

MINUTES OF THE ORDINARY MEETING OF OKEFORD FITZPAINE PARISH COUNCIL HELD AT THE PAVILION, CASTLE LANE ON TUESDAY, 6th September 2022 at 7.30pm.

PRESENT: Cllr N Plummer (Chairman) and Cllrs R Rowe (Vice-Chairman), S Corben, R Corben, C Jay and J Hunt

In attendance: Dorset County Councillor P Batstone
Mrs Sophie Pearce, Parish Clerk.

Also present: 15 members of the public.

1. Apologies: Cllr Fred Light – Attending another meeting

2. Declaration of Interest and Dispensation Requests

- a. To receive Declarations of Interest in respect of matters contained in this agenda, in accordance with the provisions of the Localism Act 2011 in respect of members and in accordance with the provisions of the Local Government Act 1972 in respect of officers:**
- b. To consider any Dispensation Requests received by the Parish Clerk and not previously considered:**

The Clerk confirmed that no dispensation requests had been received.

3. Minutes

Okeford Fitzpaine Parish Council RESOLVED that the Minutes of the Ordinary Parish Meeting held on 5th July 2022 be approved and signed by the Chairman as a correct record.

Proposed: Cllr R Rowe; Seconded: Cllr C Jay

4. Dorset Councillor's Report: No further comments to add in regards to Okeford School, but there was a lack of consultation and Dorset County Council have been alerted. Integrated and residential care are the top topics for discussion at the Council. The National child care report is now in operation and Government funding for adult social care is being sought. Metal detectors on Council owned land is being coordinated and the next discussions for the plans for the Pulham solar farm takes place on 11th October 2022

5. Public Question Time: A letter from a Parishioner, received by the Council concerning the Village Hall car park plans was read out by the author to reiterated the points made and also to raise awareness within Okeford of the proposals. The main points highlighted were the potential change to the plans involving digging up of the grassed area outside No 62 Fippenny Cottage (which has not been changed for well over 70 years), conservation concerns and whether adequate insurance in place for damage to cars and property surrounding the car park, drainage, costs, aesthetics concerns in relation to inappropriate concrete bollards rather than brick walls in an AONB and excavations undermining the 200 year old barn's foundations.

A member of the public wished the Council to acknowledge emails dated 4/11/2020 reporting two broken posts in the Pound, which remain a danger and therefore need to be repaired as a matter of urgency along with a risk assessment to be carried out on the remaining posts.

Support was given to using brick to reinforce the concrete bollards in the village hall car park but concerns raised over the surface material now to be used (instead of tarmac). Had the gradient been looked into to ensure there would be no washaway. Forking the surface may be necessary to retain the drainage.

A member of public raised concerns that the allotments were being used as a late night and early morning dog walking circuit, which is against the allotment's rules of conduct. It was suggested that the Parishioner contact the Allotment Society and raise this issue with them directly.

The issue of the school was raised and concerns that the children of Okeford were not being housed in appropriate classrooms. Dorset Cllr Batstone was able to answer that this was not the case. The Trust in charge of the school have made available adequate facilities but to remind

everyone that this was only a temporary measure anyway, as the school (as the Trust had led everyone to believe) has not closed permanently.

5. UPDATES ON OPEN ITEMS:

Neighbourhood Planning. Cllr Plummer: Apologies. The amended Planning Statement is still to be discussed and a date set. Cllr Rowe to take on this task.

Belchalwell and Fiddleford items: Cllr R Corben: Nothing to report.

Darknoll Lane: To be discussed again in December 2022

Little/Mill Lane Crossing: Dorset Councillor Batstone: Will try again to escalate within Dorset Council as despite chasing she is still waiting for the report. The delay is mainly down to a lack of funds. With the increase of children using the crossing in Shillingstone, now would be a good time to enforce the importance of the crossing on children safety grounds. Cllr R Rowe to also liaise.

Museum. Cllr S Corben: Painting and repairs of the windows are to be completed this month.

Okeford Fitzpaine Climate Emergency Response. Cllr S Corben: To investigate replacing lights in Museum and the Pavilion with LED. Electrician to provide quotes. Electricity bills are also to be monitored.

Availability of Appropriate Grants. Cllr Rowe: A few grants have been pulled recently, but will help with seeking out grants for the new playground with Cllr Hunt.

Blocked Drains/flooding/issues in Village. Nothing new to report. **Clerk to look into finding the email trail from 2020 in regards to the broken posts in The Pound.**

Resurfacing of Village Hall Car Park. Cllr R Corben. Quotes received and in light of correspondence and comments made by Parishioners, it was proposed that the concrete blocks be reinforced with brick so as to look more in keeping (an increase in the original quote of £ 4,500), the green area should NOT be dug up but preserved, brambles to be pulled out and area tidied up, the stone curbs on the flower borders to the right of the Village Hall will not be moved. There will be a marked space for disabled parking nearest the Village Hall. After discussion and in light of comments made in the Public Open session, it was agreed that the plans for the loose stone car park surface go ahead.

Proposed: Cllr S Corben; Seconded: Cllr C Jay.

ALL IN FAVOUR

Clerk to contact Goddard's and accept the additional amount quoted on behalf of the Council.

New Play Area Working Party: Cllr J Hunt: A meeting took place with the designers of the new playground and they will now come back with costs. There was a great turn out by parents and children at the Mud Pie Café with lots of ideas put forward. £ 520 was raised by the raffle. A JustGiving page has now been set up and additional fun raising events are to be published in the Fippenny News. A new totem pole showing the target amount needed and money raised so far, will be on show in the village.

6. OTHER ITEMS FOR DISCUSSION:

To discuss and vote on the Clerk obtaining CiLCA (Certificate in Local Council Administration). It was proposed that all new Clerks seek CiLCA qualifications, when appropriate to do so, as a matter of course.

Proposed: Cllr Plummer; Seconded: Cllr R Rowe

ALL IN FAVOUR

Fippenny News and its future. Cllr Rowe: A report was made available prior to the full discussion, in which certain issues were highlighted as to the future of the Parish magazine. Namely its importance within the community, lack of new volunteer's coming forward and at some point, a successor to the Editor. Funding is a concern with increases to publishing costs and distribution/subscription collection.

It was agreed that this topic be added to Open Items.

ALL IN FAVOUR.

The Village School – Update on current situation and future of the school building: The future of the school building was brought to the attention of the PC and the question asked as to whether it should be listed. In light of the school not be closed permanently, this was perhaps a decision that needed looking into further.

To be added to Open Items for further discussion

Fly-tipping around Okeford: Police have been informed as to an incident in Mary Garden and DCC informed on other sites around the village. **Clerk to find suitable signs to inform would be fly tippers that they are being watched.**

7. PLANNING MATTERS: Notified For information Purposes Only: Various requests for Dorset Council to determine whether or not Prior Approval is required for various proposals.

7.1 Applications:

- P/HOU/2022/03446 Proposal: Erect first floor extension with alterations to the existing roof - (revised application to P/HOU/2022/01763). Location: Well Cottage, Higher Street, OF **NO OBJECTIONS**
- P/LBC/2022/04767 Proposal: Erect single storey rear extension & carry out alteration to internal doorway. Location: Pleydells Farm, Higher Street, Okeford Fitzpaine **NO OBJECTIONS**
- P/FUL/2022/04026 Proposal: Demolish existing agricultural building and erect 1no. dwelling with associated residential curtilage Location: Agricultural Building at Roome Farm, Garlands Lane OF **NO OBJECTIONS**
- P/OUT/2022/04243 Proposal: Demolish existing industrial buildings and erect 47 dwellings (outline application to determine access only) Location: Wessex Park Homes, Shillingstone Lane, OF **OBJECTION ON SAME BASIS AS LAST APPLICATION MADE.**
- P/FUL/2022/04719 Proposal: Demolition of existing barn & remnants of barn & erection of replacement 2no. units of holiday accommodation Location: Mill Farm, Shillingstone Lane, OF **NO OBJECTION**

