



Clerk Ann Lee
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MINUTES FONTMELL MAGNA
Parish Council Meeting
held at the Village Hall,
Fontmell Magna on Tuesday 19 March 2024 at 6.30pm

Welcome from the Chair: The meeting started at 6.40. Cllr Lister welcomed everyone to the meeting and thanked residents for attending. She reminded everyone that the new loop hearing system remains in place and that Cllrs would use microphones to facilitate this facility. She explained that during the Open Session members of public could speak for 3 minutes and reminded those present that any new items raised by the public in this session will not be discussed by the council at the meeting but be noted for inclusion on the next agenda.

1. **Present:** Cllr Lister, Cllr Kurton, Cllr Long, Cllr Scott Walby, Cllr Scott
In the presence of: The Clerk and Cllr Sompers
2. **Apologies for absence: Cllr Andy Main and Cllr John Roberts-Davies**
3. **Declarations of interest** (Members are reminded of their obligation to declare any Pecuniary or prejudicial interests they may have under the Localism Act 2011 and the Council's Code of Conduct). **No Interests declared.**
4. **To approve as a correct record the minutes of the previous meeting held on 16 January 2024.** Cllr Laura Scott Walby requested amendments to the minutes under Planning Page 3 P/OUT2306625 to read "Seconded by Cllr Kurton, Cllr Scott Walby abstained in order to carry out the instructions of the Parish Council. Unanimously carried". And under item e) To receive budget for 2024/25 last paragraph just before item f) insert "If voted for in the future", so removing if required and inserting "if voted for in the future". Thereafter the minutes were proposed by Cllr Lister, seconded by Cllr Long. Unanimously carried.

Public Session: No questions or comments raised in the Open session by the public.
The Parish Council Meeting continued without interruption.

5. **To discuss any actions and matters arising from the previous minutes.** Cllr Lister stated that all matters arising would be covered in the main body of the agenda as identified below.

- 4.1 To received progress report with Neighbourhood plan **Cllr Scott Walby Agenda item 6 (a)**
- 4.2 CIL s106 suggestions **Cllr Laura Kurton Agenda item 6 (b)**
- 4.3 School drop off **Cllr Lister Agenda item 8.1**
- 4.4 Defibrillator progress **Cllr Scott Agenda item 8.2**
- 4.5 Right of Way application update **Cllr Main Agenda item 8.3**
- 4.6 Update from Road Safety Group **Cllr Roberts Davies Agenda item 8.4**
- 4.7 Update Road repairs **Cllr Roberts Davies Agenda Item 8.5**

6. Reports

- a) To receive County and District Councillor reports **Cllr Jane Sompers.**



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Cllr Sompers gave her report and Cllr Kurton stated that a copy of the report would be placed on the PC's public facing website.

Cllr Somper reported her concern about the state of potholes emerging within the village. She outlined her concern about the road leading from Bedchester into Fontmell Magna (West Street). She explained that Highways have visited and closed the road due to fear of further road collapse as a sink hole is emerging which is of danger to pedestrians, HGVs and all other vehicles. It is hoped this will be resolved swiftly. Highway engineers are taking this matter seriously.

Cllr Sompers concluded by congratulating those who have worked on the Neighbourhood plan emphasising the value that this will bring to the Parish for the future and its protection. She remarked that Dorset Councils strategic plan will not be completed until 2026/27 due to government changes to legislation.

b) To receive any police matters. **None received.**

7. Planning

a) To receive an update on the Neighbourhood plan **Cllr Scott Walby**. Cllr Scott Walby reported that good progress was being made with the consultation process. Residents have had the opportunity to view previous plans and compare them to the new proposal. Over 50 people have attended demonstrating good engagement. This has also been supplemented with questionnaires. Residents appear engaged and energised. Comments will be analysed during April and May. Proposed changes to the plan will then be notified by Dick Stainer, Cllr Scott Walby commended the NP group for all their hard work. She particularly noted her thanks to Jo Witherden, Mr Stainer, "We are Chain", Bruce Ramsden and all the hard work of the committee, as well as all volunteers who have actively supported this initiative with all the numerous drafts, graphics, website design, media interaction, poster distributions, encouragement for an extensive community wide engagement approach, as well as offering hospitality and cake baking. The closing date for this exercise will be the 31 March. Thereafter, frequently asked questions will be posted to the Parish website NP page.

