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| **V**of**A****Parish Council****VALE OF ALLEN PARISH COUNCIL – MEETING MINUTES** |

 held at Witchampton village hall on Tuesday 5 August 2025 at 7:30pm

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| **Present**:Chairman – Cllr T Read Cllrs D Burford-May, J Hooper, S Beer, S Hanstead, K Lannon, R Graves, M Porretta, D Chick, Dorset Cllrs P Brown, W Chakawata and Parish Clerk I Hanstead. |

##### 25.109 Recording, Photography, Social Media

No applications.

##### 25.110 Apologies/Absentees

Cllrs C Davis-Barnett, S Holland.

(Note: Meeting was quorate).

**25.111 Declarations of Interest on the Agenda**

None.

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

There were no Requests for Dispensations to report.

**25.113 Public Participation**

The meeting was rearranged bringing agenda item10 forward with Daryll Squires, chairman of Holt FC invited to speak about the problems with the local football club, which although does not fall within the Vale of Allen PC, it is on the edge of the boundary and used by many residents’ children.

The club has over 150 girls and boys of all ages. It provides a valuable community resources and is very popular. They have two full sized pitches and two half sized ones, a club house and a car park. The land, 35 years ago, was leased to Holt FC by late Mr Glynn senior for Gaunts Estate. However, the current management has been in negotiations to replace the club house, but of late, terminated the lease and is now using the site from 1 June as a tenant-at-will. It was proposed to replace the clubhouse at around £400,000 with Brooklands Homes building it at cost with Gaunts Estate contributing circa 30%. Despite the last 12 or so meetings over the last 2 years, the meeting decisions have changed/reversed within a very short time. Gaunts Estate now want to build two or three houses on the club house site and lose the football facilities. The football club has no alternative venues.

No planning application has been made for the houses.

The chairman thanked Mr Squires and asked to be kept up to date with any progress.

**25.114 Minutes and Matters Arising**

The minutes of the Parish Council Meeting for 8 July 2025 (pages 22 -26) were unanimously approved.

**25.115** **Dorset Councillors’ Report**

Cllr Chakawata recapped on his updates which had already been emailed around to members.

Cllr Brown reported:

1. **Fly Tipping –** The Police had nominated an officer to work with Trading Standards. This has resulted in a number of vehicles being seized and fines issued.
2. **Sewage Treatment** – concerns had been raised at Dorset’s Full Council meeting. The Leader was interested (as the portfolio lead was on holiday) and was sympathetic but he backed his officers’ judgement using the Environment Agency limits of discharge. A public meeting was suggested to which the Leader was supportive of but made no commitment.
3. **Register of Electors** – the annual issue of forms was underway to update the register. One member commented that the deadline of less than two weeks was unrealistic especially with people on holiday.

**25.116 Finance**

**a)** **Bank Reconciliation** – members to note the bank statement 1 July 2025 reconciles with the cashbook. In accordance with the Financial Regulations, Cllr Lannon had inspected bank statements and the cashbook, and found no issues.

**b) i) Payments** – members unanimously approved payment of the below:

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| **Details** | **Description** | **Total (£)** |
| Salaries | Aug | 671.28 |
| Expenses | Qtr 1 | 162.15 |
| CT Mee | Manswood seat grass | 20.00 |
| CT Mee | R&BT seat grass | 15.00 |
| L Lucas (Hillmeadow Services) | Burial ground grass (Jul) | 240.00 |
| Expenses (Member) | Travel and parking | 68.10 |
| Arien Signs | GAS/GSM children alert | 404.40 |

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

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| **Details** | **Description** | **Net (£)** | **V.A.T** | **Total (£)** |
| Salaries | July | 671.48 | 0 | 671.48 |
| Hillmeadow Services | Burial ground May | 240.00 | 0 | 240.00 |
| CT Mee | Fingerpost washing | 270.00 | 0 | 270.00 |
| Hillmeadow Services | Burial ground Jun | 240.00 | 0 | 240.00 |

**iii)** Debit Card usage – members noted.

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| **Details** | **Description** | **Total (£)** |
| Minster Press | ID cards | 64.80 |

**25.117 Planning Applications**

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| **Address** | **Proposal** | **Comment** |
| P/HOU/2025/04198 Linden GroveManor RoadGussage St Michael | Erect two-storey side extension | ObjectExtensive comments below |
| P/HOU/2025/04197Linden GroveManor RoadGussage St Michael | Retain erection of outbuilding (demolish existing outbuilding)  | ObjectExtensive comments below |

**25.118 Neighbourhood Plan**

Provisional self-funding had been considered using the Neighbourhood Plan budget £1,721 and a portion of the CIL fund £5,000. However, discussion took place around using some funds from each Parish and General Administration headings, which could add a further £3,700, but these were from specific other project headings. It was then proposed by the chairman that with full disclosure to residents, every Parish and Admin could make a contribution, if needed, to increase funds. The motion was seconded by Cllr Lannon and unanimously agreed if disclosed to the community.

The consultant use would be limited to minimise expenditure, with the Plan being written using AI.

