

OSMINGTON PARISH COUNCIL

Minutes of the Annual Parish Meeting held at
the Village Hall on Monday 8th May 2017 at 7pm

Present: Cllr Mr N Ireland (Chairman), Cllr Mrs S Miller, Cllr Mrs C Dempsey, Cllr Mrs H Ballard, Cllr Mrs D Symes, Cllr Mrs G Pearson and Cllr Mr V White

Also in attendance: WDDC Cllr N Bundy, WDDC Cllr Thacker and 12 members of the public attended. Mrs Emma Webb (Clerk) was in attendance.

ELECTION OF CHAIRMAN

64/17 Cllr Ireland opened the meeting as Chairman. Volunteers and nominations were called for the post of Chairman. Cllr Ireland was nominated for the post of Chairman of the Council. His election to the post was proposed by Cllr Miller, seconded by Cllr Ballard and the motion was carried unanimously. Cllr Ireland accepted his re-election and resumed the post of Chairman.

ELECTION OF OFFICERS OF THE COUNCIL

65/17 Following a general discussion and agreement, it was proposed and resolved that posts were to be allocated as follows:

| Post | Office holder | Proposed by |
|--|-----------------------------|----------------------------------|
| Vice-Chairman | Cllr White | 1st Cllr Ireland, 2nd Cllr Symes |
| Rights of Way Officer | Cllr Miller | 1st Cllr Ballard, 2nd Cllr Symes |
| Playing Field Officer | Cllr White | 1st Cllr Ireland, 2nd Cllr Symes |
| Village Hall Trust Representative | Cllr Symes | 1st Cllr White, 2nd Cllr Ireland |
| Community Plan Executive Officer | Cllr Ireland | 1st Cllr Symes, 2nd Cllr White |
| Coastal Change Pathfinder Group Representative | Cllr Pearson | 1st Cllr Symes, 2nd Cllr Miller |
| DAPTC Area Representatives | Cllr Dempsey & Cllr Pearson | 1st Cllr Ireland, 2nd Cllr White |
| Honorary Trees Officer | Mrs Susan Biddiss | 1st Cllr White, 2nd Cllr Pearson |
| Speed Watch Co-ordinator | Cllr Ballard | 1st Cllr Ireland, 2nd Cllr White |

Apologies.

66/17 None received.

Public Attendance.

67/17 Cllr's Nigel Bundy and Alan Thacker attended. Twelve members of the public were in attendance.

Public Participation Time.

68/17 Cllr Thacker gave an update on West Dorset District Council's meeting calendar for 2017/18. The first Full Council meeting will take place on Thursday 11th May. The Local Authority Reorganisation in Dorset will be delayed due to the General Election. It is unknown when a decision will be made.

69/17 Cllr Bundy raised the issue of the awful condition of Church Lane, Osmington. Cllr Ireland responded that the road had been repatched two months ago and it was going to be resurfaced, but Dorset County Council did not think this was a priority.

- 70/17** Sue Williams raised concerns, as a neighbour, regarding the planning application at Neptune House. Her concerns were the height of the property's roof affecting them as neighbours and that the numerous velux windows would affect their privacy. Raising the height of the property will make it the tallest building in Ringstead and it will look like a block of flats. The application also states that it will not affect any Rights of Way, which is incorrect as the main coastal path is in front of the property and this will be affected by a raise in height of the building.
- 71/17** Derek Thomas spoke on behalf of Nigel Williams, a neighbour of Neptune House. Neptune House is built slightly forward from his property, Shambles. His property would be affected by the increase in height of the building. The proposed changes will not improve the look of the property, which is an eyesore. He disagrees with the Design and Accessibility Statement in regard to the planning application improving the property. Neptune House is distinctive for all the wrong reasons. The Planning Application was submitted without consultation with neighbours. The proposed changes will make the building look like a block of flats. This proposed development will have an adverse impact on the surrounding area and he urged the Parish Council not to recommend development.
- 72/17** David Burden raised concerns, as a resident on the proposed development at Neptune House. He felt consideration should be given to the neighbours who will be disadvantaged by this application.
- 73/17** Michael McDowell-Hook raised concerns on the planning application at Neptune House as a resident. He feels he would be disadvantaged as the property faces his own and the proposed five new velux windows would overlook his property. Neptune House is the biggest and tallest house in the area already and making it taller would be setting a precedent. The proposal would turn the property in to a seven bedroom residence and he is concerned for the future use of such a large property. He is concerned there is potential for increased noise in the area if the future use is for rental purposes as large groups would be using the property. Mr McDowell-Hook is also concerned about the density as this is the largest property on the smallest plot in the area.
- 74/17** Freda Fisher raised concerns, as a resident regarding the planning application for Neptune House. She felt the property was overwhelming. Ringstead is a very special place and this property is a giant in a pygmy world.
- 75/17** Nicholas Richardson has lived in Osmington since 1984 and raised a few questions regarding the proposed development at Mulberry House. The planning application mentions the vehicle access being laid with aggregate – he would hope that this was within the boundary of Mulberry House. The application also states that the access would be from the highway when it would be from the bridleway. The application states the proposal would create a new Right of Way on site. There is the possibility of flooding on the site. The farm gate has never been used for vehicle access and it would set a precedent if it was.
- 76/17** Mike Dempsey lived opposite Mulberry House and used to walk in the paddock. He has never seen vehicles use the access, as stated in paragraph 7.0.2 in the Design and Accessibility Statement. Mr Dempsey contacted the previous owners to clarify this. The previous owners confirmed that they never rented out any of the stables for others to use during the time they lived there. The angle of the gate would also make it extremely difficult for a vehicle to gain access, mainly due to the position of the trees.
- 77/17** Cllr Mrs Hillary Ballard read out a statement from Mr and Mrs Snow, owners of Mulberry House. Mr and Mrs Snow did not attend the meeting as they felt that their views are not listened to or taken into account by some members of the Council. They felt that they

