

**Minutes published unapproved for ratification at the meeting to be held on 3 July 2018**  
**MINUTES OF OKEFORD FITZPAINE PARISH COUNCIL MEETING**  
**HELD AT THE PAVILION ON 5 JUNE 2018**

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

**Also present:** - Mrs. Sandra Deary, Clerk Cllr Batstone, DCC, Cllr Burch, NDDC and 9 members of public.

- 1 **APOLOGIES:** Cllrs Fox and Gartside
- 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 GENERAL PARISH COUNCIL MEETING HELD ON 1 MAY 2018:** having been circulated to Cllrs and noticeboards were taken as read. It was proposed by Cllr Banning and seconded by Cllr S Corben that they be signed by the Chairman, this was agreed.

		Action
5.	<p><b>District &amp; County Councillors' Reports:</b> Cllr Burch advised that the process to form a Shadow Council for the new Unitary Council was underway. From 1 April 2019 the District Councils will cease to exist. In relation to the planning application for Mary Gardens, Cllr Burch advised that she would like to see this go before the NDDC Planning Committee. Cllr Batstone advised that the County Council and District Councils would be operating as usual in the run up to the Unitary Council. She added that discussions had already started on the budget for next year. Cllr Batstone advised that harmonisation of Council Tax would see an increase in North Dorset as it currently had one of the lowest Council Tax in the County. In relation to the planning application for Mary Gardens, the Chairman felt that an inappropriate amount of money had been spend on various planning applications which had been refused. Cllr Batstone asked the Chairman to write to Mr Vaughan, Section 151 Officer at NDDC raising his concerns.</p>	
6.	<p><b>Update on Open Items:</b>  <b>Recreation Ground:</b> The Clerk advised that she had received a quotation for servicing of the fire alarm system at £40.00, to service the fire alarm system and emergency lights would cost £60.00. Cllr S Corben proposed acceptance of the quotation to service the fire alarm only. This was seconded by Cllr Weeks and agreed by Council. Cllr S Corben advised that he would be carrying out the PAT testing this month. Cllr S Corben advised that the new back doors were not working correctly. Clerk to check if they were still in warranty.  <b>Bowey Field:</b> The Clerk advised that she had emailed Mr Starkey, DCC, in relation to the potential flooding at Chapel Cottage no response had yet been received. The Clerk was asked to email Mr Starkey again.  <b>Neighbourhood Planning:</b> N.F.T.R.  <b>Belchalwell and Fiddleford items:</b> N.F.T.R.  <b>Old Orchard and Mary Gardens:</b> Awaiting the planning application to go before the NDDC Planning Committee. The Clerk was asked to draft a letter to Mr J Vaughan, S.151 Officer at NDDC regarding the legality and cost of repeated planning applications for this site despite the Planning Committee refusing planning applications on 3 previous occasions due to loss of local amenity space.  <b>Fingerposts:</b> Cllr S Corben advised that wood had been ordered to complete works to the fingerposts.  <b>S.106:</b> Cllr Banning advised that he had obtained further a quotation from an architect to submit a full planning application. He advised that the original quotation was preferable. It was proposed by Cllr Banning and seconded by Cllr Weeks that:</p> <ul style="list-style-type: none"> <li>• Pre-application advice be sought to determine whether the increased amenity of the tennis/MUGA facility would offset the light/noise pollution at a cost of £500 to the architect (No fee to NDDC);</li> <li>• Subject to the success of this Pre-application a Full Planning Application for which the fees from the architect would be £1000 and NDDC £231 should be submitted; and</li> <li>• To obtain advice from relevant experts on drainage and the most appropriate lighting to minimise light pollution. This to be done by gaining 2 quotations and would proceed unless the overall cost exceeded £3000. If the overall cost amounts to more than £3000 the decision to revert back to the Parish Council.</li> </ul> <p><b>Okeford Fitzpaine sign for Lower Street:</b> The Clerk advised that she had emailed Mr Marsh, DCC, in relation to installation of gates and signs. Mr Marsh had responded that to</p>	<p>Clerk to check warranty.          Clerk to email again.</p> <p>Clerk to draft a letter to Mr J Vaughan, NDDC</p>

