

VALE OF ALLEN PARISH COUNCIL

MINUTES

of the PARISH COUNCIL MEETING, held at 7.30 pm in Witchampton Village Hall on Tuesday 9 July 2019

Present:

Cllr J. Campbell - Chairman

Cllr S Wathen – Vice Chairman

Cllr S Bushell, Cllr K Mitchell, Cllr T Read, Cllr D White, Cllr J van Etten, Cllr C Bailey, Cllr S Hanstead, District Cllrs R Cook, P Brown

I Hanstead Parish Clerk

19.043 APOLOGIES

Cllrs S Tong, M Cook, D Burford-May, M Bushell and S Warnock.

19.044 COMMUNITY LAND TRUSTS

Simon Parker, Community Led Housing Enabler gave a talk on Community Land Trusts (CLT) from his experience in nearby Sixpenny Handley focusing on the provision of affordable housing.

Central and Local Governments are supporting the community to build homes. Homes would be affordable at 80% of market value rents aimed at people to stay or come back to the village, to make it sustainable.

To start with, a village housing needs survey is required as well as what the local authority has on its housing waiting list. Ideally this would be aimed at younger families to inject youth in rural areas.

Money is available to build affordable homes. A CLT doesn't have to be the Parish Council, but it helps if they facilitate to bring together expressions of interest from the local community.

A CLT is independent, a formalised body and could also take on projects such as a village shop, local pub, renewable energy etc. as well as house building.

Land for a CLT falls within the 'exceptional site policy' for planning and can use agricultural land. Ideally, a philanthropic land owner would give land to the CLT to develop on. However, farmers could sell land but only at agricultural value. The CLT would partner with a housing association who would build and manage the new homes. The CLT would receive a ground rent per home, and would have influence in the new homes design and would be able to set the Lettings policy for households for the homes.

Homes would be provided in perpetuity, so no 'right to buy', with homes remaining for rent in the community. It would be possible to undertake some shared ownership sales, with ownership starting as low a 20% with occupants able to 'staircase' (buy further shares) up to 80%.

Simon Parker or Wessex Community Assets, and independent advisory group, can provide 'handholding' support.

Cllr Campbell advised of a potential Witchampton development. Then asked about the council's waiting list. Simon suggested a separate mail shot questionnaire for demand.

Cllr Bushell asked about extending the building – he was advised that homes would only be provided to meet demand so was not open ended. He also asked about the effect of being within an Area of Outstanding Natural Beauty? To which Simon said that it was important to work and liaise with AONB.

Cllr Read asked whether a CLT would work with large developers? He was advised that this was possible only on much bigger schemes, but unlikely within Vale of Allen (VoA).

The Clerk asked whether each village had to have a CLT? Simon said that VoA could use one or several, but advantages in economies of scale having just one.

Simon Parker was thanked for his informative presentation.

19.045. DECLARATIONS OF INTEREST IN ITEMS ON THE AGENDA

There were no declarations of interest to report.

19.046 REQUESTS FOR DISPENSATIONS TO PARTICIPATE IN A MEETING

There were no requests for dispensations to report.

19.047 PUBLIC PARTICIPATION SESSION

There were no members of the public present.

19.048 MINUTES OF THE PARISH COUNCIL MEETING HELD ON – Tuesday 11 June 2019

The Minutes of the Annual Parish Council Meeting held on Tuesday 11 June 2019 (pages 1335 - 1343) were approved and signed as a true record.

19.049. MATTERS ARISING FROM THE MINUTES

Minute 19.038b – Cllr Read raised a point that for the proposed Witchampton development a working party ought to be set up to discuss this rather than taking up valuable time in Parish Council meetings, but reporting back key events. Cllr Campbell agreed that this would be a good idea, but deferring the sub group until a full planning application had been made.

Cllr Hanstead queried the way tenants would be chosen. Could a CLT do this rather than Crichel estate. As this was a private development, it would be down to the Crichel estate.

Cllr Campbell confirmed that Savills did a survey but no Parish Councillors were asked. A pre-application was being discussed between Savills and Dorset Council, so this was still at the very early stages.

