

## MINUTES OF A MEETING OF BOURTON PARISH COUNCIL

HELD IN THE VILLAGE HALL AT 7PM ON MONDAY, 25<sup>TH</sup> NOVEMBER 2013

**PRESENT:** S Firbank, G Miller, P Williams, M Withers, C Price, D Lawes  
**APOLOGIES:** A Miller, L Jones, H Baker  
**ATTENDING:** Iain McVie (The Clerk), County Councillor A Cattaway and 9 members of the public.

### 13.170 APOLOGIES – AS ABOVE

#### 13.171 OPEN FORUM

S Firbank welcomed everyone to the meeting.  
SF reminded all of the rules concerning Members of the Public participation in Parish Council Meetings and invited any contributions from the public.  
One matter was raised concerning large lorries using the back lanes. Another member of the public confirmed the matter had been resolved. No other representations were made.

#### 13.172 DECLARATIONS OF INTEREST

S Firbank and C Price declared a personal interest in Bourton Mill (neighbours).  
M Withers declared a personal interest in the potential Village Hall site (neighbour)  
G Miller declared a personal and pecuniary interest in the wind turbines at Holly Home.

#### 13.173 MINUTES OF THE PREVIOUS MEETINGS

The minutes of the previous meeting were agreed and signed as a true record

#### 13.174 ACTIONS ARISING FROM THE MINUTES

Village Signs: SF confirmed that quotes were still being obtained, but, that he had also spoken to two other potential contractors able to complete the works. The cost would be in the region of £400. SF will pass details to LJ to progress

**ACTION:** LJ to update the December meeting.

Cemetery Wall: SF confirmed that quotes were being obtained and that a locally based Contractor had been found and his details would be passed to LJ to progress.

**ACTION:** LJ to update the December meeting.

Citizen Advice Bureau (CAB) request for funding. GM stated he was waiting for CAB to come back to him.

**ACTION:** GM to bring back to December Meeting.

All other actions covered in main items on the agenda.

#### 13.175 REPORT BY THE DISTRICT AND/OR COUNTY COUNCILLOR

Report from County Councillor

AC reported that the summer long study in relation to public transport re-organisation had been subject to a number of issues, including staff problems. The matter would now be going before the December County Council Cabinet. It is likely that a new consultation process will be commissioned, to commence in January 2014.

AC stressed that at this stage there were no firm proposals.

**ACTION:** AC will update following the above December Meeting.

PW stated that County Highways, as part of their £40m reduction in budget, were going to pilot locations where members of the public would be trained and used to clear grips, ditches and other road maintenance, although not on A Class or B Class roads. Training for these volunteers would be given. SF confirmed this would be at a cost of £50 per person.

PW confirmed that the responsibilities for roads would still remain with County Highways and exactly what tasks local volunteers would be expected to undertake has not been finalised.

AC informed the meeting that nothing stops people doing this type of work now if trained and supervised properly. He informed the meeting that 3 out of his 6 Parishes already do tasks such as roadside sign cleaning and litter picking. He stressed the need for Parishes though to take care as to what could and could not be done by villagers. He anticipated that it would be sometime in Spring 2014 that firm proposals would be published.

PW stated that this area of Dorset was likely to get Superfast Broadband in autumn 2016. Full details of the programme can be found on [www.dorsetforyou.com/superfast](http://www.dorsetforyou.com/superfast). AC confirmed that BT is rolling Superfast Broadband out in Gillingham next year. At six monthly intervals BT are reviewing the roll out and adjusting the time for delivery post code by post code based on factors including computer records and usage. The autumn 2016 date has been set as the latest possible date for connection, therefore it may be earlier for Bourton.

#### Report from District Councillor

GM reminded the meeting of last months Parish Council Meeting concerning the Local Government Boundary Commission (LGBC) proposals in relation to boundary changes for North Dorset and in particular the area covered by Bourton Parish Council which would go from a single District Councillor to two Councillors sharing Bourton and Motcombe/Ham. He confirmed that the District Councillors strongly disagreed with this proposal and would want Parishes to support them in this opposition.

PW asked which District Councillors were opposed to the proposal. GM stated all were.

PW stated that it seemed the proposals were at a very mature stage and requested the view of the County Councillor.

SF invited AC to provide any information and observations.

AC confirmed this was a North Dorset consultation within a larger review of all Council Boundaries. He stated he did have some concerns about the proposals. AC reminded the meeting that the submission by NDDC was unacceptable as it did not achieve the voter numbers to Ward ratios and identified communities. Therefore the LGBC has achieved this by in some cases putting two current one member wards together with two District Councillors sharing responsibility. With the combination then of two and three Councillor Wards the LGBC proposal for North Dorset meets the voters ratio and is not so illogical. AC confirmed that following this consultation period the second proposal will be ready by the end of March 2014.