	<p>be able to price the installation of gateways at the village, he would have to do a site visit to determine the safest location, size of gateways and signs. To date no site visit has been arranged.</p> <p><b>Museum Lease:</b> The Chairman advised that the latest lease had now been located and was due to expire in September 2018. He added that the shop owners were willing to sell the land to the Parish Council and three valuations had been received. It was agreed that the option to purchase the land the museum sits on would be discussed at the next meeting.</p> <p><b>Community Speed Watch:</b> The Chairman advised that the first training session had been carried out. Cllr Gartside to provide an update at the next meeting.</p> <p><b>Community Village Hall initiative:</b> Mr Berry advised that the group had been set up to research the best options for the village hall for the future. He added that a meeting had taken place with the Village Hall Committee to ask for ideas on the best use of the village hall in the future. A questionnaire had been produced for residents asking them what they would like to see happen in relation to the village hall, the questionnaire would be distributed in July. The questionnaire was distributed to Members who were asked to provide any feedback to the group. Cllr Weeks proposed the Parish Council pay the costs of printing the questionnaire, which would be in the region of £30. This was seconded by Cllr R Corben and agreed by Council. Cllr Weeks advised that a letter had been received from the Village Hall Committee advising that the trustees of the Okeford Fitzpaine Village Hall (OFVH), having seen a draft of the proposed survey, had unanimously agreed that a letter be written to the Parish Council asking that it be made clear on the survey that the content is in no way endorsed by OFVH Trustees.</p>	
7.	<p><b>OTHER ITEMS FOR DISCUSSION:</b></p> <p><b>Big yellow bus on land in Lower Street:</b> Mr Williamson advised that he had held an open morning which had been well attended. He advised that the big yellow bus was a gardening project for children but could also be made available to the public in the future. He advised that several schools had already signed up to the initiative.</p>	
8. 8.1	<p><b>PLANNING MATTERS:</b></p> <p><b>Applications: 2/2018/0465/VARIA - Mill Farm, Holiday Let , Shillingstone Lane, Okeford Fitzpaine DT11 0RB - Convert farm building to 1 No. unit of holiday accommodation and form 2 No. parking spaces (Variation of Condition No. 2 of Planning Permission No. 2/2009/0169/PLNG to change the use from holiday accommodation to residential). The Clerk advised that she had requested an extension of time in order for the Parish Council to comment on this information. Despite the extension of time being granted the Case Officer had made the decision to grant the application without waiting for comments from the Parish Council. The Clerk advised that she had written to the Case Officer asking for an explanation on how this had occurred and asking what actions would be put in place to prevent this occurring in the future. No response had yet been received.</b></p> <p>The Clerk was asked to write to the Head of Planning at NDDC advising that the Parish Council object to this application as it related to a property in the countryside (outside of the Okeford Fitzpaine Settlement Boundary) and was contrary to Policies 20, 28, 29 and 31.</p> <p><b>2/2018/0605/LBC - May Cottage, Fiddleford Village Track, Fiddleford DT10 2BX - Remove 20th century rendering to west, south and east elevations and re-point stonework as required. East elevation left as exposed Marnhull stone and carry out associated external alterations. Following discussions it was proposed by Cllr Banning and seconded by Cllr S Corben to support the application as the work would return the building to its original external form, while providing suitable waterproofing protection to the prevailing weather from the west. This was agreed by Council.</b></p> <p><b>2/2018/0545/FUL - Former Wessex Park Homes, Shillingstone Lane, Okeford Fitzpaine, Dorset, DT11 0RB - Change of use and conversion of industrial building into 2 No. dwellings with associated parking and landscaping. Following discussions it was proposed by Cllr Banning and seconded by Cllr Weeks that the Parish Council should object to this application for the following reasons:</b></p> <ul style="list-style-type: none"> <li>• The application related to development in the Countryside for which the Parish has no need as there are already planning applications being processed for development within or adjacent to the Okeford Fitzpaine Settlement Boundary for in excess of an additional 120 additional dwellings on top of the recently completed Old Dairy of 37 dwellings, there was clearly no need for these 2 isolated dwellings.</li> <li>• The application was contrary to Policy 24 which stated that any development should be designed to improve the character and quality of the area. The Parish Council considered that the design of the proposed application did not improve the character of the area.</li> <li>• The proposal does nothing to address the overall issue of the redundant Class B industrial buildings to return this site which includes sections that are within the AONB to something that brings the site closer to its original Countryside form. The</li> </ul>	<p>Clerk to write to Head of Planning at NDDC.</p> <p>Clerk to inform NDDC</p> <p>Clerk to inform NDDC</p>

