

DRAFT MINUTES OF A MEETING OF BOURTON PARISH COUNCIL

HELD IN THE VILLAGE HALL AT 7PM ON MONDAY 25TH FEBRUARY 2013

PRESENT: M Withers (Chairman), P Williams, G Miller, D Lawes, C Price, A Miller, H Baker
APOLOGIES: S Firbank, L Jones, H Baker, M Howard
ATTENDING: H Ransley (The Clerk), A Cattaway, 18 members of the public

13.18 OPEN FORUM

Bourton Mill: MW declared that this would be an open agenda item.

Neighbourhood Development Plan Questionnaire: Rosalie and David Watkins had prepared a document pack for each of the Parish Councillors and a statement which Rosalie read out as follows: 'We would like to bring to your attention some observations on the Neighbourhood Plan process so far. On your first reading of the contents of the envelopes which we have tabled tonight for all members of the Bourton Parish Council, you might think that this is a wrecking process. Please try to look, not only at the specifics, but also beyond to the more general overarching issues it raises. It has taken David and I several weeks to come to the conclusion we must undertake some initiative. We were finally persuaded to do so by Mike Withers' letter in response to our initial comments which we submitted with our completed questionnaire (copies of both are included in the envelope). Until you have had a chance to read our submission, further discussions now would be futile. Please form you position(s) in the cold light of day preferably having also read and absorbed what others have said. We are convinced this approach is in the best interests of the village. If it transpires that you think we might contribute to finding a way forward please let us know and we will try to help. We suspect there are others in the village of like mind willing also to be of assistance. "Openness" and "inclusivity" might perhaps be among the "watch words" in such a process. Not least consider the independent inspectors' conclusion that the Neighbourhood Plan produced by Dawlish was considered unsound. We have enclosed an extract from the web reminding us how important it is to be sure we have been really robust in our production of the Plan.'

Adcroft House: V Sturt thanked the council for their feedback. Plans are being revised and the planning application will be re-submitted shortly. The Sturts will be inviting councillors to review the new plans and will be contacting neighbours once they are in the public domain.

Neighbourhood Development Planning: A Palmer asked that the minutes of the meetings be published. Minutes are currently sent to the Chairman and will be made available to all on the new website. **HR** to ensure copied to all Parish Councillors in the meantime.

H Palmer had received an invitation to a drop in session. MW advised that the results of the questionnaire were to be published and that the drop in sessions would enable members of the public to review and ask questions.

Edna Gibbs wanted to know at what stage would the NDP group be presenting to North Dorset. MW reiterated that the questionnaire was the first step in capturing information, consultations with community groups are yet to come and then there will be a further consultation period to determine policies.

Wind Turbines: A Palmer requested that an EIA screening should be done. MW advised that this was an agenda item and would be covered later in the meeting. A Sturt said that the Neighbourhood Plan must include a policy regarding wind turbines taking into account the strong community feeling on the subject.

Parish Records: A Ambrose asked when all the old Parish Documents would be going over to the history centre. **HR** to follow up.

Solar Farms: R Hounsell asked whether others were annoyed by the solar parks that are appearing. She believes there is another application at Wincanton, Holnest and possibly Milton on Stour.

Sustainable Energy: S Rankin said that all new builds should have some form of sustainable energy system built in (solar panels, heat pumps) and asked whether this could be a requirement for all new builds in Bourton and included in the Neighbourhood Development Plan.

She also asked whether anyone had any experience of co-housing. There is a successful co-housing community in Gillingham. The concept could work well for Bourton. (See <http://www.thresholdcentre.org.uk/> for more information).

13.19 DECLARATIONS OF INTEREST

Cathy Price declared a personal interest in Bourton Mill (neighbour).

Mike Withers declared a personal interest in the New Village Hall development (neighbour).

Geoff Miller declared a personal and pecuniary interest in the wind turbines at Holly Home.

Alan Miller declared a personal interest in the wind turbines at Holly Home (neighbour).

13.20 MINUTES OF THE PREVIOUS MEETING

CP requested an amendment to the 4th paragraph regarding Adcroft House. There were no objections and this was changed as follows:

This includes Adcroft House. She noted that there are no other nearby properties that lie adjacent to the road edge and she feared that this development may set a precedent. 7.6 Village Design Statement Building Line states...

It had been pointed out to the clerk that the numbering of the headings was incorrect and should be changed for the new year from 12. to 13. **HR** to amend.

The remainder of the minutes were agreed and signed as a true record.

13.21 ACTIONS ARISING FROM THE MINUTES

Parking at Breach Close: **HR** had contacted Spectrum Housing but not yet had a response. **HR** to follow up.

