

Fontmell Magna Parish Council

Minutes of Parish Council meeting held on Monday 12th March 2018 at St Andrews Primary School, Fontmell Magna at 7.00pm

Present: Cllr H Horstead (Chairman), Cllrs M Ayre, C Bellers, M de la Perrelle, G Roberts, M Humphreys,
L Williams.

In attendance: Cllr. Graham Carr-Jones – County councillor, Catherine Langham – District Councillor, Jo Witherden – Planning Consultant and 48 members of the public.

Public Questions:

The Chairman confirmed that the Parish Council were still waiting for the revised plans on Middle Farm and accordingly that application would not be considered at the meeting. Dick Stainer commented that both the Neighbourhood Plan and the Mill St planning application were going to be considered. The Mill St., application asserts that the Neighbourhood Plan is not sufficiently advanced for NDDC to give it any weight. He asked if people were going to object to the Mill St. application whether they could make reference to the policies within the Neighbourhood Plan in any objection. Judith Westgate confirmed she had read the draft objection and asked if light pollution could be included in the response. The village did not have street lights and 29 buildings on the raised site above the village would cause a lot of light pollution.

12/03/01 Apologies for Absence. There were no apologies for absence.

12/03/02 Declarations of Interest. There were no declarations of interest.

12/03/03 Co-option, Resignation and continuing responsibilities. Chris Bellers was unanimously co-opted onto the Council and was asked to join the Council. The Clerk confirmed she had received Cllr. de la Perrelle's resignation which would take effect from 31st March 2018. The Chairman thanked Cllr. De La Perrelle for all her work whilst she was on the council in particular taking on the role of RFO the previous year. The Clerk confirmed that Cllr. De La Perrelle had been responsible for Trees and Footpaths. Cllr. Bellers agreed that he would take on responsibility for footpaths and trees.

12/03/04 Minutes of the Meeting on 8th January 2018. The minutes were approved without amendment. **Nem Con**

12/03/05 Matters Arising from the Minutes of the Meeting. Michael Humphreys confirmed that the conservation Area Appraisal had now been adopted. He thanked Barry Roberts for his hard work on this appraisal.

12/03/06 County Councillor and District Councillor's reports. Graham Carr-Jones had circulated monthly updates. He confirmed that the Secretary of State had now approved the setting up of two Unitary Authorities. He also confirmed that DWP had caught up with the bin collections very quickly after the recent bad weather. The new hub at Norden was now up and running. The Council tax in North Dorset was going up by £5 per annum for a Band D property. The use of Sky Lanterns had been banned on all council property within North Dorset.

Michael Humphreys asked when North Dorset was going to have the appropriate 5 year land supply. Cllr. Carr-Jones confirmed that this was not a quick fix. Last year 140 houses had been completed as opposed to the target of 280. The effect was

cumulative. Currently 180 properties had been approved but it is not the approval but the actual building of the properties that was the problem. If there is a Neighbourhood Plan that has been adopted then this will be given due weight. Cllr. Humphreys then asked what works and services were going to be delegated to the parishes following the Local Government Re-organisation and asked when the parishes were likely to find out. Cllr. Carr-Jones confirmed that it had been acknowledged that the parishes did not have the resources to provide services and works and therefore rather than devolve these powers down to the parishes he thought the parishes would be asked to contribute to the provision of service and works. Cllr. Carr-Jones also confirmed that the first two terms of the Unitary Authority would be 5 year terms to allow the Unitary Authorities to bed in and Parish Council terms would also be lengthened.

12/03/07 Neighbourhood Plan

- (a) To consider and approve for submission to NDDC:**
- (i) The Neighbourhood Plan**
- (ii) The Strategic Environmental Assessment**
- (iii) The Basic Conditions Statement**
- (iv) The Consultation Statement**

