

VALE OF ALLEN PARISH COUNCIL

MINUTES

**of the PARISH COUNCIL MEETING, held at 7.30.pm in Gussage All Saints
Village Hall on Tuesday 13th January 2015**

PRESENT

Cllr Mr T. May – Chairman

Cllr Mr D. Gill – Vice Chairman

Cllr Mr D. Walker, Cllr Mrs S. Gilchrist, Cllr Mrs M. Cook, Cllr Ms. D White, Cllr Mr J. Campbell, Cllr Mr R. Hill, Cllr Mrs P. Hill, Cllr Mrs R. Goulden

Also present was the Parish Clerk Mrs K. Bradbury and 10 members of the public

14/137. APOLOGIES

Apologies were received from, Cllr Mrs J. Manson and District Councillors Mr S.G. Flower, Mr S.S. Tong and County Councillor Mr S. Butler.

14/138. DECLARATIONS OF INTEREST

There were no declarations of interest to report.

14/139. DISPENSATIONS TO PARTICIPATE IN A VOTE ON AN AGENDA ITEM

There were no requests for dispensations.

14/140. PUBLIC QUESTION TIME

Mrs Marylyn Madell, Gussage All Saints: spoke on behalf of the members of the public present at the meeting to express their strong objection to the change of use proposed in Planning Application 3/14/1168/COU, the Drovers Inn, Gussage All Saints, which would result in the loss of a valuable community asset. The residents have set up an action group to commission an independently prepared business plan to show that the pub can be run as a going concern and to fight the proposed change of use.

14/141. MINUTES OF THE PARISH COUNCIL MEETING HELD ON – Tuesday 16th December 2014

The Minutes of the Parish Council Meeting held on Tuesday 16th December 2014 (pages (1035 – 1041) having been approved, were adopted and signed as a true and correct record.

14/142. MATTERS ARISING FROM THE MINUTES

There were no matters arising from the minutes

14/143. DISTRICT AND COUNTY COUNCILLOR'S REPORTS

County Councillor' Mr S Butler submitted a written report. See attached page 1047 of the minutes.

14/144. PARISH CLERK'S REPORT

- a. **Witchampton Bus Shelter:** A quotation for replacing the roof timbers and slates was received from Mr S. Cook. The Clerk was requested to obtain quotations from two other roofing companies.
- b. **Grit Bins:** Cllr Mr D. walker has recommended some hasps that may be suitable. Mr T. May to follow up.
- c. **Telephone Kiosk:** Hinton Martell – there was nothing to report.
- d. **Witchampton Play Park:** The Play Park Group held a fundraising bike ride over the Christmas holiday. There was nothing to further to report.
- e. **Flood Alleviation & Flood Warden Scheme:** Cllr Mrs M. Cook has spoken to Mr Martin Hill at the Charminster depot and arranged a programme for jetting some of the gullies and grips in the next 2 – 3 weeks and putting together plan for extra work. Cllr Mrs M. Cook very kindly agreed to continue monitoring progress on the flood alleviation plan.
- f. **Dorset Waste Partnership:** Due to lack of funding DWT is carrying out a public consultation on proposals to either close some of the Household Recycling Centres or charging for use of the facilities. The Clerk was requested to complete the questionnaire.
- g. **DAPTC Training Seminars:** Courses for 2015 to be advised.

14/145. PLANNING APPLICATIONS FOR CONSIDERATION

3/14/1147	Mattiscombe, Hinton Martell	Enlargement of existing porch and roof overhang	HOU
3/14/1168	The Drovers Inn, Gussage All Saints	Change of use of part of the building from public house to residential accommodation, make alterations to the building to provide a single dwelling and erect garage	COU

Parish Council comments on Planning Applications

- a **Planning Application 3/14/1147/HOU, Mattiscombe, Hinton Martell.** Parish Council comment – NO OBJECTION
- b **Planning Application 3/14/1168/COU, Drovers Inn, Gussage All Saints.** Parish Council comment – STRONGLY OBJECT – Application must be submitted to the Planning Committee - planning considerations listed below:

The Parish Council strongly objects to the loss of this important village asset. The consultant's report manipulates the figures and takes every opportunity to diminish the future viability of the pub. These days, all pubs rely heavily on the sales of food to boost their income as returns from the sale of alcohol alone are not sufficient to cover costs

The Drovers Inn is located in a very attractive downland village within the Cranborne chase AONB and just 30 – 45minutes drive away from the major Christchurch/Bournemouth/Poole conurbation and tourist destination. Analysis of the consultants own figures shows that with improved staffing and appropriate marketing and increase in sales of just 3 – 5 meals per day would put the profits of the pub back into the black.

The Drovers Inn is a popular venue, attracting walkers, cycling clubs and tourists interested in ancient downland and archaeology as well as serving a local population of about 400 + residents.

Apart from the Church and the Village Hall, the pub is the sole remaining public community facility in the village. Local residents have formed an action group to oppose the proposed change of use. An application to register the Drovers Inn as an Asset of Community Value has been submitted to East Dorset District Council, Head of Community and Leisure. The group is putting together a Business Plan/Viability study to support its view that the pub is capable of being run as a viable business and to explore additional revenue options that can be added on to provide a wider range of services to the community.

Government Guidance in the form of the National Planning NPPF, paragraph 70 is particularly relevant to planning applications that concern pubs. It requires Local Planning Authorities (LPA's) to "plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments." It goes on to say LPA's must "guard against unnecessary loss of valued facilities where this would reduce the community's ability to meet its day to day needs" and "ensure that established facilities and services are retained for the benefit of the community."

