dog bins were not included as their value is equal to the £100 excess.

RESOLVED: Confirmation of arrangements for insurance cover in respect of all insured risks.

17. Review of the council's and/or staff subscriptions to other bodies.

It was noted that the Parish Council currently subscribe to the DAPTC.

RESOLVED: To subscribe to the DAPTC for the year 22.23.

Date of next meeting

Monday 22nd November

There being no further business the Meeting closed at 20.12 pm.

Approved Date 22.11.21

Chairman -----