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

Wednesday 16th September 2015 At 7.30pm

# Present: Cllr Gould, Cllr Parfitt, Cllr Torrance, Cllr Goater, Cllr Plaice, Cllr Kellar, Cllr Knight, The Clerk, DCllr Lawrence and 12 members of the public.

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| **OPEN TO THE PUBLIC**  1. Mrs Jubb found the agenda very difficult to follow. Cllr Gould indicated that the Council will do better next time.  2. Mrs Jubb raised concerns at the no parking signs on the Melbury Road / Thornford Road which are very difficult to navigate for pedestrians and also cause a dangerous black spot to drivers. The signs were put up un-expectantly by the County Council. A request for the positioning of bollards had been asked for, to prevent parking on the pavement, but this was refused on cost grounds. The signs are temporary and will be reviewed by the County Council shortly.  3. Mr P Lawrence concurred with the previous speaker about the signs.  4. Mr P Lawrence continues to be a representative on the Sherborne Area Forum for the Parish Council. He would like to find out what the mood of the Council is with regards to the development within Yetminster. References were made to influx of immigrant population and the need for housing. He felt that the Council should be conscious of potential increases in population when reviewing planning applications.  5. DCllr Lawrence indicated that WDDC have said that they will support any immigrants that there may be in West Dorset and that they will not turn their backs on them.  6. DCllr Lawrence commented on the Planning Department and the backlog of applications. The backlog is 4 weeks and the Council has been asking for an extension on this. There is a 6 week back log on searches. In West Dorset there is a 9 week backlog and 389 outstanding. Farms appear to be the most difficult to accommodate due to complications of the searches. Staff numbers have been increased.  7. DCllr Lawrence told the meeting that the Local Plan has not yet been adopted. October 22nd is the date that it is due to come to council for adoption.  8. Cllr Kellar asked if the willingness to absorb refuges by WDDC, will come out of existing funds? DCllr Lawrence indicated that no request for accommodation of refugees has taken place as yet.  9. Sandra Tuck raised concern at the state of Boyles Path and that children were being stung by stinging nettles. She asked that the path be cut back as a planned management, rather than on an ad hoc basis. The Clerk to request Mr Holder to cut back in late August regularly.  10. Fiona Williams from Coffee Beans has asked a representative from Cybercrime, Peter Davidson, to talk in the Trim Room on the 2nd December 2015. However there is a charge of £35, she asks the Parish Council to support this community activity. It was resolved “THAT THE PARISH COUNCIL WOULD FINANCE THE COST OF THE TRIM ROOM FOR THIS EVENT ON PRESENTATION OF AN INVOICE”. Unanimously agreed.  11. Shaun Travers as representative for the applicant for the development at Folly Farm spoke on the application. He outlined the plan in order to give context for the application. He gave a history of the ideas and consultations of how the planning was developed and the apparent need for such housing. The Council noted his comments. | All  WDDC  Clerk / TA Holder.  Council on presentation of invoice. |
| 1. **APOLOGIES** – Cllr Perelejewski, Cllr Hentley, |  |
| 1. **MINUTES OF LAST MEETING**   2.1 It was resolved "THAT THE MINUTES OF THE MEETING HELD 15th July 2015 WERE APPROVED AND SIGNED BY THE CHAIRMAN”. Unanimously agreed with spelling and grammatical error corrections amended and the removal of NOT at point 5.1.  2.2 Mr Reek following a meeting to discuss finance has put forward the following suggestions for the minutes and Agenda. 1. They should have a column on the right-hand margin headed Action, in which the name of the councilor responsible for the action be inserted. 2. The Agenda should contain a Matters Arising heading after the Minutes of Last Meeting heading. 3. There should be regular headings included for items that need reporting on, eg Web Site. Council to discuss.  It was agreed that An Action column would be added to the Agenda and Minutes. At present Matters Arising addition would be review at a later date. Items such as Website would be a regular item. | Clerk  Clerk/  Councillors |
