

**MINUTES OF THE ORDINARY MEETING OF OKEFORD FITZPAINE PARISH
COUNCIL HELD AT THE PAVILION, CASTLE LANE ON
TUESDAY 2nd APRIL 2024**

PRESENT: Cllrs N Plummer (NP Chairman), R Rowe (RR Vice-Chairman) R Corben (RC) F Light (FL) & C Jay (CJ)

IN ATTENDANCE: Dorset Councillor P Batstone (BP) & Sam Smith PC Clerk

ALSO PRESENT: 9 members of the public

1. APOLOGIES: Cllrs S Corben & J Hunt

2. DECLARATION OF INTEREST AND DISPENSATION REQUESTS:

2.1 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:

2.2 To consider any Dispensation Requests received by the Parish Clerk and not previously considered: The Councillors 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 March 2024 be approved and signed by the Chairman as a correct record.

Proposed: RR Seconded: CJ 5/5

4. DORSET COUNCILLOR'S REPORT: Update report received. PB stated that council business is quiet at the moment as we head to towards the elections. PB will not be standing again as our local Cllr, but she will be running for Sturminster Town Council.

PUBLIC QUESTION TIME: No items raised

5. UPDATES ON OPEN ITEMS:

Neighbourhood Planning: RR has presented the draft village 'neighbourhood planning statement' to the school/section 106 group (a new name needs to be allocated to this group as their remit has expanded now beyond the school issue) Some suggested edits have been received from the feedback. There has been concerns that village currently does not have a neighbourhood plan. It was agreed that it would be premature to start looking into this until after Dorset Council has finalised its own Local Plan. Preparing a NP would have high-cost implications for the PC and so it is important to only complete the initial set up once. RR will upload the current statement on to the village website for info and send a copy onto DC.

Darknoll Lane: Awaiting start date and for the weather to improve.

Little/Mill Lane Crossing: NP met with Wessex Internet who have agreed for remedial work to be carried out in late Spring. Waiting for the weather to improve.

Museum: Waiting for some roof tile replacements. RC is managing this. The woodwork painting is completed.

Grants: RR has been informed of a Dorset Council grant coming up for 'young people services' it is a possibility that this might be available for the equipment at Bowey. In order to apply, the PC needs to have in place a safeguarding policy. RR to ask the Football Club if they have a document template that we could amend to suit.

Blocked Drains/Flooding/Highways issues in Village: FL & RC there are concerns with excessive water flowing into Lower Street, hedge trimming also needs to be completed. RC has contacted Sovereign Housing to arrange a meet up to ascertain ownership of the hedge. RC is awaiting a reply but has been informed that Sovereign can take up to 5 weeks to reply. A 3-way meeting with DC would be ideal but it was suggested to maybe miss out Sovereign and arrange meeting with Dorset Council alone. RC to chase. The Clerk will check with Amanda Penfold (DC Highways) that erection of the extra village 'horse warning signs' have been completed.

Resurfacing of Village Hall Car Park: RC continue to monitor and review over the winter. A further decision will be made when the weather improves.

New Play Area Working Party/Bowey: JC was absent from meeting. Funding for the new play park to the value of £75k will be as follows - Section 106 money up to authorised by Dorset Council with the remainder of approx £9,000 from PC reserves. The trees need to cut back to enable the contractors to gain access to

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the Bowey field with machinery. This has been completed, and work at the play park should commence in May 2024.

Fippenny News: RR has gained some new advertisers. The latest edition is due out soon but will be slightly delayed as RR awaiting news on the PC election candidates. The election information will appear as an insert to the magazine.

The Village School: RR had circulated an information document to Cllrs in advance of the meeting. The document covered recommendations for the future of the school and its playground and background information on all the hard work that the group has completed to date. The Salisbury Diocese has offered to sell the school building to the PC for the sum £375,00 freehold. The playing field has been valued at £50,000 extra. Dorset Council currently own the field. Any disposal of a playing field must be signed off by the Secretary of State, this is an exceptionally long process. Another option is that we could agree to ensure that the field stays as a playing field for the next 10 years. We would then just have to negotiate the transaction with DC. We could agree a 'community asset transfer' from DC but then the field would be on a leasehold basis only. RR to put together a draft term of reference for school/sect 106 group to provide a clearer working direction and aims. The old school building needs work, its access is on a blind corner, a section would need to be demolished to access the rear. The building needs furnishing with a kitchen etc, it is situated in a conservation area. The site would need to pay for itself, and we would need paid staff to run the building. £50,000 - £150,000 would be the approx. refurbishment costs.

The proposed 4 options from the group are -

- to not purchase the school building
- to consider purchasing the playing field for use as a green space/ orchard or similar facility.
- to consider the alternatives to using parish money
- to progress work to have a new purpose-built community centre.

The playing field has vehicle restrict permitted access only. Engagement with the public has been extensive. There have been 2 events at Mid Pie Café, information in Fippenny News and on social media. An open day was held at the site in February 2024. Lots of suggests for use, but not many sufficiently income generating. We would need to have the finance agreed upfront to complete a transaction. The Diocese is eager to sell as the property has been empty for 2 years already. We cannot use section 106 money to fund the purchase as it is already allocated elsewhere. We do not enough capital to purchase the site presently. RR has found it hard to get legal advice. RR has tried everywhere including DCs own solicitors, but they are all busy. The Diocese has set a deadline of the 31st March for the PC to respond but they are currently closed due to Easter holidays. After a long discussion amongst PC Cllrs the following was agreed based on RRs report -

Agree to move ahead with field purchase or lease only and NOT purchase the school building.

