

Fontmell Magna Parish Council

Minutes of The Parish Council meeting held on Monday 8th July 2019 at St Andrews Primary School, Fontmell Magna at 7.00pm

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

In attendance: Jane Somper – Dorset Councillor, M Wheatley – Clerk and 6 members of the public.

At the start of the meeting there was a presentation by Chris Conroy - Cyber Crime Protect and Prevention Officer from the Intelligence Directorate – Dorset Police and Devon and Cornwall Police. There is a leaflet giving details of steps to take to protect against Cyber Crime on the website.

Public Questions:

There were no public questions.

08/07/01 Apologies for Absence. There were no apologies for absence.

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

08/07/03 Co-options. There has been an article in The Gossip Tree encouraging people to join the Parish Council however no-one had come forward.

08/07/04 Minutes of the Meeting on 13th May 2019. The Clerk confirmed she had at the request of the Dorset Councillor amended the name of the committee in paragraph 13/05/011 to the Overview and Scrutiny Committee. The revised minutes were unanimously approved.

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

a. Springhead Distillery – The FCA had been approached by a resident but they had confirmed that the potential breach of planning conditions referred to in the document sent to potential investors was not something that they would look at.

b. War Memorial – The re-painting had been completed and Mr. Peel had kindly agreed to make a contribution of £30 to the cost of re-painting his relatives name.

c. Bench at Bedchester – Cllr. Newbury confirmed she would report as part of her report under paragraph 08/07/07 of the agenda.

The Clerk was asked to chase up a reply from the enforcement team re: the access opened up on Mill Street.

08/07/06 Dorset Councillor report. The Dorset Councillor reported as per the written report attached hereto. Cllr. Somper confirmed that if the Parish Council did not receive responses to any requests they made to the Dorset Council then she should be copied in and she would see if she could get the relevant department to respond. Cllr. Somper confirmed that there was a consultation process in place to ensure that the Parish Councils and the residents were consulted on the new Local Plan. In addition to her report on the decision to produce a new Local Plan she had commented that one of the local villages was considering asking not to be considered as a larger village for the purpose of the new local plan because the Village had a school which employed a lot of people. If there were any issues like this, this was the time to put them forward. She was asked whether not being a larger village was beneficial. Cllr. Somper commented that this depended on what sort of development the village wanted. She thought however Fontmell Magna would remain as a larger Village because it had a school, the shop, the pub and a doctor's surgery. Cllr. Humphreys asked whether as part of the process the mobile phone network would be sorted. Cllr. Somper confirmed she thought this would form part of the Plan.

08/07/07 Reports from the Parish Councillors

a. **Planning** – Cllr. Humphreys reported as follows:

i. **Neighbourhood Plan Monitoring Group (“NPMG”)** - Since the last Parish Council meeting two Applications had been assessed:

2/2019/0596/VARIA – Little Orchard, Parsonage Street, this had not raised any issues of substance for the NPMG to consider, although it was subject to an objection from a resident. The Parish Council had however objected to this application on the grounds that the variation would result in overlooking and a loss of privacy in breach of policy FM 8 of the Neighbourhood Plan.

2/2019/0696/HOUSE - Middle Farm House, Lurmer Street, this had raised issues with the Conservation Department which were published last week on the Dorset for you Website. The NPMG had recommended that the Parish Council should support this application on the basis that it was in accordance with policy FM 10 of the Neighbourhood Plan which relates to providing safe access.

Planning application 2/2017/2014/OUT Land At Mill Street Fontmell Magna Dorset.- Develop land by the erection of 29 No. dwellings, form vehicular access. (Outline application to determine access). Planning permission had been refused under delegated powers, dated 28th May 2019. The reasons for refusal were:

- the location would give rise to unsustainable development and would have detrimental impact on heritage assets;
- permanent loss of grade 2 agricultural land;
- the development would not contribute to provision of affordable housing.

A number of Fontmell Magna Neighbourhood Plan policies had been cited in the refusal statement.