19.050 DORSET COUNTY COUNCILLOR'S REPORT

Cllr Brown provided a summary:

- his area was the Cranborne Chase
- he was involved with scrutiny and was on corporate management, salaries and IT
- a cross party panel has been put together to further the Climate Emergency the Council declared

- a petition has been made to Central Government for additional funding for Special Educational Needs (SEN), as it is nationally recognised there is a shortage of funding. Cllr Flowers has written to Government as the Government are reviewing funding next year.
- Superfast broadband is going into Langton Long, Blandford
- The steps leading from the Witchampton village hall access road to the church have been closed due to a person suing the Council for damages. Estimates have been sought but proving to be expensive (£25,000) due to involvement of Conservation Officers as the gate which the steps fit in are Grade II listed. He has written to the Cabinet lead Councillor to get this resolved more quickly.

Cllr White suggested an alternative path be inserted. Cllr Hanstead pointed out the urgency of the repair as a child's life is worth more than £25,000 – as primary school children now have to walk along the road around the church to get to the village hall on a road with dangerous tight corners.

Cllr R Cook's summary:

- Scrutiny was important, more than ever before, as he and other Councillors we elected for the benefit of residents
- He was on the Place group, with contentious issues arising in future
- The new Borough Plan was being worked on and would take another 4 to 5 years to cover all of Dorset
- The tour with the Community Highways Officer went well. Verge treatment was within the Pollination Action Plan
- Emley Lane, Hinton Martell – the gate was wrongly locked as a public right of way. The Council officer has asked the owner to remove the padlock
- The B3078 was viewed but considered the road signs and markings were sufficient and appropriate at Stanbridge, so no further action
- The B3078 High Lea junction – regular and increased cutting back to take place to aid visibility at the junction
- Dorset Council magazine recent publication. 48% of Dorset prefer paper copy. Two more editions before April. Costs neutral as advertising pays expenses
- Democratic Services has published a protocol for video/streaming meetings.

Cllr White raised that the High Lea junction was dangerous especially for a school bus or van/lorry with a trailer as with their length it would take longer to join the B3078.

Cllr R Cook added that he had just been notified of the Parish Council and Dorset Council meeting with the Steam Fair management the following day. It was an important meeting. The Clerk advised he knew about it and was attending.

As road issues were being discussed, Cllr Brown was asked if he had been on a Highways tour like Cllr R Cook. He hadn't but asked for issues. Cllr Mitchell raised the state of the road between Gussage All Saints and Gussage St Michael, the speed of vehicles and accidents on the road between the Horton Inn (B3078) and the A354. Cllr Hanstead also raised the daily problems on the single carriageway

section of the same road. Cllr Brown was sympathetic but said that priority is usually determined by fatalities on roads.

19.051 PARISH CLERK'S REPORT

- a. Website (future dates) – members were reminded to send details of events including artwork to the Clerk via email
- b. Witchampton Burial Ground – awaiting for update from Crichel estate's solicitor. However, a request had been made to include a licence for access up the bank for a new access way
- c. Witchampton Bus shelter – Cllr White advised that David West had agreed to take over from Mr Mills
- d. DAPTC training – members were asked if they wanted to attend the AGM on 9 November. Advise Clerk as soon as possible
- e. Cranborne Chase Planning training – two dates available in September. Members to advise Clerk as soon as possible
- f. 2020 May Bank Holiday – members asked to note the date change from Monday 4 May to Friday 8 May to mark 75th anniversary of VE Day
- g. Planning Red Tape – members asked to note the information circulated on the relaxation of planning permission for single storey rear extensions
- h. Noticeboards – discussed, but sample provided may not be suitable for bus shelters. A water proof one would be better – in cork. Clerk to arrange for New Town, Manswood and Crichel
- i. Steam Fair tickets – agreed to share this year's allocation (for old VoA area) – Complimentary tickets and two for 1 promotion tickets - 16 Gussage All Saints, 17 Hinton Martell and 17 Witchampton

19.052 PLANNING APPLICATIONS FOR CONSIDERATION

Application No:	Location	Proposal	Decision
3/19/1152	6 Cashmoor, Gussage St Michael	Erect single storey rear extension with balcony above at first floor. Demolish double pre-fabricated garage, and erect new double garage with green roof	No Objection No impact on neighbours
3/19/1296	Quornwood, Gaunts Common	Erection of a detached 3 bay car port and extend hard standing area	No Objection No visual impact
3/19/0942	Unit B, Horseshoes Farm, Holt	Amendment 3/18/1336 FUL – which was: Demolish the existing property and cow shed and erect two replacement properties together with the formation of a new vehicular access, following the closing up of the existing access	No Objection Minor changes in keeping with existing