had been treated appallingly at previous meetings by some members and that some members of the Council should have abstained from the voting process. They wanted to remind the Parish Council of their obligations under the Parish Council code of conduct. The four objections previously given by the Parish Council were regarding:

- Light pollution from roof light – these have been reduced from 14 to 8.
- Scale/size of triple garage – this is now a two bay garage.
- Loss of character – there is a planting scheme drawn up by WDDC's landscape architect.
- Wildlife, in particular tawny owls – light pollution addressed and the owls already live in existing trees 50m away.

78/17 Craig Woollam spoke regarding Mulberry House. He is not particularly in favour of development on Roman Road but felt the behaviour of Parish Councillors when discussing the Mulberry House application previously was appalling.

Declarations of Interest.

79/17 There were four declarations of interest.

Cllr's Mr Ireland, Mrs Symes and Mrs Dempsey all declared an interest in Planning Application WD/D/16/002580 at Mulberry House, Roman Road, Osmington, Weymouth DT3 6ER as they are neighbours.

Cllr Mrs H Ballard declared an interest in Planning Application WD/D/16/002580 at Mulberry House, Roman Road, Osmington, Weymouth DT3 6ER as she has rides the bridleway (Roman Road) and keeps horses on Roman Road.

Grants of Dispensation.

80/17 Nil.

Planning decisions and related issues.

81/17 Nil.

Minutes.

82/17 It was **resolved** that the minutes of meetings held on 6th March 2017 and the 3rd April 2017 be confirmed and signed by the Chairman as a true record.

Matters arising from the minutes.

83/17 Nil.

Parish amenities

84/17 Cllr White reported that the pergola on the playing field was in need of repair. The bin next to the playground had been damaged and needed replacing. Two noticeboards require doors and all require a latch to secure the public side. Cllr White is to obtain quotes for the work and report back to obtain approval for the expenditure.

Action by: Cllr V White

85/17 Cllr N Ireland to speak to other Parish Councils regarding adult fitness equipment with regard to the Parish Council's Section 106 grant.

Action by: Cllr N Ireland

Planning matters.

86/17 Application No: **WD/D/17/000867** - Make alterations to the existing pitched roof, adding two rows of dormer windows to the front and rear elevations at Neptune House, Ringstead Village Access Road, Ringstead, Dorchester DT2 8NG

Osmington Parish Council strongly **objects** to this planning application for Neptune House in Ringstead. Our main concerns are: the roof height; windows in the roof; the design; loss of character.

Raising the height of the roof on an already dominant building will become an overbearing presence as it is already the tallest building in Ringstead.

Additionally, any windows fitted into the roof will remove privacy of its nearest neighbours and gardens will be overlooked.

The design is incongruous to the area and other residences. Furthermore, this plot is adjacent to the National Trust coastal footpath which is in an Area of Outstanding Natural Beauty.

This application for Neptune House will further harm the visual amenity and the unique character of the remote coastal community.

