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| **V**of**A**  **Parish Council** **VALE OF ALLEN PARISH COUNCIL - MINUTES** | | |
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of the PARISH COUNCIL MEETING, held at Gussage St Michael village hall on Tuesday 5 September 2023 at 7:30pm

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| Present: Chairman - Cllr T Read  Cllr K Lannon, Cllr S Bushell, Cllr S Hanstead, Cllr S Warnock, Cllr T Collie, Dorset Cllr P Brown, Dorset Cllr R Cook, and I Hanstead, Parish Clerk. |

##### 23.128 Recording, Photography, Social Media

No applications.

##### 23.129 Apologies

Received from Cllrs Porretta, Mitchell, and Burford-May.

###### 23.130 Declarations of Interest on the Agenda

Noted that Cllr Porretta was involved with planning application 14 Five Ash Cottages. He was not present at the meeting or had given any parish council comment on the matter.

**23.131 Requests for Dispensations to Participate in a Meeting**

There were no Requests for Dispensations to report.

**23.132 Public Participation**

There were four members of the public present who only stayed for the per-agenda presentation by a consultant on Neighbourhood Planning.

**23.133 Minutes**

Members unanimously approved the minutes of the Parish Council meeting held 8 August 2023 (pages 31 - 34).

**23.134 Dorset Councillors’ Report**

**a)** Cllr Cook advised:

* The Household Support Fund was closing soon. Take up had been encouraging.
* Dorset Council’s Housing Strategy Consultation had commenced (on the agenda later).

**b)** Cllr Brown reported:

* RAAC concrete in schools and academies – surveyor had found none (those built between 1950 and 1990) but were starting to survey ones outside that.

**23.135 Highways**

a) C2 – no update on improvement options around the single carriageway hill.

**23.136 Fly Tipping**

None.

**23.137 Finance**

**a)** **Bank Reconciliation** - members noted that the bank statement of 1 August reconciles to the cashbook.

**b) Quarter 1 finances** – Members noted the position.

**c) Payments** – members unanimously approved payment of:

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| **Details** | **Description** | **Total (£)** |
| Salaries | Sept | 620.90 |
| Vision ICT | Email hosting | 259.20 |
| CT Mee | R&BT seat | 14.00 |
| CT Mee | Bus shelters | 75.00 |
| Hillmeadow Services | Burial ground (Aug) | 240.00 |
| CT Mee | Club bus shelter treatment | 50.00 |
| MJ Hodgson | Gaunts noticeboard | 988.89 |

**Over £100 payments since last meeting** – members noted:

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| **Details** | **Description** | **Total (£)** |
| Salaries | Aug | 620.90 |
| Steve Vaughan Contractors | Millennium Avenue | 600.00 |
| Hillmeadow Services | Burial ground (July) | 240.00 |
| CT Mee | Bus shelter treatment | 135.00 |

**23.138 Planning Applications**

Members confirmed their consultation comments to Dorset Council.

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| **Address** | **Proposal** | **Comment** |
| P/HOU/2023/04138 1 Manor Farm Cottages Gussage St Michael \* | Replacing an existing porch to front of dwelling. | Support  \* Will enhance the look of the property |
| P/HOU/2023/04237 –  Sweet Apple Farm  Gussage All Saints \* | Alterations to the approved scheme reference Planning Approval no. P/HOU/2023/02080 - new dormer to the lift shaft, repair and re-build existing chimneys and to re-slate the existing roofs, alterations to the existing barn/garage and demolition of the lean-to to the small barn. | Support  \* Considerate of the need to conserve the property in keeping with its age.  \* The owners are really trying to put the house back to what it was, taking into account modern day living |
| P/HOU/2023/04693  14 Five Ash Cottages Witchampton | Demolish single storey side building, erect two storey side extension. | Support  Extends usability. |
| P/FUL/2023/04285 and P/LBC/2023/04286  Manor Farm House  Harley Lane Gussage All Saints | Demolition of existing barn and section of cobb wall. The erection of a replacement studio / storage space to replicate the existing barn and the reconstruction of a section of cobb wall (part retention of works). | Object  VoAPC supported refurbishment not demolition.  No reason to demolish in application.  Listed Building Officer needs involvement.  Another Gussage All Saints retrospective application. |
| P/FUL/2023/02215  Hinton Mill Farm  Hinton Parva Witchampton | Change of Use and Conversion of Four Existing Agricultural Buildings to Class C3 Residential Use Comprising 9 Dwellinghouses, Demolition of Redundant Outbuildings, Provision of Parking and Landscaping and Drainage Infrastructure. | Comment  Agree with repurposing redundant agricultural buildings.  Dwellings should be for social housing – especially as Estate is selling off some rented housing.  Proposals are larger than existing buildings footprint.  Tiny, narrow single track road access to hamlet.  This increases the hamlet size by 300%.  Access road needs widening – infrastructure!  Poor visibility from access road onto fast section of road B3078. |

* Decision via email, as per Standing Orders, as between council meetings

**23.139 Dorset Council Housing Strategy Consultation** – Members considered and gave comments to the Clerk for a parish council submission.

**23.140 Neighbourhood Plan**

Members started discussions on the topic. Members had a preferred consultant but accepted that if more than one plan was the preferred option, both contractors may be required.

It was suggested that perhaps a way forward would be to consider three plans, by having Witchampton and Crichel Wards, Gussage Wards, and Hinton Ward. However, it was agreed that before a decision was made, local resident meetings need to be held to gauge the feeling of the local area, especially as this was an expensive and long-term project. The committee would need a single presentation to reuse at each meeting with a view of members for that area.

Members felt they needed further time to consider the matter, and a special single topic meeting should be arranged for this – 31 October (Gussage St Michael village hall).

**23.141 Matters of Information**

Cllr Warnock – fountain – the new committee were exploring designs, costings, and an information booklet for funding.

Cllr Hanstead – advised an October and a November Spud ‘n’ Spouts had been arranged.

* Saturday 30 September – Police giving a Cyber Security talk in Gussage St Michael Hall.

Cllr Bushell – meeting 12 September with Police Commissioner to discuss Policing strategy and policy – considering recent break-ins.

* 22 September – Community Police meeting at Gussage All Saints Hall, advice on security measures.

Cllr Read – Open Gardens was scheduled for 26 and 27 May 2024.

**23.142 Date of Next Meeting** – members noted that the next meeting would be held on 3 October at Gussage All Saints village hall, starting at 7pm – presentation from Wessex Internet.

**Meeting closed 21:37pm**

Signed T Read Chairman Date 3 October 2023