

MINUTES OF A MEETING OF BOURTON PARISH COUNCIL HELD IN THE VILLAGE HALL AT 7.00PM ON MONDAY, 25TH MARCH 2019

PRESENT: M Martin, M Chapman, M Withers, I McVie, A Gillett, P Williams, G Miller, E Wynn (Clerk)

APOLOGIES: A Miller, A Cattaway

ATTENDING: 27 members of the public.

19.76 APOLOGIES – AS PER ABOVE.

19.77 OPEN FORUM

MW welcomed everyone to the meeting.

- Andrew Sturt made an official complaint against BPC and wanted it to be made public and has waived his right to confidentiality. His statement at the meeting was as follows:

“1. That on 22 October the chairman, in his pre-prepared statement minuted at paragraph 18.93, failed to advise that the plans and material placed before residents at the Public Engagement relating to the two sites were indicative only, not firm proposals.

2. The chairman failed to advise councillors present at the 22 October meeting that: Each site layout showed possible dispositions of land uses and an interpretation of a form of development considered by the respective landowner to be compliant with Policies of the LPA and Policy 5 of the Bourton Neighbourhood Plan and, that the plans for each site showing siting, plan form, elevations and the massing of buildings, were for indicative purposes only, as all such matters would ultimately be provided in any future detailed planning applications; and, that the chairman failed to advise Councillors that matters such as perceived impact, including references to “kerb appeal” and impact on adjoining properties, assessed by reference to, or consideration of, indicative or illustrative material, should have been treated as such and not be accorded undue weight in their individual assessments of the relative merits of each site.

3. On 22 October the chairman, in his pre-prepared statement, minuted at the second paragraph of 18.98, stated his opinion that “... it is the Parish Council’s job to weigh the various arguments for and against both sites and to select the site...”

The above quotation, allied to repeated assertions that the parish council would take, as of right, the final decision on site selection for a new hall and amenity land under the Policy 5 of the Bourton Neighbourhood Plan is false. No such right is reserved to the parish council.

4. The motion proposed by the chairman at the meeting of 22 October is flawed in purporting to represent Policy 5 f) of the BNP in stating: “...AND TO MEET THE REQUIREMENTS OF POLICY 5F OF THE BOURTON NEIGHBOURHOOD PLAN I PROPOSE THAT THE PARISH COUNCIL PREFERRED SITE FOR A NEW VILLAGE HALL, AMENITY LAND AND ENABLING HOUSING IS THE JUBILEE SITE.”

No such requirement exists in the adopted Bourton Neighbourhood Plan.

However, at Policy 5 f) in respect of the consideration of planning applications by the LPA, the limited role of the Parish Council is referred to in the following extract: “the identified planning considerations of the residents as expressed through the Parish Council.”

5. In failing to express to the LPA “the identified planning considerations of the residents” in respect of either of the two planning applications submitted to the LPA, Bourton Parish Council has failed in its statutory duty and in its duty to express to the LPA the identified planning considerations of the residents.

6. The misquoting of Policy 5 f) at Appendix B of the brief to Councillors on the September Public Engagement prepared by Councillor Chapman was of material significance in the Councillors’ consideration and in their voting on the Motion put to the meeting by the Chairman on 22nd October 2018.”

- Several MoP’s raised the subject of recent developments on the piece of land adjacent to New Close. Comments included: concerns about the effect on existing garages and adjoining properties; access to the site; road safety on Mill Close and Mill Lane; additional traffic; over development. MW explained that this was on the agenda item 8.2 and would be discussed then.
- Nigel Whitehead (Planning Consultant and Director at WPB Limited) and Colin Brown, a landscape architect, gave a short 5-minute briefing regarding proposed Tourist Accommodation on land adjoining Brixey’s Farm. After several

questions and concerns were received from members of the public it was agreed that Mr. Whitehead meet with the Parish Council Planning group before consideration by Bourton PC.

- A MoP asked why there was nothing in the Upper Stour Magazine from the Parish Council. The Clerk explained that the deadline for articles had been missed for this month.
- A MoP requested that the full statement of the complaint against the council be fully minuted.
- A MoP raised concerns about the state of the Mill site: many areas left un-grassed; herras fencing and barriers still up; the area looks untidy and unfinished with mud and water running onto the highway. Concerns were also raised about the impact on the wildlife around the compensation basin.
- A MoP stated that he was in support of the complaint made against the Bourton Parish Council.