7.2 Planning Decisions:

January PC Meeting:

P/FUL/2021/05558 Erect agricultural workers dwelling and create 4 No. parking spaces. - Higher Pleydells Farm Higher Street To Belchalwell Street - Road Okeford Fitzpaine DT11 0EF

Withdrawn 04/07/2022

May PC Meeting:

P/LBC/2022/00726 Proposal: Remove existing single storey extension and porch. Erect replacement single storey extension Various external and internal alterations. Addition of ASHP. Install swimming pool and erect pool house. Erect greenhouse. Location: The Old Farmhouse, Darknoll Lane, OF

Recommend: No Objection

DCC: Refused

P/HOU/2022/00725 Proposal: Remove existing single storey extension and porch. Erect replacement single storey extension Various external and internal alterations. Addition of ASHP. Install swimming pool and erect pool house. Erect greenhouse. Location: The Old Farmhouse, Darknoll Lane DT11 ORP

Recommend: No Objection

DCC: Refused

7.3 Other Planning Matters: None

8. REPORT FROM PLANNING COMMITTEE: No meetings have taken place.

9. CORRESPONDENCE RECEIVED FOR 6th SEPTEMBER 2022 MEETING:

- DAPTC Chief Exec bulletin x 8
- DAPTC E-News x 6
- DAPTC: STAR COUNCIL AWARDS 2022
- Latest news from Dorset Council x 8
- Covid-19 update from Dorset Council
- NALC EVENTS x 5
- NALC NEWSLETTERS x8
- DCA News
- DCA's Latest News
- **Notified For information Purposes Only: A request for Dorset Council to determine whether or not Prior Approval is required for the proposal:**

P/PAAC/2022/04205 Proposal: Change of Use & conversion of agricultural buildings to three Dwellinghouses (Use Class C3) Location: Agricultural Buildings at Gorse Farmhouse, Crate Hill, Fifehead St Quintin

P/PAAC/2022/04206 Proposal: Change of Use & conversion of agricultural building to two Dwellinghouses (Use Class C3) Location: Agricultural Buildings at Gorse Farmhouse, Crate Hill, Fifehead St Quintin

P/PABA/2022/04956 Proposal: Erect agricultural building Location: Hambledon Hall Farm, Shillingstone

P/NMA/2022/04632 Proposal: Non material amendment to allow replacement of the existing flat roof with a pitched roof design, to planning permission 2/2009/0817/PLNG (Change of use to form an off road cycling

Okeford Fitzpaine Council – Ordinary Meeting on Tuesday, 6th September 2022

Minutes approved as a true and accurate record, and signed as so by the Chairman presiding

..... Date:

facility. Erect a trail head start wooden platform and wooden/earth cycling features, to include continued formation of bike trails within the indicated area. Form new access, erect a pre-fabricated club house and form 30 no. car spaces) (part retrospective) Location: Okeford Hill Bike Park Cabin, Okeford Hill
P/NMA/2022/04661 Proposal: Non-material amendment to planning permission No. P/RES/2021/05461 - to amend approved plans Location: Shillingstone Poultry Farm, Shillingstone Lane, Okeford Fitzpaine

- Dorset CPRE August Newsletter including Press Release on response to Dorset Council Local Plan update
- Member of Public re: Village School Premises
- Dorset Police email with Crime ref number – Graffiti in centre of OF village
- Cost of Living Crisis – various emails (Dorset CC, DAPTC and Dorset Community Action. Posters put up online and on village notice boards and in Parish Mag
- Emails re Tour of Britain. Tour of Britain posters on website and noticeboards
- DCC: RE: Tour of Britain - Stage 7, Dorset - Please note this will affect areas across Dorset - 9 September 2022 - 10 September 2022
- Emails re Closure of Okeford School
- Email requesting the amount going towards the new playground that was originally ear marked for Village Hall car park improvements
- Email letter from Parishioners against the proposed Village Hall Car Park Improvement
- Numerous email complaints from a member of public as to the conduct of the Parish and District Councils.

