

**MINUTES OF A MEETING OF BOURTON PARISH COUNCIL  
HELD IN THE VILLA HALL AT 7.00PM ON MONDAY, 21<sup>ST</sup> MAY 2018**

**PRESENT:** S Firbank, M Martin, M Chapman, T Heaton, E Wynn (Clerk), J Morgan, A Miller, P Williams, M Withers, Cllr A Cattaway

**APOLOGIES:** G Miller

**ATTENDING:** 17 members of the public.

**18.7 APOLOGIES – AS PER ABOVE**

**18.8 OPEN FORUM**

SF welcomed everyone to the monthly meeting. He reminded all present that the 'Open Forum' had been held in the earlier Annual Parish Meeting.

**18.9 DECLARATIONS OF INTEREST**

SF declared a pecuniary interest and personal interest within the Bourton Mill agenda item as he is an adjacent landowner to the site. SF confirmed that he would step aside as Chair during the agenda item regarding The Mill and pass the role of Chair to MW for that item.

**18.10 MINUTES OF THE PREVIOUS MEETINGS**

The April minutes were agreed as an accurate record and were signed by the Chairman.

**18.11 ACTIONS ARISING FROM THE MINUTES**

The Parish Bier: TH reported that he had approached the Wincanton Museum and History Society regarding the parish bier and that they were most interested in owning it. TH said that in 25 years he hadn't seen the bier leave the church and that if we didn't find a home for it soon the worry would be that the bier would just end up in someone's barn. TH said the museum had offered £60 for the bier.

Proposer: TH Seconder MM. Agreed by all councillors.

**18.12 REPORT BY THE DISTRICT AND/OR COUNTY COUNCILLOR**

AC reported that orders are duly being presented to the government regarding the proposed general purpose authority. These are to be finalised mid-July, with the public consultation beginning on the 8<sup>th</sup> July and lasting for 8 weeks. Christchurch has submitted a letter of action to challenge the government decision. PW said that all these issues are taking up much time and staff are stretched because of this but it is very much business as usual. PW, as district councillor, updated the meeting on the situation appertaining to the establishment of Dorset (unitary) Council and advised that the Local Government Boundary Commission review consultation, in relation to proposed new wards/level of representation was due to be held between 3 July – 27 August 2018.

**18.13 PLANNING**

**18.13.1 Applications received**

**2/2018/0416/HOUSE**

**Proposal:** Erect first floor extension above existing garage and erect two-storey front extension. **Location:** Spring Rise, New Road, Bourton, SP8 5BD. No objections received.

**18.13.2 Bourton Mill – SF handed Chairman to MW for this agenda item.**

JM reported that the Open Day had been a success and that the Section 278 agreement had been signed on the 21<sup>st</sup> May. A letter had been received from a member of the public re the lack of cleaning of the road at Bridge Street and that the residents would appreciate more regular cleaning of the surface of the road. TH said that since the last parish council meeting he had seen water flooding down the dam and that it was a delight to see.

**18.13.3 Ash Green**

MM reported that this development was now complete and that Ashford Homes are now trying to sell the houses. MM said this was quite an attractive development now that it had been finished. It was agreed to now remove this item from the next agenda.

**18.13.4 Brixey's Farm**

This application was received after the agenda had been completed and published. Therefore an extraordinary planning meeting took place. SF declared a pecuniary interest and personal interest within this planning application as owner of the land and therefore handed the Chairman to MW and left the meeting while discussions took place. MW commented as follows: "In January of this year the draft Bourton Neighbourhood Plan (NP), six years in the making, was passed at Referendum with a 93% of those who voted in favour of adopting it. This document is now part of NDDC's suite of planning policy papers and, amongst other things, defines what development should or should not be allowed in Bourton up to the year 2031. The NP respects the policies of NDDC's Local Plan in that it retains the Settlement Boundary, outside of which, except where specifically allocated or allowed, no further housing

development shall take place. Policy 1 states that "**Development shall take place within the Settlement Boundary or on allocated sites**". This site is outside the Settlement Boundary and therefore breaches a major policy of both the NP and the NDDC Local Plan. Policies 6 and 7 of the NP deal with the Natural Environment and the protection of Habitats. In particular, Policy 7 (b) states that "**The River Stour Valley is an important feature....and provides a habitat for wetland flora and fauna. Development will not be permitted where the wildlife and their habitats, the vegetation and the landscape of the river valley would be adversely affected**". The applicant's own Environmental Report, prepared by CTM Wildlife notes that there is evidence of water voles and otters nearby which may be affected. This is a further instance where this application breaches a major policy of both the NP and NDDC Local Plan. There are inaccurate statements in question 13 of the Application Form where the applicant states that there are no protected and priority species on land adjacent or near the proposed development and that there are no important habitats or other biodiversity features on land adjacent to or near the proposed development. From my own development experience, for this Council to raise no objection to this application would open the door to a number of other landowners within the village coming forward with housing development proposals outside of the Settlement Boundary and potentially creating a situation where the rural character of the village, a key part of the NP policies, would be jeopardised. The NP is there for the benefit of the community as a whole. This application does not appear to be for the benefit of the community as a whole. In summary, therefore, I would ask councillors to vote for the proposal to firmly object to this application which breaches a number of NP policies which this Council and the community supported in January this year and for this objection to be forwarded to NDDC before the consultation deadline date." JM commented that she voted for the NP but nonetheless feels that the plan does have its anomalies. JM said that this is a unique site where only one house could be built and JM could not see what impact one house would have on the wildlife or habitat. This particular site is extremely wet but if a house is built then the drainage involved would mean this problem would disappear. If the site hadn't been outside the boundary the NP would have said the site was "infill". JM said every application has to be decided on its own merit. MM commented that the a broader view should be taken and although she was sympathetic to the applicant she was in agreement with the NP and that the argument for setting a precedent should be foremost in the Parish Councils decision. MM commented the PC is only a statutory consultee and that it must abide by its obligations and that all papers go to the planning department at NDDC, they need to bear in mind it can go to appeal although the outcome is always uncertain. TH commented that the NP should not be set in stone and that the settlement boundary is open to individual interpretation. He said that he didn't believe the wildlife would be overtly affected as the application site is already very near to the new concrete channel put in for the Mill site development. AM said he had not visited the site and was in agreement that the PC adhere to the settlement boundary. PW said he signed up to the NP but that he didn't believe the boundary would go unchanged until 2031. PW said that he did not believe that this micro-development would set a precedent for any multi-property large scale development within the village; instead he advised that each planning application should be considered on its individual merits. He felt that this application did not represent 'demonstrable harm', evidence being that it is being expressly supported by the only immediate neighbours to this site (residents of Brixey Farm) Furthermore – the River Stour has been managed very sympathetically by C.Field Construction and PW didn't believe a new dwelling would cause significant issues with the wildlife. MC offered no comment. MW proposed a resolution that the PC should object to this application, seconded by MM. The resolution was defeated 3 in favour and 4 against. PW proposed a resolution that the PC should support this application, seconded by TH. The resolution was passed 4 in favour and 3 against. It was therefore resolved that the PC would support this application. MW said that his position as a Parish Councillor was now totally untenable and he would be giving in his resignation due to the principal and the lack of understanding and support. SF returned to the meeting.

## **18.14 FINANCE**

### **18.14.1 ACCOUNTS TO BE PAID**

E Wynn	May Wages (gross £488.45; net £390.85) and Expenses (£20.50)	£411.35
Sarah Mann	Internal Audit Review	£150.00
Simon Firbank	Cost for placing notice of the BPC AGM in the BVM.	£106.20
PM Cowell	Invoice 1468 £183.60; 1469 £152.40 & 1470 £50.00	£396.00
M & G Book-keeping PAYE services – final invoice.		£126.00
Dorset CC	Dog Waste Bins Invoice 2800155368	£1170.00
Zurich Insurance	Local Council Insurance renewal (3 year term)	£1078.27

### **18.14.2 Accounts received**

E Wynn	Payment to BPC for HMRC payment	£200.00
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TH asked if the DWP payment was for one year. The Clerk confirmed that is was. PW asked that the parish council try to negotiate with the DWP to try and bring the cost down. AC said he would be willing to take on the role to work with senior officers at the DWP regarding the cost.

### **18.14.3 Accounts received**

None.

### **18.14.4 Grants and Donations**

None

Proposed by TH, Seconded by PW and agreed by all Cllrs present.

## **18.15 NEW VILLAGE HALL**

MC reported as follows: "It is proposed that the Parish Council provides funds not exceeding £3,000 to meet the costs of the following activities to support the selection of the site for a future New Village Hall on a fair and equitable basis:

1. To augment architect-prepared site plans and survey data for the Jubilee Field site which are being commissioned by the S C Hannam Trust with appropriate portrayals of the setting of a New Village Hall. This work to be undertaken as appropriate by the Trust's selected architect or by another architect of the Parish Council's choosing. Note: similar work has been funded in the past for the Sandways site.
2. To provide a short video or other effective portrayal of the strengths and weaknesses of both potential sites as part of the basis for informing the community about the choice facing the Parish Council and as part of a likely more broadly-based consultation exercise yet to be determined. Note: it is understood that funds already awarded by the National Lottery are available to be used to support the staging of such further consultation.

It is proposed that Cllr Mike Chapman leads these activities, supported by Cllr Williams as a Trustee of the Village Hall and provides a progress report at each successive Parish Council meeting.

It is also proposed that the S C Hannam Trust and their architect be given a full briefing about the new hall requirements before they commence their work and that this shall all be in accordance with Policy 5 of the Neighbourhood Plan [to be found at [www.bourtondorset.org](http://www.bourtondorset.org)] and incorporate the comments already received from NDDC Planning and Conservation Officers.

Proposed by: PW. Seconded by: JM. Agreed by all councillors present.

## **18.16 FOOTPATHS**

No further updates.

## **18.17 COMMUNITY SAFETY**

Covered in the Open Forum.

## **18.18 TOM MITCHELL SALVER 2016/2017**

The parish council had agreed that the predominant winner for the trophy was the Neighbourhood Plan Team.

## **18.19 CORRESPONDANCE**

None discussed.

## **18.20 ANY OTHER BUSINESS**

The Clerk reported that Bourton Pre-School would like to advertise by placing a banner at the West Bourton end of the school field. She explained that next year the pre-school will be low on numbers and therefore needs to advertise. All councillors present were in support of a banner.

MM said a public consultation will be taking place at St George's Church on the 3<sup>rd</sup> June at 2-4pm and the renovation plans will be available for the public to view.

PW reported that a scheme run by the Chairman of NDDC, called the Community Hero's Award, had been given to Nick Hall for all his hard work within the community.

JM asked the clerk when the dog-bin currently in place by the bench on the green at Breech Close would be moved.

**ACTION: Clerk to chase PM Cowell.** JM also reported that residents at Breech Close are concerned about the grass cuttings being left in-situ and that further issues had been raised about a large tree that required works.

**ACTION: The Clerk to ascertain who cuts the grass and who is responsible for the tree.** PW asked that all actions pending be included on the next agenda.

## **18.21 DATE OF NEXT MEETING – MONDAY 25<sup>TH</sup> JUNE 2018 AT 7PM**

SF closed the meeting at 8.58pm

Chairman:

Date: 21<sup>st</sup> May 2018

**Note: The minutes will be reviewed and formally ratified by the BPC on 25<sup>th</sup> June 2018**