

Minutes published unapproved for ratification at the meeting to be held on 5 June 2018
MINUTES OF OKEFORD FITZPAINE PARISH COUNCIL MEETING
HELD AT THE PAVILION ON 1 MAY 2018

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

Also present: - Mrs. Sandra Deary, Clerk Cllr Batstone, DCC and 11 members of public.

- 1 **APOLOGIES:** Cllr Rowe and Cllr Burch, NDDC
- 2 **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.
- 3 **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. No dispensations were required.
- 4 **MINUTES OF THE PARISH COUNCIL MEETING AND THE ANNUAL PARISH MEETING HELD ON 12 APRIL 2018:** having been circulated to Cllrs and noticeboards were taken as read. It was proposed by Cllr Fox and seconded by Cllr Banning that they be signed by the Chairman, this was agreed.

		Action
5.	District & County Councillors' Reports: Cllr Batstone advised that the most important issue at present was the decision for Dorset to move to 2 unitary Councils and the complexity that entailed.	
6.	<p>Update on Open Items:</p> <p>Recreation Ground: The Chairman advised that the fire extinguishers had been serviced today. The engineer had suggested a service of the fire alarm system which was showing a fault. The clerk was asked to obtain a quotation.</p> <p>Bowey Field: The Clerk advised that she had emailed Mr Starkey, DCC, in relation to the potential flooding at Chapel Cottage. Mr Starkey had responded that he had been away from work due to a family bereavement and had had to catch up with his annual leave since his return. The clerk was asked to email again before the next meeting.</p> <p>Neighbourhood Planning: Cllr Banning considered that although the Neighbourhood Plan was currently on hold until the outcome of a number of planning applications in the village, the consultation report should be agreed to bring it in line with the other documents of the Neighbourhood Plan. It was proposed by Cllr Banning and seconded by Cllr Weeks that the consultation report be accepted. This was agreed by Council.</p> <p>Belchalwell and Fiddleford items: The potholes in Garlands Lane had been reported to DCC by Cllr Batstone.</p> <p>Land at the top of Back Lane and Bottom of Okeford Hill: The clerk advised that she had received an email from NDDC advising that the landowner had re-appeared in court. He had been fined and ordered to pay the costs of NDDC as he had not complied with the enforcement notices, despite asking for, and being allowed, more time to do so. If he did not pay the fine within 6 months he could face a jail term. NDDC will continue to try to get total compliance of the enforcement actions.</p> <p>Old Orchard and Mary Gardens: A planning application for 3 houses had been received. This was discussed later in the agenda.</p> <p>Fingerposts: N.F.T.R.</p> <p>School sign at New Cross: Following discussions with the school there had been no further developments. It was agreed to discharge this item from the agenda.</p> <p>S.106: Cllr Banning advised that he had been given the contact details of an ex-planning officer from Oxford who specialised in getting planning permission for tennis courts. Unfortunately, the contact had ceased to work due to ill health. The main issue relating to planning permission for tennis courts were light pollution, even though there was added amenity for the residents. The Chairman suggested Cllr Banning spoke to Mr Willets in the village as he was an expert on tennis court planning.</p> <p>Okeford Fitzpaine sign for Lower Street: Members discussed a number of options and agreed that plastic gates were the best option. The clerk was asked to obtain quotations for the signs, gates and installation.</p> <p>Museum Lease: The Chairman advised that the lease for the museum had expired in 1998. Cllr S Corben advised that it had been renewed since then. The Chairman agreed to ask the shop owner if he had a copy of the more recent lease. The Chairman advised that the shop owners were willing to consider selling the museum to the Parish Council as this would help them fund a tea room. The Chairman agreed to speak to the shop owner in order to get a valuation of the land to enable the Parish Council to consider the offer further.</p> <p>Community Speed Watch: Cllr Gartside advised that 22 volunteers had come forward to assist with a community speed watch initiative. She was attending Blandford Police Station</p>	<p>Clerk to obtain quotation.</p> <p>Clerk to email Mr Starkey</p> <p>Clerk to obtain quotations</p> <p>Chairman to speak to shop owners.</p> <p>Cllr Gartside to investigate costs of</p>