The Clerk confirmed that the Parish Council had also been notified of two other applications as per the Schedule:

Discharge of conditions

2/2019/0747/DOC - Land South of Little Orchard, Parsonage St., Fontmell Magna - Discharge of condition Nos 3 - Materials - sample panel, 4 - foul and surface water, 5 - windows and doors, 6 - Turning and parking, 7 - Tree and hedge protection, 8 - Landscape man plan, 9 - Vehicle Access Construction and 10 - BMP from planning permission 2/2018/1260.

Non Material Amendment

2/2019/0698/NMA - Penn Hill Farm Common Lane Bedchester Dorset SP7 0JW Non material amendment to planning permission 2/2018/0395/FUL to change some windows originally designed to be mullioned to be timber sash so that all windows will be of the same design. Change kitchen window on south facing elevation to a door, change drawing room window on south facing elevation to a simpler door and 2 windows arrangement. We wish to regulate the design so all windows are timber sash windows. We believe this is an improvement in the design and also delivers cost savings as well as practical benefits (mullioned windows limit window opening for building regulations).

The Parish Council had not been formally consulted on these applications but the Clerk had circulated them to the Parish Council, the NPMG and the residents and had not received any comments. There were 2 other applications that were currently being considered by the NPMG. The response on these applications was due by 27th July 2019.

2/2019/0840/FUL Gupples Farm Gupples Lane Hartgrove SP7 0AS Erect 3 No. dwellings, 2 No. car barns, formation of access track and associated residential curtilage

2/2019/0776/HOUSE 2 North Street Fontmell Magna SP7 0NP Erect two storey extension.

ii. **Planning Application 2/2018/0338/OUT - Land At E 386515 N 116640 South Street Fontmell Magna Dorset** – Cllr. Humphreys and the Chairman had met with Hamish Laird, the Dorset Council Planning case officer for this application. Evidently there is still some distance between Dorset Council’s demand for a S106 contribution and the developer’s (Pennyfarthing

Homes) expectations. The ball is currently with the developer who are conducting a viability assessment for the scheme. The assessment will be a public document and will be sent to an independent valuer for an opinion. If the valuer says that the developer's assessment is reasonable this may be the way forward. The Chairman and Cllr. Humphreys had emphasised to the Planning Officer that the Village was not expecting major investment in facilities and amenities out of this development. The top priority is the parking for parents dropping-off children to the school and a turning area for buses, both of these within the site's boundaries. Also the residents were looking to the developer to invest/replace the play equipment in the existing area adjacent to the village hall. Dorset Council expect the S106 to include contributions to education facilities and maybe other investments outside the village. The Chairman and Cllr. Humphreys had emphasised that the Parish Council did not wish to see the essential elements of the scheme compromised in order to satisfy a large S106 demand. Thus the Parish Council's priorities were:

- a maximum of 30 dwellings
- 40% proportion of affordable homes
- car parking for school drop-off and bus turning space
- a footpath to the rear school entrance
- new equipment for play area adjacent to village hall.

The Planning Officer undertook to speak to Ed Gerry the Planning Policy Team Leader about the S106 contribution demand and to seek a way to reach agreement so that the development can proceed. Cllr. Humphreys also confirmed he would write to Ed Gerry about the currency of the Neighbourhood Plan.

lii Dorset Council - Local Plan - As the Dorset Councillor had reported Dorset Council has announced it will develop a Dorset-wide Local Plan with the aim of it being adopted by 2023. This means it is highly likely that most of the area will be without a 5-year housing land supply for the foreseeable future. Cllr. Humphreys confirmed he had written to Jo Witherden the Planning Consultant who had confirmed that the Neighbourhood Plan will carry weight as long as it is current. In order for the plan to be current it will need to be updated within 2 years of the date it was made. There had been no instances as yet where a plan that had not been updated had been given less weight but Cllr. Humphreys confirmed he believed that the Neighbourhood Plan should be updated in 2020 in order to ensure it is given the appropriate weight. Dorset Council had issued for consultation a Statement of Community Involvement on how communities will be informed and consulted on planning matters. The consultation ends on 2nd August 2019. It was agreed that Cllr. Humphreys would draft an appropriate response to this consultation for consideration of the Parish Council.

b. Trees – Cllr. Long confirmed that so far as the responsibility for supervising the trees in the Parish are concerned this has now been taken over by Dorset Council. The Parish Council can make comments but Dorset Council will make the decisions. The Parish Council had been notified about an application for works in The Knapp but by the time they received the notification the works had been done.

