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Mr Harris
Evolution Architectural Services
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19 Rectory Road
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BROADMAYNE

APPROVAL OF PLANNING PERMISSION

**Town and Country Planning (Development Management Procedure) (England) Order 2015
(DMPO)**

Town and Country Planning Act 1990

This permission does not carry any approval or consent which may be required under any enactment, byelaw, order or regulation (eg in relation to Building Regulations or the Diversion of Footpaths etc) other than Section 57 of the Town and Country Planning Act 1990.

Application No: WD/D/20/001782

Location of Development:

ROBINS NEST, 1 HOLCOMBE VALLEY COTTAGES, BROADMAYNE, DORCHESTER, DT2 8PW

Description of Development:

Erect single storey extension and open sided porch to the front elevation and replacement of front door and windows

In pursuance of their powers under the above mentioned Act(s), Dorset Council **HEREBY GRANT PLANNING PERMISSION** for the development described in the application specified above, and the plans listed below.

SUBJECT TO ATTACHED SCHEDULE OF TWO CONDITIONS

Signed:

A handwritten signature in black ink, appearing to read "Mike Garrity".

Mike Garrity
Nominated Officer

PLEASE REFER TO NOTES ENCLOSED

Dated: 19 January, 2021

APPLICATION NO: WD/D/20/001782
ROBINS NEST, 1 HOLCOMBE VALLEY COTTAGES, BROADMAYNE, DORCHESTER,
DT2 8PW
SCHEDULE OF CONDITIONS

1. The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan & Block Plan: Proposed Roof & Floor Plan - Drawing Number: PL-109-101 Amendment 1 Revision 1 received on 18/01/2021
Proposed Elevations - Drawing Number: PL-109-102 Amendment 1 Revision 1 received on 18/01/2021

REASON: For the avoidance of doubt and in the interests of proper planning.

2. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.

REASON: This condition is required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

NOTES TO APPLICANT

1. **National Planning Policy Framework Statement**

In accordance with paragraph 38 of the NPPF the council, as local planning authority, takes a positive approach to development proposals and is focused on providing sustainable development. The council works with applicants/agents in a positive and proactive manner by:

- offering a pre-application advice service, and
- as appropriate updating applications/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

In this case:

- The applicant/agent was updated of any issues and provided with the opportunity to address issues identified by the case officer.

Dear Town & Parish Clerk,

Dorset Council Local Plan Consultation – we need your views.

Planning affects us all. The Council's planning policies are set out in Local Plans which are the legal starting point in determining planning applications. Public and stakeholder engagement is an important part of the plan making process. Involving residents, businesses, organisations, experts, infrastructure providers and town and parish councils allows local knowledge and expertise to be gathered from a wide range of perspectives. This consultation sets out recommended strategies and policies meeting the requirements of Regulation 18 of the Town and Country Planning Act (Local Planning) (England) Regulations 2012.

Dorset Council have produced a draft Local Plan containing proposals for guiding future development in the Dorset Council area up to 2038. The plan outlines the strategy for meeting the needs of the area such as housing, employment, and community services including schools, retail, leisure and community facilities. The plan directs development to the most suitable locations near to existing facilities, and detailed policies promote high quality development that respects and enhances the character of each area. The plan also protects Dorset's natural environment and contributes towards the mitigation and adaptation to climate change.

Closing date for comments is 15 March 2021.

What is in the plan?

View the Dorset Council Local Plan consultation on the council's website at www.dorsetcouncil.gov.uk/Dorset-council-local-plan

Paper copies of the plan are available for loan via click and collect from your local Dorset Council library (Covid-19 permitting)

<https://www.dorsetcouncil.gov.uk/libraries-history-culture/libraries/find-your-local-library/dorset-libraries.aspx>.

If you are shielding volunteers can help you pick up a paper copy of the plan for you from your local library. Find out more about support for those shielding at

<https://www.dorsetcouncil.gov.uk/emergencies-severe-weather/emergencies/coronavirus/community-response/communities-and-volunteering.aspx>

Find out more

Listen to or watch webinars

We are holding webinars throughout the consultation period on key themes within the plan. Each webinar will consist of a short presentation followed by a question and answer session. www.dorsetcouncil.gov.uk/dorset-council-local-plan-webinars

The timetable for webinars is as follows:

Date	Topic	Time
Tuesday 26 January	Distribution of development: including settlement hierarchy and the spatial distribution of development.	12-1pm
Thursday 28 January	All things environmental: Climate change, renewable energy, flooding and biodiversity.	12-1pm
Tuesday 2 February	Central Dorset towns, housing and employment and landscape.	12-1pm
Thursday 4 February	Western Dorset: towns, housing and employment sites and heritage	12-1pm
Tuesday 9 February	Housing: including housing need, neighbourhood planning and affordable housing.	12-1pm
Thursday 11 February	South Eastern Dorset: towns, housing and employment sites and the green belt	12-1pm
Tuesday 16 February	Northern Dorset: towns, housing and employment sites and Design	12-1pm
Thursday 18 February	The Economy, community and collecting money from development	12-1pm

Telephone the team

We also have a dedicated phone line available during the consultation period open Monday to Friday from 10am – 2pm. Telephone 01305 252500 to speak to a member of the team.

