

Minutes published unapproved for ratification at the meeting to be held on 6 March 2018
MINUTES OF OKEFORD FITZPAINE PARISH COUNCIL MEETING
HELD AT THE PAVILION ON 6 FEBRUARY 2018

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

Also present: - Mrs. Sandra Deary, Clerk and 18 members of public.

- 1 **APOLOGIES:** None
- 2 **THE MINUTES OF THE PARISH COUNCIL MEETING HELD ON 5 DECEMBER 2017:** having been circulated to Cllrs and noticeboards were taken as read. It was proposed by Cllr Banning and seconded by Cllr R Corben that 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.
- 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 Precept for the year 2018/19.

		Action
5.	<p>District & County Councillors' Reports: The Clerk advised that the following update had been received from Cllr Burch, NDDC - The dog warden visited Hambledon Hill farm concerning the issue of their dogs approaching people and other dogs on the footpath directly outside their property. The occupier of the property assured the dog warden that they were already aware of the issue and were actively working to prevent any other problems. This will in the near future include a secure fence/wall around the property as well as securing the area in which the dogs are kept. I hope this will go some way to alleviating any concerns. Please do keep monitoring this matter.</p> <p>Planning Application Just some thoughts on the application down Castle Lane, many of which have been covered by Cllr Banning and commented on by Cllr Gartside. The absence of a 5yr plan doesn't render the whole NDDC Local Plan obsolete. Just those policies which look at location of housing and housing delivery\ nos. the main issue with this application is not that it sits outside existing identified settlement boundaries, it is these boundaries which are the "obsolete" issue which we have in this application , so all proposals have to be in line with NPPF (par 14 & 49) with regard to the sustainability of the development location and there is a presumption in favour of development in sustainable locations UNLESS and the unless is where there might be other policy objections such as landscape, highways, lack of infrastructure etc. This balance between the presumption in favour and other policies is known as "the tilted balance". If we can demonstrate that this tilted balance does not favour the presumption of development then we could refuse the application. However, I think we would be hard pressed to refuse this application in a sustainable site. Unless we could argue on highways and landscape.</p>	
6.	<p>Update on Open Items: Recreation Ground: The Chairman advised that the boilers had recently been serviced. Cllr S Corben advised that there had been a power cut, this had also happened three years ago. Southern Electric had been to investigate and had left a hole on the recreation ground of the fence. The clerk was asked to enquire when this would be filled in and what Southern Electric were planning to do to ensure the fault did not reoccur. Cllr S Corben advised that the little mower required a new drive belt and blades, he added that the cost would be in the region of £100 and that the football club had offered to pay for this. Cllr R Corben advised that he would look to get quotes for the retaining wall after the end of the football season.</p> <p>Bowey Field: N.F.T.R.</p> <p>Neighbourhood Plan: Cllr Banning advised that the Strategic Environment Assessment and the Habitat Regulation Screening report had been completed in December, along with the revised Heritage Impact Assessment (HIA) report. The HIA had been based on a report produced by the consultants for the Pleydells Farm proposed development. A copy of the reports had been submitted to NDDC for comments alongside a request for a formal screening opinion. Unfortunately, due to higher priority work commitments, the NDDC officer was unable to action this immediately. Cllr Banning advised that when the screening request was actioned there was no statutory time limit for consultees to respond to it. All relevant documents were now available on the Okeford Fitzpaine website in readiness for the regulation 15 consultation once the outcome of the screening request was known. Cllr Banning advised that he had distributed the final document of the OFNP documentation set, the Regulation 14 Consultation report, to all Councillors, which summarised the responses</p>	Clerk to contact Southern Electric

received from the last consultation. He added that if Councillors agreed that the responses had been interpreted correctly in the report he was proposing approval of the report.