Cllr. Humphreys confirmed that the Neighbourhood Plan was now at a stage where it was ready to be submitted to NDDC for examination. The pre-submission consultation had been had been completed and there had been 145 responses with 90 comments including comments from the Statutory Committee. The Working Group had considered the comments and incorporated and addressed the comments to reach a compromise. The amended documents showing the changes had been circulated to the Parish Council. A number of the policies had been altered including policy 19 regarding site 20. The pre-submission draft had allowed for up to 40 houses on this site but this had now been reduced to 30. A number of other policies had been changed including the AONB to include the setting of the AONB and explains why the site south of Home Farm is the best option to meet the quota for the village. The word "must" had been changed to "should" in various places so that the word "must" is only used for those policies where there is no flexibility. Policy 21 was deleted which was in relation to an exception for affordable housing as it was felt there was no need to have a formal policy in this regard. A policy had also been added regarding CIL which relates to a levy on the developer to provide infrastructure as part of the development. The documents as listed above are available for inspection and will be on the Parish Council website. The next step is to formally submit the documents for inspection; if there are no significant mistakes there will then be a 6 week consultation and an Examiner will be appointed to comment on the Plan. Once the Examiners report is received any final comments will be incorporated and the Plan will go to a referendum hopefully in September 2018. Cllr. Humphreys then asked the Parish Council to formally approve the documents listed above. The Parish Council approved the documents and the Chairman thanked all those who had contributed to the production of the same.

(b) To decide on other matters as set out in the Project Meeting No 25 Notes

Subject to the Clerk being kept up to date it was agreed to delegate the following to Jo Witherden and/or the NP Working Group:

- Jo Witherden to submit the Neighbourhood Plan and Supporting Documents as approved by the Parish Council to NDDC
- The CV's of the potential Examiners as supplied by NDDC to be reviewed by the Working Group prior to making a recommendation to the Parish Council
- Any queries raised by the Examiner to be dealt with by the Working Group
- The Working Group to consider any changes recommended by the Examiner.

12/03/08 To consider Development Control Matters

(a) Middle Farm – Jo Witherden had drafted an objection; however the plans were being revised by the Applicant and the new plans would be sent out for consultation. At that stage Jo would revise her draft objection. If anyone had commented on the current plans then they should ensure that they also commented on the revised plans if they wanted their comments to be taken into account. Cllr. Humphreys commented that there was some speculation as to whether this application was a precursor to a larger development. Cllr. Langham confirmed that the Planning Department could only look at the application that was in front of them. Cllr. Humphreys commented that the Parish Council had been concerned at the time that the Application for the agricultural access on Mill St. had been applied for that this was the first step in an application for access to a residential site. This has proved to be the case.

(b) Mill St. - Jo Witherden had produced a draft objection which had been circulated to the Parish Council. She confirmed that the application was an outline application and lacked detail at this stage. The Applicant was looking for an agreement in principle that the site could be developed and was taking advantage of the lack of a 5 year land supply. The lack of a 5 year land supply meant the decision making process was slightly different and the policies in the Local Plan did not apply. The local plan will still be used as a starting place but unless the development's adverse effects 'significantly and demonstrably' outweigh its benefits it can't be refused. That any proposed development is outside the settlement boundary alone are now unlikely to carry sufficient weight to refuse a development. Two key consultees – AONB and English Heritage had made strong objections to the application. Cllr. Humphreys asked for the objection to emphasise the fact that the current application referred to the fact that there was permission for an agricultural access to the land but as yet no construction on the access had commenced and that permission had been given to build a distillery which would already impact on the rural nature of Mill St. Jo Witherden confirmed she would make the appropriate changes and would ask the Clerk to circulate the same for approval. The Parish Council agreed that subject to the amendments the Parish Council should submit the objection as draft by Jo Witherden to NDDC.

(c) Little Orchard, Bedchester – The Chairman confirmed he had tried to contact the agent but the telephone number did not work. He confirmed he had visited the property but no-one was in. However the property did not have any near neighbours that would be affected by the proposed extension and he therefore could not see any reason to object to the same. It was agreed that the Parish Council would not object to this application.

(d) 21 Lurmer St., Fontmell – the Chairman expressed the Parish Council's condolences to the Applicant's family following his untimely death. Cllr. Williams commented that he thought the extension was out of keeping in the context of this listed building in terms of its size and the addition of a Juliette balcony. It was agreed that the Parish Council would object to this application.

12/03/09 To consider report from the RFO – The Clerk confirmed that the latest financial reports had been circulated to the Parish Council and that the current balance was £11277.17. Cllr. Humphreys confirmed that the Neighbourhood Plan was likely to cost approximately £16,000 instead of the anticipated £18,000.

12/03/010 To resolve to pay Bills presented. The Clerk had circulated a schedule showing the invoices and standing orders which had been paid since the last meeting. The Parish Council agreed to pay Jo Witherden Invoices 145 & 146 in the sum of £678.36.

