Y E T M I N S T E R & R Y M E I N T R I N S E C A

**P A R I S H C O U N C I L**

**MINUTES**

For Meeting Held At St Andrew's School On

15th July 2015 At 7.30pm

Present: Cllr Gould (Chairman), Cllr Parfitt, Cllr Plaice, Cllr Torrance, Cllr Knight, Cllr Hentley, Cllr Goater, DCllr Legg, the Clerk and 8 members of the public.

# OPEN TO THE PUBLIC

1. Alec Reek enquired why a valuation of Council land was required and was the expense necessary? Also regarding the fields, if put in Trust, will this preclude re-building of the Sports Club? Cllr Goater indicated that he informally he had been informed that it was not a requirement by a Solicitor friend. The Clerk indicated that advice had been sought from a Solicitor and this was their recommendation. It was agreed that the Clerk would go back to the agreed Solicitor and find out if it truly was a necessity.

2. Mr Lawrence asked about planning at 6.2. He also raised concerns about speed control within the High Street. Cllr Gould indicated that speed reduction initiatives were limited as finance for them was short.

3. A member of the public raised concerns about speeding in Ryme Road. Cllr Gould indicated that they should if cars were seen to be speeding that they should be reported to the Police indicating that they are negligent drivers, rather than speeding as casual observers could not confirm what speed the individuals were driving at.

4. Mr Whittlesea circulated the suggested logo for 2 Yetminster signs. Mr Batten suggested that Ryme Intrinseca would benefit from similar signs. It was agreed that a resolution would be put on the next Agenda for the Parish Council to consider signs for both Yetminster & Ryme Intrinseca PC, this resolution to include, cost, position and design. Cllr Parifitt indicated that money from S106 should be considered for the purchase of signs. The Clerk to enquire from Tony Hurley the likely possibility of this happening.

5 Mr Batten spoke regarding his resent planning application for five houses which has been rejected. He proposes that another applications of a smaller number of units will be submitted. The Council indicated that they would treated any new application as fairly as all applications

1. APOLOGIES – Cllr Perelejewski, DCllr Lawrence,
2. MINUTES OF LAST MEETING

2.1 It was resolved "THAT THE MINUTES OF THE MEETING HELD 17TH JUNE 2015 BE APPROVED AND SIGNED BY CHAIRMAN”. With the amendment at 7.8 and 7.15 where a duplication of the same point was made. It was also noted that the June minutes needed to be altered at - Item 1, and as proposer was incorrect at - Item 6.1 of June minutes. The minutes were agreed.

1. DECLARATION OF INTERESTS.-

Cllr Torrance – Grants

Cllr Hentley – Boyles Trust

Cllr Parfitt - Allotments

1. TRAINING

4.1 Cllr Torrance attended the DCC's "Forward Together" event. – Report circulated to Councillors.

1. FINANCES & GRANTS

5.1 Cllr Parfitt reported that the school have indicated that they would like to take up the offer of a Grant of £5000 from the PC and would draw up a contract. However the Parish Council is concerned where the rest of the finance for the installation. There are also consideration with regards to S106 funding. It was felt that the Council should go back to the school and pin them down with regards to the financial situation. Cllr Parfitt was also concerned that the money should be paid to the school, the Governors are responsible to the school and they need to be absolutely clear who is responsible for the interest free loan. The Clerk to email the school and governors to arrange for Cllr Parfitt and Cllr Goater to discuss plans for decision to be taken at the September meeting.

5.2 Cllr Torrance has submitted the forms for change of signatory.

5.3 Report was given regarding Tony Hurley’s response on S106 money. Due to a spreadsheet error the original figures were incorrect. The figures are:-

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| --- | --- | --- | --- | --- | --- | --- |
| **PARKS, GARDENS, OUTDOOR SPORT** | **PLAY AREAS** | **ALLOTMENTS** | **AMEMITY LAND** | **NATURAL GREENSPACE** | **COMMUNITY VENUES** | **MUSEUM** |
| (1,161.90) | (685.49) | (132.12) | (56.55) | (417.45) | (1,083.89) | (266.58) |

The Clerk has responded indicating that the figures do not agree with earlier quotations of the amount held by DCC. No response yet received.

5.4 Cllr Goater has agreed to be Lead for the Finance Working Party.

5.5 Parish Land valuation, Cllr Keller has consulted Greenslade Taylor Hunt and they have indicated that they would charge £ 400 - 450 for a valuation. The Solicitor has also offered to get further valuation quotes. Awaiting response. As indicated in Open to the Public, the Clerk will go back and enquire if this valuation is absolutely necessary.

5.6 Grants working party have met. Cllr Parfitt explained the reasoning behind the allocation of Grants. It was resolved “THAT THE PARISH COUNCIL WOULD GRANT DORSET/SOMERSET AIR AMBULANCE £200, RYME INTRINSECA PAROCIAL CHURCH COUNCIL £400, YETMINSTER PAROCHIAL CHURCH COUNCIL £600. Proposed: Cllr Knight, 2nd Cllr Hentley. Unanimously Agreed.

5.7 The Clerk reported that the Water Leak had been investigated and a cheque for £1504.88 had been received in respect of the leak that has now been repaired.