8.2  8.3 8.4	<p>original location of this employment site in a relatively isolated countryside location must now be seen as a mistake which will be difficult to rectify on economic grounds. The buildings in this area (apart from the adjacent minerals storage and distribution) are generally agricultural interspersed with a small number of single detached residential buildings on large plots. The design proposals of clad walls and metal roofs for these building are not in harmony with the local buildings which are of generally of conventional brick under tiled roofs associated with the 19<sup>th</sup> and 20<sup>th</sup> Century.</p> <ul style="list-style-type: none"> <li>• <b>NEIGHBOURHOOD PLAN:</b> The Wessex Park Homes site has been considered for allocation within the OFNP (currently suspended whilst multiple housing application are considered under the loss of 5 year housing supply policies) but for a number of reasons including Local Plan Policy 20 the Countryside, has not been allocated. The site is almost mid-way between the settlements of Okeford Fitzpaine and Shillingstone and does not have suitable pedestrian access to either. At about 800 metres from the centre of the OF village, it is generally considered in an unsustainable location. It is not clear how residents from this north-west corner of the site would make use of pedestrian access to the village along Pound Lane as they would have to access PRWs across the remainder of the WPH site. Reference is made to the reliance on private cars which is accepted for a location which has a low sustainability score.</li> <li>• <b>LAND CONTAMINATION REPORT:</b> The proposals for the containment and mitigation of the sites contamination is understood to be based upon the installation of a membrane which is then covered in topsoil. The Parish Council was of the opinion that this would lead to a loss of amenity in the use of garden areas e.g. for planting trees and shrubs etc. and in other typical uses of a garden area.</li> </ul> <p><b>2/2018/0471/FUL</b> - Land West of Conygar Coppice, Castle Lane, Okeford Fitzpaine, Dorset - Erect workshop and poly-tunnel. Form vehicular access and parking area. Following discussion it was proposed by Cllr Banning and seconded by Cllr Weeks to support the application as it would provide much needed employment (albeit in a low quartile of income potential) in a rural area. This was agreed by Council.</p> <p><b>Decisions: 2/2018/0465/VARIA</b> - Mill Farm, Holiday Let , Shillingstone Lane, Okeford Fitzpaine DT11 0RB - Convert farm building to 1 No. unit of holiday accommodation and form 2 No. parking spaces (Variation of Condition No. 2 of Planning Permission No. 2/2009/0169/PLNG to change the use from holiday accommodation to residential). – <b>APPROVED</b></p> <p><b>Other Planning Matters:</b> None</p> <p><b>Report from the Planning Committee:</b> The Planning Committee had not met since the last Parish Council meeting.</p>	Clerk to inform NDDC
9.	<p><b>CORRESPONDENCE RECEIVED SINCE LAST MEETING:</b></p> <ul style="list-style-type: none"> <li>• DAPTC – Training Course Information</li> <li>• DAPTC – Minutes from Area Meeting &amp; Chairman’s Report</li> <li>• County Councillor’s Report from Cllr Batstone</li> <li>• DAPTC Newsletter – May 2108</li> <li>• DCC – Temporary Closure Notice Various Roads</li> <li>• Blandford Town Council – GDPR Training Sessions Information</li> <li>• DAPTC – press release in relation to LGR</li> <li>• DAPTC – Extraordinary Chief Executive Circular and Annual General Meeting 2018 Information &amp; Timetable</li> <li>• DAPTC - Proposed warding arrangements for unitary councils – Briefing sessions 11 June. Cllr Weeks advised that Okeford Fitzpaine would still be in Blackmore Vale and would be represented by 1 Councillor.</li> </ul>	
10.	<p><b>REPRESENTATIVES REPORTS:</b></p> <p><b>Rights of Way/Footpaths:</b> N.F.T.R.</p> <p><b>Transport:</b> N.F.T.R.</p> <p><b>Football Club:</b> Cllr S Corben advised that the football club was hoping to have 2 teams for the next season.</p> <p><b>Community Group:</b> A village clean up had taken place on Saturday 2 June.</p> <p><b>DAPTC:</b> N.F.T.R.</p> <p><b>Village Hall:</b> Cllr Rowe advised that the Fippeny Faire would take place on 24 June.</p> <p><b>PCC:</b> N.F.T.R.</p>	
11. 11.1 11.2	<p><b>FINANCIAL MATTERS:</b></p> <p><b>Accounts paid since last meeting:</b></p> <p><b>Accounts to be paid:</b></p> <p>Mrs S Deary- Salary &amp; Ink £371.10</p>	Chq No. 1100

<p>11.3 11.4 11.5 11.5(i)  11.5 (ii)  11.6</p>	<p>SSE Southern Electric – Bus Shelter Electric £13.32 Chq No. 1101 Abbeyfield Direct – Toilet Rolls £34.74 Chq No. 1102 St Andrews Church - Donation £400.00 Chq No. 1103 Parish Mag Printers Ltd – Fippenny News Printing - May £86.00 Chq No. 1104 Parish Mag Printers Ltd – Fippenny News Printing – June £90.00 Chq No. 1105 Jerry Ellis – Tractor servicing and parts £591.87 Chq No. 1106 It was proposed by Cllr R Corben and seconded by Cllr S Corben that these be paid. This was agreed by Council. <b>Receipts:</b> A £100 donation was received from the Okeford Auctions. <b>Finance Review:</b> The Clerk distributed the latest account. No issues were raised. <b>Annual Accounts:</b> <b>Annual Governance Statement:</b> The Annual Governance Statement was read out to Council. Cllr Banning proposed that the Annual Governance Statement be approved. This was seconded by Cllr R Corben and agreed by Council. <b>Annual Accounts Statement:</b> The Clerk advised that the Internal Auditor had confirmed the accounts as correct. It was proposed by Cllr Banning that the Accounting Statement be approved. This was seconded by Cllr S Corben and agreed by Council. Clerk to submit the final accounts to the external auditor. <b>Any Other Financial Matters:</b> None</p>	<p>Clerk to submit Annual Accounts to auditor.</p>
<p>12.</p>	<p><b>ITEMS FOR THE AGENDA OF THE NEXT MEETING:</b></p> <ul style="list-style-type: none"> <li>• School sign at New Cross</li> <li>• Lowering Kerbs in the Village</li> <li>• Lower Street overgrown vegetation</li> <li>• Proposal to purchase the museum. (Confidential Item)</li> </ul>	
<p>13.</p>	<p><b>THE NEXT MEETING:</b> The next Parish Council meeting will be held on Tuesday 3 July 2018 at the Pavilion, Castle Lane at 7:30 pm. The Chairman thanked all present and closed the meeting at 8.40 pm.</p>	