

YETMINSTER & RYME INTRINSECA PARISH COUNCIL MINUTES

For Meeting Held At St Andrew's School On 7th March 2018 At 7.30pm

Present:, Cllr Goater, Cllr Knight Cllr Parfitt, Cllr Perlejewski Cllr Kellar, Cllr Plaice, Cllr Torrance, Cllr Hentley, Cllr Laffety, CCllr Penfold, the Clerk and approx. 30 members of the public.

<p><u>OPEN TO THE PUBLIC</u> Mrs Jubb advised caution with regards to the installation of a defribullator. Cllr Goater indicated that nothing had been set in stone but the council were looking at options.</p>	All
<p>1. APOLOGIES – Cllr Legg, Cllr Footner, Cllr Hentley. DCllr Lawrence</p>	
<p>2. MINUTES OF LAST MEETING 2.1 The minutes were unanimously agreed and signed by the chairman.</p>	All
<p>3. DECLARATION OF INTERESTS 3.1 Cllr Parfitt, Cllr Perlejewski – Allotments</p>	All
<p>4. PRESENTATION FROM FOLLY FARM DEVELOPERS 4.1 Mr David Mathews of <i>Burrington Estates</i> who are based in Exeter, discussed the plans and concept for delivering 85 new properties at Folly Farm. The company use quality materials from local companies. The purchase of land is conditional to the purchasers of the land getting the grant of matters approval. If permission for development does not go through then the sale of the land will not go through and another purchaser will be sought. Plans were available for review at the meeting and they can be reviewed on the website https://www.burringtonestates.com/new-homes/yetminster/ There will be a proportion of affordable housing. Access will be from Thornford road with reinforced cycle and pedestrian access to Stoneyacres. The plan is looking at a 2 year build process. There will be liaison with the school and local community. The company are an award winning company and <i>stated</i> that they do things to an excellent standard Surface water drainage has been looked at in more detail. Foul pumping station provision. Power cable will be lowered into ground. Properties will be provided with gas from a central, below ground, gas storage facility . Public open space in a format which will be managed by residents of the development. Car parking 2 per dwelling minimum. Mix of 1,2,3,4,5 developments. Affordable housing provider with probably be Magna and they will be responsible for ongoing management of these developments. Roads will be adopted by WDDC, as will services except for gas.</p> <p>4.2 Questions taken from the public. Planning processes and checks were discussed. It was anticipated that the market value for the properties would be, for a 2 bed between £225,000 and £240,000. 5 beds £424,000 - £450,000 depending on the market state at the time of sale. The affordable housing would be most likely based on shared ownership percentage of open market value. It is anticipated that planning submission would happen in May, with approval August/Sept and building work beginning in November.</p>	

<p>Burrington have a Localism policy of using local suppliers where possible as this tends to be cost effective.</p> <p>There is planned a “Drop In” session in <i>the</i> Jubilee Hall which will be publicised.</p>	
<p>5. TRAINING</p> <p>5.1 DAPTC Annual Conference - Friday 9th March 2018 at Kingston Maurward.</p>	All
<p>FINANCES</p> <p>6.2 Clerk to chase regarding BOI closure.</p> <p>6.5 Application made for S106 money, awaiting response.</p> <p>6.6 Grass cutting contract to be agreed.- awaiting for tenders to come in.</p> <p>6.7 NP 008 - Blackmore Vale Announcement - £169.92</p> <p>6.8 NP 009 DPC - £ 852</p> <p>6.9 Wessex Ground services £276.44.</p> <p>6.10 PCC grant payments made.</p> <p>6.11 Invoice from Wriggle Valley Fencing co, [£282].</p> <p>6.12 Water bill £50.51.</p> <p>6.13 Data protection £35.00.</p> <p>All payments unanimously agreed.</p>	Clerk
<p>7. PLANNING</p> <p>7.1 MEADOWAY, CHETNOLE ROAD, YETMINSTER - WD/D/17/002384 – Cllr Legg’s correspondence circulated. “It appears that following the email I sent after your meeting last month, to support your request for a call-in of this application, the officers are looking to apply a condition limiting the waste to the farm holding. I do not know at present whether this will prevent the application coming before members for a decision but will of course let you know.”</p> <p>7.2 Decision Notice WD/D/17/002767 LAND AT CROSS FARM, HIGH STREET, YETMINSTER – Approval of Planning Permission Given.</p>	All
<p>8. UPDATE OF TELEPHONE BOX</p> <p>8.1 Await response from Cllr Hentley regarding defribullator.</p> <p>8.2 Cllr Knight to arrange cleaning and painting as part of the village clean up.</p>	Cllr Hentley Cllr Knight
<p>9. PROVISION OF DEFIBRILLATOR</p> <p>9.1 No decisions regarding defribullator made but Cllr Lafferty explained the importance of provision and the need to take action within minutes for a shockable event and that an ambulance would not arrive in time.</p>	Cllr Hedley
<p>10. YETMINSTER SPORTS CLUB</p> <p>10.1 Cllr Goater indicated that making the Sports Field, a Field in Trust site process had been initiated by the Council. Cllr Goater was unconvinced on the advantage of this. It was agreed that Cllr Goater would write to the Fields in Trust to come and discuss at the next PC meeting. Cllr Perlejewski and Cllr Goater will review using a smart survey to gain public opinion.</p> <p>10.2 Cllr Kellar updated regarding the Yetminster Sports and Social Club, it has now gone into voluntary liquidation. They are not bankrupt but are operating at a huge loss – no bar takings from football and skittles. The current club bank surplus is a little over £3300, this will be handed to the PC and put in a suspended account to be used for youth sporting and recreational activities. The PC will take from this money should it become necessary to continue insurance and grass cutting as required before new tenants can be agreed. The current insurance on the building runs till mid May and although the keys and the lease agreement will be surrendered to the PC before then it is suggested that Mr Andy Gatehouse should retain 1 set of keys until the new</p>	All