5.8 Grant from Parish Plan now received in the sum of £3505. This was greater than the demand for £2629.95 as the DCC included cost of voluntary work to the sum of £875. The Parish Plan team request that this £875 should be ring fenced for community protects. The Council agreed unanimously.

1. PLANNING

6.1 Cllr Gould reported on his meeting with the developer for land by Croft Cottage. Cllr Gould has met with the developer and a meeting has been arranged to talk to all those residents that are affected by the development. The developer inferred that any new application which incorporate a covenant on the development that would preclude any further development on the land. The application would then come to the PC for a decision.

6.2 Cllr Gould updated with regards to the potential site of 90 houses by the school. Mr Greenwood has kindly give an opinion which was circulated. The West Dorset District Plan is believed to be available on Friday which does not include the field in question for development. No application received yet.

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| **APPLICATION NO:** WD/D/15/000815  **PROPOSAL:** Erect detached dwelling and associated parking..  **LOCATION:** LAND ADJACENT MILL LANE, MILL LANE, YETMINSTER  **PLANNING OFFICER:** David Hodges  **PC COMMENTS:** Our concerns remain the same as previous. It is the Parish Council’s view that no matter how pleasing the design or its axis within the site, any development which breaches the Defined Development Boundary, and thereby encroaches upon the designated Land of Local Landscape Importance, will be undesirable and will detract from the character of Mill Lane and the Conservation Area generally.  We also feel that is unrealistic for a proposal of this kind not to include provision for garaging of vehicles and store sheds and such like and in our opinion further applications to provide these are inevitable. submitted 22.5.15.  Cllr Gould attended meeting this has been put on hold until 10th August for a site meeting. |
| **APPLICATION NO:** WD/D/15/000814  **PROPOSAL:** Construct agricultural building.  **LOCATION:** WEST HILL FARM, BRISTER END, YETMINSTER SHERBORNE, DT9 6NL  **PLANNING OFFICER:** Kirstie Henshaw  **PC COMMENTS**: No Objection, submitted 22.5.15. |
| **APPLICATION NO:** WD/D/15/000852  **PROPOSAL:** Demolition of agricultural building and garages, erection of up to 5 dwellings and alterations to existing access.  **LOCATION:** LAND WEST OF DOWNFIELD RYME INTRINSECA  **PLANNING OFFICER:** Kirstie Henshaw  **PC COMMENTS:** No objection. Submitted 22/5/15 |
| **APPLICATION NO:** WD/D/15/0008863  **PROPOSAL:** Extend annex called Orchard Cottage. Build conservatory & WC against studio building both in the garden of the Old Court House.  **LOCATION:** OLD COURT HOUSE, RYME ROAD, RYME INTRINSECA, SHERBORNE, DT9 6JX.  **PLANNING OFFICER:** Dean White  **PC COMMENTS:** No Objection. The proposed extensions are to the rear of the properties. Submitted 22/5/15 |
| **APPLICATION NO:** WD/D/15/0001225  **PROPOSAL:** Extension to existing dwelling, demolition of existing garage, new build gym and store, new build garage and alterations to gradient of entrance drive..  **LOCATION:** BINGERS, RYME ROAD, YETMINSTER, SHERBORNE, DT9 6JY  **PLANNING OFFICER:** Hannah Ellison  **PC COMMENTS:** Emailed 13/6/15. Objection. Submitted 7/7/15  Whilst the need for a gym (together with facilities) shown as a stand-alone new building together with a separate disabled toilet attached to the existing main building is recognised there is concern as to the visual intrusion of this proposal in relation to the scale and detail fo the front elevation of the former.  We are unable to comment on the further proposal for a new garage as this is not shown on the submitted plans.  Additionally there is concern that it appears that the only apart of the site where a new garage could be located is in the front of the building and therefore in front of the building line.  Mr Thompson and resident asked questions regarding this application with reference to the garage – Cllr Hentley explained reasoning behind the Councils decision and also highlighted the fact that there is another application on the same property to be considered. |
| **APPLICATION NO:** WD/D/15/0001224  **PROPOSAL:** Insertion of new window to front elevation above existing Porch.  **LOCATION:** 2 WILLOW FARM COTTAGES, BRISTER END, YETMINSTER, SHERBORNE, DT9 6NH  **PLANNING OFFICER:** Dean White  **PC COMMENTS:** Emailed 13/6/15 No objection submitted 7/7/15 |
| **APPLICATION NO:** WD/D/15/000401  **PROPOSAL:** Temporary Consent for planning permission for the retention of the Chalet (1/D/10/001784) for a period of 2 years to allow time to complete the sale of Cuckoo Hill Livery Stables and for planning permission 1/D/11/001849 to be fully completed.  **LOCATION:** CUCIOOS NEST, CUCKOO HILL LIVERY STABLES, CUCKOO HILL, RYME INTRINSECA, SHERBORNE, DT9 6JP  **PLANNING OFFICER:** Kirsite Henshaw  **PC COMMENTS:** Objection. Terms of application no longer apply. Submitted 22/5/16  APPROVAL OF PLANNING PERMISSION RECEIVED. |
| **APPLICATION NO**: WD/D/15/0001175  **PROPOSAL**:  Change of use from Agricultural to Equine with proposed sensory access path.  **LOCATION**: BINGERS, RYME ROAD, YETMINSTER, SHERBORNE, DT9 6JY  PLANNING OFFICER: Hannah Elison  Plans with Cllr Hentley. Meeting to be arranged**.** |
| **APPLICATION NO:** WD/D/15/0001468  **PROPOSAL:** Change of use from mixed use A1 & C3 (shop0 and residential) to C3 residential use only..  **LOCATION:** OAK HOUSE SOTRES LTD, HIGH STREET, YETMINSTER, SHERBORNE, DT9 6LF.  **PLANNING OFFICER:** Kirsite Henshaw  **PC COMMENTS: emailed 13/7/15** |

