

# YETMINSTER & RYME INTRINSECA PARISH COUNCIL

## MINUTES

**For Meeting Held At St Andrew's School On  
2nd May 2018 At 7.30pm**

Present:, Cllr Goater, Cllr Knight Cllr Kellar, Cllr Plaice, Cllr Hentley, Cllr Lafferty, Cllr Footner, CCllr Penfold, DCllr Lawrence, the Clerk and 4 members of the public.

<p><b>1. <u>ELECTION OF CHAIRMAN &amp; VICE CHAIRMAN</u></b></p> <p>1.1 Cllr Hentley stood as Vice Chairman in the absence of Cllr Parfitt. It was resolved That Councillor Goater was elected as Chairman for the forthcoming year. Proposed: Cllr Hentley Voted For: Unanimous.</p> <p>1.2 It was resolved that Cllr Parfitt continues as Vice Chairman. Voted For: unanimous.</p> <p>1.3 All Councillors were asked to update their Register of Interest Forms if needed.</p>	All
<p><b>2. <u>MINUTES OF LAST MEETING</u></b></p> <p>2.1 The minutes were unanimously agreed and signed by the chairman.</p>	All
<p><b>3. <u>APOLOGIES:</u></b> Cllr Parfitt, Cllr Perlejewski, Cllr Torrance, Cllr MacLeod Ash.</p>	All
<p><b>4. <u>DECLARATION OF INTERESTS</u></b> - .Boyles Trust – Cllr Hentley</p>	All
<p><b><u>OPEN TO THE PUBLIC</u></b></p> <ul style="list-style-type: none"> <li>• Members of the public expressed their disappointed that Burrington Estates had not attended the public meeting for the Folly Farm development. They would also have liked more publicity given to the meeting. Feedback from the meeting has been summarized and sent to Burrington.</li> <li>• Mr Lawrence requested that the decline of bus services remains an agenda item for the Council to consider. Cllr Knight indicated that with the new development of houses that there was a possibility the bus services might be re considered if they become financial sustainable.</li> <li>• Cllr Lawrence noted that some work on the hedge by the Folly Farm development had taken place, no one was sure of the implications of this</li> <li>• Lot of potholes at Hamlet – CCllr Penfold noted.</li> <li>• Damage to Bow Bridge, Yetminster side to be reported.</li> </ul>	All
<p><b>5. <u>ELECTION OF DUTIES</u></b></p> <p>5.1 Cllr Goater circulated a list of duties for Councillors to review and agree. List to go on website.</p>	Cllr Goater
<p><b>6 <u>TRAINING</u></b> – details on DAPTC website.</p>	All

<p><b>7 FINANCES</b></p> <p>7.1 BOI money transferred to Lloyds account. It is proposed that a No2 account be opened to hold savings. Proposed: Cllr Kellar, 2<sup>nd</sup> Cllr Hentley unanimously agreed.</p> <p>7.2 It was proposed that KTD Gardening services would be asked to complete Schedule 2 &amp; 3. Cllr Goater to meet with KTD to arrange and go forward. Unanimously agreed.</p> <p>7.3 Councilors consider the costing of a solicitor for the new Sports Club Lease. Cllr Goater to discuss with Cllr Perlejewski a potential 50/50 split. It was agreed that this issue could be finalized by email.</p> <p>7.4 The investigation into installing a Sports Club water metre is ongoing.</p> <p>7.5 It was agreed that the Security system review would be paid for by PC so that the club could be handed over in good order.</p> <p>7.6 Rynat play inspection invoice £216.00. Unanimously agreed</p> <p>7.7 £10 to Geoff Goater for expenses for Meadens Hall. Unanimously agreed</p> <p>7.8 £35 to Dorset Youth Association from Youth money. Unanimously agreed</p> <p>7.9 DAPTC training invoice £15.00 for Clerk attending Introduction to the new External Auditor and regime. Unanimously agreed</p> <p>7.10 Neighbourhood Plan Expense (payable by YRIPC not grant) Cost of maintaining Neighbourhood Plan Website: Invoice from WIX (paid by John Ferretter) - £94.97 Unanimously agreed</p> <p>7.11 YRIPC Expenses Payable to David Torrance Cost of mileage and parking charges re visit to Burrington, Exeter Mileage – Yetminster / Clyst St George / Exeter and return 141 miles @ 45p = £63.45, Parking – 4hrs / Exeter, £4.00. Total claim: £67.45 Unanimously agreed</p> <p>7.12 The renewal for insurance is due at the end of May. Councilors to review the cover and agree payment, this can be done by email. Unanimously agreed</p> <p>7.13 Invoice from Wessex Grounds Services Ltd for £138.22. Unanimously agreed</p> <p>7.14 Chairman's Centenary Fund. Cllr Goater will review.</p> <p>7.15 Remittance of £7950.50 received for Precept.</p> <p>7.16 Waiver to Financial Regs maximum £500 trigger for Neighbourhood Plan in 2018/19. It is proposed that <i>'The Council exceptionally agrees to waive the Council's Financial Regulation requirement for the maximum £500 limit on expenditure which necessitates full council approval for expenditure related to the YRIPC Neighbourhood Plan in financial year 2018/19. Proposed: Cllr Goater, Cllr Knight.</i> Unanimously agreed.</p> <p>7.17 Calor Rural Community Fund - What's your project?</p> <p>7.18 Clerks expenses £81.36. Unanimously agreed</p>	All
<p><b>8. PLANNING</b></p> <p>8.1 Master Planning document version 6 circulated.</p> <p>8.2 Planning Consultation WD/D/18/000555 MEADOWAY, CHETNOLE ROAD, YETMINSTER, SHERBORNE, DT9 6HQ. Cllr Hentley requested to DCllr Lawrence that this be presented to the Planning Committee as considerable concerns raised over this application. Parish Councillors would be happy to attend a committee meeting to discuss these concerns</p> <p>8.3 Planning Consultation WD/D/18/000529 LAND AND BUILDING KNOWN AS WRIGGLE VALLEY FARM, THORNFORD ROAD, YETMINSTER. Decision Notice WD/D/18/000529 LAND AND BUILDING KNOWN AS WRIGGLE VALLEY FARM, THORNFORD ROAD, YETMINSTER – The</p>	All

