

WINTERBORNE ST MARTIN PARISH COUNCIL

22nd February 2024 – 7:00pm – St Martins Church

 DRAFT MINUTES

Present – Chair Cllr Mark Pemberton (MP), Cllr Karen Delafield (KD), Cllr Andy Daw (AD) arrived at 7:02pm, Cllr David Read (DR), Cllr David Hutchings (DH), Cllr Roland Tarr (RT) arrived at 7:10pm, Clerk Victoria Badman

7 members of public plus 1 additional arriving at 8:11pm.

MEMBERS OF THE PUBLIC ARE INVITED TO SPEAK BEFORE THE MEETING COMMENCES, LIMITED TO 5 MINUTES PER PERSON

- ❖ A parishioner wants to discuss Planning Application P/FUL/2024/00634 Proposal: Change of use and conversion of barn to form one new dwelling. Location: Limbury Weymouth Road, Martinstown, DT2 9JL. Parishioner points out that the address submitted is not correct and is actually their address, and has therefore logged this on the Planning Portal. Cllr MP advises to the Clerk, that this should be highlighted within our response.

A second point raised is the fact it is a private road leading to the property in question. There are concerns about damage to this road during the works being carried out. There has been no communication from the applicant regarding what measures will be taken to ensure little or no damage caused. Cllr MP suggests parishioner makes comments via the portal again to raise this concern.

Parishioner also mentions a previous planning application, which was to install gates on Weymouth Road for farm vehicles to access a field adjacent to parishioner's property. Parishioner owns a small section of this land. They point out that due to these gates, this will mean large trucks will still have to use the lane for access and confirms no farming is taking place within this field.

- ❖ A parishioner questions the democratic period being at the beginning of the meeting. Cllr MP confirms there is a period at the beginning and at the end for members of the public to speak.

A second point is raised regarding the Reading Room. They question whether it is the Trustees or descendants of the original owner we are looking for. Cllr KD confirms this can be two separate people/organisations. Cllr DR will address this under item 10 of the agenda.

A last point raised from the parishioner is regarding Mr Eversden no longer being a councillor. They question whether the new process for receiving apologies, was how things were operated when Mr Eversden first went on holiday. Cllr MP confirms no apologies were received, and having sought advice from DAPTC, the fact that this has now been addressed and minuted in the last meeting is sufficient.

- ❖ A parishioner is keen to listen to the comments regarding the parking at Fishers Barn which will be discussed late in the meeting. They also question whether the village would benefit from a Dynamo working in the river to generate power. They point out other villages around the

country use these. Cllr MP confirms we have representatives of The Green Group present which may be willing to discuss further.

- ❖ As the majority of Parishioners present are here to discuss Planning Application P/FUL/2024/00634 Proposal: Change of use and conversion of barn to form one new dwelling. Location: Limbury Weymouth Road, Martinstown, DT2 9JL, Cllr MP suggests we deal with this first – all agree.

Cllr KD expresses concerns that this won't be a conversion, but instead a demolition and full rebuild. Cllr MP has asked that this be checked in our response.

Cllr MP raises a point about a couple of mature trees to the southern boundary and would wish these trees to be protected.

Cllr DR reiterates the point that DC are at 140% for new builds and therefore there is no requirement for additional housing in Dorset. Should we wish to use this as part of our argument, Cllr KD confirms this information can be backed up from DC website.

Cllr MP proposes: The Council have no objection to this development, subject to caveats. Cllr KD seconds. All in favour: 3. Abstain: 2.

This will be reviewed if it becomes apparent this is a full rebuild, as there will be concerns about trucks, asbestos, access and making good any damage caused on the track/verges.

1) APOLOGIES

Members of the council.

None received.

2) DECLARATIONS OF INTEREST

Cllr MP makes a declaration regarding Planning Application P/VOC/2024/00302, as his property is nearby, and will therefore leave it to the other councillors to decide if he can vote.

3) DORSET COUNCIL COUNCILLOR REPORT

Cllr RT has had a series of meetings with four Parish Councils regarding flooding (Winterborne Abbas, Steepleton, Monkton and ourselves). Monkton not concerned about pollution. Winterborne Abbas have concerns over flooding and sewage. Cllr RT suggestion is that all PC's mentioned, start talking to all parties involved such as Farmers, Landowners, Wessex Water, Environment Agency and Dorset Council and hold regular meetings to try and come up with reports/plans drawn up, to present once funding is available to tackle this. Cllr MP supports this and has put this suggestion forward in this month's copy of V&V. Cllr RT asks that if this is something we as council wish to participate in, then to let him know.

4) POLICE REPORT

Februarys not received.

5) MINUTES

To receive and approve the Minutes of the Full Council Meeting held on Thursday 25th January 2024 (circulated).

Cllr MP reminds Clerk to change from 'Draft' to 'Approved' and save (on the website) under the month they apply to.