Gates at Entrance to Village: **HB** to report back at next meeting.

Dog Mess: **HR** and **CP** to look at posters. If any more bins are installed then we will have to pay to have them emptied. **HR** to find out whether one of the bins at Breach Close/Mill Lane can be relocated to the bottom of Chaffey Moor or Kites Nest Lane.

Voscombe Farm: **SF** is investigating. **HR** to write to DCC.

Drainage at School Field: The school have put in a bid for funding to improve drainage of the whole field. If this is not successful then they will just put in a drain from the gateway to the corner of the field at their own cost.

13.22 REPORT BY THE COUNTY AND DISTRICT COUNCILLORS

AC said that the budget has been adopted and that the County element has been frozen for the third year in a row. He also reported that clearance has been given by the EU and central government funding has been approved for Superfast Broadband to be installed where it has not already been done. This will affect 95% of properties in the county. The tender has been issued and responses are expected shortly. This is a £20 million project which it is hoped will be complete by the end of 2014.

GM said that District Council has approved the council tax rates and noted that the parish precept has increased considerably. This is due to major projects/developments in the village including new Village Hall, Bourton Mill, Neighbourhood Development Plan, potential wind turbine applications, new website, possible replacement of playground equipment. He also reported that Gillingham Post Office is likely to close for renovation for a short while in March.

AC also reported that Councillor Peter Webb (The Stours) and Councillor Mrs Webb (Lodbourne) had retired at short notice. By-elections are scheduled for 21st March.

13.23 PLANNING MATTERS AND APPLICATIONS RECEIVED

13.23.1 Applications Received

| | | |
|-------------|------------------------------|---|
| 2/2013/0113 | Corner Cottage, Church Track | Erect first floor extension and porch |
| 2/2013/0074 | Land at Furze Hill, Silton | Erect 1 No. dwelling with double car port and form parking/turning area |

The Corner Cottage application has been recommended for approval by the Parish Council Planning Committee.

The Furze Hill application was rejected by the Parish Council Planning Committee. Reasons include unsuitability of the plot for residential purposes, the building appears to be too large for the plot, high level of parking in the lane for the Doctors surgery, end of the lane is a turn around point, high usage of the Bottle Bank/Recycling point at this location.

13.23.2 Permissions Received / Applications Withdrawn

| | | | |
|-------------|-----------------------|------------------------------------|-----------|
| 2/2012/1591 | Land at Adcroft House | Erect single storey dwelling | WITHDRAWN |
| 2/2013/0058 | 2 Old Pound Court | Erect shed and tractor mower store | APPROVED |

13.23.3 Bourton Mill

MW declared this an open agenda item.

MW said that the outline planning application by Clublight Developments Ltd was due to be considered by NDDC Development Management Committee at 10:30am on Tuesday 12th March in the Village Hall.

MW tabled a copy of the most up to date layout plan showing 29 residential units and business space and excluding the village hall. Letters had been received from Brian Martin and Peter Nathan.

A Cattaway had spoken to Steve Savage who had stressed that insufficient changes had been made regarding Highways and requested the meeting to consider the application be deferred until this had been resolved. AC will check that John Hammond has the correct current traffic information and not the reports based on the time when the factory was active.

A Palmer asked whether NDDC had responded to BPC letter of 7th March 2012. MW said that there had been meetings with John Hammond but not all the issues had been resolved as far as he was aware at this point. As a result, BPC had sent a revised letter to NDDC on 30th January 2013 confirming the outstanding information awaited. The officers report to the Development Management Committee will not be made available until 5 working days before the meeting on 12th March 2013.

A Sturt did not think it acceptable to only have 5 days to prepare on such an important issue. Experience is that North Dorset Planning do not respond to questions in a timely manner if at all. He requested that North Dorset address the questions asked by the Highways Authority regarding the current level of traffic at the site. It is understood that the applicants traffic management report is not based on the current levels of traffic but on the levels when the factory was active. He was concerned regarding the legal position on this and commented that there appeared to be a lot of fundamental issues outstanding so what was the purpose of the meeting. **MW** to contact John Hammond before the NDDC meeting to see if this was correct.

MW read out Peter Nathans letters to John Hammond and to Simon Firbank.

GM hoped that a lot of the questions raised would be answered in the officers report and that the Development Management Committee would be looking for direction from the Parish Council. PW noted that the last letter makes it clear that we do not support the application as it stands.

Proposed by PW and seconded by AM it was resolved to hold an extraordinary meeting to discuss the officers report and prepare a response for circulation to the Development Management Committee. Date to be confirmed as soon as possible.

13.23.4 West Bourton Wind Turbines

G Miller left the room for this item having earlier declared a pecuniary interest.

Hallmark Power are now looking at a single 45m wind turbine in West Bourton. PW had spoken to Hannah Smith who confirmed that the initial request for EIA Screening Opinion for 2 turbines had been withdrawn and had been replaced by similar request for a single turbine. She confirmed that this is not a request for a third turbine.

Proposed by CP and seconded by DL it was resolved to request NDDC conduct a full EIA.

PW to draft a response along the same lines as the BPC letter to Hannah Smith of 3rd December 2012.

Councillor Peter Webb had agreed to represent Bourton in this matter at District Council level but, as had been noted earlier, he has now retired. **A Cattaway** will approach other local councillors to act as representative.

13.24 FINANCE

13.24.1 Accounts to be paid

| | | |
|------------|---|-------|
| L Shepherd | Printing for NDP (already paid to SpeedyPrint | £9.50 |
|------------|---|-------|

Proposed by DL and seconded by CP it was resolved to pay the above accounts

13.24.2 Accounts received

None

13.25 NEW VILLAGE HALL

Proctors (architects) are about to start discussions with Brimble Lee who are acting for Mrs Eaves.

13.26 NEIGHBOURHOOD DEVELOPMENT PLANNING

MW reported that he was still receiving responses to the questionnaire. So far over 280 responses have been received, approximately 75% of occupied houses. Two drop in sessions have been arranged to show the results and members of the group will be on hand to discuss and answer questions. Sessions are to be held in the Village Hall on 22nd March between 4pm and 8pm and on 23rd March between 10am and noon. GM congratulated the team on their hard work.

PW repeated his earlier views that there were undercurrents in the village regarding the make-up of the group and that the questionnaire had not been circulated to BPC members in advance for approval/comment. He said it was essential that wider views are gained. CP said that everyone's opinions are important and she re-iterated that the questionnaire was only the starting point. The group will be open to everyone's thoughts and ideas so that conclusions are representative of the entire village and not just those who make the most noise. PW said that the council had to be sure that there was no comeback at a future date. He was concerned that no public announcement had been made asking people to come forward and volunteer to be part of the working group. DL said that in his opinion, criticisms were being voiced by those who were upset that they had not been asked to join the Neighbourhood Planning Group.

13.27 WEBSITE & SUPERFAST BROADBAND

Nick Hall has made good progress on the website project. Some example screen shots have been circulated and Nick is receiving feedback.

13.28 GATES AT ENTRANCE TO VILLAGE

HB to follow up on the costing of gates and report back at next meeting.

13.29 PLANNING POLICY DOCUMENT UPDATE

Due to time constraints this was deferred to the next meeting.

13.30 VILLAGE FETE

This will be organised by the school this year.

Proposed by CP and seconded by DL it was resolved to loan the marquee to the school for this event at no charge.

13.31 CORRESPONDENCE

Please contact the clerk if you require any further information:

| Date | From | Subject |
|----------|--------------------------|---|
| 31/01/13 | DAPTC | "Todays Youths - Tomorrow Leaders" event at Kingston Maurward on 22/03/13 |
| 05/02/13 | DCC | Mobile Library Schedules |
| 06/02/13 | DAPTC | Parliamentary Constituency Boundary Review - postponed until 2018 |
| 07/02/13 | Jennie Starkey, Bourton | Request for grit bin for High Street |
| 08/02/13 | Alvian Ltd | Outdoor play equipment warehouse clearance sale |
| 08/02/13 | Dorset Waste Partnership | Waste collection services for public halls & parish/town council offices |
| 09/02/13 | Caroline Worthington | Notice of meeting on 15/02/13 regarding umbrella group to co-ordinate village activities and to co-ordinate fund raising plans of all Village organisations |
| 11/02/13 | NDDC | Circular offering Printing Services |
| 19/02/13 | Dorset POPP | Invitation to Partnership for Older People Program event at Durweston VH on 19/03/13 |
| 21/02/13 | DAPTC | Letter & Newsletter from Martyn Underhill, new Dorset Police & Crime Commissioner |
| 21/02/13 | DAPTC | Budget speech made by Angus Campbell, Leader of Dorset County Council |

CP to attend "Todays Youths – Tomorrows Leaders" event at Kingston Maurward on 22nd March.

HR to follow up grit bin request with Jennie Starkey.

HR to follow up correspondence from Caroline Worthington.

Anyone who can attend the POPP event on 19th March to contact HR.

13.32 A.O.B.

Bourton Mill Maps: Adrian Cox hadn't been able to get any large maps for the Mill development. HR to follow up.

13.33 DATE OF NEXT MEETING – MONDAY 28TH MARCH AT 7PM

Chairman:

Date: