MAIDEN NEWTON PARISH COUNCIL

MINUTES OF MEETING HELD ON

THURSDAY 7 AUGUST 2014

**IN THE COMMUNAL ROOM WEBBERS PIECE**

**CHAIR:** Cllr.Alan Goff(AG) **PRESENT:** Cllr. Sally Falkingham (SF)

 Cllr. Norman House (NHo)

Cllr. Diana Padfield (DP)

Cllr. Paul Valinski (PV)

John Ball (Clerk) (JB)

There were five members of the public at the meeting.

* Mr Mark Butcher of 14b Cattistock Road asked what the parish council had heard about the planning enforcement case on his garage conversion - he had been told that he needed to apply for retrospective planning permission including change of use. JB confirmed that he had received (via JH) a copy of an e-mail from John Greenslade (WDDC Planning) which said exactly that. Mr Butcher said that his original intention had been for his in laws to live in the building but that this would not now be possible as his mother in law had been taken into a hospice. JB told him that the parish council had also been informed that his application for a summerhouse had been refused. He had also received this information and said that he would be re-applying for it in another location.
* Mr Stuart Allen of 3 Neil’s View spoke about the difficulty he was having with WDDC and Spectrum Housing Association in trying to sell his shared equity property. As he understood was required under the Section 106 agreement, he had given Spectrum 4 weeks to advertise the property with no takers. For the last 5 weeks, he had been advertising through an estate agent locally and had recently received an offer from a couple currently living in the Taunton area who used to live here and still had family in the area. WDDC were considering whether the couple’s local connections fitted the criteria. NHo said he would give him a copy of the Section 106 agreement so that he could see the specific wording. SF gave him the name of someone to contact at WDDC.
* Mr Eric Foster from The Mill confirmed his agreement with AG to make a donation to the school in return for AG and his brother Lawrie cutting his hedge at the bottom end of Chilfrome Lane. AG confirmed that this would be done before the school returned in September. AG thanked Eric and his wife, Lillie, for their hospitality in allowing parish councillors to be included on a tour of The Mill by the Wessex Mills Group on 26 July. It had been extremely interesting to see the amount of work which had been carried out. Eric reiterated his offer to allow children from the school to see The Mill and also to create some form of museum for other interested villagers.

AG declared the meeting open at 7.22 p.m. **ACTION**

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| **1** | **Apologies for absence** had been received from Cllr. Cherri Dyke (CD), Cllr. Neville Higman (NHi) and County and District Cllr. Jill Haynes (JH) |  |
| **2** | **AG declared an interest** in that his brother Lawrie had submitted an estimate for the revarnishing of the parish benches. |  |
| **3** | **The minutes of the meeting held on 3 July were agreed and signed.**  |  |
| **4** | **Clerk’s report on points arising/action points not covered elsewhere on the agenda:-** * The proposed changes to the Local Plan were now available for consultation and comments were required by 11 September.
* JB had been told that the resurfacing work on Bull Lane might not now take place until December/January which would be rather late for the planings to be used on The Drift. It was agreed that JB would see if Highways could bring this forward to October.
* The verge at the junction of the A356 and A37 had now been cut.
* JB had been told that the moss growing on the surface of the footpath between Cattistock Road and Manor Farm Close had been dealt with but SF was unsure whether this was correct. SF asked him to contact the owners of 9a Cattistock Road to ask them to cut their hedge which was overgrowing the footpath.
* AG, SF, NHo and JB had met with Jill Exton and Dave Ackerley (DCC Rights of Way) about the problem with the road surface on The Drift. They had agreed to share the cost of installing a further hump to channel water across to the ditch on the other side of The Drift. This would be located just below the area where the flood water had exited the allotments earlier in the year. It was also agreed that the parish council would go halves on digging out the ditch and cutting back the weeds. JB would contact Highways to confirm that the planings from the Bull Lane resurfacing would be available for use.
* JB had received a further two of the three outstanding gate licence agreements from residents of Greenford View. The only one still awaited was from Mrs Slater at number 2.
* Jess Carver had now cut down the two small trees in Rock Pit Farm car park and had also cleared the area of scrub between the Youth Centre and the car park. AG agreed to speak to Brian Wrixon about the removal of the two old electric light units.
* A quote of £125 had been received from Lawrie Goff for the revarnishing of 4 of the parish seats plus the noticeboard by the corner shop. As there were actually 5 seats, JB was authorised to speak to Lawrie and agree an increased quote of £150.
* SF was still completing the Dorchester Area Community Partnership questionnaire to inform their review of the support they currently give. She would circulate her response in due course.
* JB had agreed with Derry Thompson that he would carry out a service of the old school clock. There was, however, a small amount of carpentry required before this could be done and AG would arrange this.
 | JBJBJBAGJBSFAG |
| **5** | **Reports on meetings attended by councillors:-*** PV reported that the AGM of the Community Centre had taken place but that a new committee could not be elected because the meeting was not quorate.
* SF had attended three meetings - the DAPTC Central Area, the Heart of Wessex Community Rail Partnership and the West Dorset Housing Forum. In respect of the last of these, she had also attended a working party (with NHi and Anne Clements representing the Community Land Trust) concerning the completion of application forms for eligibility for Neil’s View 2. In this regard, Karin Chandler-Wilson mentioned that her daughter had experienced difficulty with the online application form.

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|  **6** | **Planning Applications:-**The following application had been approved:-* WD/D/14/001456 – 3 Dorchester Road – Extension to create kitchen/diner and utility room.

The following application had been refused:-* WD/D/14/001415 – 14b Cattistock Road – Erect summerhouse.

There were no objections to the following applications:-* WD/CA/14/00241 – 1 Bull Lane – Cut back Holm Oak to boundary.
* WD/D/14/001509 – 1 Glebe Close – Erect side extension.
* WD/D/14/001648 – Dairy Cottage, Cruxton Lane – Internal and external alterations.

A Grant of Non Material Amendment had been issued for the following application:-* WD/D/14/001749 – Neil’s View 2 – Amendments to plots 13 and 14.

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| **7** | **Allotments:-*** A further inspection had taken place and DP recommended that 3 tenants, all of whom had received warning letters in June, should be evicted. 3 more would be told that they had improved the condition of their plots sufficiently to retain them and another 7 would receive improvement letters. This was agreed. JB would write to each of them.
* DP reported that a water leak had appeared under the main path. It was thought that this might be from the pipe which ran up to Norden Farm and AG agreed to speak to the owners.
* JB had received the acceptance pack for membership of the National Allotment Society and would circulate it.
* JB reported that one tenant (Angela Carmen) had decided to give up her half plot on 31 August and that the new tenant of an adjoining plot was keen to take it on.
* JB had reimbursed Rob Buffett £30 for the rat poison that he had successfully used in a number of areas. JB had also been given copies of the certificates confirming that he was qualified to do this.
* JB had circulated a draft of the revised tenancy agreement to be used from 1 September together with a covering letter. AG proposed and SF seconded that these be adopted. All agreed.
 | JBAGJB |
| **8** | **Play Area:-** * In CD’s absence, she had given JB a list of things to mention.
* Firstly it appeared that the wetpour problem was getting worse. JB agreed to look at what had been said at the last inspection. He would also investigate the company guarantee and the insurance position.
* The fence between the play area and the Bellway houses had been temporarily repaired but it may need a more permanent solution.
* The Friends group were still looking into the cost of new goalposts and a picnic table.
 | JBJB |
| **9** | **Playing field and MUGA:-*** PV reported that the work Jess Carver had done on clearing the area of scrub had resulted in a big improvement. JB said that it still required more work as there remained rubble and a few trees and the whole area was still much higher than the surrounding land. DP said that she had asked for a discussion about the car park to be put on the agenda for September’s meeting as it was relevant to the work she was doing on the Childcare Travel Plan.
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| **10** | **Pre-School’s move to the Surestart building – update** DP reported that they had had a further very successful meeting with Vanessa Glen, DCC’s Head of Children’s Services, as a result of which the Pre-School would be offered a long-term joint-use lease on the Surestart building. They had also agreed that an extension could be put on the building. Once the lease was drafted it should prove helpful in obtaining grant funding. The timing makes it likely that the Pre-School will probably need to use the Community Centre over the coming winter, although Surestart have said that they can begin to use their building if they require it.   |  |
| **11** | **Nomination of the Chalk and Cheese as an Asset of Community Value*** In NHi’s absence, JB read out an e-mail from him asking the parish council to give their backing to an application for the above nomination.
* Under the 2011 Localism Act, voluntary bodies and parish councils can identify and nominate land and buildings that they consider to be of community value. This means that if the asset comes up for sale, long-term rent or assignment, any qualifying community body can express an intention to bid for it in a six week window during which the landowner cannot legally dispose of it. If this happens it then triggers a pause of up to six months to enable the community body to raise money and bid to buy the asset. As it was now the only public house in the village, it should have a good chance of meeting the legal criteria.
* Parish councillors all agreed that this was an excellent idea, although it would not be agreed in time for the current situation to be dealt with under it as it was rumoured that new landlords were about to be appointed by Punch Taverns.
* DP proposed and PV seconded that the Chalk and Cheese should be nominated. All agreed.
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| **12** | **Country Cars update*** JB had produced a note (see attached) showing the present situation. It was likely that claims could continue to be submitted to DCC until at least 1 October and perhaps until sometime in early 2015.
* Start up costs for an independent scheme would be claimed from POPPS but running costs of, say, £600-£700 per annum would still have to be found. JB asked the parish council to consider agreeing to fund £200 of the first year’s costs. He would also be approaching the parish councils of other areas whose residents used the service. PV proposed that this amount should be granted and DP seconded the proposal. All agreed.

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| **13** | **Work on the railway line – Bull Lane residents’ complaints*** Following discussion at the previous meeting, JB had responded to Martin Ridley of 29 Bull Lane concerning his complaints about the disruption caused by the ongoing night time railway engineering works. He had sent back a very vitriolic reply saying that he was ‘astounded by the parish council’s lack of interest’.
* Since then AG, SF and JB had all received phone calls from Mrs Lucy Young of 33 Bull Lane. We had all said that we were sympathetic but that the works had to be carried out and night working had proved in the past to be the best option. We had suggested that she contact WDDC’s Environmental Health team if she had concerns about the level of noise. One of her main complaints was that the workers spoke very loudly and swore a lot. The parish councillors agreed that this was unacceptable and JB was asked to write to Network Rail backing her in this context.
 | JB |
| **14** | **Accounts for payment:-*** Village Hall – Country Cars meeting - £9.00 (080)
* Community First – insurance for year from September - £1,614.39 (081)
* John Ball – salary for August – £353.40 (082)
* The Post Office – PAYE August - £88.35 (083)
* Jess Carver – grass cutting contract plus extra work - £545.00 (084)
* Magna Housing Association – room hire for August - £12.00 (085)
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| **15** | **Risk Assessment monthly condition reports:-**The inspection checking sheets had been completed for each risk. SF mentioned that the hedge in Station Road which had been cut back on the Play Area side was now growing out and encroaching into the road. JB would contact Meadfleet, the management company responsible for it. | JB |
| **16** | **Any Other Correspondence:-*** Local Government Boundary Commission – Final recommendations for electoral review of West Dorset – circulated.
* NALC – Plain english guide to the openness of Local Government Bodies Regulations – circulated.
* DCC Highways – Annual councillors’ satisfaction survey – circulated.
* Dorset Community Action – Funding bulletin July – circulated.
* Dorset Community Action – e-bulletin 10 July – circulated.
* Chalk and Cheese Local Action Group – Consultation on draft local development strategy – circulated.
* Dorset Blind Association – Newsletter July – circulated.
* WDDC – Council news - planning for the future – circulated.
* DAPTC – Newsletter summer 2014 – circulated.
* Clerks and Councils Direct magazine – circulated.
* LCR magazine – Summer 2014 – circulated.
* DCC Highways – Revised maintenance programme – circulated.
* Public Health Dorset – Update bulletin July 2014 – circulated.
* DCC – Public notice re temporary closure of Dorchester Road, Sydling St Nicholas – circulated.
* Dorset Community Action – e-bulletin 24 July – circulated.
* DAPTC – Chief Executive’s Circular 6/14 – circulated.
* Dorset History Centre – Community information day 8 September – circulated and put on boards.
* Dorchester & District Lions – Poster re annual Swimarathon – circulated and put on boards.
* Dorset Abuse Intervention Training – Poster for September courses – circulated and put on boards.
* DCC Highways – Notice re temporary closure of St Helens Lane, Chilfrome – circulated.
* DAPTC – opportunity for councillors to attend NALC conference – circulated.
* Healthwatch Dorset – opportunity to become Healthwatch Champions – circulated.
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|  | Meeting closed at 8.50 p.m. Date of next meeting 4 September 2014 at 7.00 p.m. |  |