12/03/011 Other Parish Matters

a. Highways - Robin East confirmed that most of the work on the A350 had now been done. Subject to the weather the road lines would be done shortly. The lines would produce two pinch points where the footpath from the school came out on to the A350 and one by The Mead. The signs including the direction signs were going to be replaced and simplified. Robin was still in discussion with Highways regarding the design of the gates and he was continuing to push for a change in the colour of

the tarmac at the start of the Village.

With regard to the Strategic North/South route the report had been presented to the Secretary of State and had been endorsed by the local MPs. There was also a Major Roads network initiative which seemed to duplicate the Strategic North/South route but did not refer to it.

The Chairman commented that he was impressed by the work that had been undertaken and the way in which it had been done. The Parish Council agreed to wait until all of the works had been completed before congratulating Highways on the works.

- b. Bedchester Allotments** – The Chairman confirmed that there had been some delay in moving this matter forward as he and Robin East thought they were waiting to hear from DCC and the representative at DCC claimed he was waiting to hear from the Parish Council. In any event none of the works discussed had been commenced and the Heads of Terms supplied did not reflect all of the matters discussed. Cllr. De La Perrelle confirmed that a number of the Allotment holders had approached her and were concerned that they had not been consulted on the plans for the Parish Council to take on the Allotments. The Chairman confirmed he had been trying to speak to a couple of the residents but had only managed to make contact with one of the residents briefly. The Clerk had been informed that the Allotment Holders were going to speak directly to DCC. The Parish Council in any event needed to consider the financial consequences of taking on the allotments including any insurance. DCC were supposed to be carrying out various works before the Allotments were handed over including providing a water supply and tidying up the allotments. DCC were also looking at potentially providing some parking spaces and were looking at the private entrance which had been created. Carl Johnston, who had managed allotments in the past, advised the Parish Council not to take on responsibility for the allotments because of the considerable administration required.
- c. Defibrillator** – Susan Keen confirmed she had been in touch with the manager at Abbeyview who was going to provide her with further information. The defibrillator did not need to be sited inside but could be sited outside. If funds were raised for the defibrillator these would not be held by the Parish Council. The residents of Bedchester were at an advanced stage in acquiring a defibrillator for Bedchester and were happy to share their knowledge.
- d. Unified Parish Website** – It was agreed that this would not be progressed at this stage and the item would be removed from the agenda.
- e. Talk by Rural Crime Team** – The Clerk confirmed that a talk would be given by the Rural Crime Team at the Parish Council meeting in July 2018. Cllr. De La Perrelle confirmed that she thought Abbeyview would be happy to come along at some stage to give a talk as well.
- g. Maintenance of Bedchester Notice Board and Pump House** – Cllr. Williams confirmed he had had a look at the notice board and the top board had rotted and the doors needed to be sorted but it was still useable. He thought it would probably cost in the region of £300.00 to repair. He would provide a quote for the work. The pump house was structurally sound and there was at least another 8 years left in the roof. Cllr. Bellers confirmed that what needed doing was for it to be tidied up. The Clerk confirmed she would ask the gardener to do this.

12/03/012 Other Matters arising from Correspondence. Cllr. Humphreys confirmed that the NP Working Group was applying for an award in the projects category of the Best Kept Village Awards in respect of the work done on the CAA. The Dorset Youth Association had asked for a grant. Cllr Humphreys confirmed he would try and find out how many

families in the Village were involved in this Association and report back at the next meeting. Cllr. Langham confirmed that the Local Hero Awards had been launched and they were looking for individuals who had contributed to the communities. She also commented that as she was on the NDDC planning committee she could not comment on the current applications but she was aware of the same. Dick Stainer confirmed that he had been informed that Pennyfarthing Homes would be putting in their application shortly.

12/03/013 Dates of Next Meeting – the next meeting was on 21st May 2018 and would follow the Annual Parish Meeting which would start at 7pm and the AGM. Cllr. Bellers confirmed he would put a notice in the Gossip Tree and ask the various societies etc. to let the Clerk know whether they would be attending by 8th May 2018. The following meeting is 9th July 2018 also at 7pm.

12/03/014 A.O.B. There was no other business.

There being no further business, the Chairman closed the meeting at 8.42 pm.

Date

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Chairman, Fontmell Magna Parish Council