7. PARISH / NEIGHBOURHOOD PLAN & PARISH PLAN IMPLEMENTATION REPORTS'-

7.1 Cllr Gould met with the Doctor’s surgery to discuss the consideration of generating a list of people who would be willing to help and support neighbours. This would not be run by the Council but they would encourage people to put their name forward to the Surgery as possible contacts.

7.2 Cllr Torrance would circulate the list of actions that Councilors had agreed to undertake to members and remind them to bring actions to the next meeting.

7.3 Cllr Knight was reviewing personnel safety, he has already started with a number of surgeries to generate ideas.

7.4 It was agreed that this should be regular item on the Agenda.

8. YETMINSTER SPORTS CLUB- Cllr Kellar not present to update.

1. SPEED INDICATION DEVICE

9.1 Cllr Knight and team were out out at 8am and within one hour found a large number of people speeding. 3 already repeat offenders. Has a new member of the team now. They will review Ryme Road speeding.

1. CORRESPONDENCE.

10.1 CE circular 06 dated June 15

10.1 Copy of letter from highways regarding speed limit sign movement by the new development, which indicates that there is insufficient problems to warrant the move.

10.2 Request for Bollards at triangle sent, negative response received. Copy of letter from Oliver Letwin in support of Bollards at the triangle received.

10.3 Questions regarding minutes, finance etc from Alec Reek received, the Clerk has responded as well as possible.

1. LATE ITEMS

11.1 Email from SHERBORNE AREA HOUSING FORUM regarding Right to Buy proposals a disaster for rural communities

11.2 DAPTC Annual General Meeting Circular - with dates email circulated.

11.3 DAPTC Central Area Meeting - 14th July 2015

11.4 Parish Council agreed that a Tenant at the Allotment could put up a polytunnel.

11.5 Letter from Mr Barfoot regarding wall on private land built in Mill Lane – asks what action the PC will take as it appears to have been built without permission. Cllr Gould responded with his investigations and discussed aspects of concerns raised in this letter. It transpires that no planning application was required for the erection of this wall. Points were discussed by Mr Barefoot and Mr Drake. The Parish Council agreed that no further action from the Parish Council was needed.

11.6 Request for funding for 2 noticeboards in line with Parish Plan was made by Cllr Torrance. Yetminster Project has put forward a suggestion that 2 boards be put up one by the Spar Stores and one by the wall opposite the triangle near the closed Oak House Stores. Price for each board in the region of £1263 for each noticeboard. Money from donations would cover a substantial part of this but there would be shortfall of £700. Planning permission may be required. Cllr Legg suggested consulting with Bradford Abbas who have recently put up a notice board. Cllr Torrance agreed to investigate planning and position. In principle the Parish Council agreed that the project should be investigated.

11.7 Consultation regarding mobile library circulated. It was agreed that the information should go on the website. Cllr Torrance would put an article in the Wriggle Valley Magazine.

11.8 Report road surface repair request on dorsetforyou, outside the main church gates of St Andrew’s Church. Ref: 1039890.

11.9 Also request that the rough road verge on the North side of Church Street between the parish church and the triangle be cleared, levelled and surfaced with tarmac, thereby giving extra width.- Ref: 1039891’

11.10 TA Holder invoice £540.00, unanimously agreed.

11.11 Letter from Ms T Gibbs regarding building of 3 houses on the top of Birch Lane. Cllr Gould to write to Ms Gibbs indicating that she should seek professional help and the Parish Council would consider it.

11.12 DAPTC invoice £401.52 approved by Council.

11,13 Cllr Parfitt reported that he had been informed by Mrs M Simpson in Queens St, that Dorset Waste Partnership has indicated that the bin at the end of Queens Street was now the responsibility of the Parish Council. The Clerk informed the meeting of the long battle of trying to find out about waste bins and cost, collection and positioning from Dorset Waste Partnership. DCllr Legg will take the issue up and report back at the next meeting. Meanwhile Cllr Hentley indicated that if no action taken then the Environment Agency would react to the need for the bin to be emptied.

1. ITEMS FOR NEXT MEETING

Apologies Cllr Hentley

Project Plan

Discussion document on the pros and cons of a Neighbourhood Plan

Funding for the School Kitchen.

1. DATE OF NEXT MEETING – Wednesday 16th September 2015.