

VALE OF ALLEN PARISH COUNCIL

MINUTES

*of the PARISH COUNCIL MEETING, held at 7.30 pm in Hinton Martell Village Hall
on Tuesday 3 September 2019*

Present:

Cllr J. Campbell - Chairman

Cllr S Wathen – Vice Chairman

Cllr S Bushell, Cllr K Mitchell, Cllr S Tong, Cllr D Burford-May, Cllr D White, Cllr J Van Etten,
Cllr C Bailey, Cllr S Hanstead, Cllr M Cook, Cllr S Warnock

I Hanstead Parish Clerk

19.074 APOLOGIES

Cllrs M Bushell, T Read, Dorset Councillors P Brown, R Cook

19.075. DECLARATIONS OF INTEREST IN ITEMS ON THE AGENDA

There were no declarations of interest to report.

19.076 REQUESTS FOR DISPENSATIONS TO PARTICIPATE IN A MEETING

There were no requests for dispensations to report.

19.077 PUBLIC PARTICIPATION SESSION

Two members of the public were present.

Mr Buchanan referred to the last committee meeting and advised that a few residents only knew of potential development proposals for Witchampton. He felt that the last meeting was in favour of letting people know, not consulting or discussion, just information. However, there was no consensus for a meeting.

Members joined in with the conversation. Cllr Wathen saying that villagers were considering arranging a meeting and a representative from the Parish Council should just give information. Cllr Hanstead said that members spoke about giving information only and not responding to questions or comments. Cllr M Cook added that there was not enough information that was definitive, so there was no actual proposal on development, size or site – so nothing could be said.

Cllr Campbell reminded everyone that there was an AGM in May. It was open to all in the village hall, where all Witchampton was invited to attend but few did. Further, Cllr Read wrote an article in the parish magazine which is widely distributed regarding the Parish Council's views. The Parish Council has engaged with the consultants, who have promised to keep the Parish Council informed. Further, they would hold an open public meeting when something more formal was ready to share. At present, there had been no pre-planning application (private meeting between the consultants and Dorset Council).

Mr Buchannan said that it was important to share the information.

Cllr Warnock suggested the Council writes to Savills about whether, or not, the ideas stage can be shared.

Mrs Buchannan reiterated the need to share information to give a clear understanding.

The Parish Clerk reminded members that the consultant's ideas, were just ideas at a very early stage. The Parish Council had made comments. There was little value in the consultants ignoring the Parish Council's comments as that would adversely affect their eventual planning application if one was made. It was expected that the consultants would take the comments seriously and amend/vary their initial thoughts. So, at this stage, there was nothing to share because of no firm proposals.

Cllr Campbell brought the matter to a close, thanking the members of public for their contribution.

19.078 MINUTES OF THE PARISH COUNCIL MEETING HELD ON – Tuesday 9 July 2019

The Minutes of the last Parish Council Meeting (pages 1351 - 1357) were approved and signed as a true record.

19.079 MATTERS ARISING FROM THE MINUTES

The Parish Clerk had produced an 'Actions List' to assist with this item, especially when the matter was not an on-going agenda item. Members liked the list and to be updated for each meeting.

Cllr Mitchell advised that the estimate for a second fingerpost in Gussage St Michael was still awaited.

19.080 DORSET COUNTY COUNCILLOR'S REPORT

There were no reports.

19.081 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 – solicitors for the Parish Council had been engaged. Solicitors on both sides had established contact.
- c. Protocol/Policy on Recording, Photography and use of Social Media – the policy/protocol was discussed and unanimously adopted. Item to be added at the beginning of future agendas. Copy of this document to be added to the website.
- d. October meeting – will now be Wednesday 16 October at Gussage All Saints
- e. Meeting Dates 2020 – members agreed to the dates for next year. The dates can be booked with village halls.
- f. Witchampton church access steps by village hall – Cllr T Read had requested that the Parish Council makes a donation to the rebuild/repair of the steps/gate following an approach by a local resident. Dorset Councillor Brown had emailed advising this was a Dorset Council responsibility and they should pay the full amount, and he was liaising with them.

Members discussed this. A temporary/permanent alternative had been proposed. It was agreed that the Parish Council should write to Dorset

Council expressing its concern, and for the safety of children and other people using the village hall, especially at night.

Cllr Van Etten noted that the Extinction Rebellion Group had been active in Wimborne and suggested that the council might need to consider how a Parish Council might respond to a visit by the group.

19.082 PLANNING APPLICATIONS FOR CONSIDERATION

Application No:	Location	Proposal	Type
3/19/1392	The Timber yard Crichel House Estate Moor Crichel	Change of Use and Conversion of an Existing Building to Class C3 Use and Refurbishment of Associated Outbuildings It was Resolved to: Support – <ul style="list-style-type: none"> • Good use of old buildings • Sensitive proposal • Not viewable from road 	FUL
3/19/1402	More Farmhouse, Moor Crichel	Change of use and conversion of 2no buildings to create 3no residential dwelling houses. Alterations and works to other outbuildings and associated landscaping and access improvements. Demolition of redundant buildings. It was Resolved to: Support – <ul style="list-style-type: none"> • Good use of old buildings • Sensitive proposal 	FUL
3/19/1518	Finch Lea Cottage, Hinton Martell	Demolish existing building and erect a four bedroom detached house with detached garage and parking It was Resolved to: Support – <ul style="list-style-type: none"> • Tucked away from road • Similar design to other styles in road • Tidies up an old property 	FUL
3/19/1414	1 Underwood Farm, Hinton Martell	Retain dwelling as C3 Residential dwelling It was Resolved to: Support – <ul style="list-style-type: none"> • Formality to regularise situation 	CLE
3/19/1415	2 Underwood Farm, Hinton Martell	Retain dwelling as C3 Residential dwelling It was Resolved to: Support – Formality to regularise situation	CLE

