

Fontmell Magna Parish Council

Minutes of The Parish Council meeting held on Monday 2nd September 2019 at St Andrews Primary School, Fontmell Magna at 7.00pm

Present: Cllrs C Bellers (Chairman), M Humphreys, and J Long

In attendance: Jane Somper – Dorset Councillor, M Wheatley – Clerk and 11 members of the public.

Public Questions:

There were no public questions.

08/07/01 Apologies for Absence. There were apologies for absence from Cllr. Newbury.

08/07/02 Declarations of Interest. There were no declarations of interest.

08/07/03 Co-options. The Chairman confirmed that if there were less than 3 Councillors then the Parish Council was powerless. He once again encouraged people to come forward and join the Parish Council.

08/07/04 Minutes of the Meeting on 8th July 2019. The draft minutes were unanimously approved.

08/07/05 Matters Arising from the Minutes of the Meeting.

a. Operation London Bridge – It was explained that this item related to the deaths of the senior Royals. It was confirmed that the Parish Council's website should be altered in accordance with the proposal from Vision ICT only on the death of the Queen. The Clerk confirmed she would organise this.

b. VE day 75th Anniversary – The Chairman confirmed that he had had no response to the article in The Gossip Tree. One of the residents confirmed that various residents did want to celebrate the day and were thinking of organising an event following what happened on VE day itself namely: a short service followed by a street party and a dance. They were hoping to have the street party in Church St. and thought it would be nice for the children if they had Teddy Bears in uniform parachuting from the top of the church tower. This was going to be discussed further at the Village Hall committee meeting next week. One resident had volunteered to organise a jumble sale to raise funds. They would let the Parish Council know if they were needed to do anything in particular in relation to any grants and organising for the road to be closed. The Parish Council agreed to support this event including potentially by way of providing a grant.

c. Community Land Trust – The Clerk confirmed that she had now received advice from the National Association of Local Councils that provided the Parish Council thought buying a share in the CLT was for the benefit of the residents then they could purchase a share. It was agreed unanimously that the Parish Council would purchase a share in the CLT. One of the Directors of the CLT then commented that a copy of a questionnaire was distributed with The Gossip Tree and he encouraged everyone to complete the same. The first job of the CLT would be to secure the future of the shop but they need feedback in order to see what support there was in the village. There had been a recent drive for members at the recent event in the Village Hall. They now had 78 members but they still needed more members in order to give weight to any applications for grants etc. They had also approached Sutton Waldron and Compton Abbas Parish Councils. Cllr. Humphreys asked if the shop was to move from its current location whether the CLT were proposing that it should be on the proposed South Street development. It was confirmed that this was not the intention. The initial idea was that it could be located at the Village Hall but the CLT were looking at all of the possibilities.

d. Website – The Clerk confirmed that the website had recently been updated. The cost of upgrading the site would be in the region of £650.00 and this was not in the budget for this year. It might be something to include in the budget for next year. The Parish Council might in any event have to upgrade the site depending on the accessibility requirements that were due to come in next year. The Clerk confirmed that the recent updates had cost £30.00. Cllr. Humphreys

confirmed he had archived a lot of the material on the Neighbourhood Plan page but had left up various documents including the Neighbourhood Plan and the Conservation Area Appraisal.

e. Trees and verge at Bedchester crossroads – This was discussed below.

f. Access on Mill St. – The Chairman confirmed that the Clerk had asked the Enforcement Team what was happening and the Senior Planning Enforcement Officer had confirmed that they had been in contact with the landowner who had provided information which indicated that they had commenced the development lawfully and that the landowner was planning to complete the development before the end of the year. The Enforcement Officer had also said they were far from happy with the way they drove through the hedge with the digger, but the hedge had not died and therefore there is not a breach in terms of destruction of a protected hedgerow. The case was not closed and they would make sure that the landowner completed the development. It was confirmed that the owners had got a couple of the conditions discharged but it was not clear whether they had got the condition in relation to the drainage discharged. Cllr. Humphreys read out the relevant condition and commented that it was not clear what commencing the development meant. One of the residents who lives opposite the site commented that a pond was already forming on the other side of the hedge and he was concerned that once the weather changed this would break through the hedge and flood his property. Another resident suggested that the Enforcement Officer should be asked to make the landowners apply for a Certificate of Lawfulness in relation to the commencement of the development. It was agreed that the Clerk would write to the Enforcement Officer and ask him to confirm that they had discharged all of the conditions and ask him to require the owners to apply for a Certificate of Lawfulness.

08/07/06 Dorset Councillor report. The Dorset Councillor reported as per the written report attached hereto.

08/07/07 Reports from the Parish Councillors

a. Planning – Cllr. Humphreys had circulated a report to the Parish Council and he confirmed as follows:

i. That since the last meeting the Parish Council had considered three applications:

2/2019/0776/HOUSE – 2 North Street. Erect two storey extension.