SF asked GM if he had the actual voter numbers for Bourton and Motcombe/Ham.

GM stated he did not and reaffirmed that the LGBC proposal retains the current overall number of District Councillors and makes the voter numbers more equal.

MW asked if the LGBC proposal was accepted could the two Councillors agree to split the area with one taking Bourton and the other Motcombe/Ham. This would ensure an identified Councillor for each but meets the needs of the LGBC in relation to voter and ward ratio.

CP stated that MW proposal would seem a sensible way forward.

IM confirmed that he had spoken to the Motcombe Clerk and she stated details had been circulated for individual comment and at this time she was not aware of any concerns. If there are any concerns they will be discussed at their December meeting. IM also confirmed that the LGBC will not be holding any public meetings, all consultation will be completed on line.

SF stated this would be fine as long as the Councillors concerned did not live in the wrong part of the District.

GM acknowledged that the proposal by MW was sensible and could resolve the issues of confusion for residents in terms of who to contact.

MW reminded all that any proposal would need to be formally agreed by the Parish Council.

AC pointed out that under the proposals part of the current Milton Ward would come under Bourton and the rest within one of the Gillingham Wards.

SF stated more detail would be needed for the Parish Council to make a decision.

PW asked for a more detailed proposal(s) for the December Meeting.

**ACTION** IM will prepare and circulate information for the December Meeting.

SF informed the meeting that the NDDC Local Plan 2011-2026 (Part One) has been published and is out for consultation.

MW confirmed that the NPG have been aware of this and will arrange for a copy of the full document. (Please note this has been done).

IM reminded the meeting that the consultation was only in relation to the legality of the preparation and that the consultation period runs to 24<sup>th</sup> January 2014. The full plan can be viewed at [www.dorsetforyou.com/planning/north-dorset/planning-policy](http://www.dorsetforyou.com/planning/north-dorset/planning-policy). There will be drop in exhibitions in December at four locations including Rivers Meet Centre Gillingham 1000 to 6.30pm on the 9<sup>th</sup> December 2013. An advert for these will be placed in the main Noticeboard.

### 13.176 NDDC CONSULTATION ON ELECTRONIC PLANNING APPLICATIONS

IM updated the meeting concerning the 10 month pilot being run by NDDC in relation to the electronic planning application consultation process. This pilot has been run with 10 Town and Parish Councils and the overall feedback has been positive. NDDC are proposing to extend this process across NDDC and remove the need to forward hard copy planning applications to Parish Councils from 1<sup>st</sup> February 2014.

MW pointed out that when viewing plans on a computer document it was sometimes difficult to visualise unlike the larger hard copy documents currently sent out with applications.

IM informed the meeting that NDDC had invited all Councils/Clerks to a meeting on Tuesday 7<sup>th</sup> January 2014 to discuss the new process.

**ACTION** IM and MW to discuss the meeting attendance.

### 13.177 PLANNING MATTERS AND APPLICATIONS RECEIVED

#### 13.177.1 Applications Received

2/2013/1176 Queen Oak Inn – Replace windows only.

IM confirmed the Planning Sub Committee had seen application and no objections were raised. Meeting agreed with this decision.

#### 13.177.2 Permissions Granted / Applications Withdrawn

2/2013/0991 Victoria Lodge, Tan Lane, Bourton – Permission Granted.

#### 13.177.3 Bourton Mill

SF informed the meeting John Fay (owner) and John Hammond (NDDC) expect the agreed Section 106 conditions to go through final planning before 2014.

PW asked if the site was still being marketed for sale and if it was this could it be an opportunity to get the owner to clean the site given its current state.

**ACTION** SF will ask the owner.

SF also pointed out that asking NDDC to pursue any case under current legislation through the Magistrates Court was pointless as the maximum fine is £200.

MW pointed out that under the Environmental Act there is an offence that carries a £20000 fine, but, at the moment it is doubtful that NDDC would have any appetite for pursuing this.

**ACTION** IM to make enquiries with NDDC.

#### 13.177.4 Wind Turbines/Photovoltaic solar arrays

PW confirmed that there were nothing new to report, but, he reminded the meeting that both the Hollyhome and Feltham Farm applications were to be subject of environmental impact assessments. It may be that the respective developers will consider that the expense outweighs the possible gain.

PW confirmed that the Manor Farm photovoltaic solar array application was approved on the 5<sup>th</sup> November. He stated that it was disappointing that NDDC showed no concern for the cumulative effect of such applications upon the countryside. This could therefore encourage and lead to further similar applications.

### 13.178 FINANCE

#### 13.178.1 Accounts to be paid

DAPTC	10 copies of new Good Councillors Guide	£25.00
Mr IJ McVie	Expenses	£143.85
PM Cowell	Storm damage, Tree Work	£35.00
BVH	Village Hall Hire	£96.00
G.Overington	Printing costs for NPG	£85.00

Proposed by MW and Seconded by PW. Agreed by all.

#### 13.178.2 Accounts received

IM requested that the Council agree to a further cut and tidy of the Cemetery by P. Cowell. Agreed. (Please note P.Cowell now tasked to complete work).

### 13.178.3 Grants & Donations

None

### 13.178.4 Council Precept 2014/15

IM updated the meeting confirming that the final submission date had been set by NDDC as 4<sup>th</sup> March 2014. He also informed the meeting that he understood NDDC were now reconsidering their decision not to pass on the council support grant to Parish and Town Councils. IM stated he would be populating a 13/14 budget sheet for the January 2014 meeting.

### 13.179 NEW VILLAGE HALL

SF asked PW to provide an update of the New Hall Planning Group (NHPG) meeting held on 14<sup>th</sup> November 2013 and attended by Harriet Palmer, Biddy Robinson, Peter Williams, Philip Proctor (Proctors), Simon Rutter and Diccon Carpendale (Brimble Lea).

PW provided his record of the meeting to the Chairman and for the records.

PW stated that within the preamble to the meeting, we (NHPG representatives) had mentioned that we were in discussions with owners of other sites, but that this site (as owned by Mrs Eves) was our preferred location.

DC acknowledged that this site was the most obvious choice for a new VH in Bourton, but said that this was not going to happen without Brimble Lea (BL) getting value for their client.

The owners relatives are apparently taking a pragmatic approach to this site – ie. looking for something in the near-term and are not inclined to let matters remain on hold for next 10-20 years.

DC said that, if nothing happens soon, then '*...it (site of barn) might just fall into our lap shortly*'. PW stated that there was an informal agreement between DC and Phil Proctor that the existing barn represents a brown-field site which could accommodate 2 or 3 dwellings, which is significant for two reasons:

- a. If new VH was to be sited elsewhere, unlikely to prevent development on this site.
- b. Any suggestion that VHMC can buy this site for £75k is unrealistic. If one accepts that (worst case) 3 x houses would go onto the barn brown-field site, and each plot has a value of about £100k, then the value of this portion of the site alone would be about £300k.

The NHPG stressed the fact that the village community would not accept any development along the road – i.e. to the west of the proposed site for the new VH.

DC intends to give consideration to a modest development in the SW corner of the plot. The area in question is about 0.3 Ha. No prospective number of dwellings discussed at this stage. At this point PW showed the meeting a satellite photograph of the site.

SF asked if the Village Hall would own both paddocks. PW stated they would.

Access to SW corner would be via approach road off Main Road shared for first 20m (approx) with NVH, if it proves impossible to gain access direct from main road.

Balance of site would be provided for new VH as BL's Community Benefit. No requirement for BL to provide Affordable Housing in addition to this – so any houses would be for private sale.

This 'Community Benefit' would have a value, since it would help VHMC to attract matching financial contributions from elsewhere, e.g. Lottery Fund.

Initial indicative scheme is due to be prepared by DC in time for PW to brief BPC at December meeting.

It is to be hoped that BPC will be sufficiently supportive to encourage Brimble Lee to work up a scheme, with a view to presenting a more detailed scheme to the village at a public meeting during Q1/Q2 2014.

The aim would be to go to NDDC Planners in 2014 with a unified proposal, which would have the support of the village, as well as the land owner.

SF asked if there were notes of the meeting. PW confirmed there were.

CP asked if the notes would be available. SF stated they would be.

**ACTION** IM to have copy of PW notes sent to Councillors with minutes.

CP asked if the Settlement Boundary prevents housing development.

PW stated that Proctors view is that there could be development as it is not in a built up area or blocking any others view. If there were to be any objections the developer could go to appeal and make a case to the Inspector that any benefits would outweigh the harm with an ad hoc development of two or three houses on an existing barn site.

CP stated that she thought there had been no discussions on numbers of houses.

PW stated there had not been any discussion and that this was in relation to the developer's view of the existing brown field site.

PW stated we should see what the scheme is and if it is suitable go to the village and ask if they agree.

SF said we will know by December what the proposal is.

MW stated that he totally disagreed with Brimble Lea and Proctors' view and that the developers need the new village hall to obtain planning to build private housing. He further pointed out that the Parish Council cannot support a proposal that it has yet to see any evidence or plans for. He asked when it was likely some concrete proposals would be available.

PW stated he did not know when this would be, but, that Brimble Lea are looking for some indication that there would be some indication of good will.

MW stated this should not be done without any idea what the proposal is.

PW stated that he can only see Brimble Lea producing broad outline plan at this stage.

SF said the Parish Council should see the broad proposal, discuss and agree a response.

MW asked PW if he would distribute BL's proposals to councillors as soon as he had received them so that they would have time to study them before the next meeting.

PW confirmed that as soon as he has the proposal it will be shared with the Council.

PW advised that he had consulted further with Phillip Proctor, following to the meeting with DC, to ascertain whether, in the event that the new village hall is sited elsewhere in the village, the threat of development on the site of the existing barn site would be valid. PP's view is that there is a realistic possibility that development on this site would be permitted,

because of its location and its ease of access to the main road. Although the site is not in a built up area, it is not in open countryside either, ie. the barn is not in the middle of a field. The barn can actually be considered to be blocking the view so arguments relating to the view, as a means of preventing development on this specific site, are unlikely to gain traction. If the Parish was to object and this objection is then sustained by NDDC, the developer will probably go to Appeal. Proctor's view is that, in such circumstances, the Public Inspector is likely to decide that the benefit of 2 or 3 houses on this brown-field site would outweigh the 'harm' arising from any such a development.

PW also reminded the meeting that the location is viewed as the optimum site for a new hall.

MW stated that this was entirely accepted.

SF stated that we should now wait for the proposal from Brimble Lea on paper and discuss at the December meeting.

**ACTION:** PW requested to bring the Brimble Lea proposal to the December meeting, assuming they have been received from Brimble Lea by then.

### **13.180 NEIGHBOURHOOD DEVELOPMENT PLANNING**

MW updated the meeting stating that the NPG held its monthly meeting on Thursday 21<sup>st</sup> November and the main topic under consideration was what further information the group may need from the community and what would be the best way of gathering it.

There have been three changes in circumstances since the original questionnaire in January this year. These were:

1. The granting of outline planning consent for 29 residential units at the Factory/Mill site.
2. The publication of NDDC proposals for their Local Plan which advocated the abolition of Bourton's settlement boundary.
3. The selection of a preferred location for a new village hall by the VHMC on land adjoining Sandways Farm.

In light of these changes, the group decided that the best way of gathering accurate information was to go back to the village with a limited questionnaire which will meet the requirements for evidence gathering as recommended by the Government sponsored agency, Locality.

The format of the questions and any preamble necessary to put questions into context, would be discussed with the BPC and, in the case of the Village Hall, the VHMC/NHPG.

SF stated the VHMC must agree a date to meet with the NPG.

### **13.181 TRAINING**

IM confirmed the remaining Councillor update for this year as the 10<sup>th</sup> December 2013.

### **13.182 HIGHWAYS**

None

### **13.183 TRANSPORT**

SF stated he will progress whether school buses could be utilised between school runs to deliver a local service middle of the day. He also raised the possibility of BPC subsidising a taxi service, there would obviously be legal requirements to be met.

MW asked if volunteers could use their transport to offer such a service.

SF reminded all that there are the Gillingham and Mere car link schemes already in existence.

IM confirmed that the Gillingham service is advertised on notice boards and the website.

### **13.184 POLICE AND CRIME**

IM updated the meeting that Dorset Police were currently completing a consultation period in relation to the closing of Police Station Front Counters. The proposal will see Gillingham Front

Counter close and our nearest Front Counter being Shaftesbury for two days a week on a two hour opening time. These changes will commence in April 2014 for a six month trial period. These changes have been based on budgetary constraints and an analysis of 'footfall'. The Police have held public meetings which were advertised on notice boards and the Website. Individuals can also provide feedback by e mail to 'consultation@dorset.pnn.police.uk'

### 13.185 CORRESPONDENCE

Please contact the clerk if you require any further information:

DATE	FROM	CONTENT and ACTION
22/10/13	Bourton Village Hall	Minutes of meeting 30/09/2013
23/10/13	NDDC	Agenda for Cabinet Mtg 28/10/13 re Council Tax
23/10/13	NDDC	Re 2 Mede Close no planning issues, Highways dealing re verge
23/10/13	DAPTC	Update for Council Tax Support grant 2014/15
23/10/13	FW Planning	NH Planning Meeting national workshop 5/11/13
23/10/13	Cranborne Chase AONB	Newsletter update
23/10/13	NDDC	Link to LGBCE website for maps of the county and its council areas
24/10/13	Clear Mapping Company	Advert for mapping products for sale
24/10/13	CRW Gillingham	Minutes of Three Rivers Partnership & Parishes 26/11/13
25/10/13	DAPTC	Agenda, Directions, Previous minutes for AGM 2/11/13
28/10/13	Graham Dukes Joinery	Quote for repair to benches
28/10/13	Dorset PCC	Survey for ringmaster and PCC
30/10/13	Three Rivers Gillingham	What is GR8 in SP8 placed on Village Website
30/10/13	Waterfront Magazine	Article on one of the first villages to agree a Village Plan- To MW
30/10/13	Dorset Police	Consultation on new Front Counter opening times-Circulated to all
30/10/13	NALC	Elections for post on NALC Smaller Councils' Committee. Circulated
30/10/13	Tree Council	Quarterly Magazine - Circulated to all and website
30/10/13	DAPTC	Request for Clerk cover - Filed
30/10/13	DAPTC	Information for those Parish Councils with a Community Post Office.
30/10/13	DAPTC	Circular 08 - Circulated to all
30/10/13	War Memorial Trust	Advice on upkeep - Filed
30/10/13	Wickstead Ltd	Catalogue for playground equipment - Filed
30/10/13	NDDC	Planning App.2/2013/1176 Queen Oak Inn Replace windows-To PC
04/11/13	Play & Leisure	Newsletter update - Passed to HB and filed
04/11/13	DAPTC	Updated Training dates for Nov/Dec. - Circulated to all.
04/11/13	Dorset Community Action	Information on funding opportunities - Circulated to all, NPG, VHMC.
04/11/13	AON Insurance	Advice on sow clearing etc - Procedures comply- Filed
05/11/13	CCLA	Advertising material for enhanced interest on deposits - Filed
05/11/13	AES Europe Ltd	Advertising material for water related maintenance - Filed
05/11/13	DAPTC	Advert Dorset PCC Focus Group Victim Support - Circulated & Web
05/11/13	NDDC	Stour Valley Revenues and Benefits Partnership - Circulated
05/11/13	NALC	Confirmation of closing date for 14/15 Precept as 4/3/14- Info Only
05/11/13	Mr Nathan	Enquiry re publication of minutes- Resolved by phone/email.
07/11/13	DAPTC	Training dates for Councillors in November/December – Circulated.
07/11/13	Dorset Community Action	Voluntary and Community Sector event on 20/11 -Circulated.
09/11/13	NDDC	Sexual Entertainment Venue Policy - Filed
09/11/13	NDDC	Rough Sleepers count NDDC - Filed
12/11/13	Shaftesbury Mayor	Invite for PC Chairman to attend Annual Carol Service - To SF
12/11/13	CRW Gillingham	Gillingham Neighbourhood Plan Presentation - To NPG and Chair
12/11/13	BV Dairy	The B V Dairy Dozen Funding Scheme - Circulated and website
12/11/13	DAPTC	Confirmed date for 14/15precept submission (4/3/14) - Circulated
12/11/13	NDDC	Letter confirming new planning process from 1/2/13 - Circulated
12/11/13	NDDC	Planning Grant 2/2013/0991 Victoria Lodge Tan Lane - Nov Meeting
12/11/13	NDDC	Proposed precept for 14/15 - Information only as not ratified.
12/11/13	NDDC	Highways Winter Plan 13/14 - Copy to SF and AM - Filed
15/11/13	Dorset Community Action	AGM Friday 6th December - SF and filed
15/11/13	DAPTC	Proposed Police Station Front Counter Closures - November Mtg.
16/11/13	BVHMC	Minutes of October Meeting - Update November BPC Mtg
20/11/13	Motcombe Parish Clerk	Update on Boundary Changes - BPC November Meeting
20/11/13	Outdoor Play People	Quotation to repair playground floor – December Meeting

**13.186 A.O.B.**

SF informed the meeting that the current set of Village owned Christmas tree lights need replacing and there will be a requirement to purchase a tree. In total this will cost £700. There is £400 in the Christmas Fund and there will be a further £200 from the Village Shop. He asked that £100 be donated by the Council to meet the cost of a tree. This was agreed by all.

**13.187 DATE OF NEXT MEETING - MONDAY 16<sup>TH</sup> DECEMBER 2013**

Chairman: ..... Date: .....

**Note: These minutes will be reviewed and formally ratified by the BPC on 16<sup>th</sup> December 2013.**