19.083 DISTRICT COUNCIL PLANNING DECISIONS NOTED

Application No:	Location	Proposal
3/19/1151	Manor Farm, Gussage St Michael	Full Permission Granted for: Construction of grain store and spray shed
3/19/1152	6 Cashmoor, Gussage St Michael	Full Permission Granted for: Erect single storey rear extension with balcony above at first floor. Demolish double pre-fabricated garage, and erect new double garage with green roof. (As amended 13.08.2019)
3/19/1336	The Old Stables, Manor Road, Gussage St Michael	Full Permission Granted for: Erect timber framed porch to North West elevation, with sloping, plain clay tiled roof. Construct new window opening in North West elevation (living room) and Replacement roof to non-habitable outbuilding in synthetic slate

19.084 OTHER PLANNING MATTERS

Application No:	Location	Proposal
3/19/1820	Gussage House, Gussage All Saints	T1 Ash: Fell It was Resolved to: Object – <ul style="list-style-type: none"> • Great reservations/concern about loss of a healthy tree • Alternative ways to resolve wall

19.084b NEIGHBOURHOOD PLAN FOR VALE OF ALLEN

Members discussed putting together a Neighbourhood Plan for the Vale of Allen Parish Council area. It was an expensive item to do a thorough legal job and may be too much of an imposition for the local precept.

Cllr Tong advised on the process and it was suggested that the Parish Council ought to let Dorset Council start, and members should respond when Dorset Council asks for input and address matters locally.

It was agreed at the end of discussions to see if a member of Dorset Council could attend to explain what they are doing and what was expected from Parish Councils/villages on how to input and become engaged in the process.

This item would be added to the Actions List.

19.084c WITCHAMPTON POTENTIAL DEVELOPMENT

Members continued discussions (following on from the members of the public issues raised earlier). It was agreed that if a public meeting was arranged and the Parish Council was invited to attend, it would do so. It was vitally important that only the

facts as they are known are provided. As stated earlier, it was key to find out the status of the initial plans and ideas from Savills and whether they could be made public.

Pre-Determination - Cllr Tong advised that there was an issue with 'pre-determination' in planning terms. Members were elected as councillors and that extended to much more than council meetings. If a member gave their own personal opinion, it could be construed as the Parish Council's position and could be quoted against that member/Parish Council – which could be adverse and put the Parish Council into a very difficult position. It would be more appropriate for one representative, ideally the chairman, to attend and give the Parish Council's agreed position. If other Parish Council members attended, they would need to be silent during that meeting.

The Parish Clerk re-emphasised the importance of pre-determination and could compromise Dorset Council, the Parish Council and themselves leading to serious consequences. The representative attending needs to be briefed as to the Parish Council's position and stick rigidly to that. No personal opinion is permitted – at or outside of any meeting. Members are considered to be councillors 24/7 and must be fully aware of what and how they say things.

Cllr Campbell endorsed what Cllr Tong and the Parish Clerk had said.

19.085. 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 Sept	357.15	0	357.15		Yes
2	CT Mee – R&BT seat	13.00	0	13.00		Yes
3	CT Mee – burial ground	76.00	0	76.00		Yes
4	CT Mee – bus shelters	60.00	0	60.00		Yes
5	GSMCHA (hall hire)	10.00	0	10.00		Yes
6	Ian Hanstead (Office 365 software)	48.00	9.99	59.99		Yes
7	Gussage All Saints Village Hall hire	36.00	0	36.00		Yes
8	DAPTC induction x 3	120.00	0	120.00		Yes
9	M Jeans partial refund	34.00	0	34.00	1003	
10	L Giles partial refund	34.00	0	34.00		Yes
11	HMRC	101.78	0	101.78		Yes
12	Dutton Gregory solicitors	750.00	0	750.00		Yes
13	Wiltshire Council (Cranborne Chase ANOB training course)	80.00	16.00	96.00		Yes

Payments over £100 issued

	Details	Amount (£)	V.A.T	Total
1	Ian Hanstead – Clerk’s salary Sept	357.15	0	357.15
2	DAPTC induction	120.00	0	120.00
3	HMRC	101.78	0	101.78
4	Dutton Gregory solicitors	750.00	0	750.00

19.085b PAYMENTS RECEIVED

	Details	Amount (£)
1	Memorial stone addition	16.00

19.085d BANK BALANCE – members noted that it was reconciled as at last statement 7 August 2019

19.086. BURIAL APPLICATIONS

Type	Ref	Details for consideration	Decision
Interment of:			
		None	

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

No discussion this meeting. This item was to be added to the Actions List.

19.088 MATTERS of INFORMATION

- a) Cllr Wathen – reminded members of the Septic Tank Regulations 2015 and the impact of them. The Parish Clerk to scan and send to members the summary for information.
- b) Cllr M Cook – reminded members that ‘Crichel Estate’ does not actually exist as the estate was broken up and sold off.
- c) Cllr White – referred to an incident that morning when the village defibrillator had to be used. She suggested annual training was needed to that who had such machines in their village. It raised the question of maintenance, refresher training etc. The Parish Clerk reminded members that these machines were not Parish Council assets although contained in sites/assets such as Parish Council owned phone boxes. It was agreed that members should raise training locally, with either self or village funding, not from the Parish Council.

Meeting closed at 9.38 pm

Signed.....

Date 16 October 2019

Vice Chairman