Planning surgeries for groups

Town or Parish councils, organisations or community groups can attend a planning surgery during the consultation period to discuss any queries with officers. Limited spaces are available on Tuesdays, Wednesdays and Thursday from 10am until 2pm. Telephone 01305 252500 to reserve your slot.

How can I make a comment?

- Make sure you give your name and either postal or email address along with your postcode so that your response can be considered appropriately
- Use the official form
- Make your comments within the consultation period

Please note:

- representations cannot be treated as confidential. By completing a representation, you agree to your name (but not your address) and comments being made available for public viewing
- the Council does not accept any responsibility for the contents of the comments submitted. We reserve the right to remove any comments containing defamatory, abusive or malicious allegations.

I want to make my comment online

View and comment on the plan at the following link -
www.dorsetcouncil.gov.uk/dorset-council-local-plan

The benefits of doing your response this way are as follows:

- less impact on the environment as we do not need to use paper or postage
- you'll be emailed a copy of your response as confirmation once submitted
- you'll also be able to start your response and return to it at a later date – a confirmation email will send you a link to where you left off
- you can upload supporting information to your response.

I want to email you my comment

We also accept responses emailed to us at planningpolicy@dorsetcouncil.gov.uk, completed on the specified response form.

I want to write my comment on paper

There are paper copies of the response form available upon request for those without internet or computer access. Please telephone 01305 252500 to request your copy.

This is an important part of helping to shape the first local plan for the whole Dorset Council area. We appreciate your time and your comments.

Yours faithfully

Hilary Jordan

Service Manager for Spatial Planning

Review of Financial Regulations

All Councillors should have their own copies of the Financial Regulations. Please let me know if you need a new copy. These Regulations should be regularly reviewed and I have now done this, comparing them to the most recent model produced by NALC which can be viewed [here](#). You will need to log-in to the NALC site (user id = dorsmember; password = unoru10). Broadmayne PC's Financial Regulations were the subject of a major overhaul in 2017 and there appear to be no changes required because of subsequent changes in legislation. I am however recommending a few amendments.

Financial Regulation 6.7

This presently reads:

If thought appropriate by the Council, payment for utility supplies (energy, telephone and water) and any National Non-Domestic Rates may be made by variable Direct Debit provided that the instructions are signed by two members and any payments are reported to Council as made. The approval of the use of a variable Direct Debit shall be renewed by resolution of the Council at least every two years.

It will be recalled that in December 2019, BPC resolved to suspend this regulation to allow the annual registration fee to the Information Commissioner to be paid by Direct Debit since that meant that the fee could be reduced from £40 to £35 (see minute 19/155(b)). Opportunity should now be taken to bring the Financial Regulations in line with the payment of that fee by Direct Debit. I suggest the following:

If thought appropriate by the Council, payment for utility supplies (energy, telephone and water), and any payment to central government and its agencies, or to local government, may be made by variable Direct Debit provided that the instructions are signed by two members and any payments are reported to Council as made. The approval of the use of a variable Direct Debit shall be renewed by resolution of the Council at least every two years.

Financial Regulation 2.2

This presently reads:

On a monthly basis the Chairman shall verify bank reconciliations (for all accounts) produced by the RFO. The Chairman shall sign the original

bank statements as evidence of verification. Any exceptions shall be reported to, and noted by, the Council. At least once each year a member other than the Chairman shall be appointed to check and counter-sign these verifications.

We have not been carrying out the final sentence of this regulation but since 2012 we have been doing something else which isn't covered in our Regulations:

Minute 12/23 (February 2012) reads:

Cllr Eaglestone agreed to review with the Clerk, the internal financial processes, prior to next month's risk assessment and review of the internal controls.

Following on from that, Minute 12/35 (March 2012) reads:

It was agreed that each year, prior to the March meeting of the Parish Council, a different Councillor should undertake an examination of the internal controls with the Clerk.

I have only just realised that arrangement was never formalised in the Financial Regulations. The reason that I noticed the omission was that I was going to ask to suspend it this year because owing to the lockdown it will not be possible for a Councillor to come to my house to look at the paperwork.

In the light of the above, what I suggest is that Regulation 2.2 be amended to read:

On a monthly basis the Chairman shall verify bank reconciliations (for all accounts) produced by the RFO. The Chairman shall sign the original bank statements as evidence of verification. Any exceptions shall be reported to, and noted by, the Council. In February of each year, a member of the council other than the Chairman shall be appointed to review the internal controls with the Clerk (including spot checks of reconciliations), and to report back to the Council.

