

<b>VALE OF ALLEN PARISH COUNCIL</b>
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<b>MINUTES</b>
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**of the PARISH COUNCIL MEETING, held at 7.30 pm in Gussage All Saints  
Village Hall on Tuesday 7<sup>th</sup> March 2017**

**PRESENT**

**Cllr Mr D. Gill – Chairman**

**Cllr Mr J. Campbell – Vice Chairman**

**Cllr Mr S. Wathen, Cllr Ms D. White, Cllr Mrs P. Hill, Cllr Mr R. Hill**

**Also present were the Parish Clerk Mrs K. Bradbury and County Councillor Mr S. Butler**

**16/181. APOLOGIES**

Apologies were received from, Cllr Mrs S. Gilchrist Cllr Mrs M. Cook and District Councillor Mr S. Tong.

**16/182. DECLARATIONS OF INTEREST IN ITEMS ON THE AGENDA**

**Cllr Mr D. Gill** declared an interest in item 11 on the agenda – planning application 3/17/0033/FUL, 6 Uppington Close, Hinton Martell – as he was a neighbour consultee. Cllr Mr D. Gill left the hall when this item was discussed.

**16/183. REQUESTS FOR DISPENSATIONS TO PARTICIPATE IN A MEETING**

There were no requests for dispensations to report.

**16/184. PUBLIC PARTICIPATION SESSION**

There were no members of the public present.

**16/185. MINUTES OF THE PARISH COUNCIL MEETING HELD ON – Tuesday 7<sup>th</sup> February 2017**

The Minutes of the Parish Council Meeting held on Tuesday 7<sup>th</sup> February 2017 (pages (1175 - 1180) having been approved, were adopted and signed as a true and correct record.

**16/186. MATTERS ARISING FROM THE MINUTES**

There were no matters arising from the minutes.

**16/187. COUNTY COUNCILLOR'S REPORT**

- a. **Local Government Reform:** It was reported that 6 of the constituent councils had voted yes to a two unitary authorities solution and 3 had voted no. The six have written to the Secretary of State with their proposal. The remaining 3 have also written to the Secretary of State outlining their opposition to the proposed changes. The Secretary of State should make his decision within the next 3 – 4 weeks.
- b. **County Council Elections:** County Council Elections will be held on 4<sup>th</sup> May 2017. There have been some changes to the ward structure to allow more electoral equality between the wards. Cllr Butler will be standing for the Cranborne Ward.

- c. **County Council Precept:** The increase in precept for the County Council has been set at 4.99%
- d. **C2 Road between Three Legged Cross and Thickthorn junction with the A354:** The extension of the Woolsbridge Industrial Estate and the general increase in vehicular traffic are having a detrimental effect on this road. Unfortunately when the plans for the extension were being considered only the road for one mile either side of the entrance to the estate was considered for an upgrade. The Clerk was advised to check with Mr Andrew Martin on the progress of the survey and to request a traffic count in the region of the Stanbridge pumping station.
- e. **Planning Process:** Cllr Mr S. Butler has become aware that there have been a number of concerns about the planning process especially those connected with 6, Uppington Close, Cllr Mr S. Butler asked to be kept informed about the outcome of a meeting between the Chairman, Vice Chairman and the Clerk and Cllr Mr S. Tong to discuss various complaints about the planning process. He also suggested that Jane Welsh may be visiting Parish Councils to discuss difficulties although it was considered that a meeting with all Towns and Parishes to discuss general items of concern might be a better use of her valuable time.

#### **16/188. DISTRICT COUNCILLOR'S REPORT**

There was no report this month.

#### **16/189. PARISH CLERK'S REPORT**

- a. **Millennium Avenue:** The Clerk reported that she has made some progress in drawing up a draft risk assessment and guidance notes for communicating with the DCC Highways Department and with the Parish Council's insurers. A meeting will be arranged with the volunteer group as soon as the drafts are completed.
- b. **Fingerposts:** It was reported that Dorset Highways Department is willing to help with removing and replacing fingerpost arms in dangerous locations such as busy main roads. The fingerpost located at the top of Whiteways hill has been refurbished but the post itself is in a poor condition and the Parish Clerk was asked to enquire whether the entire post could be removed for painting or replaced by a new one.
- c. **Highways:** update on Highway Matters
  - i. **Capital Works Programme:** 1) Gussage St Michael – Surface Dressing. 2) Hinton Parva – Structural Maintenance on the B3087 from High Lea to Honeybrook. 3) Witchampton – Structural Maintenance from Lawrence Lane to Paper Mill site access. There were no dates when the work is likely to be carried out.
  - ii. **Stanbridge Pumping Station:** Mr Pat Waterman has agreed to have a look at the state of the road markings and will get them replaced if they are judged to be bad.
  - iii. **Drains at St Christopher's, Hinton Martell:** Mr Pat Waterman has agreed to have a look at the problem and will discuss a solution with the resident.
  - iv. **Trees on Uppington Hill:** trees and hedges are still encroaching on Uppington Hill. Cllr Mr S. Wathen was asked to obtain a copy of the letter sent to householders.
- d. **Gussage All Saints Kiosk:** It was reported that the equipment has been removed from the kiosk and that the defibrillator is going in next week.
- e. **Parish Council Website:** It was reported that the website should be going live at the end of the month and the deadline for news items is 17<sup>th</sup> March 2017. The Clerk asked members to send in items for the news page of the

website to keep it up to date with what is happening in the villages and also to send in items for the diary to alert residents to forthcoming events.

- f. **Fly Tipping:** The Parish Clerk has written to Dorset Waste Partnership thanking them for removing the rubbish on Whiteways hill but pointing out that there is still a mound of builders rubbish on the junction with the C2 road which needs clearing.
- g. **Witchampton Bus Shelter:** The cleaning of the club bus shelter is adequate but there is some ivy growing up the wall at the back. The Clerk was asked to write to Mr Mills about the ivy and to obtain new quotes for replacement of the roof.
- h. **Witchampton Area Around Kiosk:** Ownership of the area is not clear since the break up of the Crichel Estate – the clerk was asked to check with John Cook also to ask Dorset Highways Department to have a look at the area with a view to providing a lay by
- i. **Manswood Play Area:** The Manswood Play Area is becoming a big drain on Parish Council resources. The Girl Guides and Scouts no longer make use of the area and it is very rarely used by members of the public.. The Clerk was asked to write to Savills to ascertain the ownership of the field and also to draft an item for the Parish Magazine and the website about the proposal to terminate the lease.
- j. **DAPTC Training**

Date	Time	Course	Venue	Cost
Thursday 23 <sup>rd</sup> March	10.00 – 3.30pm	Annual Conference	Kingston Maurward	£60 inc lunch
Monday 3 <sup>rd</sup> April	10 – 4.00pm	Procurement	DYA Dorchester	£60 – BYO lunch
Tuesday 4 <sup>th</sup> April	7.00 – 9.00pm	The Role of the Chairman	Dorchester TBC	£35
Saturday 6 <sup>th</sup> May	10.00 – 12noon	New Councillors – the basics	DYA Dorchester	£35
Tuesday 9 <sup>th</sup> May	7.00 – 9.00pm	Practical Chairing Skills	Dorchester TBC	£35 or £60 if doing the role of the chairman course

#### **16/190. PLANNING APPLICATIONS FOR CONSIDERATION**

Application No:	Location	Proposal	Type
3/17/0049	Homesteads, Gaunts Common	First floor extension to rear with dormer window. 2 new dormer windows to front and erect porch to side	HOU

#### **Parish Council comments on Planning Applications**

- a. **Planning Application 3/17/0049, Homesteads, Gaunts Common.** Parish Council comment – NO OBJECTION.

**16/191. EAST DORSET DISTRICT COUNCIL PLANNING DECISIONS**

<b>Application No:</b>	<b>Location</b>	<b>Proposal</b>	<b>Decision</b>
3/16/2817	High Lea Dairy, Witchampton Lane, Witchampton	Variation of condition 2 of application 3/16/1498 to change window and door arrangements and additional woodburner	<b>Permit</b>
3/16/2905 /LBC	St Mary's Church, Moor Crichele	Internal works to re-instate missing floors and wall repairs	<b>Permit</b>
3/16/0858 HOU	Hazelwood Cottage, Hinton Martell	Retrospective application for a replacement barn building	<b>Permit</b>
3/16/2735	The Hollow, Bowerswain, Gussage All Saints	Erection of stable block on concrete base	<b>Permit</b>

**16/192. OTHER PLANNING MATTERS****a. Planning Application 3/17/0033/FUL, 6 Uppington Close, Hinton Martell:**

The Chairman, Cllr Mr D. Gill left the room during the discussion of this item and the chair was taken by Cllr Mr J. Campbell. The Council was informed that a letter from the agent, Mr M. Hanham, had been received that stated that the intent of planning application was the removal of the existing artificial surfaced area; the surrounding sleeper walling; and the steps down to the artificial surfaced area. In addition, and for avoidance of doubt, the proposal involves the importation of a relatively small amount of soil to achieve smooth contours across the site. After a full discussion **it was resolved to change the Parish Council comment to one of NO OBJECTION with the following provisos:**

- i. That in any approval that may be issued a condition is attached that specifies quite clearly; the removal of all artificial surfaces, the removal of all railway sleepers comprising the retaining wall to the excavation, the removal of the steps leading down to the excavated area and infilling with sufficient soil brought in to the site in order to restore the original spot levels.
- ii. That a time limit of 3 – 6 months is set to carry out the remedial work
- iii. The Parish Council has taken you at your word that approval will result in the restoration of the land to its original state, however it is very concerned to know what sanctions are available to you to enforce any conditions attached to an approval
- iv. The Parish Council is also very concerned that there are several other properties adjacent to No. 6, Uppington Close that have a similar additional plot of agricultural land attached to their properties. If the restoration is not carried out as described in the letter you received from the agent Mr M. Hanham dated 5<sup>th</sup> January 2017, this will set a precedent for other neighbouring landowners to do as they please with their agricultural plots
- v. Finally, the Parish Council assumes that the original retrospective planning application ( 3/16/2250 ) was issued as the result of a visit from the enforcement officer, the Parish Council still cannot understand why, when this application was refused, restitution of the land was not enforced and a second very poorly drawn up application was allowed to be issued?

**Voting was four votes in favour and one abstention.**

**b. Planning Application 3/16/2921/FUL, Amen Cottage, Gussage All Saints:**

It was agreed that either Cllr Mr R. Hill or Cllr Mrs P. Hill would attend to speak to the Planning Committee on behalf of the council.

**c. Fountain Cottage, Hinton Martell:** It was reported that the Enforcement Officer had visited the site. The work on the garage roof was remedial as there were failing structures within the roof that needed to be replaced. With regards to the dormer window in the rear elevation of the cottage, this would not normally require planning permission, however as the property is within

the Conservation Area a Planning Application is required. The Enforcement Officer has written to the owner stating that he needs to submit a retrospective planning application.

- d. **Homesteads, Gaunts Common:** Planning Application 3/17/0049 was not received until a month after the due date for comments. There is a reciprocal arrangement between Vale of Allen and Holt Parish Council regarding applications in Gaunts Common whereby the application is sent to both councils as the parish boundary runs down the middle of the road.

#### **16/193. FINANCIAL MATTERS**

- a **Authorisation and payment of Cheques:** The cheques having been approved were signed by Cllr Mr J. Campbell and Cllr Mr R. Hill

	<b>Details</b>	<b>Amount (£)</b>	<b>Cheque No:</b>
1	K. Bradbury, Clerk's Salary Feb 2017	319.94	858
2	Inland Revenue PAYE Feb 2017	77.48	859
3	C.T. Mee Bus Shelters x4, Burial Ground Grass, R&BT Seat & Manswood Seat Feb 2017	122.50	857
	<b>Total</b>	519.92	

- b) **Clerk's Salary:** it was reported that the Clerk was paid an extra 4 hours to cover her trip to Toller Porcorum.

#### **16/194. CORRESPONDENCE**

- a. **Local Councils Update:** March 2017.  
 b. **Clerks and Councils direct:** March 2017 issue.  
 c. **Future Dorset:** A copy of the proposals on Dorset County Reorganisation being sent to the secretary of State.

#### **16/194. MATTERS OF INFORMATION**

There were no matters of information to report.

#### **16/195. EXCLUSION OF PUBLIC AND PRESS**

It was resolved that, because of the confidential nature of the business to be transacted (legal) it is likely that if members of the public were present during the discussion, there would be disclosure to them of exempt information, that they therefore be excluded from the meeting in accordance with section 1, subsection (2) of the Public Bodies (Admission to Meetings) Act 1960.

#### **16/196. WITCHAMPTON AFFORDABLE HOUSING PROPOSALS**

It was resolved that a further meeting with Savills was required in order to clarify Savills intentions regarding the provision of Affordable Housing in Witchampton.

**closed at 10.20 pm**

Signed.....  
 Chairman

Date.....