MAIDEN NEWTON PARISH COUNCIL

MINUTES OF MEETING HELD ON

 THURSDAY 5 MARCH 2015

**IN THE COMMUNAL ROOM, WEBBERS PIECE**

**CHAIR:** Cllr.Alan Goff(AG) **PRESENT:** Cllr. Neville Higman (NHi)

Cllr. Norman House (NHo)

Cllr. Paul Valinski (PV)

John Ball (Clerk) (JB)

There were 13 members of the public at the meeting.

Paul Delves from Wessex Water attended the meeting to talk about the water main replacement work due to take place in Cattistock Road for 5 weeks beginning on 7 April. He handed out copies of a detailed map of the works together with an aerial view of the diversion route via Cattistock.

The main was being replaced because of the number of leakages which had occurred in that section. The replacement main would take a new route on the west side of the road with the previous main on the east side being abandoned. Access for residents would be maintained at all times but vehicles might have to take a circuitous route when the road was blocked by work being carried out at the opposite end. Norden Lane would also need to be closed for 2-3 days at the end of the programme for connections to take place. Letters would be sent to all immediately affected residents about 2 weeks prior to the beginning of the work. There would be occasional supply interruptions but these would typically last only 2 hours. There would be barriers at each end of the section of road and residents would have to manoeuver around them. The bus stop outside Webbers Piece would be relocated to Church Road and letters would also be sent to those affected by the temporary changes required to the school bus route. He confirmed that emergency access would be maintained throughout. Work would begin at the Station Road junction end. He answered a number of questions before leaving contact details for any queries which subsequently arose.

Charles le Vay was concerned that a number of the adverts on the front page of the village website were well out of date and asked whether Jon Sloper, who looked after the site, still lived in the village. The answer seemed to be no and JB agreed to contact him by e-mail to see what the situation was.

A question was asked about the possibility of the village getting cable TV and other digital services from e.g. Virgin. JB replied that his understanding was that cable TV companies installed their own cabling and that this was only, therefore, financially viable where they were likely to get a large number of new customers. This was currently only the case in sizable urban communities and rural areas were unlikely to ever be cabled. Broadband and telephone services could, however, be purchased from a number of suppliers because they were allowed to use existing BT cabling.

AG declared the meeting open at 7.18 p.m.

