



Parish Council

VALE OF ALLEN PARISH COUNCIL - MINUTES

held at Gussage All Saints village hall on Tuesday 11 June 2024 at 7:30pm

Present:

Chairman – Cllr T Read

Cllr K Lannon, Cllr S Hanstead, Cllr D Chick, Cllr D Burford-May (acting Clerk),

Dorset Cllr W Chakawhata, Jon Hopper and Simon Beer.

24.068 Recording, Photography, Social Media

No applications.

24.069 Apologies

Cllr R Graves.

24.070 Recording, Photography, social Media

No applications.

24.071 Declarations of Interest on the Agenda

None.

24.072 Requests for Dispensations to Participate in a Meeting

There were no Requests for Dispensations to report.

24.073 Public Participation

There were no members of the public present.

24.074 Minutes

The minutes of the Parish Council Meeting for 14 May 2024 (pages 14 - 17) were unanimously approved.

24.075 Member Co-Options

The two candidates were asked to leave the meeting at this point.

The members of the New Councillors Panel gave details of the two candidates for Gussage All Saints Parish and Critchel Parish and recommended the co-option of both candidates. Members confirmed the decision.

Jon Hopper and Simon Beer were invited back into the meeting and welcomed. Both co-optees signed and read out acceptance of office.

24.076 Dorset Councillors' Report

Firstly, the Chair welcomed Cllr Chakawhata and thanked him for attending the meeting.

Cllr Chakawhata thanked members for making him feel so welcome and gave an overview of his background. He lives in Wimborne and works full-time as a mental health nurse. This was only the second Parish Council meeting that he has had an opportunity to attend and as so new in the position. He is trying to get up to speed with the very new role.

The Chair gave an overview of the areas we normally request updates on. An issue regarding the sight lines at the junction of High lea and B3078 was also raised Cllr Chakawhata confirmed he would chase the officer regarding this area, and the Chair emphasised how dangerous this junction is.

24.077 Fly Tipping

Nothing to report.

24.078 Finance

a) Bank Reconciliation - members noted that the bank statement of 1 May reconciled to the cashbook.

b) External Audit 2023/24 - Members noted that that the AGAR for 2023/24 had been posted on the website for public viewing.

c) VAT Reclaim – Members noted that a reclaim had been made for £934.79 for 2023/24 financial years, Clerk to provide further details at July meeting.

d) i) Payments – members unanimously approved payment of the below by cheque as insufficient approved on-line authorisers:

	Details	Description	Total (£)
1	Salaries	June	652.10
2	GSM CHA	Hall hire May	24.00
3	GAS Village Hall	Hall hire annual meeting	16.00
4	CT Mee	GSM sign treatment	12.00
5	CT Mee	HP noticeboard repairs	58.97
6	HMRC	PAYE quarter 1	489.00
7	Hillmeadow services	Burial ground	240.00
8	DAPTC	Training Course	30.00
9	GSM CHA	Hall hire special	12.00

ii) Over £100 payments since last meeting – members noted:

Details	Description	Total (£)
Salaries	May	652.10
Expenses	Members 2023/24	450.00
CT Mee	Noticeboard treatment	105.00
Gussage Accounting Services	Internal audit 23/24	275.00
Gallagher	Insurance renewal	1,133.74
Vision ICT	Website registration	150.00
Hillmeadow services	Burial ground (Apr)	240.00
Vision ICT	Website annual	108.00

The Chair advised he was now set-up to authorise on-line.

24.079 Planning Applications

Address	Proposal	Comment
P/FUL/2024/02799 Holly Grove Long Crichel *	Alterations to outbuilding, including timber clad walls, addition of 4no. windows & slate roof.	Support Replacing roof not on the application form. Impact of roof lights (Dark Skies) - need blinds or similar. Observations: quite stylish for a store - is this a precursor for a holiday let conversion?
P/VOC/2024/01650 Uppington Lodge Hinton Martell *	Application to Vary Conditions 2 and 3 of approved P/A 3/21/1142/CONDR (Application to Vary Condition 2 of approved P/A 3/20/0932/FUL (Form new access for Lichens, demolish existing dwelling and erect replacement dwelling with associated garaging and landscape. Sub-division of the plot and creation of new boundary with Lichens) to add a mezzanine floor within the volume of approved design. A number of minor fenestration changes are proposed to relate to the revised internal plan) to revise the materials to be more consistent with the rural location, revised terracing and provision of roof lights over common spaces and additional windows in the garage.	Support Impact of roof lights (Dark Skies) - need blinds or similar.
P/VOC/2024/01001 High Lea Farm Witchampton *	Variation of Condition to application 3/19/1698/FUL - Change of use of Existing Buildings to Class B1(a) Office Use and Associated Parking. Condition 4 - Variation to allow the premises to be used for purposes falling within Classes E(a), E(b), E(c) and E(f). (Additional/revised documents received 14/05/2024 & 29/05/2024).	Object Dark skies issues – not referred to Natural Landscapes. Risk Assessment needed due to increase in traffic – on a busy junction and traffic hotspot on B3087. Business scope too wide – this is an isolated spot and against Dorset Council policy of reducing driving at a time where should be diminishing
P/FUL/2024/01993 High Lea Farm Witchampton *	Demolish remaining agricultural buildings and change the use and conversion of 3 No. Existing Agricultural Buildings to 5 No. Dwellings (Class C3), Erect 2 No. Car Ports and form 20. No. Parking Spaces	Object Neighbours not informed – no Planning Notice displayed. Over development and not in keeping with the few houses already there. Isolated spot. Increases traffic egress onto B3087 – traffic hot spot. Would be made worse with construction traffic. 20 car parking spaces excessive for 5 houses.

		<p>5 x 4bed houses – can land really support these?</p> <p>Bit piecemeal as whole site needs to be undertaken as one redesign.</p> <p>Dark skies issues – not referred to Natural Landscapes.</p> <p>No details on contingencies for bats and owls.</p> <p>No details provided on heat pumps, solar panels or electric charging points.</p>
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Note * denotes decision outside of regular meeting under Standing Order

24.080 Hinton Martell Fountain

The chairman summarised the discussions at previous meetings for the benefit of the new members.

The Chair advised that he has not received the structural engineer's report but understands that the structural engineer has advised that he will not produce a risk assessment.

The Chair requested the Clerk to formally request a copy of the structural engineer's report.

It was suggested that Dorset Council's Structural Engineers, maybe able to offer some level of advice or risk assessment, especially as the fountain is located on the highway. The Chair requested the Clerk contact Dorset Council's Structural Engineers to establish if they can assist us in this matter and report back to the meeting.

The Chair circulated some pictures of fountain bowls that could potentially provide a replacement, he will obtain costs and report back to next meeting.

24.081 Matters of Information –

Cllr Hanstead- Two interviews were taking place 12 June for two possible co-opted members.

- Charitable tractor run 22nd June from Lower Farm Gussage St Michael at 4.00.
- Gussage All Saints village fete 22nd June.

Cllr D Burford-May - Witchampton village fete 14th July.

Chair – advised the outstanding success of Witchampton' s open gardens weekend with, in the region of 1,000. People attending.

24.082 Date of Next Meeting – members noted that the next meeting would be held on 9th July at Witchampton village hall (the new internet will be available).

Meeting closed 20:35pm

Signed:

Date: 9 July 2024