MAIDEN NEWTON PARISH COUNCIL

MINUTES OF MEETING HELD ON

THURSDAY 4 DECEMBER 2014

**IN THE COMMUNAL ROOM, WEBBERS PIECE**

**CHAIR:** Cllr.Alan Goff(AG) **PRESENT:** Cllr. Cherri Dyke (CD)

Cllr. Sally Falkingham (SF)

Cllr. Neville Higman (NHi)

Cllr. Norman House (NHo)

Cllr. Diana Padfield (DP)

Cllr. Paul Valinski (PV)

John Ball (Clerk) (JB)

There were 24 members of the public at the meeting.

Charles le Vay expressed disappointment at the Parish Council’s decision not to adopt the redundant telephone box in Church Road. He had spoken to NHi about the possibility of the Community Land Trust taking it under their wing and this was being investigated. AG reiterated the reasoning behind the Parish Council’s decision. JB agreed to give Charles copies of any papers he had on the subject.

CD raised the perennial problem of parking on the double yellow lines on the corner of Dorchester Road and Church Road. Andy Hodder (owner of the corner shop) backed up this comment and spoke of instances where it had caused real problems. JB would contact Parking Services to get them to make further visits.

AG declared the meeting open at 7.10 p.m. **ACTION**

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| **1** | **Apologies for absence** had been received from County and District Cllr. Jill Haynes (JH) |  |
| **2** | **There were no declarations of interest** |  |
| **3** | **Proposed development on land at the rear of Manor Farm Close**   * Over the previous few weeks, residents had noticed that a number of surveyors had been working in the field known as The Quarr, behind Manor Farm Close and councillors had been asked what was happening. * All became clear when a letter had been received from the Development and Planning Section of Messrs Strutt & Parker in Oxford. They were acting on behalf of the landowner and had identified a 2.9 acre site which they saw as “….having the potential to accommodate a modest and well-designed housing scheme”. Their letter set out the possible benefits to the village in terms of providing additional community facilities and had requested a meeting to discuss whether development in the location could be supported in principle. * 24 concerned local residents were present and AG firstly asked JB to read out the letter. JH, who wasn’t able to be present, had also sent her comments and JB read these to the meeting. She had said that this sort of speculation was happening across the county and that some communities had resisted strongly. Others had supported schemes, having decided that there were tangible benefits. The field concerned was outside the defined development boundary and was not part of the WDDC Local Plan. * AG had canvassed councillors and assured the members of the public present that the parish council was 100% against development in that location. It was an ancient part of the village and archaeological remains were present. * Nick Goozee of 2 Manor Farm Close said that he had spoken to one of the surveyors who had confirmed that the proposed entrance to the development was from Cattistock Road, not through Manor Farm Close. * NHi saw this as a pivotal moment in the development of the village and said that it was essential that a steering group (comprising representatives from the Community Land Trust, the Parish Council and members of the public) was formed to begin the production of a Neighbourhood Plan (a power given to communities under the Localism Act) covering both Maiden Newton and Frome Vauchurch. This would look at all available land and state where development was seen as beneficial over the next, say, 20 years, and where it was not. He was not in favour of single, piecemeal, developments. To be approved, a Neighbourhood Plan had to receive the backing at a ballot of over 50% of the electorate and pass external scrutiny. Once it was in place it became the prime development document - financial benefits accrued for projects allowed within the plan and proposals outside it could be vetoed. * Steve Bevis of 8 Cattistock Road was concerned that it was sounding as if development of the field in question was almost inevitable. The area was by the river and the historic water meadows and included an extremely well-used footpath. It was a significant asset to the village and these factors would need to be taken into account in the Neighbourhood Plan. Steve Masters of 34 Cattistock Road also mentioned the rich ecological heritage present. * It was still unclear whether St Pier Estates still owned the land or whether Ian Sargent, who had been their tenant, had bought it. JB would carry out a search at the Land Registry. * JB would draft a response to Strutt & Parker and circulate it to councillors for comment. * NHi would contact Sally Lloyd-Jacob (Planning and Urban Design Officer) and Jan Farmer (both at WDDC) who he would invite to a public meeting so that residents could find out more about the Neighbourhood Planning process. Following that meeting he hoped that a number of local people would volunteer to become involved. | JB  JB  NHi |