**ACTION**

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| **1** | **Apologies for absence** had been received from Cllr. Cherri Dyke (CD), Cllr. Sally Falkingham (SF), Cllr. Diana Padfield (DP) and County and District Cllr. Jill Haynes(JH). |  |
| **2** | **There were no declarations of interest.**  |  |
| **3** | **Neighbourhood Planning – report on 17/2 meeting and 27/2 exhibition on proposed development on land at the rear of Manor Farm Close*** NHi reported that the Neighbourhood Planning meeting held in the village hall on 17 March had been an unqualified success. Over 80 residents had attended and heard Trevor Warrick, WDDC’s Spatial Policy and Implementation Manager, talk about the steps required to produce a plan and the experiences of others in doing so. Darlene Ford, who was in agreement that the plan should cover Frome Vauchurch as well as Maiden Newton, was also present.
* The importance of the village producing a plan could not be overemphasised. Until it was in place, developers were likely to submit speculative development proposals. This was especially the case in the period before WDDC’s latest Local Plan had been finalised which now looked as if would not be until the autumn.
* There were grants available to cover certain aspects of the process and a number of consultants advertised assistance - it might be worth talking to one or more of these. NHi also intended to contact the Cerne Abbas team who had recently been the first area in Dorset to complete a plan.
* 24 people had put their names on a list volunteering to help take the plan forward. NHi asked for the subject to be put on the April agenda so that the official letter to WDDC asking them to formally endorse the area to be covered by the plan could be agreed and signed.
* Strutt & Parker’s exhibition about their proposals for a housing development on The Quarr had taken place in the village hall on 27 February. It was generally felt that the exhibition was poor and that the Strutt & Parker staff present had not been able to satisfactorily answer many of the questions asked of them. They would now look at the feedback forms before applying to WDDC for outline planning permission in a few weeks’ time.
* AG urged residents to begin to compile letters to be submitted once the application had gone in. He could not emphasise enough the importance of as many people as possible doing this. The parish council would be commenting but theirs was just one voice and carried no more weight than members of the public.
* Nick Goozee from 2 Manor Farm Close (NG) said that, although he knew that the parish council had been unified in December when their initial letter of opposition to the proposal had been drafted, he sensed that some councillors were now less inclined to oppose the development. AG stated that he was not aware of all individuals’ current feelings on the matter but that he was certain that the majority continued to be opposed. PV added that the way that the parish council dealt with planning issues was that the consensus opinion was arrived at and that this was then backed by all.
* There was a discussion about the provision of ‘affordable’ housing within any development and the fact that there seemed to be no way to enforce this once houses were subsequently sold on the open market. It was also, of course, the case, that outline planning was just that i.e. no detailed layout would be submitted. It was purely a case of whether the possibility of building on that land was acceptable. Detailed proposals would not be submitted until a developer became involved at a later stage.
* Jane Lofts (1 Manor Farm Close) initiated a discussion about the fact that the WDDC Local Plan was not likely to be finalised until the autumn and the effect that this would have in the interim, her advice being that this left the village wide open to such speculation. It did not seem to be clear in these circumstances whether the planning department could only rely on the previous out of date plan or whether the draft new plan could be brought into the equation. Trevor Warrick at the 17/2 meeting seemed to imply the latter.
* NG felt that the likely increase in traffic volumes was one of the primary arguments against development. The Norden Lane, Cattistock Road, Station Road junction was the most dangerous in the village and more traffic would increase the likelihood of a serious accident. Strutt & Parker seemed to be saying that Highways were content but they would need to take a far closer look at the implications when the application was submitted.
* Andy Hodder of 14A Cattistock Road reiterated the point he had recently made to JB on the phone, that it would be worth checking out the exact boundary line between The Quarr and Cattistock Road. JB said that he had submitted the appropriate enquiry form to the Land Registry.
* Strutt & Parker had suggested to Malcolm Lofts that there was little point in residents commenting very much until a more detailed planning application was submitted. This was clearly not the case and AG reiterated that outline planning permission was not a given and that as many residents as possible should write in as soon as the application was online.

  | JB |
| **4** | **The minutes of the meeting held on 5 February were agreed and signed.**  |  |
| **5** | **Clerk’s report on points arising/action points not covered elsewhere on the agenda:-** * JB had chased the Dorset Waste Partnership about the provision of a litter bin in Frome Lane so that dog walkers had somewhere to deposit waste.
* JB had also requested that Highways repaint the faded dotted white lines either side of the war memorial in Church Road and look at the poor condition of the Pound Piece road surface.
* The DCC meeting (which SF was to attend) at which the support for Country Cars was to be discussed had been deferred.
* JB had written to the tenant of 9 Cattistock Road asking for the hedge in his garden to be cut. The tenant (Mr Saul Haisaid) had subsequently phoned JB to say that he would carry out the work.
* JB had e-mailed Andy Brown (Highways) to confirm the parish council’s support for the installation of temporary double yellow lines on the north side of Bull Lane.
* As agreed at the previous meeting, a cheque for £150 had been given to the village hall committee as a contribution towards the improvement of road signage to the hall.
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| **6** | **Reports on meetings attended by councillors**AG and SF had attended the DAPTC Annual Conference at which the following presentations had been made:-* Jonathan Owen, Chief Executive of NALC
* James Weld, Dorset Local Enterprise Partnership - affordable housing
* NALC - Local Council Award Scheme (formerly Quality Council Scheme)
* Phil Richardson – Dorset Clinical Services Review
* Martin Underhill, Police and Crime Commissioner

AG felt that the day had been very useful - he had been particularly impressed with Martin Underhill.   |  |
|  **7** | **Planning Applications:-**The following application had been refused:-* WD/D/14/002839 – 14 Hill View – erect two new dwellings.