		Amendment - to vary condition 2 to revise plans for Unit B - Add minor external design details to unit B - Internal layout changes to both units with increase in size - Car port added to side elevation view of Unit A - Material changes to Unit B to reclaimed roof tiles and timber windows	
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3/19/1152 – Proposed Cllr Mitchell, seconded Cllr White, unanimously agreed

3/19/1296 – Proposed Cllr Wathen, seconded Cllr van Etten, unanimously agreed

3/19/0942 - Proposed Cllr Wathen, seconded Cllr van Etten, unanimously agreed

19.053 DISTRICT COUNCIL PLANNING DECISIONS NOTED

Application No:	Location	Proposal	Decisions by EDDC
None			

19.054 OTHER PLANNING MATTERS

Application No:	Location	Proposal	Decision
3/19/1373	Flowers Cottage	T1 Thuja: Crown lift to 3m from ground level; prune foliage growing over the garage to provide a 2m clearance	No objection Raise no site plan

3/19/1373 – Proposed Cllr White, seconded Cllr Read, unanimously agreed

19.054b NEIGHBOURHOOD PLAN FOR VALE OF ALLEN

Members had a preliminary discussion about the need and value of putting together a Neighbourhood Plan for the Vale of Allen Parish Council area. It would need a series of local village meetings and the pulled together in one document. Each village would be different, but there would be a number of common strategic items covering them all.

This item to be kept on the agenda for future meetings.

19.054c STATEMENT OF COMMUNITY INVOLVEMENT (DORSET COUNCIL)

Members were asked to provide the Clerk with comments by Wednesday 17 July. Clerk to re-circulate document links.

19.055. FINANCIAL MATTERS

a) The following items were approved for payment – invoices signed by Cllrs S Wathen and J Campbell. BACS to be processed.

	Details	Amount (£)	V.A.T	Payment Total	Cheque No:	Or BACS
1	Ian Hanstead – Clerk’s salary Jul + qtr 1 expenses	664.42	0	664.42		Yes
2	CT Mee – R&BT seat	26.00	0	26.00		Yes
3	CT Mee – burial ground	76.00	0	76.00		Yes

Payments over £100 issued

	Details	Amount (£)	V.A.T	Total
1	Ian Hanstead – Clerk’s salary Jun	357.35	0	357.35
2	CT Mee – Burial ground	114.00	0	114.00
4	PKF Littlejohn external audit	200.00	40.00	240.00
5	Came & Company (insurance)	574.53	0	574.53
6	Gussage Accounting Services	200.00	0	200.00

Payments received

	Details	Amount (£)
1	Gussage St Michael Community Hall Association	1500.00
2	Gussage St Michael Parish Meeting	59.65
3	Memorial tablet for ashes	140.00

c. QUARTER 1 FINANCES

Finances were previously circulated to show the receipts and payments summary, and the earmarked funds. Expenditure was as planned and any income (VAT, burial fees, Gussage St Michael transfer) was all allocated.

Earmarked funds showed current position with first half year precept added.

d. BANK BALANCE - reconciled as at last statement 9 June 2019

19.56 BURIAL APPLICATIONS

Type Interment of:	Ref	Details for consideration	Decision
		None	

19.057 VoAPC – WHAT DO WE WANT TO ACHIEVE IN NEXT 5 YEARS

Discussion started on this topic. New members wanted more time to get a greater understanding of their areas and seek feedback from village members.

The Clerk reminded members that the document sent to the DAPTC earlier this year on what services it carried out and what projects it was considering was a good start. Cllr Campbell added that this could be added to. This ought to be a regular agenda item and remain a 'live' document.

19.055 MATTERS of INFORMATION

- a) Cllr S Bushell – Gussage All Saints village fete was on the 13 July.
- b) Cllr White – Witchampton village fete was also on the 13 July

Meeting closed at 10.07 pm

Signed.....

Date 7 August 2019

Chairman