The Parish Council objected to this application on the grounds of the scale of the proposed extension, the materials to be used and that the extension is out of character with the original building.

The proposed development conflicted with four policies in the Fontmell Magna Neighbourhood Plan.

2/2019/0840/FUL – Gupples Farm. Erect three new dwellings

The Parish Council supported this application, subject to a biodiversity report being produced. The NPMG had confirmed there was no conflict with the Neighbourhood Plan.

2/2019/0810/FUL – St. Andrews CE VA School. Erect boundary fence.

There had been some hesitation as to whether the fence was really necessary but in the end the Parish Council had supported this application. After the date for submission of comments the Parish Council had received a letter from a resident objecting to the fence.

The Clerk confirmed that the Parish Council had also been notified of two other applications as per the Schedule both were applications in relation to the discharge of conditions by Bedchester House. The Parish Council had no comments on this. The Chairman confirmed that the Parish Council had also considered an application for a variation in relation to Little Orchard in respect of which the Parish Council had no comments.

The Clerk confirmed that the Parish Council had also considered 3 applications for Tree Works as per the schedule in relation to Moores Farm, Church St., Fernlea Cottage, Mill Street, Cleeve Cottage, Church St,. The Parish Council had had no objections to these works.

- ii. Planning Application 2/2018/0338/OUT - Land At E 386515 N 116640 South Street Fontmell Magna Dorset** – Cllr. Humphreys confirmed that he had been informed that Heads of Terms had been agreed in relation to the S.106 agreement and the LPA and the developer were now discussing the details of the terms and conditions. Cllr. Humphreys confirmed that he had received representations from The Mead asking if provision could be made for the houses adjoining the site to be connected to the sewerage system. Cllr. Humphreys confirmed he had asked Pennyfarthing Homes whether this was possible. He had not however as yet asked them about the electrical vehicle charging point.
- iii Dorset Council - Local Plan** - The Parish Council had recently been consulted on the Statement of Community Involvement and the A350 Group had asked the Parish Council to make a submission essentially asking for more consultation on the local transport system. The Parish Council had made this submission. In addition the Parish Council had been consulted on The North Dorset Area Strategic Landscape and Heritage Sensitivity Assessment. This had been looked at by the Neighbourhood Plan Monitoring Group who had commented that this Assessment drew quite heavily from matters in the Neighbourhood Plan and they were quite supportive of the document. Cllr. Humphreys confirmed he would draft an appropriate submission in response to this consultation.
- iv. Up-dating the Neighbourhood Plan** – Cllr. Humphreys commented that as North Dorset did not have a 5 year housing land supply his understanding was that the Neighbourhood Plan was only valid for 2 years and therefore the Parish Council would have to consider updating the Neighbourhood Plan next year. He considered this was somewhat absurd as very little would have changed in 18 months since the Neighbourhood Plan was approved. He asked for the Parish Council's agreement for him to obtain advice on this from Jo Witherden the Planning Consultant who had advised on the Neighbourhood Plan. He had had some email discussions and Jo was not aware of any cases where the Neighbourhood Plan had been considered to be out of date but he wanted some proper advice. If the Neighbourhood Plan needed to be updated the whole process of public consultation and a referendum would have to be done again. A resident asked whether given the new Dorset Council were doing a new local plan for the whole area whether the Neighbourhood Plan would need to be updated again when this plan came out. Cllr. Humphreys confirmed that at present the Neighbourhood Plan had to be compliant with the North Dorset Local Plan until this was succeeded by the new Dorset Council Plan.
- v. Melbury Farm Business Park** - The Chairman confirmed that the Parish Council had also been made aware of the application to rebuild the Business Park after the recent fire. This was not in the Parish but was in the Parish of Melbury Abbas. Cllr. Somper commented that she thought the Parish Council might want to comment on this in terms of what they were going to put on there and what was currently on there. She also thought soil tests might be appropriate given what had been stored on the site. The Parish Council could comment on the conditions that could be attached to any permission in relation to the adequacy of the buildings and what was going to be stored on site. There had been a lot of toxic smoke caused by the fire. A resident suggested that comments could be made regarding health & safety and in relation to whether they needed more fire equipment on site. There had been 14 fire engines and they had been using the stop cock in Fontmell to fill up their engines. Cllr. Humphreys confirmed he would put an appropriate comment on the Dorset for You website.
- b. Trees** – Cllr. Long confirmed that he had nothing further to add to what had been reported.
- c. Highways** – Cllr. Long had circulated a report. He confirmed that he had had a long chat with the Community Highways Officer. He had confirmed that the roads in Bedchester had been prepared ready for dressing and he would look at the pothole in Mill Street. Cllr. Long also confirmed he had received a request asking for the speed limit to be reduced on the B3091 going through Lower Hartgrove. He had asked the Community Highway Officer to look into this and if he thought it was appropriate Cllr. Long would bring this back to the Parish Council as the Parish Council would have to recommend this in order to get the speed limit reduced. Cllr. Humphreys asked if the Community Highways Officer could also look at Gupples Lane. Cllr. Long confirmed he was not aware of any other road closures that might be coming up.
- d. Environmental Protection** – Cllr. Newbury had circulated a report which the Clerk read out:

Cllr. Newbury had met with concerned residents at Bedchester crossroads to discuss the issue of the lime tree and verge erosion.