| **3.** **DECLARATION OF INTERESTS**. – none declared. |  |
| **4. TRAINING** – as circulated. |  |
| **5. FINANCES**  5,2 BDO Audit completed with no major issues.  5.3 Funding for the school kitchen was discussed. Email from Chair of Governors at St Andrew’s indicating that he would contact Cllr Parfitt & Cllr Goater as per requested email after the last meeting. No further contact from the Governors has been received. Cllr Goater indicated that the money for the kitchen appears to have been found from other sources.  5.4 Further enquiries regarding S106 have been asked of Mr Hurley, in particular with relation to recent development in Yetminster, ie Cross Farm, High St, Yetminster – they are looking into it but have not yet found the answer. Cllr Gould enquired of DCllr Lawrence if any further response had been found. DCllr Lawrence indicted that there have been general questions raised about the management of S106 money but she had no specific information available.  5.6 The purchase of a bin for the bottom of Queens Street was discussed. Recent information has finally been sent from Dorset Waste Partnership indicating that the Council can purchase a bin independently and arrange for it to go on the route for collection. . It was resolved “THAT CLLR GOATER WOULD SOURCE A SUITABLE BIN UP TO £300 TO BE PURCHASED AND ARRANGE FOR INSTALATION AND COLLECTION TO TAKE PLACE BY DORSET WASTE PARTNERSHIP. This was unanimously agreed.  5.7 Thanks received from David Price, Treasurer for St Andrew’s grant for graveyard maintenance.  5.8 Thanks from Dorset Blind Association for grant.  5.9 Cllr Goater to liaise with Clerk to arrange a Finance Meeting to review forecast and determine budget to recommend to council in November.  5.10 A request from Cllr Parfitt that money from S106 be allocated to the resurfacing of the car park adjacent to the Jubilee Hall. Estimates for the work have been requested and these should be available at the next meeting. Cost will be in the region of £7000. At present until estimates are received no action can be taken. However Cllr Parfitt has emailed CCllr Bevan to see if Highways may be able to bid for this work. Cllr Gould raised concerns that this might not be an appropriate spend of public money. Cllr Parfitt indicated that as a public meeting place for the whole community it should qualify for S106.  5.11 Bill from Wessex Water £221.58.- unanimously agreed  5.12 Bill from Banshee Technologies £114.00 - unanimously agreed  5.13 Bill from TA Holder £340.00 - unanimously agreed  5.14 Thanks for grant from Dorset Air Ambulance and wish to continue support.  5.15 £241.87 expenses for Clerk as laid out in invoice – unanimously agreed. | Cllr Parfitt/ Governors  Clerk  Cllr Goater  Cllr Goater  Cllr Parfitt  Clerk  Clerk  Clerk  Clerk |
| **6. PLANNING**  6.1 Letter from Gladman Development regarding proposed development of 135 on the Ryme Road. The letter asks for a meeting with the PC. Cllr Gould has sent a response.  6.2 Email from WDDC re “The report of Planning Inspector Paul Crysell concludes that the West Dorset, Weymouth & Portland Local Plan *‘provides an appropriate basis for the planning of the District and Borough Councils providing a number of modifications are made to the Plan’.* The publication of the Inspector’s Report completes the independent examination of the Local Plan.”  6.3 Letter from Oliver Letwin regarding Oak House Stores – supporting views of PC. The Council also received an email from Jane Nicklen, Community Planning & Development Manager with link on how to nominate Oak House Stores as a community asset.  Cllr Gould indicated that there have been a number of efforts to find purchases for the shop. Cllr Torrance suggested that the proprietor demonstrates to the council at the next meeting his actions in looking for purchases of the business. Cllr Gould to send letter.  