Cllr Corben raised concerns that major planning applications could be approved by NDDC before the neighbourhood plan was completed, and on land not designated in the plan. The Chairman advised that this was the outcome of NDDC under delivering housing in recent years which had resulted in their falling short of the statutory 5 Year Housing Land supply. Cllr Banning agreed with Cllr S Corben's concerns as it was entirely feasible that multiple planning applications could be received following the change of NDDC status, and for more dwellings than included in the OFNP. The planning applications would now be judged primarily against the National Planning Policy Framework Sustainable Development clauses rather than the NDDC Local Plan and the emerging OFNP, The Parish Council needed to decide if there was any benefit continuing with the Neighbourhood Plan. He added that once adopted the plan would bear weight when future planning applications were considered.

Cllr Rowe was concerned that in the Consultation Report 22 responses were against the proposals set out in the Neighbourhood Plan whilst only 8 supported the proposals. She added that most concerns were around the development of agricultural land when brownfield sites were available. Cllr Gartside felt that a review of the employment status of the Chicken Farm site should be carried out. She said that in a telephone conversation with Ed Gerry of NDDC Planning Policy Department he had said that it would be possible to review the employment status in a neighbourhood plan and redesignate it as residential land. Cllr Gartside said that she had a number of reservations about the Land to the North of Okeford Fitzpaine site, including that it was greenfield and so felt that the Faccenda Chicken Farm site was the site the Parish Council should support for development. She proposed that the landowners be requested to submit a full planning application with a request to remove the employment status from the site. Cllr Banning advised that NDDC Planning had previously been advised that the change of employment status was out of scope of a Neighbourhood Plan and that this could only be achieved through a future Local Plan. He had also received a copy of an email from the Planning Department to the FCF site agent confirming this. Cllr Corben considered that people would not vote to support the current sites in the Neighbourhood Plan. The Chairman advised that the Chicken Farm was not a brownfield site as had been suggested by Cllr Gartside and that the Wessex Park Homes site was the only site on the OFNP list of sites that had an element of Brownfield land. He added that opposition had been received against the Chicken Farm site as re-engineering of Shillingstone Lane was required.

Cllr R Corben asked how the Chicken Farm site had gone from 1st choice to last. The Chairman advised that the developers had not advised that this was an employment site. Cllr Banning advised that the neighbourhood plan had been started in the assumption that all three sites (Chicken Farm, Wessex park Homes and Pleydells Farm were fully validated and available for development. This had proved to be incorrect and had resulted in the changes made between version 1 and 2 of the OFNP. Cllr R Corben enquired how far away from completion the current Neighbourhood Plan was. Cllr Banning advised that the Plan was at least 6 months away from completion. He added that all documents were now ready for the Regulation 15 consultation. The Chairman advised that if the Council wanted to change the development sites a further consultation would need to be undertaken, this would set the Plan back by a further 6-9 months. He added that landowners would need to get the sites released from their employment status. Following further discussions Cllr Banning proposed that the NP consultation report be accepted for publication, this was seconded by Cllr Fox. On taking a vote, Councillors voted by a majority against acceptance of the consultation report.

Belchalwell and Fiddleford items: N.F.T.R.

Fingerposts: Cllr S Corben advised that work would continue once the weather improved.

Little Lane: Cllr Gartside advised that work on the Little Lane project was now complete and the claim had been submitted. She asked members of the public to send emails with either praise for the works carried out or with constructive criticism as the funding providers needed evidence that the lane was now being used by pedestrians, cyclist, dog walkers etc. She added that she was working with DCC in relation to the A357 crossing and that DCC would advise when money was available.

Purchasing and Servicing of additional dog bins: The Clerk advised that she had received the following response from the Dorset Waste Partnership following a request for the costing of additional dog bins and emptying of dog bins: "We currently charge £150.00 for a litter bin and there is a charge of £50 for the installation. We can provide 140L bins or 240L bins.

We then charge £4.50 per empty of a 140L bin and then £7.50 per collection of a 240L bin. We can offer weekly, fortnightly or monthly empties depending on location.

We no longer provide dedicated dog fouling bins they are now classed as littler bins that can have dog waste in them. Following discussion, it was agreed that this was too expensive. It was agreed that no further action should be taken. This item was discharged from the agenda.

