

The Council meeting was held in the Village Hall on Wednesday 11th December 2013 at 7:15pm.

Chairman Cllr Whiting.

Present: Cllrs Forrester, Frost, Garland, Mason, Ostler, Pratt, Turner, Whiting and 11 members of the public.

1. **Apologies for absence** were received from Cllr Brown (convalescing), Cllr Wellman (unwell), also PCSO Wooster.
2. **Adoption of Minutes:** It was resolved unanimously to adopt the minutes of the November 2013 meeting (proposed Cllr Garland, seconded Cllr Turner).
3. **Matters arising:** none.
4. **Pecuniary or other interests.** No requests for dispensation were received or interests declared. Councillors were already covered by a blanket dispensation to discuss the precept.
5. **Planning:**

Applications dealt with by the Planning Committee:

- **Southview Rhode Lane** Erection of single storey rear extension following demolition of conservatory. *The Parish Council does not object to this application.*
- **Squirrels Whalley Lane** Alterations to existing roof to include new flat roofed section and balconies to rear (to serve first floor accommodation) and 2 no. dormers to front roof slope, 2 storey extension to front and single storey extension to rear with new decking platforms. *The Parish Council responded as follows:*
The inhabitants of the three adjacent properties Doone, Lower Doone and Alston Cottage have all objected to this proposal. The principal feature is a high level balcony looking out over the latter two properties from an elevated position. If this balcony had been at the lower level, it would not be so intrusive. The Planning Committee has taken account of the Uplyme Parish Design Statement (as approved by EDDC) which states on page DS-6:

House extensions, including garages

The main factors in addition to those given elsewhere in these guidelines are:

- proposal should be in keeping with the size, character and materials of the existing house and not overdone.
- Should fit into the general streetscape respecting the character of nearby buildings and the spaces between.
- Window proportions should match the original building.
- Two-storey rear extensions tend to overlook neighbouring properties and, if so, are not encouraged

In addition, it is proposed to clad the building in Cedar (not mentioned in the schedule of materials, but only on drawings)

The Uplyme design statement, page DS-2, states development should be finished externally to blend with the existing predominantly harmonious colours of the parish.

The tree report states that no trees will be removed, but lateral branches removed from G1. This tree appears to be within the curtilage of Alston Cottage (see Hellis Tree Plan) and the removal of branches appears more intended to improve the view from Squirrels than is necessary for construction. It also notes that the RPA of other trees may be affected by construction. This should not be allowed.

The Planning Committee has visited the properties and considers this application to be in total contravention of the Parish Plan and Parish Design Statement; in particular, the overlooking of neighbouring properties. If the main balcony were to be at the lower level, this would still give the intended view across the AONB countryside, but not into the adjoining properties. The current design is not appropriate to this location, and the external finish of Cedar does not blend with the colours of the parish.

*(NB: this application was **withdrawn** after the Council had made its response.)*

Applications considered at the meeting:

- **Dove Cottage Holcombe Lane** Construction of log cabin for use as ancillary accommodation. It was resolved unanimously to respond as follows: *“The Parish Council objects to this application”* (proposed Cllr Turner, seconded Cllr Frost). During discussions, it was noted that the proposal is inappropriate to the hamlet location of Holcombe and is not in accordance with the recommendations of the Uplyme Parish Design Statement and in particular, not in keeping with the size, character and materials of the existing property. Any such

development should have conditions imposed that it must not become an ancillary dwelling, but merely be a modification to the existing one. However, this proposal is clearly one of unwanted development within the AONB, and the objections of neighbours should be taken into account. Planning permission has previously been granted for an annexe, which has already been constructed.

- **Lyme Regis Golf Club, Timber Hill, Lyme Regis** Landfill with inert material to facilitate improvements to golf driving range and practice area. Cllr Whiting did not see any material improvement in the revised submission, so Clerk to write and repeat the same objections as before.

Two other applications outstanding would be considered at a planning committee meeting to be convened before Christmas.