<p>local planning authority has determined that its prior approval is required and is hereby approved.</p> <p>8.4 Planning Consultation WD/D/18/000445 TREVINE, MELBURY ROAD, YETMINSTER, SHERBORNE, DT9 6LY</p> <p>8.5 Planning Consultation WD/D/18/000643 STAKE FORD BARN, STAKE FORD CROSS, SHERBORNE, DORSET</p> <p>8.6 WD/D/18/000555 Meadoway Farm, Chetnole Road PC Comments: Object Comment It is felt that the proposed agriculture building will provide a blank face onto the site running as it will, parallel to the road. It is in the vicinity of the existing Abattoir on the opposite side of the road and will unacceptably increase the built landscape in this area. The use of the new building will have the potential to increase noise and disturbance in relation to its use. Through traffic to Chetnole plus HGV's to the Abattoir, and farm machinery to Meadoway will pose serious issues if further development is allowed.</p> <p>8.7 Submission of the Bournemouth, Dorset &amp; Poole Mineral Sites Plan and Waste Plan to the Secretary of State</p> <p>8.8 WD/D/18/000445, TREVINE, MELBURY ROAD. PC Comment: <i>"An application for a Certificate of Lawfulness for a proposed use or development has been received by the Council. This is not a planning application and the Council cannot consider the planning merits of the development. The application will be determined solely on the question of whether the development or use proposed would have been lawful on the date the application was made.</i> Our concerns would relate to the potential for the attic conversion to overlook nearby properties and that the materials and finishes used would match the existing emailed response from planning:- Decision Notice WD/D/18/000445 TREVINE, MELBURY ROAD, YETMINSTER, SHERBORNE, DT9 6LY – Certificate of lawful use or development notice of refusal of application.</p> <p>8.9 Making planning enforcement enquires advice circulated.</p> <p>8.10 Planning Consultation WD/D/18/000736 16 SHEARSTONES, YETMINSTER, SHERBORNE, DT9 6NW</p>	
<p><b><u>9. NEIGHBOURHOOD PLAN</u></b></p> <p><b>Neighbourhood Plan Update.</b> – from The Neighbourhood Plan Group read by Cllr Goater in Cllr Torrance's absence.</p> <p>We are continuing to review the detail of the plan and its various sections including our draft strategy for land development which is yet too finalised. Once the weather is more stable our photographer will be out and about, and we hope to also progress the various maps that will be required. This is important as we understand that the mapping license will expire in September.</p> <p>An issue for us is the difficulties we have with printing the working draft which is some 50 pages long. Cllr Knight has kindly offered to help with this and the NP Drafting Focus Group are grateful for his offer of assistance.</p> <p>Additionally, having consulted with West Dorset District Council we are embarking on our Strategic Environmental Assessment. This is a key stage in the Neighbourhood Plan process. The initial scoping report indicated that our plan ideas would be acceptable to West Dorset. However, Historic England, one of the statutory bodies that have to be consulted, subsequently indicated that they had some reservations about these. The Steering Group therefore felt that the most sensible thing to do was to "bite the bullet" and go for a full assessment.</p>	<p>Cllr Torrance</p>