6.4 Land behind Croft Cottage – Cllr Gould reported that the developer has had two meetings with interested residents regarding this possible development. It appears that the developer is doing his best to find a compromise that is satisfactory to all. There is discussion that the development might include a covenant that would result in no further development on the land. A further application may come before Council.  6.5 Email from Messrs K, P, R Barfoot & Mrs S Pring in respect of clarification of New Wall at Garden House confirming that this is a replacement to an existing wall.- circulated to Councillors. Cllr Gould indicated that this is nothing to do with the Parish Council, it is a neighbourhood dispute and he will respond accordingly.  6.5 **APPLICATION NO:** WD/D/15/000815  **PROPOSAL:** Erect detached dwelling and associated parking..  **LOCATION:** LAND ADJACENT MILL LANE, MILL LANE, YETMINSTER  **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.  **REFUSAL OF PLANNING PERMISSION RECEIVED**  6.5 **APPLICATION NO:** WD/D/15/0000268  PROPOSAL: The replace the existing 17.5m mast (3 antennas) and 1 cabinet with a 18m mast (6x0.6m antennas and 1 x 0.3m dish) and 2 cabinets – shared use; Telefonica and Vodafone.  LOCATION: THE MILL HOUSE, DOWNS LANE, YETMINSTER, SHERBORNE, DT9 6NJ  PLANNING OFFICER: Kirsite Henshaw  Email from Mr Maxted concerned at safety issues of the mast circulated.  PC COMMENTS: No objection.  **APPROVAL OF PLANNING PERMISSION GIVEN.**  6.7 **APPLICATION NO:** WD/D/15/001669  PROPOSAL: Demolition of e4xisting dilapidated outbuilding and erection of garden machinery/log store.  LOCATION: THE OAK HOUSE, CUCKOO HILL, RYME INTRINSECA, SHERBORNE, DT9 6J-P  PLANNING OFFICER: Dean White  PC Comments: No objections but subject to good neighbourliness. Submitted 28.8.15  6**.**8 **APPLICATION NO:** WD/D/15/001693  **PROPOSAL:** Outline Application for residential development  **LOCATION:** LAND SOUTH OF FOLLY FARM, THORNFORD ROAD, YETMINSTER  PC COMMENTS: The Parish Council objects to this planning application for the following reasons:   1. It is not in accordance with the WDDC Local Plan 2015 which has recently been approved by the inspector. This Plan has a 5 year plus housing supply but does not include any development in Yetminster. 2. The application is outside the Defined Development Boundary.   Furthermore if housing is subsequently built on the land the following will be relevant.   1. Whilst affordable housing is normally allowed outside the DDB, this development is a mixed one. In any event judging by the difficulty in finding suitable occupants for Frylake Meadow opposite, it seems unlikely that the aim of such housing would be filled. 2. The application quotes a number of ‘public benefits’   A ‘Enhanced viability of rural services’. This is a meaningless statement  B ‘Improved access to Conservation Area’. Access is only improved for residents of new estate!  C ‘New footpaths’. This assumes easements over the required land will be granted.  3 Despite what the application says the visual amenity to those in Stoneyacres and Boyles School will be significantly impacted. It should be noted that WDDC planners have previously stated that the view from Boyles Yard should not be impaired.  4 Traffic on the Thornford Road will significantly increase. Occupancy of the estate could produce up to 150 extra cars. In addition it is considered that the road is not wide enough for a cycle track/footpath without removal of the hedgerow.  The Parish Council agreed to submit the above statement as an Objection.  6.8 **APPLICATION NO:** WD/D/15/001916  PROPOSAL: Erect single storey extension, solar thermal panel installation and general internal refurbishment.  LOCATION; TOWNSEND, RYME ROAD, YETMINSTER, SHERBORNE, DT6 6JY  PLANNING OFFICER: Kirstie Henshaw  PC COMMENTS: No Objection agreed at meeting.  6.9 **APPLICATION NO:** WD/D/15/001941  PROPOSAL: Erection of a single storey timber framed garden room.  LOCATION; PRIORS CLEAVE, HIGH STREET, YETMINSTER, SHERBORNE, DT9 6LF  PLANNING OFFICER: Kirstie Henshaw  PC COMMENTS: No Objection agreed at meeting. | Cllr Gould  WDDC  Cllr Gould  Parish Council  Cllr Gould  Clerk  Clerk  Clerk |