	tomorrow to organise required training to take place in the next 2-3 weeks. She agreed to investigate the cost of required equipment. Members discussed the best places and times for speed checks to take place.	speed cameras
7.	OTHER ITEMS FOR DISCUSSION: Footpath Overgrown with vegetation at Castle Avenue: Cllr R Corben advised that the footpath was reduced to 50% due to overgrown hedges at a number of properties. He agreed to speak to the home owners involved.	Cllr R Corben to speak to home owners
8. 8.1	PLANNING MATTERS: Applications: 2/2018/0424/OUT - Land North of Mary Gardens, Okeford Fitzpaine, DT11 0RX - Develop land by the erection of 3 No. dwellings. Form vehicular access and parking for each unit and form landscaped public open space. (Outline application to determine access, layout and scale). Members discussed the application at length. It was proposed by Cllr R Corben and seconded by Cllr Banning that the following response should be submitted to NDDC: There have been three previous applications for development of this parcel of land in recent years, all of which have been rejected for the same reason. The most recent application was Ref. No: 2/2016/0264/OUT which was rejected by the Planning Committee on the grounds that <ul style="list-style-type: none"> • It is considered that the principle of development on this site would result in a significant loss of amenity to the local area. The proposal is therefore considered contrary to the aims of Policies 15, 24 and 25 of the North Dorset Local Plan Part 1 (LP1) and the National Planning Policy Framework. The Parish Council is of the opinion that this application should be rejected on exactly the same grounds. Further, the draft Okeford Fitzpaine Neighbourhood Plan has designated the site as 'Local Green Space' in order to protect it from development and to form part of the green corridor through the village and again NDDC have chosen to ignore these wishes of the villagers by proceeding with, despite being made fully aware of this designation. While the plan is currently paused pending the outcome of the issues caused by the failure of the NDDC 5-year housing supply, the Parish Council rejects the developer's contention that limited weight should be applied to its content as this would be contrary to the aims of the Localism Act. Furthermore, it can be seen from the availability of potential development sites in Okeford Fitzpaine that are currently in the planning process that there is the potential for over 100 dwellings to be delivered in the period 2018-23 without recourse to the loss of this amenity. The 100 dwellings are of course subject to planning approval, but each of the sites has featured in a version of the OFNP (see 2/2018/0458/OUT below). The factors that lead to the decision regarding loss of amenity continue to be the same: <ol style="list-style-type: none"> 1. The Okeford Fitzpaine Recreation Ground (which constitutes the great majority of the 3.97 hectares of the publicly accessible play spaces and playing fields identified in the Matrix Partnership Open Space Appraisal 2015) lies outside the settlement boundary for Okeford Fitzpaine village. The lack of a suitable paved footpath along Castle Lane to the Recreation Ground makes its access totally unsuitable to any unsupervised children, and especially the younger age group that would play on this Mary Gardens open space. 2. The Lower Street recreation area still involves crossing Lower Street, which carries increasing traffic with the development of Old Dairy Higher Street (37 dwellings) and the potential development at Pleydells Farm Lower Street (27 dwellings) and presents a danger to young children. This doesn't diminish the value of the Lower Street play area but requires formal supervision for young children. 3. The Matrix Partnership Report was written in 2015, and since then approximately 40 dwellings have been completed, with the potential for the additional numbers shown above. The Fields in Trust recommended 1.82 hectares of open space for the approximate population of 740 at the time of the 2011 Census will need to be re-considered in the light of the population growth up to 2023. The lengthy Planning Statement accompanying this application makes many references to National Planning Policy. On a more thorough and less biased inspection several of these references actually support the retention of this amenity. For example: '5.13 Paragraph 74 states that existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless: <ul style="list-style-type: none"> • an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or • the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or • the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.' 	Clerk to respond to NDDC