Comments had been submitted on the following applications:-* WD/D/14/002991 – Maiden Newton Service Station, Dorchester Road – flat roof extension to enlarge the existing A1 use.
* WD/D/15/000098 – Notton Farm Booster Distribution Site, Maiden Newton – change of use of agricultural land to allow the construction of a new water supply booster station to provide capacity and resilience to the local supply network.

The following application was on circulation for comment:-* WD/D/14/002743 – 2 Dorchester Road – agricultural machinery storage building.

The following application would be discussed at WDDC’s Development Control Committee meeting on 12 March:-* WD/D/14/002200 – 14b Cattistock Road – change of use from residential annex to holiday accommodation (retrospective).
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| **8** | **Allotments:-**In view of the absence of 3 councillors, the review of allotment rents was deferred until the April meeting. |  |
| **9** | **Play Area:-** There was nothing to report. |  |
| **10** | **Playing field and MUGA:-**There was nothing to report.  |  |
| **11** | **Rock Pit Farm car park and area towards Community Centre** In the absence of councillors key to these discussions, this item was deferred until the April meeting. |  |
| **12** | **Grievance and Disciplinary procedures**NHi circulated draft copies of proposed Grievance and Disciplinary procedures which he had based on the DCC codes. He asked councillors to study these so that they could be agreed and adopted at the April meeting. | All |
| **13** | **Parish Council election 7 May*** JB reported that 4 residents had requested packs of parish councillor nomination forms and that a number of others had been picked up at the Neighbourhood Planning evening.
* He handed out packs to all existing councillors in order for them to get themselves nominated again if they so wished. The deadline for submission was 9 April.
* The official Notice of Election would be posted on boards on 16 March and JB would ensure that SF had a supply of nomination packs if they were required to be handed out during his absence on holiday from 14-27 March.
 | JB |
| **14** | **Flood Warden Honorarium**In view of SF’s absence, this item was also deferred until the April meeting. |  |
| **15** | **Accounts for payment:-*** Maiden Newton Childcare Provision – agreed grant - £3,000.00 (128)
* DAPTC – annual conference - £100.00 (129)
* S.C. Marsh Ltd. – allotment hedge cutting - £228.00 (130)
* John Ball – broadband costs Dec – Feb - £58.50 (131)
* John Ball – salary for March – £368.28 (132)
* The Post Office – PAYE March - £92.07 (133)
* Jess Carver – grass cutting contract - £325.00 (134)
* Magna Housing – room hire for March - £12.00 (135)
* John Ball – Land Registry fees - £10.00 (136)
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| **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:-*** NHi had circulated an e-mail he had received about Southern Electric Power Distribution’s £1mn. storm fund grants scheme. There were a number of areas that the parish could consider including in an application. As the deadline was not until 17 April, he asked that all councillors consider the subject before discussing it at the April meeting.
* DCC Library Service – mobile van schedule 2015/16 – on boards.
* DCC – funding for voluntary sector development – circulated.
* Dorset Local Access Forum – walkers are welcome scheme – circulated.
* Dorset Community Action- best kept village competition – circulated.
* DCC – early hours street light switch off – circulated.
* DCC – consultation on the Care Act – circulated.
* DAPTC – area representative roles – circulated.
* WDDC – District Council elections – circulated
* Streetlife – local social network – circulated.
* Dorset POPP – Locality Profiling Report event – circulated.
* WDDC – news – circulated.
* Dorset Community Action – e-bulletin February – circulated.
* Dorset Blind Association – March preview – circulated.
* Rural Services Network – news digest – circulated.
* Rural Services Network – opportunities bulletin – circulated.
* DAPTC – Chief Executive’s Circular 3/15 – circulated.
* Plantlife – National Plant Monitoring Scheme – circulated and on boards.
 | All |
|  | Meeting closed at 8.20 p.m. Date of next meeting 9 April 2015 after the Annual Parish Meeting has concluded. |  |