Action by: Clerk

- 87/17** Application No: **WD/D/16/002580** - Conversion of former stable block into a residential dwelling with new detached 3 bay garage at Mulberry House, Roman Road, Osmington, Weymouth DT3 6ER.

The Parish Council **objected** to this application on the following points:

Whilst it is noted that the scale of the proposed development has been reduced in footprint, Osmington Parish Council's objections to the application remain for the following reasons.

The bridleway known as 'Roman Road' hasn't been used as a through road to Poxwell for a very long time and if it wasn't for the outcome of a court case between the two local landowners in the 1840's, wouldn't be accessible to walkers, cyclists and the equestrian community now. It is rightly regarded as having significant value to the area and AONB setting and, whilst there has been some residential development on the lower section of the bridleway since WWII, there are no residential properties or entrances past the access to Little Manor (which comprises the back of Osmington House).

The proposed entrance to the development is a significant distance past that of Little Manor and the bridleway also narrows significantly due to the local vegetation and mature trees.

The Design & Access Statement for the application asserts that the proposed entrance has an "historically established pattern of vehicular use".

This is completely incorrect and is refuted by numerous comments posted against the application by residents who have used the bridleway over the past several decades. Osmington Parish Council has obtained a statement from the previous owners of Mulberry House (then known as Rydlinch) that it was they who converted the 'cow/chicken' shed to a stable block for the use of their daughter, that they at no time rented out the stables for the use of any third parties and finally, that it was they who actually created the gated entrance to the site in a suitable gap between the trees for their daughter to have easier egress to the bridleway. They continue to state that they never used the exit for a vehicle, that it wasn't designed for such use and in their opinion is entirely unsuitable for the same.

In the opinion of this Council, approving the proposed entrance would have a significant detrimental effect on the character and amenity of the bridleway. In addition, the site of

the stable block, being again significantly further up the bridleway from the next verge-side property, would set a precedent for future expansion up Roman Road.

The reduction in proposed garage size in the amended plans is noted but given that the significantly larger existing Mulberry House has no garaging provision (after the application WD/D/16/349 was approved), the size remains both unrealistic and unnecessary.

We believe that the retained roof lighting will introduce significant light pollution into an area which is dark now and should remain so.

We request that the decision for this planning application be brought before the WDDC Planning Committee and that a site visit be conducted by the members beforehand.

Action by: Clerk

Highway and rights of way matters.

88/17 It was **resolved** to purchase posts, signs and a new speed device for Osmington Speed Watch.

Action by: Clerk

89/17 Cllr S Miller reported that the lower part of White Horse Hill was flooded and asked whether this was being investigated – it was reported that this was being looked at.

90/17 Cllr S Miller also reported that major work was being carried out on the footpath between Osmington Holiday Park and Craig's Field which included steps.

Legal and law and order matters.

91/17 None.

Local government matters.

92/17 None.

Membership of local council associations.

93/17 None.

Council affairs

94/17 It was **resolved** that the Council's Risk Assessment document be approved for consideration by the internal auditor.

95/17 It was **resolved** that the Council's Asset Register be approved.

96/17 It was **resolved** that the Council's final accounts for financial year 2016/17 be approved.

97/17 Cheques signed since last meeting.

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| 25-04-17 | 100865 | Glendale Grounds - Grass cutting | £136.87 |
| 26-04-17 | 100866 | Weymouth and Portland Borough Council – Play Area Main. | £607.31 |
| 02-05-17 | 100867 | E Webb (sal/exp 03/17) | £284.92 |
| 02-05-17 | 100868 | DCC Pension Fund | £69.56 |
| 02-05-17 | 100869 | HMRC (PAYE 03/17) | £59.75 |
| 02-05-17 | 100870 | DAPTC Annual Conference | £60.00 |

98/17 Cheques endorsed since last meeting.

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Topical Information.

99/17 Cllr N Ireland to write to Andy Canning to thank him for his help and support over the years he has worked as a County Councillor.

Action: Cllr N Ireland

100/17 Concern was raised over the amount and positioning of signs around the burger van in the layby as entering Osmington from Poxwell. Cllr Ireland to investigate.

Action: Cllr N Ireland

101/17 The speed limit on Osmington Hill has been approved and will now go out for consultation.

102/17 The White Horse viewing point signs are to be replaced. The Osmington Society is in discussion with DCC Highways regarding their reinstatement - it hasn't actually been agreed yet though DCC are happy in principle.

103/17 Cllr White reported that a resident's neighbourhood group is being setup to campaign for pedestrian safety on Shortlake Lane due to use by large vehicles.

Chairman

Date