| **7. PARISH PLAN ACTION POINTS**.  7.1 Amended list of responsibilities and names circulated by Cllr Torrance. | Cllr Torrance |
| **8. NEIGHBOURHOOD PLAN**  8.1 Cllr Torrance developed a paper on the Neighbourhood Plan which has been circulation. Mr Greenwood has made a number of comments and this has been amended. The Plan is a substantial commitment and will need considerable work. The Neighbourhood Plan will not stop development but manage it appropriately for the area. Cllr Gould reported that there is a talk by **Fred Horsingham, who helped develop Cerne Abbas’ Neighbourhood Plan, taking place on 28th September 2015 in Leigh Village Hall at 7.30pm.** The concept and structure of a plan was discussed. Actions to be taken are that Cllr Torrance will attend the meeting in Leigh and consult with Parish Council Chairs on the formation of a Wriggle Valley Neighbourhood Plan and report back to Council. Cllr Kellar also intends to go to the meeting. | Cllr Torrance/ Cllr Kellar |
| **9.** **YETMINSTER & RYME INTRINSECA SIGNS**.  9.1 The Clerk has emailed Tony Hurley regarding use of S106 money for the purchase of village signs. He indicated that some of the money could be allotted to this venture but was unclear as to how much.  9.2 It was resolved that “THE PARISH COUNCIL FUND REPLACING THE VILLAGE SIGNS AND SUPPORTS ON ALL 4 OF THE APPROACH ROADS TO YETMINSTER WITH THE DISCUSSED LOGO AND WORDING, AT THE PRICE OF £1860, SUBJECT TO VAT, WHICH INCLUDES INSTALATION, AT SPECIFIED AGREED LOCATIONS THAT MEET WITH THE HIGHWAYS SAFTEY STANDARDS AND PLANNING REGULATIONS. Proposed: Cllr Torrance, 2nd Cllr Kellar. Unanimously agreed. The Clerk to apply for S106 for the full amount.  9.3 Ryme residents indicated that the signs for Ryme Intrinseca were satisfactory but they would like the concept to be considered in the future.  9.4 Letter to be sent to the Chief Executive of WDDC to ask for a clear outline of what the process for allocation of S106 money is. This to be drafted by Cllr Parfitt for the Clerk to send. | Clerk  Mr A Whittslsea  Cllr Parfitt/ Clerk |
| **10. MEADENS OPEN SPACE & OTHER LAND OWNED BY THE PARISH COUNCIL**.  10.1 Graham Plaice reported via Cllr Plaice that more support regarding the bench and garden area at Meadens Open Space was being sought. To be discussed at the November meeting.  10.2 Response from Solicitor regarding registration of land owned by the Parish Council :- “A valuation was requested as in order to register the land, we need an approximate value to submit to the Land Registry. As we are required to formally sign the First Registration Application, we are declaring that the fee paid is true to the value of the land. With bare land, its value can be relatively simple to determine depending on the area however where village land is concerned, it can be a little hard especially where there are recreational buildings etc involved. Local knowledge is certainly a bonus here but I would reiterate that village recreational areas can be treated a little different when valuing.  Since we last emailed, I have spoken to a contact who is a Land Agent. He very kindly agreed to give me a very informal (and free!) desktop valuation based on the Plan I supplied to him. With this in mind, the Land Registry fee will be £200. Are you happy to go with this? If so, would you kindly supply me with a cheque in the sum of £200 and upon clearance I will submit your Application to the Land Registry.” It was resolved that “A CHEQUE FOR £200 IS SUBMITTED TO THE SOLICITORS FOR THE REGISTRATION TO PROCEED”. Proposed: Cllr Kellar, 2nd Cllr Gould. Unanimously agreed | Mr G Plaice  Clerk |
| **11. YETMINSTER SPORTS CLUB-** no issues raised. |  |
| **12.** **GENERAL HIGHWAY ISSUES.**  12.1 Request made on Dorsetforyou Yetminster 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 an extra 2-3 feet of valuable road surface to what is a very busy street, serving the surgery and pharmacy, as well as being the main bus route through the village. - Deterioration or surface breaking-up at the edge of the road – Response received: Highways Officer Notes: At present there is no funding for this. But this has been noted.  12.2 Request made on Dorsetforyou Yetminster drawing attention to the need to repair the area of road surface immediately outside the main church gates of St Andrew's Parish Church, Yetminster. Description: This is not just at the edge but general at the entrance of the Church. - Deterioration or surface breaking-up at the edge of the road  Response received: Highways Officer Notes: Job 14041971 - Permanently Repaired. The repair appears to be inadequate. Cllr Parfitt to email CCllr Bevan for a site meeting to highlight issues regarding point 12.1, 12.2 and 12.4 and report back at the meeting.  12.3 Request for Bollards – Yetminster – Oliver Letwin forwarded Highways disappointing response regarding provision of bollards. Copy of letter from Krystina Giaretta and photos regarding disappointing response from highways.- circulated. Copy of article for Western Gazette by Krystina Giaretta circulated.  12.4 Cllr Parfitt asks that Highways again attends to the water seepage from the telephone inspection chamber at Brister End. Following heavy rain, water flows over the main road to the junction with Brierley Hay. Cllr Bevan to be involved with this as indicated above.  12.5 Request for Boyles Path to be cleared, emailed | Cllr Parfitt/ CClr Bevan  Cllr Parfitt/ CCllr Bevan |
| **13. REPORT ON WEBSITE**  13.1 Cllr Torrance reported that the pages on the forum needed to be reviewed, to go on the Agenda for the next meeting. | Cllr Perelejewski |
| **14. SPEED CAMERAS**  14.1 Cllr Knight reported that next week the cameras will be operating again, looking in particular at Ryme Intrinseca. Cllr Torrance has deferred the article to the Wriggle Valley Magazine till next month and will report back at the next meeting. | Cllr Torrance |
| **15. FUNDING FOR RURAL POLICE**  15.1 Open letter on the Police WebSite asking for support of the petition for Local Funding for Rural Police. The link is now in the Wriggle Valley Magazine and the Parish Council recommend to local residents that this be completed. | Residents |
| **16. CORRESPONDENCE**.  16.1 DAPTC email regarding. -SHERBORNE AREA HOUSING FORUM - RIGHT TO BUY. SHERBORNE AREA HOUSING FORUM  16.2 Meeting with Oliver Letwin MP to discuss Right to Buy - 2.00pm Friday 6th November in the Council Chamber,STC  16.3 Letter from NALC chairman on The Commonwealth Flag Day - It is important that those taking part, should complete the online registration form found at [Fly a Flag](http://flyaflagforthecommonwealth.co.uk/) by no later than the 29 January 2016 to ensure your involvement is registered to enable the public and media alike, to attend your flag raising ceremony on the morning of the 14 March 2016 – It was agreed that the registration form would be completed to fly the Union Flag.  16.4 WEST DORSET, WEYMOUTH & PORTLAND LOCAL PLAN / COMMUNITY INFRASTRUCTURE LEVY – INSPECTOR’S REPORTS  16.5 Dorset Highways Councillors Satisfaction Survey 2015 – circulated.  16.6 Bournemouth, Dorset and Poole Draft Mineral Sites Plan & Draft Waste Plan Consultation - Parish and Town Councils  16.7 POLICE WARN PUBLIC AFTER PHONE SCAMS IN DORSET  16.8 Opening at Frylake Meadow, Yetminster that we are proposing to hold on Friday 9th October at 2.00pm.- Cllr Parfitt and Cllr Goater indicated wish to attend.  16.9 SAP AGM 16th September 2015 Digby Hall, Sherborne. | Clerk  Cllr Parfitt, Cllr Goater |
| **17. LATE ITEMS**  17.2 Cllr Knight reported that a minor collison had taken place at Frylake, this was not reported to the police.  17.3 Cllr Knight reported that a motor bike and a red car are cutting across Meadens Open Space, a camera has been put in place.  17.4 Cllr Parfitt indicated his concerned at the absence of some Councillors for a large number of consecutive meetings.  17.5 Street Light P1 has still not been repaired, the Clerk to chase. | Cllr Gould  Clerk |
| **18. ITEMS FOR NEXT MEETING**  18.1 Health and Saftey | Cllr Knight |
| **19. DATE OF NEXT MEETING** – Wednesday 21st October 2015. |  |