She had had a meeting on-site at Bedchester crossroads with 3 tree surgeons to discuss cutting back the lime tree. Quotes to be provided (1 received so far).

The dog waste bin in Mill Street was broken during emptying, it had been given a temporary repair (thank you Gary) and is useable at the moment. However, when Cllr. Newbury reported it to Dorset Waste Partnership (DWP) she was advised that the policy of Dorset Council now is not to repair or replace the dog waste bins but to remove them and encourage people to use a single waste bin for all rubbish including dog waste. No date has been given for the removal of the Mill Street bin. The use of the remaining waste bin will be monitored and if the volume of waste in it becomes an issue DWP will either empty it more frequently or provide an additional waste bin at another location (it was not explained to Cllr. Newbury how a bin in another location would help to reduce the waste collected in Mill Street!).

Cllr. Newbury had met with Roland Skeats of Dorset Council Highways Dept. to discuss potential solutions to the verge erosion. The missing verge cannot be replaced; Highways prefer that cars can park at least partially off the carriageway. The Parish Council cannot have double yellow lines or place logs or large boulders to prevent further erosion. Any barrier marking the edge of the verge must fall over easily if hit by a vehicle (insurance implications if a car were to be damaged by an immovable object). However, short wooden posts (probably need to paint them white) shallowly planted to allow them to fall over if hit are permitted. Such posts must be 1m from the edge of the tarmacked carriageway. 1m From the carriage way in this site is actually in the eroded area. Having gained provisional approval for such posts, Cllr. Newbury will now price it up.

Cllr. Newbury had contacted DWP and arranged for the litter picking equipment to be provided for a community litter pick on Sunday 3rd November at 10.30am. It has been agreed that the waste collected will be collected from the Village Hall during the following week.

The Defibrillator returns had been completed as required.

Cllr. Newbury had Liaised with East Orchard Parish Council to book Fontmell parishioners onto a defibrillator training course on 11th September 2019.

Cllr. Newbury and the Chairman had attended the Village Hall AGM as the Parish Council representatives.

The Clerk confirmed that they had now had a second quote for the proposed works to the lime tree at the Bedchester crossroads which was significantly less than the first quote.

e. Social Infrastructure – Please see Cllr. Newbury's report above.

f. District Liaison – Cllr. Humphreys confirmed he had not attended any District Liaison meetings recently.

g. Footpaths – The Chairman confirmed that the 50 mile circular White Hart Link had now been completed and the final link from Fontmell Magna to Shaftesbury had been walked recently. The Link was all way marked. The Chairman confirmed he had still not managed to get the stile on the footpath behind the school repaired.

h. Governance – The Chairman confirmed that the Clerk was reviewing the governing documents and so far he had commented on the revised draft Financial Regulations and the Standing Orders. The Clerk hoped to have the documents ready for approval at the November meeting.

08/07/08 To consider report from the RFO. The Clerk confirmed she had circulated the Income & Expenses and Budget v Spend to date. The available balance was currently £8362.94. The spend v budget was in line with the anticipated expenses for this year save for the grant to the Village Hall which had not been budgeted for. The Clerk would prepare a draft budget for discussion at the November meeting but in the interim if there was any expenditure that anyone thought should be included in the budget for next year or if there were any big items of expenditure the Parish Council needed to save for please could they let the Clerk know.

08/07/09 To resolve to pay Bills presented. The invoices and standing orders paid since the last meeting were set out in the Schedule. It was agreed that the bills as set out in the schedule should be paid:

- DAPTC Training - £80.00
- PAYE Bookkeeper - £36.50
- Vision ICT – website - £36.00
- Vale Garden Services - £25.00

In addition it was agreed that the Clerk should pay the Fontmell Magna Community Land Trust £25.00 to purchase a share in the CLT.

08/07/010 Other Matters arising from recent correspondence

- a. The Chairman confirmed he had received a request from the Church for a grant of £400.00 in respect of the maintenance of the graveyard. It was unanimously agreed that the Parish Council should pay this grant.

08/07/011 Date of Next Meeting – The next meeting will be on 11th November 2019.

08/07/012 A.O.B.

There being no further business, the Chairman closed the meeting at 8.15pm.

Date

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Chairman, Fontmell Magna Parish Council