Financial Regulation 11.1(b) and (h)

In 2015 BPC, resolved to increase to £60,000 the level at which different procurement procedures are required, rather than the £25,000 shown in the model (see minute 15/155). This was because at the time the Model NALC Standing Orders set this level at £60,000. The NALC model Standing Orders now shows the figure at £25,000 and indicates that it is mandatory. We amended the Standing Orders to put the figure back to £25,000 last year and so need to amend the Financial Regulations so that they are the same as the Standing Orders thus:

- (b) Where the Council intends to procure or award a public supply contract, public service contract or public works contract as defined by The Public Contracts Regulations 2015 ("the Regulations") which is valued at ~~£60,000~~

£25,000 or more, the Council shall comply with the relevant requirements of the Regulations.

(h) When it is to enter into a contract less than ~~£60,000~~ £25,000 in value for the supply of goods or materials or for the execution of works or specialist services other than such goods, materials, works or specialist services as are excepted as set out in paragraph (a) the Clerk shall obtain 3 quotations (priced descriptions of the proposed supply); where the value is below £3,000 and above £100 the Clerk should strive to obtain 3 estimates. Otherwise, Regulation 10 (3) above shall apply.

It should be noted that, in this context, both the Financial Regulations and the Standing Orders make reference to Regulations which are set out in an EU Directive. Presumably these will need to be changed in due course but we shall just have to wait until we are advised of any necessary changes.

If these changes are acceptable, I will produce an updated version of the Regulations which can be adopted at the March meeting.

Because the change won't come into force until March I don't think that Regulation 2.2 will need to be formally suspended this year, but the fact that it will not be possible for a Councillor to examine the financial paperwork this year should be noted in the minutes.

Janet Davis
January 2021

The Broadmayne springhead environment

Suggestions for improvements

Broadmayne spring

At the bottom of Knighton Lane in Broadmayne is a spring that gives rise to a stream which is joined by the Empool Bottom stream to form the Tadnoll Brook. There does not appear to be an official name for the spring or the stream. Reports by CEH (the Centre for Ecology and Hydrology) into the salmon population in this tributary to the R.Frome have called it Watergates. The stream is canalised initially when the now derelict watermeadow was constructed.



Figure 1. Broadmayne spring

Until recently this spring was all but hidden by brambles. These have been cleared, leaving a hazardous edge protected by traffic cones to warn passers-by (fig.1). Clearly this should not become a permanent solutions.

I have long thought that we ought to make something the spring as the probably original water supply for the settlement of Broadmayne, the watermeadow and as the origin of the Tadnoll Brook. Now seems an opportune time to construct a modest, but attractive springhead and clear out the ditch (fig.2). I suggest we apply to the Silverlake Conservation and Community Fund for the money to do this and clear the ditch that runs from it. We will need to estimate a cost for project, which I have not done, and we will also need advice or permission from the Environment Agency, Wessex Water (CSO discharge ?), an archaeologist and perhaps road drainage engineers. It is possible the agencies could contribute funds if it aligns with their plans.

Village Green

Rebuilding the springhead could be a stand-alone project to improve this part of the village. Much more beneficial for the environment and wildlife would be to incorporate some adjacent land. The unused parcel of land adjacent to the spring is becoming inundated by brambles and teasel, fig.3. This could be a pleasant public space affording views down the valley to the watermeadow (fig.4) and deserted medieval village beyond. Managed as a village green, it would not require intensive management and should provide a wider diversity of habitats and wildlife than at present. An improved wetland and ditch habitat can be developed with a shallow sloping side to the ditch. This will trap silt from road runoff and could be constructed to facilitate occasional dredging.

My vision is to retain, and perhaps enhance the bramble hedge along the road side thus providing a quiet space with seats giving views of the valley. There will be no requirement to accommodate games as we have a playing field. The green should of course be largely accessible to wheelchairs. The one eyesore that may be immovable is the pylon for the powerline. There has been a large operation in W.Dorset to underground the powerlines, so there is a slim chance.

In addition to the consultations mentioned above, this project requires the agreement of the current land owner to open the land to the public or to sell / lease the land to the council.

Finally, I should disclose that my daughter and two friends are on the panel reviewing applications and I have discussed the broad idea with one of them.

Robin M. Walls, 20th Jan 2021

Additional photographs and notes



Figure 2. The silted and overgrown ditch from the spring.



Figure 3. The adjacent land



Figure 4. The Broadmayne watermeadow.

Response from Steve Wallis, Senior Archaeologist, Dorset Council, 20th Jan 2021

That certainly sounds like an interesting idea to me.

As to the practicalities from the archaeological side, there might be a need for some archaeological recording as you say, and the interpretation of the watermeadows and DMV could be a very good thing indeed. I note that there are watermeadow earthworks recorded here on the Historic Environment Record.

Ordinarily I now would be offering to meet you on site for a quick chat about the proposed location and the potential archaeological impact (and what should be done about it), including a look to see how well any earthworks survive. Of course that isn't possible at the moment, so how about I keep the offer open for when

Silverlake Conservation and Community Fund, website:

<https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning/community-infrastructure-levy/west-dorset-and-weymouth-and-portland-community-infrastructure-levy/silverlake-conservation-and-community-fund.aspx>