

MINUTES OF A MEETING OF BOURTON PARISH COUNCIL **DRAFT**

HELD IN THE VILLAGE HALL AT 7.00 P.M. ON MONDAY, 27TH FEBRUARY 2012

PRESENT: S Firbank, D Lawes, B Martin, P Williams, C Price, G Miller, A Miller

APOLOGIES: M Withers, H Baker

ATTENDING: J Frederick (The Clerk outgoing), Heather Ransley (The Clerk incoming) and 6 members of the public

12.15 OPEN FORUM

Mrs Nathan thanked JF for the way in which she handled the Bourton Mill Meeting on Fri 10th February. She stated that the Mill and the Village Hall should be treated as separate issues. The Hall being sited on the Mill plans was not acceptable to the village and felt it was a sweetener for the development. She has sent a letter protesting against the development. She felt their points weren't being heard at the meeting and that the Parish Council were sitting on the fence. SF explained that the purpose of that meeting was for the council to hear and note the villagers comments, not to discuss them.

Karen Routh stated her concerns were about flooding and drainage, traffic, pedestrian safety, noise, building time and that it is practically impossible to get insurance for the Bridge Street postcode.

Mrs Palmer had been alarmed by Dr Clarks report that the flood risk had not been properly investigated. SF stated that his report had gone to North Dorset and that the Parish Council would bring it to their attention.

Mr Sturt thanked JF for doing an extremely good job and welcomed the incoming clerk. He requested that the notes taken at the Bourton Mill Meeting were appended to the minutes of this meeting. He advised that the plans for the Jubilee are moving ahead and he should have something to report at the next meeting.

Mrs Nathan raised the issue of dog fouling at the top of Kites Nest Lane and publicising the potential fining of offenders. JF stated that the Parish Council do not have the power to fine people and that the dog bins in the village are long established and North Dorset will not adopt any new ones. SF offered to speak to offenders if they can be identified. It was agreed that more forceful signs be put up in Kites Nest Lane and at the entrance to Bridge Street. CP has prepared signs and this will be discussed at next meeting.

12.16 DECLARATIONS OF INTEREST

Simon Firbank and Cathy Price declared a personal interest in Bourton Mill (neighbours).

Peter Williams declared a personal interest in the Siltan Wind Turbines (SOS committee).

Brian Martin declared a personal interest in Back Lane.

12.17 MINUTES OF THE PREVIOUS MEETING

The minutes were agreed and signed as a true record.

12.18 MATTERS ARISING FROM THE MINUTES

The issue with footpath 5 is taking a long time to resolve because the landowner is abroad and the wire fence around the stile is being broken as people try to get through. SF to pursue.

NVSG have organised a public meeting to discuss the new Village Hall on Friday 23rd March at 7pm in the Village Hall.

12.19 REPORT BY THE DISTRICT AND/OR COUNTY COUNCILLORS

Dorset County Council has published intention to freeze council tax to get 2.5% grant from central government.

District Council – Council tax – NDDC has had one of the lowest council taxes in recent years but are expected to take up the freeze grant. Council tax will remain the same at £104.78 + authority taxes for Band D.

12.20 PLANNING MATTERS AND APPLICATIONS RECEIVED.

12.20.1 Applications received

2/2012/0100 – Wolford Cottage – Erect conservatory – no objection

12.20.2 Permissions received

2/2011/1473 – Brook Cottage – Garage – permission granted

It was noted that the application to return the village shop to residential has been turned down. SF agreed that the Parish Council should consider supporting an appeal.

12.20.3 Bourton Mill

MWs draft response was discussed and changes/issues were raised as follows:

Access & Highways

We believe a separate footpath should be constructed to separate pedestrians from traffic.

Dam/Lake

There are significant safety concerns. The flood risk assessment document states that no structural assessment of the dam has been done.

Request that the necessary risk assessment be done to confirm that everything conforms to the current safety standards.

Flood/Sewage Works

There are significant safety concerns. Require additional assurance by North Dorset that the safety of upstream dams has been assured and the correct safety checks have been carried out.

Use the wording “breach of dam”

Refer to current difficulties in obtaining property insurance and that flood risk funding is to be withdrawn from June 2013.

Planning permission for the station at Kittymead is due to run out shortly. Wording regarding the run off of surface water to be stronger.

Village Hall

The exception test does not rely on the Village Hall remaining on the site. The Parish Council agrees with John Hammond’s preference that it be removed from the plan.

Number of Houses

Concerns to be included in the letter.

PW proposed to reject the plan solely on the basis of too many houses. No seconder for this motion.

Traffic Consultants report written at the time of the previously application for 48 houses recommends 20-25 dwellings but notes it is a subjective judgement. Village Plan shows that 60% were happy with 10-20 houses with 32% against and that 43% were happy with 20-30 houses with 50% against.

Resolution

In view of the long list of concerns, the council voted on the following resolution:

The Parish Council is minded to support the application subject to the resolution of the following areas of concern: access & highways, dams, flood & sewerage works, removal of Village Hall from the scheme and to the completion of a satisfactory Section 106 agreement.

Proposed by Cathy Price and seconded by Alan Miller. 6 voted for the resolution and 1 against.

The outcome of the vote was not well received by the public and a number of members of the public attempted to speak at this point

A member of the public stated that there were 2 council members with prejudicial interests on the decision.

It was stated by a member of the public that the developer was holding the council hostage and that the council has the power to force the developer to clear the site.

A number of the members of the public left at this point and the Chairman brought the meeting back to order.

The Clerk reiterated previous advice from Stuart Caundle, solicitor for North Dorset on the matter of interests. The decision on interests was a matter for individual councillors. Anyone who disagrees with a councillor's declaration of interest or lack of it can lodge a complaint.

The Section 106 Agreement was then discussed.

Remove all references to the Village Hall.

Play equipment must be to RoSPA standards.

Management Company –the residents should not be made responsible for the upkeep of the dam. Who would run it? This is a major sticking point as the Parish Council could not understand how this would work in practice. Open spaces should be the responsibility of the Parish Council. Green spaces on social housing should be dealt with separately.

During the discussion on the section 106 the Parish Councillors realised that the issue of the Management Company was an area of particular concern which had not been properly discussed before making the previous resolution.

It was agreed that an extraordinary meeting was required to look at whether a special resolution was needed to give the Parish Council more time to discuss the proposal and seek further information. The response to NDDC would need to be finalised at this meeting.

JF to draft the acceptance letter which will be circulated and reviewed at an extraordinary council meeting to be held on Monday 5th March at 7pm in the Village Hall.

12.20.4 Siltion Wind Turbines

The Public Inquiry was beginning on 28th February 2012 at the Exchange in Sturminster Newton. Members of the public were invited to attend to show their opposition for the Wind Farm proposals.

12.21 FINANCE

12.21.1 Accounts to be paid.

none

12.21.2 Kissing Gate

Discussed a cheaper option to fix the stile.

Proposed by Peter Williams and seconded by Cathy Price it was resolved to spend no more than £200 on fixing the stile or putting in a kissing gate.

12.21.3 Marquee Fees and Income

Proposed by Peter Williams and seconded by Cathy Price it was resolved to spend £25 for 6 months advertising in the Upper Stour magazine.

Proposed by Peter Williams and seconded by Cathy Price it was resolved that the standard rental charge be £200 for 5 days and a reduced charge could be negotiated for charitable concerns.

12.22 AOB
None

12.23 DATE OF NEXT MEETING
EXTRAORDINARY MEETING MONDAY 5TH MARCH AT 7PM
NEXT PLANNED MEETING MONDAY 26TH MARCH AT 7PM