<p>Previous decisions by the Planning Committee would indicate that this amenity is not surplus to requirements and the proposed reduced play area on the same site clearly cannot remotely be considered equivalent so the conclusion must be that the open space should not be built on. The Parish Council is concerned at the expenditure that has been incurred by the repeated planning applications that have been made, all based on similar arguments, all of which have been rejected. It is recommended that the proposal for ownership of this land to be transferred to the Parish Council is now implemented so that there is no further wasted expenditure. The change of ownership would also provide the opportunity to enhance the green infrastructure running through the increasing built areas of the village. The Ecological survey conducted by the North Dorset Environment Team in 2014 identified the land at Mary Gardens to be of low ecological importance in its current form. Its future use could be modified from the current 'close mown' grass form to provide greater biodiversity, linking the open countryside South of the village, through the Lower Street recreation ground, the various informal open spaces identified in this planning application and via the open space to the north of Mary Garden to the open countryside north of the village.</p> <p>This application is limited to Outline Planning Approval is being submitted for the approval of:</p> <ul style="list-style-type: none"> • Access, Layout and Scale with other matters reserved. <p>No comment is made on the proposals, other than scale. The Planning statement quotes '6.15 Local Plan Policy 24 (Design) seeks a high quality, sustainable design. A high-quality scheme is proposed in compliance with this policy. Dwellings are designed to complement the character of the neighbouring development, with lowered eaves and ridge heights to create a transition between 11 and 13, Mary Gardens. Generous rear garden areas and space for off street parking for both cars and cycles.'</p> <p>The concept of the rear gardens of about 36 square metres being 'generous', with houses of less than 70 square metres being 'high quality' causes this statement to be challenged. In summary, this planning application is rejected on the grounds of a significant loss of amenity to the local area. The proposal is therefore considered contrary to the aims of Policies 15, 24 and 25 of the North Dorset Local Plan Part 1 (LP1) and the National Planning Policy Framework.</p> <p>In addition, there is no identified local housing need which would lead to a Tilted Balance in favour of development being applicable there is existing planned capacity to meet the local housing need elsewhere within or adjacent to the Okeford Fitzpaine Settlement Boundary. The Parish Council vehemently objects to this application and requests that this is fully examined by the NDDC planning committee at the earliest opportunity.</p> <p>2/2018/0458/OUT - Shillingstone Poultry Farm, Shillingstone Lane, Okeford Fitzpaine, DT11 0RB - Demolish existing buildings and develop land by the erection of up to 45 No. dwellings with associated infrastructure, including the widening of Shillingstone Lane and provision of school drop off car park. (Outline application to determine access). Members discussed the application at length. It was proposed by Cllr Weeks and seconded by Cllr Gartside that the following response should be submitted to NDDC:</p> <p>The Okeford Fitzpaine Parish Council does not object to development on this site but requires the following matters to be properly addressed by modification/clarification and resubmission of documentation prior to any application being granted.</p> <ul style="list-style-type: none"> • Confirmation from NDDC that they have an action plan to change the site's status from Employment to Residential, and clarification of the Brownfield status, as their advice to the PC to date does not support the view in the OPA. • A more detailed description of the improvement of vehicular access to the site via Shillingstone Lane, showing road widening and traffic calming measures as applicable • Clarification on the means of safe pedestrian/cycle access to/from the site., having due regard to development of a public parking space within it. This should have explicit planning for all-weather disabled and mother and child access. • A statement as the future adoption and funding of the roadways and the public parking area by DCC highways or their successors for future maintenance. • Further ecology work to examine the potential presence of badgers adjacent to the site. • Further work on the Heritage Impact to assess the impact on the Conservation Area, including other listed buildings and in particular St. Andrews Church. • That this application is considered by NDDC in conjunction with two other applications 2/2017/1952/OUT – Land to the West of Castle Lane (31 dwellings) and 2/2018/0125/OUT – Land at Pleydells farm (27 dwellings) to ensure that the total number of new dwellings in the village do not exceed the numbers resulting from the AECOM Study and its references in the Okeford Fitzpaine Neighbourhood Plan (58 further dwellings in total). • As there are multiple Outline Planning Applications for the same Parish, there is concern that each OPA has been presented in isolation and that there is no document 	<p>Clerk to respond to NDDC</p>