b) CIL s106 suggestions **Cllr Kurton**. Cllr Kurton reminded everyone that at the meeting in January the PC asked residents if they had any suggestions for the allocation of future S107 funding needs. Numerous suggestions have been offered. She explained that funding is allocated according to Dorset Councils policy. She explained that funding suggestions are speculative as funding is only forthcoming post development agreements. Funding allocation is restricted to the development site needs, reasonable, fair to scale and affordable. So far suggestions include:

- Village sign gates along A350 to reduce speed of traffic.
- Solar lighting in the Village Hall car park
- Car Park extension at the Village Hall site
- Contribution to the repair of the Church
- Purchase of table tennis equipment
- Installation of an outdoor gym



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- Funds to support transition of the friendship garden.
- Improvements to the play park with all-weather resurfacing
- Purchase of a pavilion for use at Village events
- Improvements to the tennis courts
- Rain shelter at Village Hall
- Biodiversity enhancements
- Provision of an allotment
- Obtaining of unclaimed land
- Refurbishment and provision of new Parish Notice Boards
- Provision of footpaths

Cllr Kurton thanked everyone for their contribution stating there was still time for further suggestions.

ACTION: Cllr Kurton will update the PC on further progress at the next PC meeting.

c) To consider new Planning Applications: **Cllr Scott Walby**

Application Number	Proposal	Location Details
P/PABA/2024/00804	Application has been withdrawn. PC not expected to comment on this type of application	The Hatcheries
P/PAAC/2024/00725	Prior approval Agricultural to dwelling change of use and conversion of agricultural building to 2no dwellings (Use Class C3)	Green Farm Margaret Marsh SP7 0AZ
<p>Cllr Scott Walby circulated the plan. It is the third application. The PC support the application as it fits the NP to convert redundant agricultural barns to dwellings. This new application separates the two proposed semi-detached properties from the barns.</p> <p>Cllr Scott Walby proposed to support the application, seconded by Cllr Lister, unanimously carried.</p>		
P/HOU/2024/00481	Erect two story Side Extension to create annexe first floor Balcony: and erect rear single storey orangery	3 Marshlands, Bedchester.
<p>Concern was expressed about the potential use for holiday accommodation. Cllrs concluded that the extension was satisfactory but objected to the balcony as it overlooks the amenity space of neighbours. There is no privacy afforded for this.</p> <p>Cllrs unanimously resolved to support the extension without the balcony.</p>		
P/TRC/2024/01448	Fell Alders x 3	Moores Farm, Fontmell
Cllrs noted this and await planning officers decision		



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d) To note outcome of previous planning applications **Cllr Scott Walby**

Application Number	Proposal	Location details
P/HOU/2023/07430 Granted 22/4/24	Erect Single Storey Extension and front Porch Demolish Existing Rear Extension)	Plum Tree Cottage, 68 West Street, SP7 0PF
P/HOU/2023/07253 Granted 24/1/2024	Erect single storey extension	Mrs and Mrs Ashford 20 St Andrews View, Fontmell Magna SP70QY
P/HOU/2023/07097 and LBC 07098 Granted 6/2/2024	Erect single storey rear extension	Rose Cottage, West Street, Fontmell Magna, SP070PF
P/PAAC/2023/06854 Granted	Retain agricultural shed for the storage of machinery, fodder and accommodation for livestock	Mr and Mrs Cox Land adjacent to Guppies Farm, Hartgrove, Shaftesbury.
P/OUT/2023/06625 Awaiting decision	Charleston Bespoke Homes Outline planning 23 dwellings to determine access	Land at E386450 NI 16625 Old Crown Road
Cllr Scott Walby reported that the conservation officer does not support the application on conservation grounds. Similarly, Natural England have objected to the application. The application remains under Planning Officer assessment.		
P/OUT/2023/02893 Awaiting decision	Erection of 9no. dwellings Outline application to determine access only)	Blandfords Farm West Street, SP7 0PF
Cllr Scott Walby reported that the Urban Design Officer had concerns about the links of the development to West Street as well as the proposed layout of houses on the site. The Case Officer has asked the applicant cannot consider access through the Spring Meadows development and expressed concerns about increased traffic near the School as well as the risk of Construction traffic in this locality and the danger to pedestrians.		