7.	<p>OTHER ITEMS FOR DISCUSSION:</p> <p>Ownership of Village Hall fixed assets: Cllr Rowe advised that the Village Hall Committee had stated that the Village Hall assets were owned by the Village Hall.</p> <p>Refurbishment of borders at Village Hall: The Chairman advised that the village had been marked down in the Best Kept Village competition as the borders at the village hall were considered to be scruffy. It had been agreed by the village hall secretary that Mr P Bowles and the gardening club should undertake work on behalf of the Parish Council to tidy them up.</p> <p>Consultation on Dog related control orders: Cllr Gartside advised that from 1 March 2018 the Dorset Council Partnership had access to dog wardens as an extra person had been employed. The Chairman advised that this would include dealing with dog fouling. The clerk was asked to contact the dog warden to advise that Okeford Fitzpaine were currently experiencing a large number of dog fouling incidents.</p> <p>Proposal to utilise the whole of the S106 funds from the Old Dairy Development to support the provision of additional sporting facilities at the Recreation ground: The Chairman advised that a letter had been received from the Village Hall Committee asking if the Parish Council had made a decision on the use of the S.106 funding. He reminded members that this item had been discussed at length at the meeting in September and October and that there had been no appetite from members of the public to use the S.106 monies to extend the kitchen at the village hall. The clerk was asked to write to the Village Hall Committee advising that the Parish Council would not support the use of S.106 funding to extend the kitchen at the village hall for the time being.</p> <p>The Chairman proposed informing NDDC that all of the S.106 funding would be used to improve sporting facilities at the recreation ground. This was seconded by Cllr Gartside and agreed by Council</p>	<p>Clerk to write to NDDC</p> <p>Clerk to write to Village Hall Committee and inform the relevant NDDC officer</p>
<p>8.</p> <p>8.1</p> <p>8.2</p> <p>8.3</p>	<p>PLANNING MATTERS:</p> <p>Applications: 2/2017/1952/OUT - Land at E 380667 N 111316 West Of, Castle Lane, Okeford Fitzpaine, Dorset - Develop land by the erection of 31 No. dwellings with associated access and parking. (Outline application with all matters reserved). Members discussed the application at length.</p> <p>The Chairman proposed objection to the application. This was seconded by Cllr Banning. The reasons for the objection were as follows:</p> <p>The application contravened the following policies in NDLP Part 1:</p> <p>Policy 2 – Core Spatial Strategy establishes that in the countryside (including Stalbridge and all the villages) the focus is on meeting local, rather than strategic, needs. There is no local need for the development in the timescale proposed.</p> <p>Policy 20 Development in the Countryside. Stalbridge and the eighteen larger villages will form the focus for growth outside of the four main towns. Development in the countryside outside defined settlement boundaries will only be permitted if: (a) it is of a type appropriate in the countryside, as set out in the relevant policies of the Local Plan, summarised in Figure 8.5; or (b) for any other type of development, it can be demonstrated that there is an ‘overriding need’ for it to be located in the countryside.</p> <p>Whilst the OF Neighbourhood Plan has not yet been ‘made’ and hence is not in force, we would request that when assessing the application, the LPA (North Dorset) gives consideration to those aspects of the planning application that are in contravention of the policies of the OFNP.</p> <ol style="list-style-type: none"> 1. HP1 (Site 3) LNOF: Up to 31 (2026-31) at 35 DPH site area comprises 1.065 hectares) 2. It is an Outline Planning Application (with all matters reserved), HP3 encourages full planning applications due to the environmental and heritage significance of the parish and the need to consider detailed design and layout issues at an early stage. 3. Incorporate Sustainable Urban Drainage Systems and make provision for their maintenance (soakaways are proposed). 4. Incorporate landscaping schemes.....net gain in native species of trees, and burying utility supplies underground. 5. Provide adequate amount of car parking spaces – we have requested additional parking places because of the rural situation of the village and the reliance on cars, including those belonging to visitors of the site. 6. No mention is made of CIL and S106 monies to be paid to the Parish (IM1). <p>We would also comment that the proposal for Affordable Housing is for Shared Ownership dwellings. Based on the experience of Old Dairy, it has been extremely difficult for the Registered Provider to find customers for this type of offering. The developer had to change the last Old Dairy dwelling from Shared Ownership to the Reduced Price (75% of market price) option – following consultation with the LPA.</p> <p>Decisions: 2/2017/1479/HOUSE - Swallows, Castle Lane, Okeford Fitzpaine, DT11 0RJ -Erect two storey extension - APPROVED</p> <p>Other Planning Matters: None</p>	<p>Clerk to respond to NDDC</p>