c. Highways – Cllr. Long confirmed that the A350 Community Group had meet the previous week but as yet no report had been circulated. The work on the road at Dinah's Hollow had been completed on 29th June 2019. There were still some signs and information boards to go up which should be completed by the end of the year. The bridge work at Durweston is an on-going feature and at present is on schedule. There had been two major traffic instances in the village a week apart. A car traveling south on the A350 had hit a telegraph pole at the side of the road and over turned opposite Middle Farm. Although the road was closed for some four hours plus, the Police with some local help managed to keep the traffic flowing reasonably. Fortunately there were no major injuries. The second incident, was to the south of the village, where a 48 ton articulated lorry had to steer off the road into a field to avoid another vehicle. This resulted in a van buried in the hedge and two other vehicles written off, one again on its roof. The road was closed for some four hours plus, whilst the rescue vehicles cleared the damaged ones away. Again the Police with some local help managed to keep the traffic flowing, mainly up Mill Street, anything coming north would not have been able to get through. As it was a Friday and the traffic was light, there were few heavy lorries trying to get through. Only a Spanish and an Italian lorry tried because neither driver spoke English and ignored the signs. Although the driver of the Ford Transit van that ended up buried in the hedge sustained some minor injuries no one else was hurt, although the lorry driver was very shaken up but a second lorry following was able to take him home. His lorry was recovered later.

An approach was made to Dorset Council to get the trees and shrubs cut back by West Lea and by Middle Farm House barn but as yet there has been no response to any emails.

- d. **Environmental Protection** – Cllr. Newbury confirmed that she and the Chairman had put up “No Dog” and “No Fouling” signs up throughout the Village. They believed that they had covered the most appropriate places but if anyone thought a sign was needed somewhere else they should contact Cllr. Newbury.
- e. **Social Infrastructure** – Cllr. Newbury confirmed she continued to submit the monthly defibrillator reports. She also confirmed she had recently attended the training for New Councillors. With regard to the proposal that a bench should be installed at the Bedchester crossroads Cllr. Newbury confirmed she had distributed 50 copies of a questionnaire to the residents of Bedchester. The questionnaire asked whether the residents thought a bench was a good idea and whether they were prepared to make a contribution towards the costs. She had had 16 responses. 7 were in favour of the bench, 3 had reservations and 6 were against. The comments against included people being able to see into houses and gardens; wear and tear on the grassy areas and health and safety reasons in that it was not a good idea to encourage people to congregate at the crossroads. The Parish Council had not budgeted for a bench. £715.00 had been pledged by the residents however the cost was going to be in the region of £1300.00 with minimal on-going costs. Cllr. Newbury proposed that given the reasons for objecting to the bench she did not think the Parish Council should proceed with this proposal. The Chairman seconded this proposal and it was unanimously agreed that the Parish Council would not install a bench at the Bedchester crossroads.
- f. **District Liaison** – Cllr. Humphreys confirmed he had not attended any District Liaison meetings recently.
- g. **Footpaths** – The Chairman confirmed that the stile between the first and second fields behind the school had still not been repaired. The gate however was open so this was not a problem at the moment. The White Hart link would be passing through the Parish from Sutton Waldron to Pipers Mill. Some signs had already been put up and this part of the link would be opened on 18th July 2019 with a presence at the Village Hall during the Archive exhibition.
- h. **Governance** – The Chairman confirmed that Cllr. Long and Cllr. Newbury had attended the New Councillor Induction training and he had attended the Practical Chaining Skills training.

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 £8750.15. The bank balance was slightly different as two of the issued cheques had yet to be cashed but once these were cashed the bank and available balance would be the same. The Income & Expenses and Spend v Budget could be seen on the website. The grant to the Village Hall was included in the Spend v Budget to show how the money was being spent but of course it had been agreed that this was not part of the agreed budget for this year but would come out of reserves.

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. The only invoice to be paid was to Vale Garden Services for the maintenance of the War Memorial. It was confirmed that as this was an on-going expense this could continue to be paid as and when the invoices came in.