Paragraph 7 states that the planning system should create "accessible local services that reflect the community needs", while paragraph 17 requires planning "to deliver community and cultural facilities to meet local needs." Paragraph 28 promotes "the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship."

Christchurch and East Dorset District Council Core Strategy Section 16 Creating Prosperous Communities states that "it is important that an appropriate range of retail facilities are maintained across the area."

Paragraph 16.2 addresses issues associated with establishing sustainable and prosperous communities which include amongst other considerations

- Economic development in rural areas and farm diversification.
- Safeguarding local shops and other local community facilities
- Supporting the Tourist Economy

Paragraph 16.5 states "Additionally the Core Strategy will consider favourably proposals for sustainable rural tourism and leisure developments that benefit rural businesses, communities and visitors and which utilise and enrich, rather than harm the character of the local countryside, towns, villages, buildings and other features."

It is the Parish Council's opinion that paragraph 16.5 as stated above is the crucial consideration in this matter as the proposed Change of Use will remove an already existing facility that fulfils the criteria stated. Permission for a change of use to residential will mean the loss of any possible future economic use for the pub.

Policy PC5 (Shops and Community Facilities in Local Centres and Villages) states "The loss of existing retail premises, leisure and other facilities will be resisted unless it is **clearly** demonstrated there is insufficient demand and it is not feasible and viable to support their continued existence and the loss would not result in a substantial decline in the range and quality of services for local

people. Also Policy PC6 (Tourism) states “By protecting visitor attraction sites unless it can be proved that the use is no longer economically viable”

It is the Parish Council’s opinion that the Consultant’s gloomy forecasts of the future viability of the pub have been grossly overstated. The Drovers Inn has always been a popular pub and several rapid changes in management have resulted in its recent decline. With the right management and marketing it would be a thriving community asset once more.

The Parish Council urges the East Dorset District Council Planning Committee to refuse the application for change of use on the grounds set out above.

14/146. EAST DORSET DISTRICT COUNCIL PLANNING DECISIONS

Application No:	Location	Proposal	Decision
3/14/0846/LBC	Crichel House, Moor Crichel	Restore East Hall interior plasterwork, repaint drawing room, restore Venetian window and scagiola columns to drawing room	Permit
3/14/0509/FUL	Cowleaze, Hinton Martell	Erection of a new dwelling as amended by plans received 03/09/14	Permit

14/147. OTHER PLANNING MATTERS

- a **Tree Works Application T.14.678CA AD.** Peel House, Gussage All Saints – application withdrawn
- b **Tree Works Application T.14.690CA BR.** Millstream House, Gussage All Saints – The District Council has no objection to this application
- c **Street Naming and Numbering:** Rooks Hill, Gaunts Common – change of name to Rooks Hill House, Gaunts Common.

14/148. FINANCIAL MATTERS

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

	Details	Amount (£)	Cheque No:
1	K. Bradbury Clerk's Salary Dec 2014 £283.04 Clerks Expenses Oct - Dec 2014 £350.21	633.25	732
2	Inland Revenue PAYE Dec 2014	57.51	733
	Total	690.76	

- a **Council Tax Base:** Final notification of the Council Tax Base has been received from East Dorset District Council. The ward allocations of the precept remain the same as those calculated and circulated to Councillors in December.
- b **Section 137 Expenditure:** Notification was received that the limit for 2015/2016 is £7.36 per elector.

- c **Data Protection:** Notification was received that the Data Protection Registration Fee of £35 will be paid by Direct Debit on or around 20th January 2015.

14/149. CORRESPONDENCE

- a. **Navitus Bay Windfarm:** Notification of the Public Hearings and locations where plans can be inspected.

14/150. MATTERS OF INFORMATION

Calendar of Meetings: It appears that some Councillors have not received their Calendar of meetings for 2015. The Clerk was requested to send them out again.

Meeting closed at 8358pm

Signed.....

Date.....

Chairman

Cranborne Chase Report January 2015

Ward and Division Community Funds

From May last year each EDDC Councillor has had access to a budget of £2,000, and each Dorset County Councillor access to a budget of £5000, to support local community projects. For the year to date my budget spending has been:

Cranborne Bowls Club £250

Wimborne St Giles Defibrillator £1500

If you have any community projects that need funding please contact me e-mail

steve4cranbornechase@hotmail.co.uk

Dorset Waste Partnership(DWP)

The DWP has a projected overspend of £2.2M this year and an increased budget of £2.2M for next year. This will need to be met by the Partnership which consists of the County Council and the Districts. Under the current agreement the county will need to find 50% of the money and the EDDC 6%. This significant overspend has prompted a series of urgent actions and three reviews; the first being an urgent review by South West Audit Partnership (SWAP).

Fly Tipping

EDDC has started a Task and Finish Group to look into the problems of fly tipping. We have so far had an initial meeting to interview the EDDC Environment Leader, the DWP and the Police. The next step is to review the data from our Parish Survey and our interviews to better understand the communication and follow up problems across East Dorset.

Bournemouth Spur Road

The Local Enterprise Partnership has won a grant of £66M to improve to A338 and support the local economy. The reconstruction work will start in September 2015 with preliminary work starting this month with further preparation work to be completed in the spring.

The Drovers

Concerned citizens of Gussage All Saints and Gussage St. Michael have created a group to fight the proposed closure of The Drovers Pub. If you would like to become involved contact Sally Marlow or Mal Madell addresses below.

Email sally.marlow@btinternet.com or lesandmalmadell@btinternet.com

Steve Butler 11 January 2015