

MINUTES OF THE OKEFORD FITZPAINE PARISH COUNCIL MEETING HELD AT THE PAVILION, CASTLE LANE Tuesday 1st September 2026

PRESENT: Cllrs R Rowe (RR Chair) Charley Read (CR Vice Chair) T Hood (TH) S Wheeler (SW) & George Norris (GN) **APOLOGIES:** Dorset Councillor S Murcer (SM) PC Cllrs S Harvey (SH) & S Corben (SC) **IN ATTENDANCE:** Sam Smith (PC Clerk) & 7 members of the public.

1. DECLARATION OF INTEREST AND DISPENSATION REQUESTS: None. Cllrs SC & SW still need to complete their 'Register of Interest' forms for the Dorset Council website.

2. MINUTES: Okeford Fitzpaine Parish Council RESOLVED that the minutes of the Parish Council meeting held on the 7th of July 2026 be approved and signed by the Chair as a correct record.
Proposed CR Seconded SW

3. DORSET COUNCILLOR'S REPORT: Cllr Murcer reported as follows – PC Cllrs are invited to a Planning Briefing and Q&A session on Saturday 5th September 2026 at Pimperne Village Hall. There are some changes in planning decision making which we need to be aware of and understand. The government has introduced radical changes which will reduce the powers of local planning committees, taking more decisions out of the hands of elected members such as me, and into the hands of Planning Officers. Dorset Council, meanwhile, has decided to move to a different procedure for producing the Dorset Local Plan which will have a number of consequences, the most immediate being that the Local Plan will be delayed for at least a further two years. These changes will have significant implications for our communities and for Parish Councils. Along with my other local DC Councillors we will be holding a briefing and Q&A session to do our best to explain the new arrangements and discuss what they might mean for Parish Councils and our villages.
Cllr Steve Murcer cllrsteve.murcer@dorsetcouncil.gov.uk

PUBLIC QUESTION TIME: A member of the public stated that Little Lane has the same status (road wise) as Darknoll Lane & Back Lane.

4. UPDATES ON OPEN ITEMS:

Bowey play park: Proposed clear up to now take place in September, date to be advised. Cllr CR agreed to contact the play equipment company re the broken zip wire & loose climbing handles.

A new PC website & email: The new PC website is ready, but not yet live. All PC info has been uploaded, but the new site still needs more general content before it is complete. All PC Cllrs agreed to the new website going live asap, we can update and add further information as we go along. The new site still needs PC Cllr photos & bios. The Clerk to contact George Weeks to confirm that the content from the current site will be saved/archived.

Water leak at the pavilion: The leak has now been fixed. A big thank you to Malcom Foster and his son who completed the works. The Clerk has yet to pay the original contactors invoice. We should dispute this charge of £942, although they completed the works they did not fix the leak. There are discrepancies in their findings report. The Clerk has submitted a leak allowance application to Wessex Water with regards to the water loss, and the subsequent charges to the PC. We are waiting for the outcome of this before possibly contacting our insurance company.

PC orchard: Cllr SC was absent from the meeting. Item to be discussed at the October PC meeting

Metal slide at the rec: Cllr SC was absent from the meeting. Item to be discussed at the October PC meeting

5. OTHER ITEMS FOR DISCUSSION:

5.1 Andrew Vickers/Village map: Andrew has been sourcing & researching a replacement village map for the Cross. Andrew has obtained 3 quotes. This would be a weather resistant outside map. The quotes have been circulated to Cllrs in advance of the meeting. It was decided against other possible map locations, just 1 map for now. A link to the new PC website with a QR code was suggested as an idea, this can be added later as a sticker etc. The invoice for the map to be sent directly to the Clerk for payment. Cllrs proposed to use the same company who provided the Bowey play park sign (1 of the quotes) Andrew to order the map and move this forward.

5.2 Bus shelter at Fiddleford: The PC owns the derelict bus shelter at Fiddleford. Cllr Norris has visited to investigate. It is obvious that it is not used as a bus shelter due to its current condition. Cllr GN agreed to contact the bus company to see if they have any data regarding its use as it is a request stop. If we cut back the foliage it might encourage use of the bus shelter, and this would not be advised in its current state. We do need to clear the site, does this involve demolishing the shelter? To be discussed further at the October PC meeting, once more info has been obtained.