Proposed: RR Seconded: CJ 4/5 supported

To investigate and collate a proposal for a new purpose-built community centre by developing or replacing the Pavilion. Working group to look into this, investigate and develop with 106 monies.

Proposed: RR Seconded: RC 5/5 supported

RR to contact Diocese with the PCs decision.

Coronation: SC & CJ following an issue raised by a resident, the stones on the cross need re-morticing. CJ has made an appointment for the 23rd April to meet Stuart Whitehill at The Cross to discuss the the work he had previously completed on the cross.

20mph & SID: CJ stated that the data from the SID can be downloaded for information purposes. CJ to contact Morelock (SID manufacturers) for instruction on how to do this. CJ to continue looking after and moving the SID to its separate locations on behalf of PC after the May elections.

Noticeboards: The Clerk has keys and will report back on the lock situation. The lock might just need a spray of WD40.

Tree survey: SC a third quote has been circulated.

D Day/VJ Celebrations: Volunteers are still required. Catering needs to be confirmed. RR to put something in Fippenny News. The lighting of beacon on the hill is planned.

FL reported on VJ day and was advised to wait until the pageant master had released 2025 plans.

Rose Cottage: Dorset Council is working with the persons liable for the condition of Rose Cottage. Dorset Council are aware and will follow up further in May.

Poor Lands Trust: RC the field is currently not registered with Land Registry by the PC or PLT. NP to meet PLT to agree the way forward. RC to arrange the date.

6. OTHER ITEMS FOR DISCUSSION: The Clerk advised that the planned May PC meeting needs to be moved, due to upcoming elections. It was agreed to move the May meeting to the 14th May 2024. All current Cllrs remain in office until 6th May 2024. This was RCs last meeting after serving 50 years as a Cllr on the

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PC. He was given a gift by NP on behalf of the PC. NP also thanked all current Cllrs for their service. RC gave a small speech about his time on the PC. All Cllrs not standing for re election need to hand over any correspondence or contact information to their replacement in May.

7. PLANNING MATTERS:

7.1 Applications: P/FUL/2024/01266 Rodford Farm, Shillingstone Lane DT11 0RB - erect stables, fodder, storage building. **No objections**

P/FUL/2024/00651 Knoll Farm, The Common DT11 0RT - demolish barns, erect 1 dwelling with new vehicular access. Some Cllrs were confused as the PC had objected previously to another application on the same site for a bungalow. The Clerk will seek clarity from DC planning.. **No PC decision.**

P/FUL/2024/01660 Manor Farm House, Fiddleford track - erect 2 storey extension. **No objections**

P/FUL/2024/01545 Conygar, Shillingstone Lane - demolish garage & erect 2 storey studio. **No objections**
Proposed: CJ Seconded: RC 5/5 supported (all applications excluding Knoll Farm)

7.2 Planning Decisions: None

7.3 Other Planning Matters: None

8. REPORT FROM PLANNING COMMITTEE: No meeting has taken place

9. CORRESPONDENCE RECEIVED: There was no correspondence list due to the Clerk change over. It was agreed to change this item on future agendas to 'Any other items raised by the Clerk and Cllrs' this will include correspondence from residents & important items ie: road closures, DC important notices etc

10. REPRESENTATIVE'S REPORTS:

Bowey Field: RC no moles have been captured at Bowey so only the £100 set up cost needs to be paid to the contractor.

Recreation Ground/Pavilion: SC was absent from meeting

Footpath: no update

Village Hall: RR the village hall committee has funded a projector and screen for groups using the hall.

Football Club: SC absent

Village Community Group (VCG): Sue Finklaire. A meeting is planned for this Saturday (6th) and the agenda is on FB. The Easter competition currently running finishes on Saturday. The last village online auction raised £756 funds for Big Yellow Bus. A total of £15,267 has been raised.

Church Matters: CJ The flooring is being re-laid and this commenced today, services are currently taking place in the village hall.

11. FINANCIAL MATTERS:

11.1 Accounts paid since the last meeting

Seiretto – additional space **£99.00 cheque no 1661**

11.2 Accounts to be paid

K Rhys March wages **£464.15 cheque no 1662**

Clive Smith skip 50% split with the football club. The Clerk to confirm with SC before paying **£306.00**

11.3 Receipts: Clerk currently has no access to the bank account.

11.4 Financial Review: as above

11.5 Any other financial matters: The Clerk has no access to the PC bank accounts yet so cannot confirm the current bank balances. Changes at NatWest can be made online via a bank mandate form. It was agreed by Cllrs that Karen Rhys the previous Clerk should be removed from the account as contact, and the new Clerk Sam Smith added as a signatory to enable us to then set up internet bank for the PC. The Clerk to meet George Weeks after Easters holidays re internal audit and laptop security ie passwords.

Proposed CJ Seconded RR 5/5

12. NEXT MEETING'S AGENDA: Welcome in the new council, AGM & APM

Okeford Fitzpaine Council resolved to note the date of the next meeting as **Tuesday 14th May 2024 at 7.30pm to be held in The Pavilion, Castle Lane**

There being no other business, the meeting ended at 9.20 pm.

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