10 REPRESENTATIVE'S REPORT:

Bowey Field. Cllr R Corben: Nothing new to report.

Recreation Ground/Pavilion: Cllr S Corben: A large skip is arriving. PAT testing on electrical devices to take place.

Rights of Way/Footpaths. Jeremy Gartside: No report.

Transport: Representative still required. If interested, please contact the Clerk.

Football Club. Cllr S Corben: Two Under 7s teams and some good sponsorship make for an encouraging start to the season.

DAPTC: Cllr Plummer: Nothing to report.

Village Community Group (VCG). Sue Finklaire: Donations pouring in for online auction for Church loo and thanks given for new playground donations (cheque for £ 1053.89). On the 4th October a meeting to plan a net of poppies cascading from the church tower for Remembrance Day. New initiative to open a hub in the Village Hall for drop-in socialising sessions. More volunteers required for Mud Pie Café, otherwise there may be a reduction in open days.

Village Hall. Cllr Rowe: The Village Hall is now connected to the Internet. A meeting to be held to decide who should have the password, as there are concerns it could be abused.

Cllr Jay informed the Council that things were progressing with the Church mobile telecommunications mast project and that he would be happy to keep everyone informed on the progress. It was suggested by Cllr Plummer that there be a representative appointed to give an update report on Church affairs and it was agreed by all that Cllr Jay take on the role.

11 FINANCIAL MATTERS:

11.1 Accounts for Payment:

Okeford Fitzpaine resolve to approve the sum of £ 3,694.11 as the Accounts for payment for July and August:

| Payee: | Cheque Nos: | Details: | Amount: |
|---------------------|-------------|-----------------------------------|----------|
| JULY: | | | |
| Fidei Holdings Ltd | 1527 | Rent for Allotments 2021 and 2022 | £ 800.00 |
| Parish Mag Printers | 1526 | July Fippenny News | £ 95.00 |
| NFU | 1527 | Tractor/mower insurance | £ 584.81 |
| Northover | 1528 | Tractor/mower sundries | £ 966.60 |

Okeford Fitzpaine Council – Ordinary Meeting on Tuesday, 6th September 2022
Minutes approved as a true and accurate record, and signed as so by the Chairman presiding

..... Date:

| | | | |
|---------------------|------|-----------------------------|----------|
| Sophie Pearce | 1529 | Clerk's salary | £ 297.64 |
| SSE | 1530 | Museum electrics | £ 120.01 |
| AUGUST: | | | |
| Parish Mag Printers | 1531 | Aug Fippenny News | £ 86.00 |
| Fireline Ltd | 1532 | Full Fire Safety Inspection | £ 425.15 |
| Sophie Pearce | | Clerk's Salary | £ 318.90 |

11.2 Accounts to be Paid: None

| | |
|---|--------------------|
| 11.3 Receipts: Hire of Pavilion: | £ 10.00 (cash) |
| New Playground fund-raising donations | £ 1053.89 (cheque) |
| Fippenny News Subs: | £ 84.16 (cash) |
| Stamps: | £ 7.92 (cash) |
| TOTAL: | £ 1155.97 |

11.4 Any Other Financial Matters: Minor amendment to AGAR Audit form (2021/2022 Precepts was incorrectly stated). All balances, and auditors should sign off shortly.

NEXT MEETING'S AGENDA: Appointment of Trustee for the village Poor's Land Charity.

Okeford Fitzpaine Council resolved to note the date of the next meeting as **Tuesday, 4th October 2022 at 7.30pm to be held in The Pavilion, Castle Lane.**

There being no other business, the meeting ended at 9.40pm.