8.4	Report from the Planning Committee: The Planning Committee had not met since the last Parish Council meeting.	
9.	CORRESPONDENCE RECEIVED SINCE LAST MEETING: <ul style="list-style-type: none"> Updated Request to Promote & Complete Cromer Town Council, Norfolk CALC & NALC Second Homes Survey By 7/2/18 To Support CTC SCA Proposal, Request to Promote Member Council Responses to DCLG Park Homes Consultation to NALC by 26/1 DAPTC Newsletter 04 includes Nomination forms for Buckingham Palace Garden Party DWP - North Dorset Round Changes NDDC - briefing note regarding forthcoming change to the dog warden service provision in North Dorset Invitation _ Parish and Town Planning Session at South Walks House County Councillors Blog for December Letter from the Village Hall Committee regarding S.106 funding for the Village hall. Dorset AONB Annual Forum – Views on your Landscape AONB Management Plan consultation event details 	
10.	REPRESENTATIVES REPORTS: Rights of Way/Footpaths: N.F.T.R. Transport: N.F.T.R. Football Club: N.F.T.R. Community Group: The Chairman advised that the Community Group were holding an event on 18 February to welcome any newcomers to the village. The Parish Council were having a stall and all Members agreed to attend. DAPTC: N.F.T.R. Village Hall: N.F. PCC: Cllr Gartside advised the PCC expect to be ready to apply for a Faculty this year to enable interior alterations including provision of toilet and kitchen, lighting, heating and seating changes. She added that the phone mast would be installed shortly which would bring revenue to the church. A fundraising event was being held on 17 March in the school.	
11.	FINANCIAL MATTERS: Accounts paid since last meeting: The Hill -Fippenny News Printing £188.59 Chq No. 1073 Okeford Fitzpaine Primary School – Reindeer Donation £100.00 Chq No. 1074 Mrs Sandra Deary – Salary & Ink £298.64 Salary and £13.00 Ink – Total £311.64 Chq No. 1075 HMRC – Employee PAYE £224.00 Chq No. 1076 Southern Electric – Bus Shelter Electric £16.67 Chq No. 1077 British Gas – Pavilion Gas £182.41 Chq No. 1078 Richard Moore Contractors – Little Lane Project £53.100.00 Chq No. 1080 Southern Electric – Pavilion Electric £46.46 D/D Receipts received from last meeting: £10,000 interest free loan from Cllr Gartside for Little Lane Project £223.44 – Fippenny News Payments Accounts to be paid: Mrs Sandra Deary – Salary £298.64 Chq No. 1081 Total Energy Services – Boiler Service £262.00 Chq No. 1082 Mr P Banning – Neighbourhood Plan Printing £21.00 Chq No.1083 Mrs D Gartside – Little Lane Launch Refreshments £25.00 Chq No. 1084 It was proposed by Cllr Fox and seconded by Cllr Rowe that these be paid. This was agreed by Council. Receipts: £341.72 from the Fippenny News Finance Review: The Clerk had distributed the latest accounts. No questions were raised.	

	Any Other Financial Business: Precept: Following discussion it was proposed by Cllr Fox and seconded by Cllr Gartside that the precept amounting to £23,230 be accepted, this was agreed by Council.	
12.	ITEMS FOR THE AGENDA OF THE NEXT MEETING: <ul style="list-style-type: none"> • To move the April meeting from 3 April to 10 April • Proposal from group of residents to set up an independent project team to look at the Village Hall and its future. 	
	THE NEXT MEETING: The next Parish Council meeting will be held on Tuesday 6 March 2018 at the Pavilion, Castle Lane at 7:30 pm. The Chairman thanked all present and closed the meeting at 9.05 pm.	