



GENERAL PURPOSE WORKING GROUP

**MEETING AT 26 RIDWOOD, CHIDEOCK, ON
15TH OCTOBER 2024 AT 12 NOON**

MINUTES

FROM: CLERK – Tan Cox
EMAIL: yawlcrescent@gmail.com

To: ALL PARISH COUNCILLORS		
Chair: Cllr Richard Benjamin		Vice Chairman: Cllr Caroline Parkins
Cllr Aidan Biggins	Cllr Paul Barnett	

Ref		Owner
	Apologies: None	
	<u>PREAMBLE:</u> The General-Purpose Working Group is an informal group. Its role is to agree items to be placed onto the Parish Council’s Main Committee Agenda and may refer to matters that have arisen during the period. There is no set meeting schedule and meetings will happen when needed.	
	<u>MINUTES OF TUESDAY 7th OCTOBER 2024</u> The minutes of 7 th October 2024, having been agreed via email during the period have been placed on the parish council website.	
1	<u>CLAPPS MEAD:</u> TRAMPOLINE (UPDATES) Cllr RB said that he had been in discussion with the Insurance Officer of Dorset Council (David Watson), and that despite reminder phone calls, he had received no more information on the possible insurance for the trampoline.	

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	<p>PLAYGROUND INSPECTIONS (MONTHLY, QUARTERLY AND ANNUAL)</p> <p>Cllr RB confirmed that he and the Clerk had met with a playground inspector from Playground Inspections Ltd. Their report is awaited.</p> <p>Cllr RB asked the clerk to contact the two other play inspectors that may possibly carry out the quarterly inspections.</p> <p>From our discussions with the play inspector early observations found numerous examples of strimmer damage and the piece of equipment located at the back of the play area (with slide and cage) to be wobbly and rotten. This is likely to have to be removed. The fence is also not suitable and should be replaced.</p> <p>There was a lot of discussion around these points and the Clerk suggested she look at grant funding for new play equipment – this was agreed.</p> <p>Cllr RB said that nothing could be done until the reports are received and that we are still awaiting a response from DAPTC regarding the legal position relating to the Clapps Mead Grafton bequest, in particular to the Conditions specified in the 1938 Conveyance.</p> <p>IT IS RECOMMENDED THAT:</p> <ol style="list-style-type: none"> 1. The Main Committee accept the recommendation that the Clerk investigates the availability of grant funding for new play equipment. 	Clerk
2	<p><u>POLICIES:</u></p> <p>There were no new policies.</p>	
3	<p><u>PLANNING MATTERS:</u></p> <p>P/LBC/2024/05852 2 Park Cottages Main Street DT6 6HZ</p> <p>There was a lot of discussion around this planning application and whether or not the removal of a bathroom from the ground floor to upper floors would warrant a visit from the parish council.</p> <p>It is recommended that a ‘neutral response’ should be left on the Dorset Council portal in relation to this planning application.</p>	

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4	<p><u>OTHER MATTERS:</u></p> <p>Chideock News Piece - The cut-off date is the 18th October 2024. It was agreed that Cllrs Parkins and Biggins would liaise and agree on wording for the insert.</p> <p>Foss Orchard Car Park Car Parking Policy and Terms / Conditions in progress.</p> <p>Speed Pole A replacement for the top indicator plate was agreed and Cllr RB will look into this.</p> <p>Air monitor removal The Clerk confirmed that a response had been received from Dorset Council on 9th October. The Clerk agreed to follow this up with a chase mail which was sent on 17th October 2024.</p> <p>Seahill Lane Slippage Nothing more has been received from Dorset Council on this urgent matter. Cllr CP to send another follow up letter.</p> <p>Carters Lane - Cllr RB had already sent an email to fellow councillors pointing out that Carters Lane is now completely closed with fencing and four large blocks of concrete - no one can get through. He confirmed that he spoke to men who were on site carrying out surveying work requested by Dorset Council. Update 17th October 2024 – the Clerk received an email from Dorset Council apologising for the delay in replying to the Chair’s letter...</p> <p>“We appreciate the Carters Lane closure is incredibly disruptive. The closure is essential due to the failure of the carriageway and concerns over the safety of road users.</p> <p>Preliminary investigations are underway, with topographic and ground investigations to be completed this autumn pending agreement with the landowner who has been contacted last week. This information will be used to inform the scheme design. We are also exploring potential interim solutions.</p> <p>We will contact the Local Members and Parish as soon as we have an update on the scheme.”</p> <p>A35 Update – Miles Cross / better communications with National highways and Claire Dean / Average Speed Cameras. Cllr CP said there is nothing more to report. Confirmed that she is working on the individual letters to parishes along the A35 route.</p>	<p>Clerk</p> <p>Cllr CP / Clerk</p> <p>Cllr CP</p>

Ref		Owner
	<p><u>USE OF PROJECTOR AT THE MAIN COMMITTEE MEETINGS</u></p> <p>It was suggested that Cllrs Biggins, Barnett and Benjamin should visit the CVH to trial various seating plans and scenarios to establish how best to site the projector and resident seating.</p>	Clls AB/RB/PB
5	<p><u>NEW WEBSITE</u></p> <p>The next meeting of the GP working group will be at the Village Hall where the new website can be reviewed.</p>	
7	<p><u>AOB</u></p> <p>The Clerk referred to the response from Dorset Council Planning Enforcement Case 24/00319 - West Dorset Leisure Holidays. The email from Aidan Meredith, Senior Planning Enforcement Officer is set out below. We await further advice from Dorset Council.</p>	

Next meeting – 22nd October 2024 at Chideock Village Hall

Planning Enforcement Case 24/00319

Inbox

Aidan Meredith

Mon, Oct 14, 5:05 PM
(3 days ago)

Good Afternoon Tan Cox,

I can confirm that West Dorset Leisure Holidays have been informed directly by the Council that any camping taking place outside the dates specified within the Certificate of Lawful Use (CLE) 1/D/12/000330 is not permitted development. The Council is aware that camping appears to have taken place outside of those dates and this is why planning enforcement case 24/00319 is open and will remain so into the next camping season.

As you may know, planning legislation has changed in the past year with regards to temporary camping rights, which left many landowners unclear on their permitted development rights and requirements of them as a condition of those rights. Of course, the onus is on them to ensure they are clear on such things, however a high number of businesses have been caught out by the change. It has been made difficult to 'police' because whilst the legislation changed last year, businesses could still use the old 28-day rule until mid-July this year, which is clearly mid-camping season. There was no requirement to submit prior notifications to the Council for those rights. That right has now ceased and so any landowners wishing to host temporary camping in their fields next season will be subject to the new regulations, which allow for up to 60-days subject to limitations and conditions. They will all require prior notification to be sent to the Council and Regulation 75 applications under the Conservation of Habitats and Species Regulations 2017 will need to be submitted for assessment before that camping goes ahead if they sit within European Sites such as those within 5km of a Special Area of Conservation (SAC).

With regard to this particular piece of land, there is an Article 4 in place preventing camping except for 28-days when permitted by an exempt organisation. I understand that the Article 4 overrides the permitted development rights for the 60-days temporary camping rights. It is also within the 5km SAC zone and so temporary camping rights will not be allowed until the Reg 75 assessment has been made and signed off. In addition, if they allow camping for over 42-days, they will need to apply to licencing. They do have the right to allow camping for up to 39-nights as per the 2012 CLE and this right is not affected by any of the aforementioned.

I will be sending the company a Planning Contravention Notice requiring information about this year's camping uses of the field and their intentions for the next season, reminding them of the current planning position and requirement for a full planning application, should they wish to proceed with camping in addition to those dates specified within the CLE. Thank you for bringing the new toilet block and associated development to our attention. I will include this in the PCN and require them to remove it or include it in any full application. The site will then be monitored next season and if camping takes place without the required planning permissions in place, enforcement action will be considered against an expediency test reviewed by our legal advisors.