8. Finance

To note 2023-24 available funds

a) To approve the cashbook and bank reconciliation to 1st March 2024

The Clerk reported that the Business Account has £13,022.49 and the Treasurers Account has £743.58. This provides available funds of £13,766.07. Cllr Lister viewed the bank statements and signed to concurred with the bank reconciliation.

b) To report payments made since last meeting.

The Clerk reported that the following payments had been made since the last meeting.

Salaries Dec23 Jan 2024 £ 671.72
 DM Payroll Services LTD £ 60.00 Invoice 3192
 HMRC £ 496.20



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Travel expenses	£ 43.30	
LandworX	£ 50.00	Invoice 000110
LandworX	£ 60.00	
Welcome Pack	£ 30.00	
Sam Smith Zoom licence	£ 155.88	
Grant Village Hall	£ 892.69	
Total	£2,459.79	

c) To note Net Neighbourhood grant expenditure (including VAT) against Grant of **£3,907**. The Clerk verified invoices against the NP grant leaving a total of £530.92 available for expenditure.

Iwerne Valley Benefice	£ 30.50	Invoice vv24/014
Village Hall	£ 80.50	Invoice 15361
Blackmore Vale	£ 275.04	Proforma (VAT £45.84)
Greenways via LSW	£ 181.78	Invoice 245516 c/o Laura Scott Walby
Rupert Brown	£ 594.00	Invoice 0571 (VAT £99.00)
Jo Wetherden	£ 2,668.92	Proforma (VAT £444.82)
Parish On Line	£ 75.00	4 March 2024 – March 2025
The Gossip Tree	£ 60.00	13.3.24 GT004
Total NET	£3,965.74	
VAT reclaim	- £ 589.66	
Current balance	£3,376.08	
Remaining funds	£ 530.92	Until 31.3.2024

Cllr Scott Walby proposed that the NP grant also pay for the Parish Zoom facilities (£155.88) the NP had been using. Seconded by Cllr Scott. Unanimously agreed.

d) To agree transfer of funds between PC accounts of (up to £3,000) **Cllr Lister proposed to agree this transfer, seconded by Cllr Kurton. Unanimously agreed.**

e) To approve the following accounts for payment in March via internet banking. **Proposed by Cllr Long, seconded by Cllr Kurton Unanimously.**

Salaries Feb March 2024	£ 671.72	
Travel expenses	£ 43.30	
Software Microsoft	£ 59.99	
HMRC	£ 162.80	
Vision ICT Ltd	£ 21.60	Invoice 17902
LandworX	£ 300.00	Invoice 000124
Village Hall Hire PC	£ 69.00	Jan March
Rupert Brown website	£ 300.00	Invoice 0572
Parish On Line	£ 45.00	
Total	£ 1,673.41	

The clerk reported that the year end position is estimated at c£12,000 excluding VAT reclaims. She reminded Cllrs that the PC can expect to receive the first half of the precept funding in April.



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- f) To agree Garden Waste charge notice April 24 – March 25 Church Close **Cllr Kurton**.
Proposed by Cllr Long, seconded by Cllr Scott, unanimously agreed.
- g) To consider grant application from FM PCC for upkeep of church yard grounds £400.
Proposed by Cllr Kurton, seconded by Cllr Lister, unanimously agreed.
- h) To consider grant application of £500 to the Fontmell Magna Village Archive Society.
Proposed by Cllr Lister, seconded by Cllr Kurton, unanimously agreed.
- i) To agree to uphold the PC's responsibility within the 1999 Constitution of the FM Village Archive Society **Proposed by Cllr Lister, seconded by Cllr Kurton Unanimously agreed.**
- j) S106 SID finance update **Cllr Lister** Cllr Lister reported that as Chair she had not been able to resolve this issue so she was going to engage an external mediator will to resolve this issue and will report back to the public in due course.
- k) To receive the formal notice of dissolution of the Registered Charity 301129 and note implications. To appoint solicitors to review the options regarding the PC land under the lease with the Village Hall. **Cllr Long**

The Clark stated that the PC had received formal notice from the VH that they have dissolved their original Charity that is named on the lease with the PC. They have now become an CIO. The lease is now a matter of urgency and will require legal input. This needs to be urgently resolved. Land registration is also required to protect all parties. A survey is recommended to ensure boundaries are clearly identified. This should include the boundary with the Surgery. Cllr Scott Walby cautioned that the PC do not want to find they have registered the land and then end up with a vboundary dispute. Quotes have been received from three legal firms. The most favourable legal quote has been received from Farnfields in Gillingham. Provision in the budget has been made for this purpose (£1800). This is important for both the Village Hall and the PC. Cllr Long stated that the PC need the land next door, not only the car park but also the surgery. He stated that he had been in touch with Blackmore Vale Surgery and they would like to dispose of the land and property as soon as possible. They are very keen for the PC to take this opportunity on. He has been in touch with Dorset Council, and they have funds to facilitate this which the PC can apply for.

Cllr Scott Walby proposed that the PC appoint solicitors, investigate the options available, undertake surveys and bring this back to the PC. Seconded by Cllr Lister, unanimously agreed.

Cllr Lister emphasised that the PC now need to gather information to establish the options and continue to have discussions with the Village Hall. She stated that Rosie Ann Yates had initiated this thinking and that it was important that the VH and PC work collaboratively on this. **ACTION Cllr Long**



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Cllrs resolved to appoint solicitors. Proposed by Cllr Scott Walby, seconded by Cllr Lister, unanimously agreed.

Cllrs recognised that Rosie Anne Yates has previously requested support from the PC for this. Cllr Lister explained that meetings had started in January to resolve this.

ACTION Cllr Long to report on progress at the next meeting.

9. Council Matters

8.1 To receive an update on school parking and drop off from April (4.3) **Cllr Lister**, Cllr Lister reported that 20 -30 children cannot be left unattended at the drop off area. There are insufficient numbers of staff to supervise. Furthermore, the back gate is not suitable for heavy footfall when it is wet weather, and it is currently flooded. The school continues to look to improve the path. The head teacher is awaiting a response from parents to walk their children into the school for reasons of safety. 106 funding is available for the provision of footpaths **ACTION Cllr Lister to contact Andy Galpin and brief Cllrs on progress at the next meeting.**

8.2 Update on the purchase of the defibrillator and training provision scheduled for the 17 April at the Village Hall and Parish Litter Pick (4.4) **Cllr Scott**. Cllr Scott has given the invoice to the Clerk. Cllr Scott has organised training for the 8th May.

Cllr Scott reported that the Litter Pick in February was successful. It was a social event and busy and bags of rubbish.

8.3 Road Safety Group (4.6) **Cllr Lister on behalf of Cllr Roberts-Davies**. In Cllr Robert Davies absence, Cllr Lister reported that the road safety group have:

- Met weekly to prepare for the County Council Scrutiny Committee
- Engaged with local press and are planning to ramp this up now.
- Worked with Dorset Police to participate in an 'Auto Speedwatch' trial and they are waiting for official confirmation.
- Made representations to DC Local Transport Plan 4, a county-wide policy review that occurs typically every 8-10 years.

8.4 Road Repair Concerns (Potholes, drains, manholes) update (4.7) **Cllr Lister on behalf of Cllr Roberts- Davies**

- 12 individual road repair problems have been escalated to highways. Highways have made 2 site visits.
- Plans have been confirmed to add 3 additional gulleys to tackle the cause of the long outstanding water issues in West Street
- There is a critical situation at West Street that has been escalated again, temporary warning signs are in place.

8.5 Update on County Council Scrutiny Committee **Cllr Lister on behalf of Roberts-Davies**



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- Questions were put forward by Jane Somper, John RD, Peter Mole and Andrew Davis
- DC are committed to work together to find solution to the A350 safety problem.
- Strong support from other councillors was put on record.
- Alfred Radio covered the story and posted on Neighbourhood social media,
- DC published the meeting on Youtube in full.

8.6 20mph application Cllr Lister on behalf of Cllr Roberts- Davies

The Road Safety Group propose two actions in parallel

1. Apply for 20mph in West Street, Mill Street, and Church Street
Speeds between West Street and Bedchester will also be considered
- 2, Ask DC to form a joint project in parallel, comprising Dorset Highways, Dorset Road safety and FMPC to find a solution to the A350 problem
This should include road crossing, footway improvements, not only speed limits.

Cllr Lister proposed that the PC apply for a 20 mile per hour speed limit in all roads barring the A350, seconded by Cllr Long, unanimously agreed.

8.7 Community Website Cllr Kurton. The idea of the community website is to bring all aspects of the parish activity onto one umbrella. To give all organisations, clubs a platform link – a one stop shop. Content is being populated. Residents are encouraged to contact Cllr Kurton for more information.

8.8 Village Hall request for purchase and repositioning of litter bin Cllr Long. The bin was moved from the playpark to the carpark. The bin costs £600 and is too expensive to replace. It's a bin that is emptied by the Dorset Council. **ACTION Cllr Long will report at the next meeting.**

8.9 To agree provision for a PC co-opted Member for the Village Hall CIO **Cllr Long**
Cllr Long will represent the PC at meetings but will not be a co-opted member for reasons of interest.

8.10 Council and Parish Council elections notification and process 2 May 24 **Cllr Lister**
Cllr Lister encouraged members of the Parish to join the PC and stand for office. Details are on the website. You complete the paperwork, make a face-to-face appointment in Dorchester taking your ID with you and register your intention to stand. Applications need to be submitted by the 5th April.

8.11 Update on Village Hall discussions **Cllr Lister** Cllr Lister explained that conversations are ongoing. No decisions have been made both parties are currently only looking at options. HMRC have confirmed that the PC cannot make any claims for VAT refunds on the tennis court refurbishment as the tennis court sits on the Land leased to the Village Hall, and they are responsible for it. It is not the responsibility of the PC.



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8.12 Proposed dates for the Annual Parish Meeting hoisted by the Chair and Proposed date for Annual Parish Council Meeting 21 May 6.00pm for coffee with a starting time of 6.30 at the Village Hall

8.13 To receive notification of the resignation of the Clerk. Ann Lee will be leaving the Parish in May. Cllr Lister thanked her for all her hard work during this year of transition, voice of calm and support over the last year through what has been a challenging year. Adverts for her replacement are now planned.

10. Date of next meeting: **21 May 2024**

11. Items for the next meeting:

- a) Hiscox Insurance renewal preparation 1st June 2024

All items for inclusion on the agenda and all items to be listed under issues arising from the previous meetings must be received by the Clerk by 9.00am on 30 April 2024.

Exempt Session – Exclusion of the Press and Public. The Council is recommended to resolve that under section 1, paragraph 2 of the Public Bodies (admission to meetings) Act 1960, the press and public be excluded from the meeting for the following items of business because the publicity would be prejudicial to the public interest by reason of the confidential nature of the business to be transacted.

- A) Financial adjustments in line with national statutory requirements backdated from July 2023 for the Clerk's salary have now been submitted for payment.

Ann Lee Parish Clerk