| **4** | **The minutes of the meeting held on 6 November were agreed and signed.** |  |
| **5** | **Clerk’s report on points arising/action points not covered elsewhere on the agenda:-**   * JB had looked into NHo’s report of the poor condition of Norden Road between Norden Farm and Webbers Piece and had asked Highways to repair a large pothole on the railway bridge. NHo had subsequently spoken to JB as the area he was concerned about was actually the first part of the road into Webbers Piece itself. JB had also looked at this and had reported it to Highways. * The resurfacing work on Bull Lane was still due to take place from 5-8 January. JB had investigated the waste collection date for that week and realised that it was, in any case, scheduled for Friday the 9th. * JB had circulated an e-mail from Kevin Perry (WDDC Planning Enforcement Officer) about the actions he had taken regarding the plots of land on the A356 just before Frampton. As requested, JB had sent him a letter backing Frampton Parish Council’s stance on the issue. * The broken stile on footpath 29/24 had been repaired. * No more had been heard from the WDDC dog warden about the fouling problem in Frome Lane. * CD was still trying to find out who the landlord of 9a Cattistock Road was so that JB could write to him about cutting his hedge. * Dave Ackerley (DCC Rights of Way) had at last accepted one of the quotes for the work on The Drift and it would be carried out very soon. JB would contact Highways to arrange for the planings from the Bull Lane resurfacing to be made available. He and AG would also get quotes from contractors for the surface to be scraped off and the planings rolled in. * Work was currently taking place in three areas of the village in preparation for the introduction of Superfast Broadband. No completion date had been advised. SF had agreed to temporarily store the bench outside her house until its final siting had been agreed. * Derry Thompson had not yet carried out the work on the Old School clock. * Paul Ferris had not yet removed the trees on the bank between the Community Centre and Rock Pit Farm car park. * JB had contacted the Dorset Waste Partnership to report issues that had arisen following the introduction of the new waste collection arrangements. * It was agreed that JB would give a copy of the letter from Clare Marsh about dog fouling to Judith Stinton for The Herald. * JB had received a report from the Bridge Management Section at DCC about the crack in the buttress of the old railway line bridge in Cattistock Road. Works were programmed for this winter. | JB  JB/  AG |
| **6** | **Reports on meetings attended by councillors:-**   * SF tabled a report (copy attached) on three meetings she had attended. * CD had attended a meeting with DCC about the Pre-School move to the Surestart Centre. A formal offer letter together with a draft lease was expected soon. * AG had attended the DAPTC Chairman’s update at which there had been many questions but few answers. |  |
| **7** | **Planning Applications:-**  The following applications had been received and were on circulation:-   * WD/D/14/002794 – 73 Dorchester Road (The Old Bakery) – conversion of commercial property to provide two dwellings. Demolish existing rear extensions and the existing chimneys and the outhouse at the west end of the property.   JB explained that the application, when combined with an existing permission given in 2010, provided for 3 terraced houses, each with 2 bedrooms. Most councillors had seen the papers and were content with the proposals. The main comment concerned parking as Dorchester Road was very narrow at this point. SF felt that double yellow lines should be requested. Flooding was also a potential problem. The plans showed the three units as numbers 71, 72 and 73 Dorchester Road. It was pointed out that number 72 already existed on the other side of the road. JB would comment accordingly once the remaining councillors had studied the papers.   * WD/CA/14/00418 – 36 Dorchester Road – surgery to one purple plum.   There were no objections to this application. JB would respond.  There was no news about WDDC’s consideration of the retrospective application for 14b Cattistock Road.  It was noted that WDDC had advised that all planning decision notices would in future arrive electronically. JB agreed to read these out at the subsequent meeting. | JB  JB |
| **8** | **Allotments:-**   * DP reported that there had been more problems with Paddy Kerr’s turkeys but these had now been resolved. * DP thanked JB for the Health and Safety and Risk Assessment paper which he had sent her. It would be useful in forming the basis for future inspections, which would be carried out twice a year. JB agreed to circulate it to other councillors. * JB had produced a paper (see attached) setting out the position on the two allotment grazing contracts. Diane Rowland’s rent had been £600 for the last four years and Sue Elswoth’s £250 for three. After some discussion, AG proposed that each should be increased by £25 for the 2015/16 year which began on 1 April. PV seconded this and all agreed. JB would write to them. | JB  JB |
| **9** | **Play Area:-**   * Following the discussion at the November meeting, CD recommended that Wicksteed’s quotes for the repairs required to the Flat Seat Swing Area and the Seesaw/Rollover area, totalling £2,676 plus VAT, be accepted. JB suggested that, when he produced the budget figures at the January meeting, it might be possible that further funding could be agreed. He would therefore speak to them on this basis, as there was no point carrying out the work only to find out that additional areas could be afforded. The wetpour repairs would be guaranteed for 5 years. The quotation was valid until 15 January. * The annual inspection had been carried out and, apart from the wetpour problems being addressed above, there were no other issues requiring attention. Comments about a few other relatively minor issues would be considered. | JB |
| **10** | **Playing field and MUGA:-**   * PV reported that a second floodlight bulb on the MUGA had blown. A cherry picker would be required to effect the repair but there was no need for this to be done until the spring. |  |
| **11** | **Bull Lane footpath proposals**   * Andy Elliott, in his capacity as a resident rather than as Fire Station Commander, had submitted a proposal to provide a pavement along the lower part of Bull Lane to ease access for and increase the safety of pedestrians. The proposal also requested the introduction of further parking restrictions, primarily to ease emergency access. * Highways had already met with Andy and were happy to support his proposals if the parish council endorsed them. * There was unanimous support for the provision of a footpath but differing opinions on parking restrictions. After some discussion SF proposed that the former should be endorsed and NHi suggested that judgement should be reserved on the latter. JB would inform Highways accordingly. | JB |
| **12** | **Credit Union request for banner at The Cross**   * An e-mail had been received from Anne Clements on behalf of the First Dorset Credit Union asking if the parish council would object if they produced a banner to advertise their Tuesday evening sessions at the Fire Station and put it around the posts surrounding the Market Cross. * It was decided that, before a decision could be made, more detail about the size proposed and exactly where and when it would be put up was required. JB would contact Anne. | JB |
| **13** | **Budget 2014/15 and 2015/16 precept**  It had been agreed prior to the meeting that this item would be deferred until January. |  |
| **14** | **Accounts for payment:-**   * The Play Inspection Company – Inspection of Play Area - £99.00 (108) * DAPTC – training - £30 (109) * John Ball – salary for December – £399.24 (110) * The Post Office – PAYE December - £99.80 (111) * Jess Carver – grass cutting contract - £325.00 (112) * Magna Housing – room hire for December - £12.00 (113) * John Ball – Broadband costs for Sept-Nov - £51.09 (114) |  |
| **15** | **Grass cutting contract**  JB had produced a note (see attached) setting out the process for determining the grass cutting contractor for the 2015/16 year. It was agreed that JB would contact Jess Carver for a quote. | JB |
| **16** | **Risk Assessment monthly condition reports.**  The inspection checking sheets had been completed for each risk. There were no matters arising. |  |
| **17** | **Any Other Correspondence:-**   * Dorset Community Action – e-bulletins 13 and 27 November – circulated. * DAPTC – NALC Smaller Councils Committee elections – circulated. * Dorset Community Action – November funding bulletin – circulated. * DAPTC – CCG events in December re NHS healthcare – circulated. * DAPTC – Autumn 2014 newsletter – circulated. * DAPTC – Annual Report 2013/14 – circulated. * Dorset Community Action – AGM on 12 December – circulated. * Macmillan Patient Information Project – offer of presentation – circulated. * Dorset Waste Partnership – residents’ questionnaire – circulated. * Police and Crime Commissioner – Safer Dorset Fund – circulated. * Jurassic Coast Trust – request for champions and ambassadors – circulated. * Healthwatch Dorset – newsletter – circulated. * Dorset Street Homeless Outreach Team – briefing – circulated. * Dorset History Centre – request for return of two early MNPC minute books taken out in 1986! – retention guidelines obtained. Exercise to be undertaken to look at all records with a view to archiving some more. | JB |
| **15** | Meeting closed at 8.55 p.m. Date of next meeting 8 January 2015 at 7.00 p.m. |  |