Applications granted by EDDC:

- **Pencroft Farm Woodhouse Lane** Replacement single storey side extension, construction of 2 storey extension and alterations to existing dwelling (to include cladding to first floor level and construction of 3no dormers). *Approved with conditions.*
- **Woonsocket Venlake** Construction of conservatory on existing terrace level, provision of first floor rear extension and erection of balcony.
- **Southview Rhode Lane** Erection of single storey rear extension following demolition of conservatory.

Neighbourhood Plan: the Council has applied for £6000 funding from DCLG; and there will be £2000 from EDDC. The group will be using the process devised by Cerne Abbas as a template for producing the Uplyme plan. There will be a meeting in the Village Hall for residents to find out about it; then questionnaires to find out what people want. There is 12 months (i.e. 2014) to do most of the work.

Other planning: Cllrs Ostler and Garland were co-opted onto the Planning Committee, and Cllr Mason will continue as substitute for Cllr Brown.

6. **Finance:** The Clerk submitted the schedule of current payments for approval. It was resolved unanimously to approve them except for the Viridor cheque # 100253, since Councillors were not convinced that the charges were reasonable or valid (proposed Cllr Turner, seconded Cllr Pratt).
7. **Precept:** It was resolved unanimously to set the precept for 2014/15 at £19266.47 (proposed Cllr Turner, seconded Cllr Ostler). The Council also approved the transfers between reserves recommended by the Finance Committee.
8. **Correspondence.** There was disagreement about whether the Council should support the First Time Sewerage proposal at Rocombe, and Cllr Whiting suggested that a meeting in the New Year, with SW Water and concerned residents, be hosted by the Council to try and resolve differences and find an acceptable solution. *The Clerk* magazine contained a salutary case study where a council had to pay over £50,000 to repair walls in a closed churchyard, having not had a professional survey done before taking it on. Cllr Ostler suggested hiring a skip for cemetery waste given excessive charges from Viridor; to be considered in future. DCC Local Flood Risk Management Strategy consultation to be considered at next meeting (due 27 January 2014). Crogg Lane pinch point acknowledged as dangerous but no action had been possible in the past. Volunteers for Speedwatch asked for.
9. **Maintenance of Parish Council land.** Tree survey has been done in cemetery, and thanks were conveyed to Mr D Sole for his work re the cherry plum at Stafford Mount – now thinned out. Thanks to Cllrs Ostler and Garland for removing branches from there and from playground. Repairs to low cemetery wall – Cllr Garland had had a verbal quote of £4-500, to rebuild in stone with a concrete backing to strengthen. Since this price was extremely unlikely to be matched by anyone else, it was resolved unanimously to commission R Fisher to provide a written quote and then do the work (proposed Cllr Whiting, seconded Cllr Turner). Lime trees at top of cemetery and fir tree at the bottom to be cut, and contractor asked to cut brambles and hedges now grass is not growing much.
10. **Flooding WP:** Weirs are on their way, although Carswell ones will be held up until suitable timber can be obtained: Cllr Ostler is to maintain *gratis* for 3 years; Clerk to write to EDDC and DCC to say that although Cllr Ostler is doing it, it is not the PC's responsibility to keep these clear. Letters from DCC were not very encouraging – surveyor still not appointed. Drowning danger re lower culvert has been noted to them. Meeting with MP hoped for in January when Hunter's Lodge junction being discussed.

11. **Reports** to note.

i. **Finance** to November 30th.

ii. **Highway matters.**

iii. **Lengthsman:** Musbury, Axmouth, Combpyne may all be interested.

iv. **Emergency team:** Matthew Parry met Councillors and discussed options for Pathfinder funding. He hopes to get some money for drainage improvements in Church St.

v. **Meetings attended by Cllrs:** Cllr Frost reported that School will be using the site for a Grow Cook Eat project. Cllrs Garland and Whiting went to EDDC Towns and Parishes meeting.

vi. **D Cllrs report:** EDDC local plan consultation – will be public hearings next year. Any unsound parts of plan should be represented in writing or in person. Representations need to be in by 16th December (meeting 17th).

12. **Any other business.** Clerk hopes to take her remaining annual leave between Xmas and New Year. Chairman will be away also.

There being no other business, the meeting closed at 8.52 p.m.

Signed Chairman

Date