6. Planning applications received:

P/OUT/2026/04202 Proposal: Demolition of existing agricultural buildings & erection of 7no. dwellings, outline application to determine access only. Location: **Mill Farm**, Shillingstone Lane, DT11 0RB. The Clerk has received an email from a resident raising some concern over recent public Facebook comments posted by Cllr RR, with regards to this planning application and general planning issues. Cllr RR apologised if any misunderstanding had been caused and acknowledged that she had made an error of judgement. She stated that she had not meant to sway anyone's views either way and her comments had been more about recent planning applications in general. Cllr RR agreed to abstain from the voting on this application to remove any element of doubt. Other Cllrs present discussed the application. There was concern for the nearby grade 2 listed building, the road condition and drainage issues. There was also support as the site is a derelict area & construction is already taking place in the surrounds. Within the village there are several planning applications in the pipeline, but each application must be dealt with separately in isolation. 3 PC Cllrs voted to **support** this application with 2 abstaining. As this is an outline application, any further application will need to come back in front of the PC for discussion again.

P/VOC/2026/04527 Proposal: Erect 2 No dwellings, create new vehicular access with brick piers, sliding metal gate and 1.8 m high boundary wall. Create 4 No parking spaces. (with variation of condition no. 2 of planning permission **P/VOC/2022/06210** to amend approved garage plans Location: **Banbury Cross Boarding Kennels and Cattery**, Angers Lane DT10 2BY. **No objections**

P/NMA/2026/04343 Proposal: Non-material amendment - to change the materials on the south elevation from concrete panels to stone and timber cladding; to Planning Permission No. **P/HOU/2026/02990**. Location: **Norton House**, Higher Street, DT11 0RQ. **No objections**

P/PABA/2026/04063 Proposal: Erect agricultural building. Location: **Pleydells Farm**, Higher Street DT11 0RQ. **No objections**

P/CLP/2026/03708 Proposal: Certificate of lawfulness to repair/replace flat roof of garage with a pitched roof Location: **Knoll Bank**, Fiddleford, DT10 2BX. **No objections**

P/FUL/2026/03654 Proposal: Erection of agricultural barn Location: **Higher Pleydells Farm** DT11 0RQ. **No objections**

6.1 Planning updates: Planning appeal (25/08/2026) in respect of Erect **78 dwellings**, form vehicular and pedestrian access, landscaping, open space and drainage attenuation. at Land North of Castle Avenue. Cllr RR & SW attended the appeal along with a number of residents. The day was very intense and long. The Planning Inspectorate visited the village on the same day. We will know the outcome in approx 2 months. At this point the PC cannot do anything more.

Planning Committee (04/08/2026) P/FUL/2025/05229 **Location:** Pleydells Farm, Lower Street DT11 0RQ Erection of **19 dwellings** & amenity space with access from Lower Street. The meeting was attended by Cllr RR and the application was **passed**.

7. CLERKS FINANCIAL REPORT: Payments to be authorised.

£41.17 & £65.42	British Gas (pavilion)
£515.56	S Smith (Clerks wages July & expenses)
£590.04	S Smith (Clerks wages August inc back dated pay & expenses)
£4.25 x 2	Lloyds Bank (monthly bank charges)
£45.06	SSE pavilion electric
£313.00	Fippenny News
£555.12	NFU (mower insurance)
£957.60	Dorset Planning Consultant (advice planning appeal (25/08/2026))
£450	Fidei Holdings Ltd (allotment rent 2026/27)
£200	Pool Fence UK (pavilion water leak)
£38.87	M Foster (water pipe fittings & mower repairs)

The balances in the Lloyds Bank are - current account **£14,049.62** savings account **£60,248.20**

A bank reconciliation was signed by Cllr RR. A copy of the latest PC bank statements was given to Cllr RR for information.

7.1 Nalc 2026/27 National Salary Award: The Clerk (SCP 17) has been awarded a pay rise (back dated to April 2026) All Cllrs agreed to the rise and back dated pay.

8. REPRESENTATIVE’S REPORTS:

Village Hall Management Committee: 13th Sept 10am vegetation clear up behind the village hall.

Rights of Way liaison/Footpath Officer: Jermery Gartside did not attend the meeting or send a report. Cllr RR has some footpath issues to report to Graham Stanley at DC

Tree Officer: Nothing to report

Recreation ground/pavilion: Cllr SC was absent from the meeting. Cllr RR raised the issue of the unspent S106 money allocated to the pavilion and rec ground. We need to be organised, forming a working party, architect drawing’s, public opinion, volunteers etc.

Drainage & infrastructure maintenance: The postponed ditch clearance will take place in September.

Village Community Group (VCG): A village tidy up is planned, date to be advised

PCC: Nothing to report

9. OTHER ISSUES RAISED BY COUNCILLORS OR THE CLERK: DC planning training session on Saturday Sept 5th, Cllr RR & SW to attend.

10. NEXT MEETING’S AGENDA: Bus shelter.

Okeford Fitzpaine Council resolved to note the date of the next meeting as **6th October 2026 at 7.30pm to be held in The Pavilion, Castle Lane. Please note:** There being no other business, the meeting ended at 8.25pm.

Minutes approved as a true and accurate record, and signed –

Chairperson presiding..... Date: