

Minutes published unapproved for ratification at the meeting to be held on 4 April 2017

**MINUTES OF OKEFORD FITZPAINE PARISH COUNCIL MEETING
HELD AT THE PAVILION ON 7 MARH 2017**

PRESENT: Cllr G Weeks (Chairman)
Cllr R Corben (Vice-Chairman)
Cllr P Banning
Cllr S Corben
Cllr Gartside
Cllr B Fox
Cllr R Rowe

Also present: - Mrs Sandra Deary, Clerk and 8 members of public.

1 APOLOGIES:

2. THE MINUTES OF THE MEETINGS HELD ON 7 FEBRUARY 2017: having been circulated to Cllrs and notice boards were taken as read. It was proposed by Cllr R Corben and seconded by Cllr Gartside they be signed by the Chairman, this was agreed.

3. DECLARATIONS OF INTEREST: Members were reminded of the need to declare an interest if it was not already disclosed on their declaration of disclosable pecuniary interest form held by the Clerk. Cllr Rowe declared a personal interest in planning application number 2/2017/0017/ADGWPA

4. GRANTING OF DISPENSATIONS: The Council resolved to delegate the power to grant dispensations to the clerk at the Parish Council Meeting held on 6 November 2012. The Clerk granted dispensations to all Councillors to enable them to discuss the 2017/18 precept.

		Action
5.	District & County Councillors' Reports: Cllr Burch advised that the last full Council meeting had taken place at Nordon. All other future Council meetings would take place at Durweston Village Hall or possibly other village halls. She advised that NDDC had received Community Land Trust funding which would be used to support communities producing neighbourhood plans.	
6.	<p>Update on Open Items:</p> <p>Recreation Ground: Cllr S Corben advised that he had obtained 2 quotations for the supply and installation of the emergency lights. He had also received quotes for a push button light to enable users of the Pavilion to have light for a few minutes when vacating the building. Following discussion Cllr S Corben proposed accepting the quotation from D J Andrews and they were a local company and there was not a lot of difference in the prices. This was seconded by Cllr Banning and agreed by Council. The Clerk was asked to inform DJ Andrews that the quotations for the emergency lights and the push button light had been accepted.</p> <p>Bowey Field: N.F.T.R.</p> <p>Neighbourhood Plan: Cllr Banning advised that the Local Green Space (LGS) report and the SEA Screening opinion report had been submitted to NDDC for comments. He advised that one of the LGS's was the old orchard at Mary gardens, the Chairman was currently in the process of requesting that this piece of land be transferred to the Parish Council, until a decision was taken the LGS could not be confirmed. The Chairman advised that he had recently attended the full Council meeting at NDDC to raise this issue. He added that the production of the Neighbourhood Plan could be delayed if this issue was not resolved quickly. Cllr Banning advised that the SEA Screening Opinion submitted needed to be accepted in order that a full SEA Screening report would not be required. A new basic conditions statement had been completed and would be passed to NDDC for comment. Cllr Banning advised that it was hoped that all the documents would be presented to the Parish Council next month for agreement.</p> <p>Belchalwell and Fiddleford Items: N.F.T.R.</p> <p>Land at top of Back Lane: The Clerk advised that she had received an email from the Enforcement Officer at NDDC to advise that it had been agreed that legal action would be taken against the landowner. A court date had yet to be set.</p> <p>Fingerposts: Cllr S Corben advised that work had slowed down as one of the volunteers had been unwell. He advised that more boards would be needed in the near future. Cllr Fox advised that the fingerpost at the end of Garlands Lane had been snapped off.</p> <p>S.106: The Chairman advised that 3 applications had been received from potential projects. A list of questions had been raised by the Council for the applicants. Cllr Fox proposed that the Clerk send the list of questions to the applicants. This was seconded by Cllr Gartside and agreed by Council.</p> <p>Illegal Opening in Shillingstone Lane: The Clerk advised that she had received an email from the enforcement team at NDDC to say the landowner had not yet applied for planning permission for the gate. The enforcement Officer advised that she would chase this.</p> <p>Additional Dog bin near entrance to Fippenny Hollow: The Clerk advised that she had rang the DWP again and was awaiting a response.</p> <p>Broadband: The Clerk advised that she had contacted BT and the cost to install a phone line would be £125.00. The monthly cost for high speed Broadband would be £42.90 per month. This</p>	<p>Clerk to inform DJ Andrews.</p> <p>Clerk to accept quotes.</p> <p>Clerk to send list of questions to applicants.</p>

	<p>would be per site (Recreation ground and Village Hall). The Chairman advised that he had contacted Wessex Internet and the price was similar. Following discussion it was agreed that the price was too expensive. It was agreed that this item should be discharged from the agenda.</p> <p>Replacement sign for the Beacon: Cllr S Corben agreed to fit the sign.</p> <p>Inspection of 2 trees at Pavilion: A quote for the recommended tree works had been received for £680.00. The Clerk was requested to obtain another quotation.</p>	Clerk to obtain quotation
7.	<p>OTHER ITEMS FOR DISCUSSION:</p> <p>White line down Castle Lane: The Chairman advised that he had spoken to a highways representative at the divisional meeting regarding resurfacing Castle Lane and it had been agreed that this would be looked into. It was agreed to put both resurfacing and the white line on the open items list for discussion at future meeting. The Clerk was asked to speak to DCC Highways.</p>	Clerk to contact DCC Highways.
8. 8.1	<p>PLANNING MATTERS:</p> <p>Applications: 2/2017/0124 – Land at E380967 N111729, Castle Lane, Okeford Fitzpaine, Blandford Forum, Dorset – Develop land by the erection of 6 No. dwellings (Outline application with all matters reserves) Following discussions Cllr weeks proposed objection to the application. This was seconded by Cllr Rowe and agreed by Council. The following objections were raised: The objection is based on the NDLP Part 1 which states for the Countryside:</p> <p>‘Stalbridge and the Villages</p> <p>Stalbridge and eighteen larger villages have been identified (3.46) as the focus for growth to meet local needs outside of the four main towns.</p> <p>(3.47) These larger villages are: Bourton, Charlton Marshall, Child Okeford, East Stour, Fontmell Magna, Hazelbury Bryan, Iwerne Minster, Marnhull, Milborne St Andrew, Milton Abbas, Motcombe, Okeford Fitzpaine, Pimperne, Shillingstone, Stourpaine, Winterborne Kingston, Winterborne Stickland and Winterborne Whitechurch.</p> <p>(3.48) Settlement boundaries around the larger villages are retained while settlement boundaries around the District's remaining villages are removed.</p> <p>(3.49) A minimum of 825 dwellings out of 5,700 dwellings District wide will be provided in the countryside (including Stalbridge and the villages) during the period 2011-2031.</p> <p>The Countryside</p> <p>(3.50) Outside the defined boundaries of the four main towns, in the remainder of the District (including Stalbridge and all the District's villages), development will be more strictly controlled with an emphasis on meeting local and essential rural needs. Such needs may be met through:</p> <ul style="list-style-type: none"> • countryside policies; • neighbourhood planning; or • Local Plan Part 2. <p>Meeting Essential Rural Needs through Countryside Policies:</p> <p>(3.51) Policy 20 – The Countryside establishes that certain types of development are appropriate in the countryside. These types of development are described in the supporting text and are subject to more detailed policies including: Policies 3 and 22 (renewable energy schemes); Policy 9 (rural exception affordable housing sites, including small numbers of market homes); Policies 6 and 33 (essential occupational dwellings); Policies 11 and 29 (the re-use of existing rural buildings, primarily for economic development or community uses); Policies 11 and 31 (rural tourist accommodation); and Policy 14 (new non-commercial community facilities). (3.52) Policy 20 also establishes a test of overriding need which any other form of development would need to meet in order to be considered acceptable in principle in the countryside. The supporting text to the policy sets out some examples, such as agriculture, horticulture or forestry developments and infrastructure projects, including telecommunications installations and outdoor facilities for sport and recreation.'</p> <p>The proposed site is in the Countryside, is not adjacent to a settlement boundary and there is no overriding need for these of dwellings. Furthermore this site has not been proposed for development under the Call for Sites made by the Okeford Fitzpaine Neighbourhood Plan (OFNP) May 2016, and is not currently recorded in the NDDC SHLAA as a proposed site.</p> <p>The OFNP proposes the building of 105 houses in the Plan period 2011-31, which will meet all local requirements for housing in this Plan period (see also the AECOM OF Housing Needs Assessment June 2015). Furthermore, there is no current requirement for additional Rural Exception Housing as the current local needs for affordable housing can be met entirely through the proposed developments. The 105 houses will be delivered through a mix of additional development sites either within or adjacent to the Settlement Boundary, or infill development within the Settlement Boundary.</p> <p>The proposed site would also be less sustainable than those proposed on the OFNP.</p> <p>There are no proposals in the OFNP to change the Settlement Boundary to bring the land in the application adjacent to or within the Settlement Boundary.</p>	

8.2	<p>'NDLP Policy 2 deals Spatial Strategy and in relation to The Countryside: Outside the defined boundaries of the four main towns, Stalbridge and the larger villages, the remainder of the District will be subject to countryside policies where development will be strictly controlled unless it is required to enable essential rural needs to be met.</p> <p>At Stalbridge and all the District's villages, the focus will be on meeting local (rather than strategic) needs.'</p> <p>As stated above, there are currently no essential rural needs to be met, and the local needs are met entirely through the OFNP.</p> <p>National Planning Policy states that 'New dwellings should be located where they will enhance or maintain the vitality of rural communities and new isolated homes in the countryside should be avoided unless there are special circumstances.</p> <p>There are no special circumstances for this development.</p> <p>Decisions: 2/2016/1856 – Well Cottage, Higher Street, Okeford Fitzpaine, Blandford Forum, Dorset – Erect single storey rear extension – APPROVED</p>																									
8.3	<p>Other Planning Matters: None</p>																									
9.	<p>CORRESPONDENCE RECEIVED SINCE LAST MEETING:</p> <p>DAPTC – Winter Newsletter</p> <p>Bournemouth, Dorset ad Poole Draft Waste Plan – Waste site options in Blandford ad Purbeck – Consultation.</p>																									
10.	<p>REPRESENTATIVES REPORTS:</p> <p>Rights of Way/Footpaths: Mr Day advised that a group of volunteers had started to clear ditches at Darknoll Lane. He advised that this should ease the problem with drainage.</p> <p>Transport: Mrs Calcott advised that there was a rumour that rural busses would be removed.</p> <p>Football Club: Cllr S Corben advised that the junior team were in the final of the Dorset Junior Cup for the first time in 31 years. He added that the team needed to win 2 matches from the remaining 5 to win promotion.</p> <p>Community Group: N.F.T.R.</p> <p>DAPTC: The Chairman advised that he would be attending the Annual Conference at the end of March.</p> <p>Village Hall: Cllr Rowe advised that the Fippenny Fair would be taking place on 18 June. Mr Burt, the Chairman of the Village Hall Committee advised that a new boiler had been ordered. He advised that the National Village Hall& Community Hall group were lobbying Government to allow them to reclaim VAT on extensions.</p>																									
11.	<p>FINANCIAL MATTERS:</p>																									
11.1	<p>Accounts paid since last meeting: None</p>																									
11.2	<p>Accounts to be paid:</p> <table><tr><td>Arien Signs – Defibrillator Sign</td><td>Chq No. 1015</td></tr><tr><td>£188.40</td><td></td></tr><tr><td>Symonds & Sampson – Allotment rent</td><td>Chq No. 1016</td></tr><tr><td>£100</td><td></td></tr><tr><td>Symonds & Sampson – Allotment rent</td><td>Chq No. 1017</td></tr><tr><td>£300</td><td></td></tr><tr><td>Mrs S Deary – Salary £298.64, Ink £20.00</td><td>Chq No. 1018</td></tr><tr><td>£318.64</td><td></td></tr><tr><td>North Dorset C.A.B – Donation</td><td>Chq No. 1019</td></tr><tr><td>£100</td><td></td></tr><tr><td>Cllr Rowe – Parish Pump – Content provider for Fippenny News</td><td>Chq No. 1020</td></tr><tr><td>£40.00</td><td></td></tr></table> <p>It was proposed by Cllr R Corben and seconded by Cllr Banning that these be paid. This was agreed by Council.</p>	Arien Signs – Defibrillator Sign	Chq No. 1015	£188.40		Symonds & Sampson – Allotment rent	Chq No. 1016	£100		Symonds & Sampson – Allotment rent	Chq No. 1017	£300		Mrs S Deary – Salary £298.64, Ink £20.00	Chq No. 1018	£318.64		North Dorset C.A.B – Donation	Chq No. 1019	£100		Cllr Rowe – Parish Pump – Content provider for Fippenny News	Chq No. 1020	£40.00		
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11.3	<p>Receipts: £519.48 for Fippenny News and £161.48 for Fippenny News</p>																									
11.4	<p>Finance Review: The accounts were distributed to Councillors. Cllr Fox enquired what the £818.00 expenditure in August from the S.137 budget was for. The Clerk agreed to check and to email the information to Cllr Fox.</p>																									
11.5	<p>Any Other Financial Business: None</p>																									
12.	<p>ITEMS FOR THE AGENDA OF THE NEXT MEETING:</p> <ul style="list-style-type: none">• Paving slabs at the Belchalwell Noticeboard• Baby swing for Bowey																									
	<p>THE NEXT MEETING: The next Parish Council meeting will be held on Tuesday 4 April 2017 at the Pavilion, Castle Lane at 7:30 pm. The Chairman thanked all present and closed the meeting at 8.35pm.</p>																									