

VALE OF ALLEN PARISH COUNCIL

MINUTES

of the PARISH COUNCIL MEETING, held at 7.30 pm in Gussage St Michael Village Hall on Wednesday 7 August 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, M Cook, S Warnock, District Cllr R Cook

I Hanstead Parish Clerk

19.058 APOLOGIES

Cllrs S Tong, D Burford-May, M Bushell, Dorset Councillor P Brown.

19.059. DECLARATIONS OF INTEREST IN ITEMS ON THE AGENDA

There were no declarations of interest to report.

19.060 REQUESTS FOR DISPENSATIONS TO PARTICIPATE IN A MEETING

There were no requests for dispensations to report.

19.061 PUBLIC PARTICIPATION SESSION

Four members of the public were present.

Steve Hodges thanked the Parish Council in their response to the possible development in Witchampton in the parish magazine. Many residents share the Council's comments. The village was unique and must be preserved. Agricultural land should be used as a last and not first resort.

Fiona Read commented that a) she was surprised at the survey showed a large demand, and the survey did not go to all households; b) the presentation from Savills, the plans and maps should be made available; c) there should be a public meeting to share the information.

Cllr Campbell said that we were waiting on what Savills would be doing next as we were not at the pre-planning application stage. It is right that the Parish Council is involved at the early stage to influence the final outcome. The Council has real concerns on size, location, units of the wrong kind – all not appropriate for Witchampton. The Council wants to promote and support some new development.

Cllr Read added that using the new units needed to be controlled to prevent older vacated rented units elsewhere on the estate from being sold. These new units should be adding to the supply of affordable housing.

Cllr Campbell discussed the survey and perhaps the Parish Council should undertake one for validity. The one Savills did is not similar to the EDDC's in 2013.

Cllr M Cook said that the 2013 Neighbourhood Plan for the village was out of date. New people or children may now require more suitable housing. From Georgina Marten's article in the parish magazine, seems to be at odds with what Savills are proposing. Demand should be restricted to the village and not offered wider.

Cllr Wathen wanted clarity and transparency.

Member of the public added that development on agricultural land was against planning constraints. Affordable housing is between 30% and 50%, so pepper-potting was better. An Area of Natural Beauty does not deserve this.

Cllr Campbell stated that the parish council is just looking at the one site at the moment, and the council has responded.

A member of the public added that there is a need to explore infill sites first.

Cllr Read said that the village plan and neighbourhood plan are valid until replaced (referring to a recent training course he attended). EDDC's Plan shows zero development. Then, moving to affordability, he added that in an AONB prices typically were 125% of norm, making it harder for locals. The AONB policy is to protect its area.

A member of the public added that what's proposed does not take into consideration the mass development in Wimborne. To this, it was said that there was an issue on amenities – transport etc. Besides, the Crichel estate now employed fewer employees – so what was the need for new homes?

Cllr White said that there was a fear that people would find it hard to afford the rents as even 80% of market rent was very high.

Cllr Read said that affordable housing could include shared ownership.

A member of the public wanted a more independent survey which would be more effective to work out what they really needed.

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

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

The Minutes of the last Parish Council Meeting (pages 1344 - 1350) were approved and signed as a true record.

19.063 MATTERS ARISING FROM THE MINUTES

Cllr Wathen reported that the gates at Emley Lane were now unlocked. He thanked Cllr R Cook for his input.

19.064 DORSET COUNTY COUNCILLOR'S REPORT

Cllr R Cook's summary: (full report emailed to members)

- Place Scrutiny (economy and environment) met in July. Hampshire County Council wanted to charge £5 per visit for household disposal at Somerley. If imposed, it would divert traffic to the heavily used Brook Road in Wimborne. It was proposed that Somerley should be free for at least next 2 years. Discussion in progress for cross funding. However, with charging, fly-tipping may be a consequence.
- Two working groups have been set up to look at funding bus services and links and relationships with Town and Parish Councils. The latter more important since once tier local government now.

- Dorset Council has appointed a designated office to prepare plans for Brexit
- The full council had two motions, in particular, regarding climate change. One asking for the authority to commit to net-zero carbon by 2040. The other, much the same, but by 2030. These have been forwarded to the Climate Change Executive Advisory Panel.
- Work on the new Dorset Plan (for future development) had started, with a target of completing in 2024

Cllr Read asked about AONB suggesting that there may be a large area 'Dorset National Park'.

Cllr R Cook was aware, but DC were looking at the implications

Cllr van Etten stated that fly-tipping was on the increase. Brook Road was charging for rubble etc – was DC aware of any correlation?

Cllr R Cook advised that DC were aware and keeping an eye on the situation. People need to report fly-tipping if they see it.

19.065 PARISH CLERK'S REPORT

- Website (future dates) – members were reminded to send details of events including artwork to the Clerk via email
- Witchampton Burial Ground – Crichel estate's solicitor has provided draft documents. The request for a licence for access up the bank for a new access way is pending. Members agreed to use Dutton Gregory solicitors. A Declaration of Interest entry made in the records for Cllr Warnock.
- DAPTC training – members were asked if they wanted to attend the AGM on 9 November. Advise Clerk as soon as possible
- Cranborne Chase Planning training – two dates available in September. Members to advise Clerk as soon as possible
- Polling Station Review – members were happy with no adverse comments on any of the polling stations used within the Parish Council area.
- Members Chat Room – The response from the website supplier was shared with members, with the options discussed. It was resolved that Cllr S Bushell and the Parish Clerk would discuss outside the meeting to arrive at a suitable medium to use.
- IT Upgrade – members noted the essential upgrade to the Parish Clerk's laptop and GDPR compliance to his external hard drive.

19.066 PLANNING APPLICATIONS FOR CONSIDERATION

Application No:	Location	Proposal	Type
3/19/0842	New Manor Farm, Emley Lane, Hinton Martell	Outline application to erect 2no dwellings with parking Deadline before meeting – decision: It was Resolved to Support Although: <ul style="list-style-type: none"> • Reservation on 4 cars parking • Access onto main road on blind corner 	OUT

3/19/1151	Manor Farm, Manor Road, Gussage St Michael	Construction of grain store and spray shed Deadline before meeting – decision: It was Resolved to Support * Proposals are consistent with the development of a successful farm * Will have limited impact on the neighbourhood	FUL
3/19/1336	The Old Stables, Manor Road, Gussage ST Michael	Replacement roof to non habitable outbuilding in synthetic slate. Erect timber framed porch to North West elevation Deadline before meeting – decision: It was Resolved to Support <ul style="list-style-type: none"> • Improved view from road 	HOU

19.067 DISTRICT COUNCIL PLANNING DECISIONS NOTED

Application No:	Location	Proposal	Decisions by EDDC
None			

19.068 OTHER PLANNING MATTERS

Application No:	Location	Proposal
3/19/1535	Gussage House, Gussage All Saints	T1, T2, T3, T4 Cherry, T5 Plum, T6 Oak, T11 Portuguese Laurel, T13 dead Leylandii, T16 Yew, T20 Portuguese Laurel, T21 Cherry, T22 Apple, T23 Crab Apple, T24 Plum, T25 Pear, T26 Apple: Fell to ground level. T7, T8, T9 & T10 Yew: Reduce crown by 2 meters. T12 Holly: Trim new growth to compact. T14 Bay: Reduce height by 4 meters. T15 line of Bleached Lime: To be transplanted to the rear of property. T17 Yew: Reduce crown by 2 meters to reshape. T18 Ash: Remove dead branch over road. T19 Yew: Reduce crown by 3 meters Deadline before meeting – decision: It was Resolved to Support BUT <ul style="list-style-type: none"> • No replanting plan/schedule • Current loss of tree variety • High visual impact

3/19/1536	Millstream House, Harley Lane, Gussage All Saints	T1 Ash & T2 Beech: Trim back into shape It was Resolved to Support <ul style="list-style-type: none"> • No adverse effects • Good tree management
3/19/1644	Teachers, Gussage All Saints	T1 Hawthorn: Crown raise to 3m; prune crown over garden by 1m. T2 Ash & T3 Plum: Fell to ground level. It was Resolved to Support <ul style="list-style-type: none"> • No adverse effects • Good tree management

19.068b NEIGHBOURHOOD PLAN FOR VALE OF ALLEN

Members discussed putting together a Neighbourhood Plan for the Vale of Allen Parish Council area. It would be appropriate to try and complete this ahead of Dorset Council's target of 2024. Our target should be 2022.

There was a question on carrying out a survey and whether the old village plans were available. The latter should be on the Dorset Council's website.

Cllr van Etten mentioned that there was funding available to engage support for neighbourhood plans up to £9,000.

Cllr Campbell wanted to wait until Cllr Tong had returned from holiday for his experience in such matters.

This item would be an on-going agenda item.

19.068c WITCHAMPTON POTENTIAL DEVELOPMENT

Members continued discussions (following on from the members of the public issues raised earlier). The letter response from Savills was referred to and various paragraphs talked about and how the wording could be interpreted.

Cllr Campbell said that the Parish Council was a link between the Crichel estate and the public.

There was a proposed meeting that residents were considering in September. The Parish Council was happy to undertake communication and information on what was going on, but not a consultation exercise as there were no firm proposals.

The Parish Clerk was requested to enquire from Savills if the proposals could be made public officially.

19.069. 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 Aug	357.35	0	357.35		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 – Manswood seat	13.00	0	13.00		Yes
5	CT Mee – HM Noticeboard	26.00	0	26.00		Yes
6	CT Mee – GAS noticeboard	25.00	0	25.00		Yes
7	Mr G Mills	60.00	0	60.00		No
8	Ian Hanstead (noticeboard GSM)	24.05	4.81	28.86		Yes
9	Mr J van Etten (land registry searches)	9.00	0	9.00		Yes
10	Chandler IT Services	180.00	0	180.00		Yes
11	Ian Hanstead – Gaunts noticeboard	2.08	0.41	2.49		Yes
12	Ian Hanstead – GSM materials bus shelter and sign and bench	46.47	9.29	55.76		Yes
13	Ian Hanstead – (noticeboards Manswood, Newtown)	48.16	9.64	57.80		Yes
14	Ian Hanstead – (noticeboard Crichel)	24.08	4.82	28.90		Yes

Payments over £100 issued

	Details	Amount (£)	V.A.T	Total
1	Ian Hanstead – Clerk's salary Jul + expenses	664.42	0	664.42

Payments received

	Details	Amount (£)
1	Memorial stone	140.00

- c. BANK BALANCE - reconciled as at last statement 7 July 2019
- d. FINGERPOST RENEWAL – the refurbishment of the Guffhams Lane fingerpost renewal was discussed, and was agreed to proceed as funds were in the budget. This is a joint village – Crichel and Gussage St Michael – project. Further, it was agreed to seek a quote for the refurbishment of a second post on the corner of Manor Road. If within budget, to pursue this too.

19.070. BURIAL APPLICATIONS

Type	Ref	Details for consideration	Decision
Interment of:		None	

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

No discussion as other agenda items took up valuable time. The Witchampton proposed development was a key topic at present.

19.072 CORRESPONDENCE

An issue was raised by a Witchampton resident following a cycling event taking place recently. One of the riders came off their bicycle at bottom of Dark Lane and suffered broken bones. Members were sympathetic to the request for a speed limit. The problem may be exacerbated by stones, single and mud after it rains making the road conditions treacherous. A speed limit normally is targeted at motor vehicles as cyclists generally slower.

Members were mindful of recent discussions of vehicle accidents on the B3078 and the limitation on what Dorset Council would do.

After discussion, it was agreed to contact cycling organisations to advise of dangers on rural roads.

19.073 MATTERS of INFORMATION

- a) Cllr S Bushell – Gussage All Saints councillors email address was changing.
- b) Cllr Read – attended planning seminar recently.
- c) Cllr Hanstead – handed out fliers for future Spud ‘n’ Spout evening events.

Meeting closed at 10.00 pm

Signed.....
Chairman

Date 3 September 2019