**HOLWELL ANNUAL PARISH COUNCIL MEETING**

**JANUARY 2023**

**SCHEDULE**

**A** **PLANNING MATTERS – For Discussion**

None

**PLANNING MATTERS – For information (response made under delegated powers)**

P/FUL/2022/07360 – LOWER WOODBRIDGE FARM, PEACEFUL LANE, KINGS STAG, DT10 2BD

Demolish existing timber barn. Erect new structure to the same footprint to be used as a Micro-brewery.

Response submitted on 24 December 2022 - Holwell Parish Council supports applications that create or support local business/employment

However, a resident who lives adjacent to the site has expressed significant concerns over a range of matters relating to this application and we suggest these need addressing prior to any decision being made. The Parish Council request that the responses from both Dorset Council Highways and Tree Officers are reviewed and responded to before any decision is made.

* We request your consideration for the following points and we request that the plans are reviewed taking these into account.
* The increased height of the proposed replacement building
* Increased highways activity on a country lane and at a road junction
* There is little or no information in the application relating to the operation of this new business. Clarification on the operation of the business – hours of work, lighting, car parking, number of employees, number of visitors, traffic increase, waste product management and noise and smells – would be required. There are a lot of unanswered questions that the application paperwork does not cover.
* Further, the application also proposes sale and consumption of the products on this site and we are not convinced that this site on a small rural lane is appropriate for a retail enterprise/licensed premises.
* There is considerable run off from fields on the road system in that area so there should be attention paid to the soakaway system used
* We believe that a significant number of conditions would need to be put in place to minimise disruption.

We would also draw your attention to the made Holwell Neighbourhood Plan that states on Page 15 that ……… it is important that any such development does not detract from the rural character of the countryside (for example by virtue of its size and prominence, or requirement for extensive lighting at night), or cause nuisance to neighbours.

We also seek compliance with HNP Policy E2 in relation to protecting native hedgerows and nature trees by not removing them or replacing if required.

**B** **FINANCIAL MATTERS**

Invoices paid

WHV Magazine £ 35.00 E14 BACS 21.11.22

Clerks Wages and Exps (Oct) £ 244.60 E16 BACS 21.11.22

Clerks Wages and Exps (Nov) £ 244.60 E17 BACS 9.12.22

Dorset Council – SID set up £ 486.00 A3-E2 BACS 21.11.22

DAPTC – Clerks Conference £ 22.50 E15 BACS21.11.22

Invoices paid under delegated power

None

Invoices to be approved and paid

Reimbursement Cllr Holt (TSOHOST) £ 5.99 LGA 1972 S142

Village Hall Hire for 2022 £ 96.00 LGA 1972 sch12 para 10 (1)

Parish Clerks Wages & Exps Dec £ 265.60 LGA 1972 s112

Parish Clerks Wages & Exps Jan £ 267.93 LGA 1972 s112

Monies Received

None



**C** **CORRESPONDENCE**

* Dorset AONB - Community Tree Scheme consultation ends 31 January 2023
* The Blackmore Vale Half Marathon (BV1/2) 11.00 Sunday 5 Feb 2023 Bishops Caundle
* Chris Loder MP – request to attend Annual Parish Meeting.
* Dorset Council, Fostering Information – asking to attend a meeting