08/07/010 Other Matters arising from recent correspondence

- a. **Operation London Bridge** – It was confirmed that the Parish Council had received information regarding what would happen when the Queen died. For example there would be 10 days of official mourning and the Union flag on all public buildings would fly at half-mast. As part of the arrangements it had been suggested that Parish Council’s might like to have a black frame around the home page on their websites. It was confirmed that the Parish Council would like the Fontmell Magna website to have this and that the Clerk should fill out the relevant form. The cost was £35.00.
- b. **VE day 75th Anniversary** - It was agreed that an article would be put in the Gossip Tree to see if there was any enthusiasm for organising anything.

- c. **Community Land Trust** – The Clerk confirmed she had been trying to ascertain whether the Parish Council could become a member of the CLT. She had noted on the CLT Association website that the CLTs were supported by or sponsored by the Parish Council but had not been able to find any reference to a Parish Council being a member of a CLT. She had written to the Association and had been informed that there was a rule that allowed corporate bodies to be members of the CLT. The Parish Council was a corporate body but this particular rule had not been incorporated into the Fontmell Magna rules. This however was only part of the issue the other issue was whether Parish Council's had the power to hold shares in a CLT. A Parish Council could own land and make investments but was a share in a CLT an investment? She had asked DAPTC to advise but to date had not heard anything back from them. She would continue to try to get to the bottom of this issue. The Fontmell Magna CLT would also see if they could find out whether the Parish Council could become a member of the CLT. The Clerk suggested that in the interim the Parish Council could offer their support to the CLT. Cllr. Long proposed that the Parish Council should strongly support the work of the CLT. Cllr. Newbury seconded this proposal and it was unanimously agreed.

- d. **Website** – The Clerk confirmed she had received a quote to upgrade the website in the sum of £650.00. This had not been budgeted for. She and the Chairman had met and reviewed what changes should be made. The Clerk had obtained quotes to change certain pages and headings of £30 plus VAT and to change the home page of £100 plus VAT. It was agreed that the sum of £30 plus VAT should be spent on updating the pages but that nothing else should be done until next year when the Disability Discrimination Act requirements would be clarified and the Parish Council could include the costs of an upgrade its budget.

- e. **Electrical Vehicle Charging Point** – Dorset Council had asked for suggestions as to where a charging point could be located. The Parish Council had made various suggestions but as none of these were on Dorset Council land they were not viable. The Parish Council will suggest that there should be a charging point on the new development.

- f. **Bedchester Crossroads – trees and verge** – The tree at the Bedchester crossroads needed to be cut back. The verge was being worn away. Cllr. Newbury suggested that maybe the Parish Council could put some logs down on the verge to prevent further encroachment. The Clerk confirmed that Dorset Council owned the land and that they should perhaps be approached as she thought there were restrictions on where any barriers could be erected. It was agreed that the Clerk would with the assistance of Cllr. Newbury obtain 3 quotes for cutting the tree and that Cllr. Newbury would investigate further how to protect the verge.

- g. **The Lime Tree opposite Brook House** – The Clerk confirmed she had been approached by the owner of Brook House with regard to the tree and the grass surrounding the tree. Dorset Council had confirmed some time ago that they were responsible for the tree and had agreed to inspect the same regularly. The owner of Brook House was concerned about the size of the tree and that the roots would damage his property. He had asked the Clerk to contact Dorset Council to get the tree inspected and the grass cut. The Clerk had done this. Since then she had not heard anything from Dorset Council but the Parish Councillors had suggested that the cutting of the grass should be discussed as it might be preferable to leave this as a wild habitat. It had therefore been included on the agenda. In the interim however the grass had been cut. Cllr. Newbury confirmed she was currently investigating what the policy was with regard to cutting verges and would investigate whether the Parish Council could ask for example for some verges to be cut less frequently than they currently are.

The Clerk confirmed that Scope had asked if they could place a clothes recycling bin in the Village. It was confirmed that the school already had a bin and the only other site would be the Village Hall and the doctors surgery. Cllr. Newbury suggested that Scope should be invited to approach the surgery.

08/07/011 Date of Next Meeting – The next meeting was on 2nd September 2019.

08/07/012 A.O.B.

There being no further business, the Chairman closed the meeting at 8.59pm.

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Date

Chairman, Fontmell Magna Parish Council