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8.2 8.3 8.4	<p>that examines the overall impact of the multiple applications. As any agreement to an OPA will result in a programme of change that includes the Old Dairy (Higher Street) development (that was concluded in 2017), then agreement to an OPA will result in a programme of change to be completed by 2023. Under the circumstances that a programme of development is undertaken then the requirements of the Environmental Assessment of Plans and Programmes Regulations 2004 (commonly referred to as the 'Strategic Environmental Assessment Regulations'), which implement the requirements of the European Directive 2001/42/EC (the 'Strategic Environmental Assessment Directive') on the assessment of the effects of certain plans and programmes on the environment would come into force.</p> <p>The Parish Council requests that this is fully examined by the NDDC planning committee at the earliest opportunity</p> <p>Decisions: 2/2018/0256/FUL - 19 Bowey, Okeford Fitzpaine, DT11 0TR - Erect single storey extension. Form 1 No. parking space and create new vehicular access – APPROVED 2/2018/0208/FUL - Stresa House, Lower Street, Okeford Fitzpaine, DT11 0RN - Erect 1 No. dwelling and garage – WITHDRAWN 2/2018/0225/HOUSE - Knoll Bank, Fiddleford Village Track, Fiddleford, Dorset, DT10 2BX - Erect two storey extension (demolish existing single storey extension) APPROVED 2/2018/0094/HOUSE - 20 Mary Gardens, Okeford Fitzpaine, DT11 0RX - Erection of 1no. two storey and 1no. single storey side extension – APPROVED 2/2017/1792/FUL - Banbury Cross Boarding Kennels and Cattery, Angers Lane, Fiddleford, Dorset, DT10 2BY - Change of use from kennels into 6 No. holiday accommodation, create 4 No. parking spaces to create 6 in total – APPROVED 2/2017/1793/HOUSE - Banbury Cottage, Angers Lane, Fiddleford, Dorset, DT10 2BY - Conversion of existing garage space into ancillary accommodation - APPROVED</p> <p>Other Planning Matters: None</p> <p>Report from the Planning Committee: The Planning Committee had not met since the last Parish Council meeting.</p>	
9.	<p>CORRESPONDENCE RECEIVED SINCE LAST MEETING:</p> <ul style="list-style-type: none"> • DAPTC – April Newsletter • DAPTC - Survey on LGR Matters • Request for use of Beacon for wedding ceremony – Following discussions it was agreed that permission should be granted for use of the Beacon during a wedding ceremony. Cllr Gartside to inform resident. • NDDC - Making Planning Enforcement Enquiries Information • DCC Highways – Temporary closure of A357, Durweston 	Cllr Gartside to inform residents
10.	<p>REPRESENTATIVES REPORTS:</p> <p>Rights of Way/Footpaths: Mr Gartside advised that 2 new gates had been fitted in the field on the way to Belchalwell. He praised the North Dorset Rangers for their tremendous work.</p> <p>Transport: N.F.T.R.</p> <p>Football Club: Cllr S Corben advised that despite a late run of good results, the football team had been relegated.</p> <p>Community Group: N.F.T.R.</p> <p>DAPTC: N.F.T.R.</p> <p>Village Hall: The Chairman advised that 3 new trustees had been appointed at the recent AGM.</p> <p>PCC: N.F.T.R.</p>	
11.	<p>FINANCIAL MATTERS:</p> <p>Accounts paid since last meeting:</p> <p>HMRC – Employee PAYE £224.00 Chq No. 1097</p> <p>Accounts to be paid:</p> <p>Mrs Sandra Deary – Salary £337.80 Chq No. 1098</p> <p>Water2Business - Pavilion Water Services £80.69 Chq No. 1099</p> <p>It was proposed by Cllr Fox and seconded by Cllr R Corben that these be paid. This was agreed by Council.</p> <p>Receipts: None</p> <p>Finance Review: The Q4 Accounts for 2017/18 were agreed at the last meeting.</p> <p>Any Other Financial Matters: The Clerk advised that the annual accounts would be completed within the next week and submitted to the internal auditor.</p>	
12.	<p>ITEMS FOR THE AGENDA OF THE NEXT MEETING:</p> <ul style="list-style-type: none"> • Big yellow bus on land in Lower Street 	
13.	<p>Exclusion of Press and Public</p>	

14.	Staff issues. Members discussed and dealt with an issue relating to the Parish Clerk	
15.	THE NEXT MEETING: The next Parish Council meeting will be held on Tuesday 5 June 2018 at the Pavilion, Castle Lane at 7:30 pm. The Chairman thanked all present and closed the meeting at 9.05 pm.	