The first meeting to set up the Steering Group was 21 August, 7pm at the Witchampton Social Club function room. Attendees: Crichel 5, GAS 1, GSM 10, Hinton 2, Witchampton 5. Parish Councillors asked to attend if possible.

**25.119 Hinton Martell Fountain**

An alternative quote had been received from SSEN, and with the electricians involvement and the quotes for the fountain, it was now possible to go ahead this year with the fountain’s replacement – circa £20,000 plus a project surveyor support fee.

The village had circa £11,000 in its village budget, plus a potential contribution from Community Infrastructure Levy of £6,000, the shortfall was around £3,000 – £5,000. A meeting with villagers would be set in August/September to explain the situation and seek donations to meet the shortfall for the works.

**25.120 Policies**

Members approved the annual review of the Standing Orders with no changes other than the review date.

**25.121 Matters of Information**

Cllr Graves – asked if anyone had contacts for builders to quote for the club bus shelter works.

Cllr Hanstead – raised the DAPTC questionnaire. Agreed to add to the next agenda and for the Clerk to obtain a Word version for circulation ahead of the next meeting.

Cllr Lannon – fed back on a seminar held by Dorset Council regarding the Local Plan. Key points were:

* By 2043, 50,000 homes should have been built, so far 25,000 new homes identified
* Pre-disposition on planning applications to agree, especially on brownfield sites
* 2026 deadline for Dorset’s Local Plan imposed
* New National Development Policy including National Landscape areas awaited
* Future development to be centred around large towns and large villages
* The 4 ‘tiers’ remains BUT dependent upon current facts and needs
* National Development Plan will impact on Neighbourhood Plans
* Pressure on council that has not been seen before.

**24.122 Date of Next Meeting** – members noted that the next meeting would be held on 2 September at Gussage St Michael village hall, starting at 7.30pm.

**Meeting closed 21.49pm**

Signed: Date: 2 September 2025

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| Erect two-storey side extension | **Invalid application with mis-statements*** + no square meterage figures for before and after in the application
	+ No scale on the drawings (Town and Country Planning (Development Management Procedure (England) (Order) 2015)
	+ No North direction indicator
	+ Most of the work will be in moving a large section of the frontage forward as well as the chalet roof style being changed and a porch added. The description on the planning application is a double storey side extension and re-modelling - surely this is not an accurate description
	+ there are mature trees within falling distance of the house – front and side – not declared
* No planning notice displayed.
* The development is out of character with homes in the village
* The proposal would be over development – existing side extension and rear additions
* The proposal will be out of keeping with its ‘twin’ next door – as a substantial change
* With the increase in bathrooms etc no mention of how the sewage etc. will dealt with. New cesspit planning permission needed? Note – a water well adjacent to the property and a chalk winterbourne stream at the rear of the property.

Plus:CommentManagement plan needed if works go ahead * The lane (main road through the village) should be kept clean as any debris will be a slip hazard endangering pedestrians, cyclists and motorists.
* Due to the close proximity of neighbouring properties, there should be restrictions regarding working hours, noise from the works or radios etc, vehicles and deliveries on the narrow lane/blind corner. A part of the rear garden is already unsightly with the storage of builders materials and large vehicles, so adding to that should not be permitted.
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| Retain erection of outbuilding (demolish existing outbuilding)  | **Invalid application with mis-statements*** + no square meterage figures for before and after in the application.
	+ discrepancy with the orientation on the location plan between the 2 versions of the stable block and neither of these match the original stable block nor new building as built
	+ application states that the works were done between 06/04/25 and 06/05/25. Google Earth showing the barn demolished as at 29/07/24
	+ there are trees on the property (Flowering Cherry) and an adjoining property (Field Maple) which are within falling distance of this building – not declared
	+ there is a chalk stream (winterbourne – feeding into River Allen) which runs during the winter approximately 10m from the building – not declared
	+ bio-diversity – bats in the main house roof and likely to have been in stable. Known roosting of Housemartins/Swift before demolition – not declared
	+ building can be seen from the road (Cashmoor Road on/by bridge between Waterside and Bridge House) – not declared
	+ The drawings show no windows in the north elevation, but there is an opening window with clear glass which overlooks the neighbouring property
* The new building seems to have a much larger footprint than drawn on the plan. The original permission for the stable 29/06/84 ([03/84/1035/HST](https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=351268)) by EDDC. Dimensions of the slab for the stable block from that application are 6.9m x 6.9m
* There is a drain cover visible but no mention of any plumbing in the application. If plumbing installed, water supply, shower, toilet? Where will this drain into? No indication of waste water/solid disposal. This is near the winterbourne as stated. There is also a water well nearby.
* The use of this land was granted by EDDC on 19/11/10 as a **garden** (previously agricultural land) with specific conditions.
* A gym and office would not follow EDDC permission AND this land is outside the village envelope as designated by EDDC Local Plan – therefore a non-garden structure is not allowed
* The owner is a builder and is using some of his back garden for storing builders materials and large commercial vehicles. Now there is an office, is he potentially running a commercial business from the property?
* works have already been done – this is a retrospective application
* No planning notice displayed.

It is recommended that a Planning Officer should visit the site |