<p>Unfortunately, it means more time and effort, but if we don't do this we may find the Neighbourhood Plan gets turned down at the last hurdle because, for instance, these "reservations" have not been addressed. We do not, as yet, have grant funding in place (although this will be limited) and we have asked that the cost of the initial report (£550.00 +VAT) be funded by the Parish Council as part of their agreed support.</p> <p>As well as this we continue to be keen to involve the community in the Plan and are hoping to hold an "Open Day" at the beginning of July so that we have the chance for further feedback on our progress particularly with regard to the approach we are adopting.</p> <p>This is likely to be held at the school and we have written an article for the Wriggle Valley News asking the community to look out for further information on this.</p>	
<p><b>10. YETMINSTER SPORTS CLUB</b> – report from Cllr Perlejewski read by Cllr Goater in his absence.</p> <p>Here is the latest state of play on the Sports Club to be tabled at the meeting on Wednesday. Unfortunately, I cannot attend as I am working in the Midlands this week.</p> <p>The tenants' solicitor is generally happy with the lease with the exception of the cost of the annual service of the security system which he feels should fall to the PC. It would not be appropriate for the tenant to take on the lease only to find that there are problems that they need to fix. we will instruct the tenants to get the inspection completed and invoice us for the cost.</p> <p>I have passed the lease to Tracy Neal at Battens who will read it and make recommendations. Her hourly rate is £140 plus VAT but I have asked her to give me an estimation of the amount of time needed to make it fit for purpose once she has read it. Ultimately, we need to get this right so we will probably have to commit to this expenditure. We may be able to get 50% of the cost back from the tenants.</p> <p>The latest report from the tenants is as follows: -</p> <ul style="list-style-type: none"> <li>• A productive meeting has been held with the tennis club</li> <li>• They have contacted Wessex water about being billed separately for water</li> <li>• Six pool teams have committed to playing at the club</li> <li>• They have 3 bookings for parties</li> <li>• They would like to install a new bar in the alcove and a brewery has agreed to carry out the work for them</li> <li>• They would like to then upgrade the current bar area into a functional kitchen</li> <li>• Negotiations are under way with Castle Gardens to deliver gardening sessions for children on the allotment that Mr Gregoriades has taken on</li> <li>• Stock amounting to about £700 was left in the club, but they have done a stock check and all but a few cans are past the sell by date.</li> <li>• They would like to put all membership fees into a community fund which they will top up with the proceeds from a number of charitable events. The members will have a say on how that money is spent but they would like to contribute to the building of a new play area next to the club house.</li> </ul> <p>Hopefully, Battens will not take too long in approving the lease.</p>	<p>Cllr Perlejewski</p>
<p><b>11. DATA PROTECTION - GDPR</b></p>	<p>Clerkl</p>

<p>11.1 Clerk to email DAPTC for guidelines. 11.2 Advice can be sort from Roger Greene at CC.</p>	
<p><b><u>12. WEBSITE</u></b> 12.1 A meeting is to be set up with Mr Nash, Cllr Torrance, Cllr Perlejewski</p>	Cllr Perlejewski
<p><b><u>13. PLAY AREA</u></b> 13.1 Cllr Kellar carries out a physical check on the equipment on a monthly basis. Mechanically and physically fine, the grass is too long and the mats are disgusting. Cllr Goater to ask KTD to clean the rubber mats.- Cllr Lafferty, Cllr Goater and Cllr Kellar to review the Play Area with a view to the future.</p>	Cllr Kellar
<p><b><u>14. UPDATE OF TELEPHONE BOX</u></b> 15.1 It was resolved that Cllr Knight would make the phone box ready for repainting. The Parish Council to have a budget for £100 – unanimously agreed.</p>	Cllr Goater
<p><b><u>15. PROVISION OF DEFIBRILLATOR</u></b> 16.1 Cllr Hentley has a report based on Thornford activities which will be circulated via email. Cllr Lafferty suggested discussion with South West Ambulance service, who like to know where defibrillators are placed. Discussed First Responders group and the possibility of a debibulator within small communities. Cllr Footner expressed her concerns about small communities and the benefit of a defibrillator.</p>	Cllr Hentley
<p><b><u>16. SPEED WATCH</u></b> 17.1 Cllr Lafferty reported that they were struggling for people for this quarter, but with better weather this will improve.</p>	Cllr Lafferty
<p><b><u>17. MAINTENANCE</u></b> 18.1 There are a few maintenance issues that are ongoing:- the water pipe and fencing around the pond: Sign at play area to take down.</p>	Cllr Goater
<p><b><u>18. CORRESPONDENCE</u></b> – all circulated.</p>	All
<p><b><u>19. LATE ITEMS</u></b> 19.1 Cllr Hentley reported that the issues of the fencing along Boyles Path have now been resolved. 19.2 Cllr Goater to request a quotation from KTD maintenance for replacement of some of the fence posts on Boyles Path as they appear to be rotting. 19.3 Cllr Footner requested that the PC replace the fingerpost at Ryme Intrinseca on the triangle as it now leans against the church farm wall. 19.4 Cllr Footner requested the investigation of introducing a weight restriction at Lake gate lane. Cllr Goater to discuss the way forward with Cllr Footner. 19.5 Cllr Kellar complained that WDDC planning portal has not displayed the plans on the due date. 19.6 Cllr Knight was concerned about the damage to the grass verge opposite the shop. Highways are not prepared to finance repair of this damage or put up on bollards. 19.7 Invite to attend Sherborne Mayoral reception received, Cllr Goater to</p>	All

attend. 19.8 Highways volunteers' day email circulated. 19.9 The Pound in Ryme Road appears to be PC property. Cllr Goater to investigate who maintains it and the Clerk to investigate providence.	
<b><u>20. ITEMS FOR NEXT MEETING</u></b>	All