19.77 DECLARATIONS OF INTEREST

None.

19.78 MINUTES OF THE PREVIOUS MEETINGS

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

19.79 ACTIONS ARISING FROM THE MINUTES

None.

19.80 REPORT FROM COUNTY AND DISTRICT COUNCILLORS

PW reported that the new Dorset Council comes into effect on 1st April. Councillor numbers will be reduced from approximately 230 down to 82 once elections have taken place on 2nd May. Prime concern of the new council will be ensuring continuity of services, with South Warks House being the new headquarters. In the interim there may be a slight hiatus and/or delay for decisions on planning issues from the Dorset Council Planning Department due to reorganisation.

19.81 NEW VILLAGE HALL

MC reported that as yet there was no firm indication from the Planning department on either of the proposed sites and he awaits further information. There had been many comments made and a petition from a number of residents against the Jubilee site. MC thanked the 6 volunteers who had painted the fence at the existing village hall and MC also thanked Cllr Peter Williams for renovating the noticeboard.

19.82 PLANNING

19.82.1 Applications received

2/2019/0150/HOUSE

Proposal: Erect detached pool house and swimming pool (demolish existing garage/store) **Location:** The Old Vicarage, New Road, Bourton, Dorset, SP8 5BJ. **Comment Deadline:** 25th March 2019. MW asked if there were any comments from the Planning Group, of which there were none. Therefore, the councillors had no objection to this application.

19.82.2

2/2019/0204/FUL

Proposal: Erect 1 No. dwelling, create new vehicular and pedestrian access and 2 No. parking spaces. **Location:** Land at Mill Lane, Mill Lane, Bourton, Dorset. **Comment Deadline:** 11th April 2019. MW said there had been many objections received but clarified that objections had to be made on planning issues. MC commented that he had used the footpath through the area of land many times. He was aware of how dangerous the lane is and that the cut-in layby would be inadequate – the proposal to build on this piece of land was an overdevelopment. AG agreed with MC and added that he had also used the footpath. IM commented that previous refusal in 2009 concluded that the proposed development of this open sloping site in this rural lane was unduly harmful to the character and visual amenities of this area and to be contrary to planning policies. It had been determined that the proposed development of the green field site of an open area of land which is occupied by trees and planting and a footpath, which serves the amenity and provides an open setting and soft backdrop to the residential development in New Close and contributes to the essential characteristics of Mill Lane as an undeveloped green country lane, would result in an unacceptable change and harm to the character and visual amenities of the area, contrary to the settlement and environment policy of the Bournemouth, Dorset and Poole Structure plan and policies 2.6 and 1.8 of the North Dorset District Wide Local Plan. IM said that nothing had changed and that the Neighbourhood Plan would support the comments from 2009. PW stated that he had requested refusal by NDDC on the basis that the Conditions of the original Planning Approval for the New Close development specifically designated the subject area to be Open Space. He felt that recent assertions by NDDC Enforcement officers that this condition may no longer applied were incorrect and deserved to be challenged. Proposer: MW; Seconder: MM; 5 in favour of objecting; 0 against objecting; 1 abstention. Motion carried to object to the application. Action: MW to draft letter for the Clerk to send to the planning department.

19.83 FINANCE

19.83.1 Accounts to be Paid:

Mrs E Wynn	March Wages £403.62 (net) and £20.50 (Expenses)	£424.12 (BACS)
PM Cowell	Invs 1665 £183.60; 1666 £152.40; 1667 £50.00	£396.00 (BACS)

The Clerk explained that P Cowells invoices had come in after the agenda had been published.

19.83.2 Accounts Paid:

Mrs E Wynn	Purchase of replacement bench from British Recycled Plastics	£352.32
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The Clerk explained that even though this was on the agenda at the last minute the purchase had not been made. This was due to not having a complete price from the supplier in time for the meeting.

19.83.3 Accounts Received:

None		
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19.83.4 Grant Applications Received:

None		
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All the above, including the two changes, were Proposed by IM, Seconded by PW and agreed by all Cllrs present.

19.84 GENERAL, DISTRICT AND PARISH COUNCIL ELECTIONS 2019

The clerk reported that the notices and adverts had been placed on the two parish noticeboards and on the website. It was noted that the cut-off date for nominations of 3rd April seemed too soon and PW said he would check the date with Electoral Services. AG said if the date was incorrect then the notices would need to be changed on the adverts.

19.85 WILDLIFE AND HABITATS

BS gave a report on the set term recommendations, as agreed at the previous meeting. The first was to ask that one member of the parish council be requested to work in liaison (or alongside) the Bourton Wildlife and Habitats Group with that person's role to ensure that the PC does not become committed to ongoing, undefined and un-costed work into the future. As for progressing with the proposals of the WTT report, BS suggested that the group tackle just one task at a time, only proceeding the next upon successful completion of the first. The first task would be to approach the owner of the meadow on the far bank of the Stour in Bridge Street to discuss prevention of bank erosion and cattle poaching. If the necessary work can be agreed with the good will, understanding and full cooperation of the landowner, BS believed that the group has both the manpower and the enthusiasm to provide the labour for the task. Any ongoing maintenance thereafter would of course, be the responsibility of the landowner. As the report indicates, landowners have a legal duty and responsibility imposed upon them by government to protect their section of the riverside environment, but BS said he hoped that it is in the interests of the community to offer support where possible in order to see these goals achieved. BS also reported that they have at last received a further supply of wood to continue the boardwalk on FP11 between Sandways Lane and Kites Nest Lane. The existing installed sections are providing a great advantage to walkers, but other very wet sections need improvement. We are now able to begin. We also have timber for new fingerposts and stile repairs elsewhere in the parish. Two of the three sets of village "gates" have been cleaned and painted. The third set on the Gillingham road will be done by volunteers imminently. The Bourton Litter-Picking fortnight is well underway and due to be completed on 31st March. Our volunteers are covering all roads in the parish. MW said the councillors would consider BS's request but explained that currently they were all extremely busy.

19.86 HIGHWAYS

19.86.1 REFURBISHMENT OF IRON FINGERPOSTS B3018

PW reported that the existing fingerposts on the sign at West Bourton Road were wooden with plastic lettering stuck to them and that the actual metal post seemed sound. PW asked that the clerk secure three quotes locally to repair the fingerposts. IM reported that DCC are removing the other signpost and there should be no charge for these works.

19.86.2 MILL RISE

IM reported that the re-surfacing of Mill Rise had been missed by DCC Highways but that this was now in hand. IM also encouraged members of the public to report the potholes on www.dorsetforyou.gov.uk

19.86.3 MEMORIAL TREES

MM reported from an initial walk through the village by Councillor Gillett and MM possible sites for planting had been identified. MM and AG are meeting a representative from NDDC next week and will report back – but currently looking at planting an avenue of trees up the hill coming from Wincanton into the village. This would soften the approach to the village and is close to the cemetery. MM and AG also discussed planting a small copse in the field owned by the Council opposite the Church. It has been suggested this could offer a place for reflection and we should consider including all those who have been killed in conflict. 18 men lost their lives in the first World War but need to check for later casualties up to the present day. The Habitats Group and interested members of the public will be invited to join in discussions after our meeting with NDDC and after the April meeting of the Parish Council. AG explained as an additional potential benefit there were research studies showing trees alongside the highway can be an effective method of slowing traffic,

he had discussed these studies with the council's highways representative. Any such tree planting may assist a future case for a speed reduction in the village.

19.87 FOOTPATHS

MC reported that no further action had taken place on FP11.

19.88 COMMUNITY SAFETY

19.88.1 SPEED WATCH TEAM

Nothing to report.

19.88.2 UPDATE FROM PCSO VICKY

No update received.

19.89 CORRESPONDENCE

None received.

19.90 ANY OTHER BUSINESS

MW thanked IM and AG for the revision of some of the BPC policies, others are to follow before the April meeting. JM gave a short report on the Bourton Mill site and said that sometime this week the culvert will be installed under Bridge Street as well as connecting the foul waste system from Dovehayes Cottage – these works will use the existing Wessex Water road closure so no extra inconvenience should be incurred. MW asked that Bourton Mill be kept as an agenda item for the foreseeable future. MW said that the developer was in breach of the Section 106 agreement as that should already have paid the agreed monies to the Village Hall. MW will ask that Hannah Smith remind the developer. PW raised concerns about the compensation basin and JM said she will press Hannah Smith to make a site visit and check the levels.

DATE OF THE NEXT MEETING

Monday 29th April at 7.00pm in the Village Hall.

MW closed the meeting at 8.28pm

Chairman:

Date: 29th April 2019

Note: The minutes will be reviewed and formally ratified by the BPC on 29th April 2019