<p>tenants are in position to take over the whole premises – he has details of the alarm system and codes.</p> <p>A vote of thanks was given to Cllr Perlejewski for his brilliant work in preparing the necessary tender documents to be used by prospective tenants of the site. At present we have 2 firm detailed proposals which will be discussed by the sub-committee after which we propose to interview all the acceptable prospective tenants at the club premises. No date has yet been fixed for these interviews.</p> <p>On 25th Feb Joh Strover sent the Chairman and email advising the Tennis and Croquet members of the Yetminster Sports and Social Club also were in parallel the Wriggle Valley Tennis and Croquet Club which has its own constitution and rules quite separate from the Yetminster Sports and Social Club.</p> <p>Future options of organising both the clubs to mutual agreement were discussed.</p>	
<p>11. WEBSITE 11.1 There is a 3 month report on the website. A meeting is planned 26/3/18 to review the layout of website.</p>	Cllr Perlejewski
<p>12. ALLOTMENTS 12.1 There were planned to fence off the pond at the bottom corner of the allotment. 12.2 Cllr Kellar has agreed to approach allotment holders who are not maintaining their allotments politely.</p>	Cllr Kellar
<p>13. PLAY AREA 13.1 Inspection report circulated. The play area is looking tired. Cllr Kellar outlined any concerns and has actions. Mats plan to be pressure hosed. Long term replacement. Category C's nothing required immediately but look forward to long term planning. Children should be supervised.</p>	Cllr Kellar
<p>14. HIGHWAYS 14.1 Highways England RIS2 email circulated.</p>	
<p>15. SPEED WATCH 15.1 Cllr Knight is resigning as co-ordinator as a result of the increase in paperwork that is now mandatory. He has written a letter of complaint about the onerous amount of work involved. A new voluntary co-ordinator will need to come forward otherwise there will be no speed watch. Cllr Goater will put an advertisement on the website and the Wriggle Valley Magazine and write a letter of concern about the potential closure of speed watch provision. CCllr Penfold agreed to investigate if there were issues elsewhere. 15.2 Purchase of new speed watch device at £146 in light of above will not happen.</p>	Cllr Knight & Cllr Goater
<p>16. CORRESPONDENCE 16.1 Secretary of State announcement to support LGR proposals. Termination of present Council will happen April 2019 and possibly elections in May.</p>	All
<p>17. LATE ITEMS 17.1 Cllr Knight reported that work on the Ryme Road appears to have been very intermittent. Cllr Goater to chase Wessex water. 17.2 A letter from Boyles Trust indicating that damage to the fence needed repair. The Clerk to request a copy of the footpath lease. Cllr Kellar has agreed to mend the fence. 17.3 Dorset Community Action – Art for All – Cllr Torrance is proposing as a</p>	Cllr Goater Cllr Kellar Cllr

resident to put forward the Gallery and would like the support of the PC. Unanimously agreed.	Torrance
18. ITEMS FOR NEXT MEETING	All
18.1 Yetminster Annual Parish Meeting on the 4 th April 2018.	