Proposer Cllr DH, Seconder Cllr DR. All in favour: 4.

6) MATTERS ARISING FROM THE MINUTES THAT ARE NOT COVERED ON THIS AGENDA

6.1 To receive a report from the Clerk regarding actions taken on the minutes of 25th January 2024.

Clerk confirms which actions have been completed. Incomplete actions are:

Clerk being named as a banker – **Cllr AD**
Highways being contacted – **Cllr MP**.

6.2 Richard Eversden to be co-opted back to Council.

Following correspondence between Mr Eversden and Cllr MP, Mr Eversden has expressed a wish to be co-opted back on in April. Although no application has been made by Mr Eversden, Cllr MP points out that to co-opt someone back on in April doesn't make much sense when the Elections are 2nd May.

6.3 Any other matters

None.

7) FINANCE

7.1 To approve the schedule of payments and bank reconciliation.

Cllr MP points out an error with the date on the bank reconciliation and amends. Proposer Cllr KD, Seconder Cllr AD. All in favour: 5.

Cllr MP requests a signature for the Audit. Cllr KD signs as she is not a banker.

7.2 Interim Audit

Audit has been circulated and uploaded to website. Auditor has confirmed we are on track, but one point raised was the fact he wasn't content that by us approving the precept demand as part of our budget setting exercise, this wasn't made sufficiently clear.

7.2.1 Precept: For clarity following advice in the interim audit the Council confirms that it approved a precept of £9900 for FY 24-25 as part of the Budget approval process. Proposer MP, Seconder DH. All in favour: 5.

7.3 Motion: That the Council procures Scribelite in time for it to be operational in the new FY.

Proposer MP, Seconder AD. All in favour: 4. Abstain: 1.

The system allows two people to be named so before it goes live, we need to establish who the two people will be. Action for Clerk to get the subscription set up – **Clerk**.

8) PLANNING

8.1 Application Number: P/VOC/2024/00302 Proposal: Erection of 5 No. dwellings (reserved matters application to determine appearance, landscaping, layout and scale following the grant of Outline planning permission number WD/D/19/001775) - (with variation of Condition 1 of Planning Permission P/RES/2022/01411 - Amend design for dwelling and garage on Plot 3). Location: Land North of Park Farm Close, Martinstown, Dorset.

Cllr KD has challenged why there are now two 'self-builds', and therefore we will be seeking clarification on this.

Cllr KD also suggests we make a statement about the flooding and waterflow on the plot, as it has been in standing water since December 2023, Cllr MP agrees and confirms the Council would not currently support the original application due to sewage problems and insufficiency of drainage and wishes for this point to be reiterated in our response. – **Clerk**.

Council has no objection. All in support: 3, Objections: 2.

8.2 P/FUL/2024/00444 Proposal: Erect building to provide two loose boxes, feed & fodder stores & tractor store. Location: Rylstone Main Street, Martinstown, DT2 9JR.

Cllr MP would like to repeat our previous concerns about access of construction traffic across the Village Green – all agree.

Council has no objection.

8.3 By exception – any planning applications submitted following publication of agenda.

Planning Application P/FUL/2024/00634 – which has been dealt with earlier in the meeting.

9) ELECTIONS

Set date of APM.

Cllr MP requests he comes back out of committee with some dates, but 30th June has been suggested. – **Cllr MP.**

10) READING ROOM

To receive reports from Working Group as per ToR.

Report has been produced and published on website.

Cllr DR informs council a parishioner has cut the hedge and another parishioner has removed plastic stuck in tops of trees FOC. Cllr MP suggests he sends thank you letters to both, all agree. **Cllr MP.**

Solicitors are requesting further payment without currently producing much information.

Cllr KD suggests we abandon the solicitors for now and instead submit a claim with HM Land Registry to claim adverse possession.

Cllr MP suggests Cllr KD joins the WG and take the lead on this. All in favour of this: 4. – **Cllr KD.**

11) REPORTS

To receive reports from representatives of the following:

11.1 Highways – No representative

11.2 RoW – Nothing to report.

11.3 SID – The parishioner who holds SID has received a quote to get the repairs done, this has been previously approved. Cllr MP currently awaiting confirmation whether the invoice is pre-payment.

11.4 Flood and Riverbanks – Cllr KD mentions a section of the stream after Westend House has totally collapsed. This should be the responsibility of Highways. Cllr MP has requested photos. Cllr AD has offered to send. **Cllr AD.**

11.5 Washpool – Invoice received. Cllr AD to pay and to make CIL application. – **Cllr AD.**

11.6 Grounds – Cllr AD to set meeting with Gardener to discuss new contract – **Cllr AD.**

11.7 V+V – Cllr MP has done February's. Cllr DR to do March's – **Cllr DR.**

11.8 Jubilee Tree – Cllr MP will write to Mr Eversden to see if he is still willing to give us a tree. If not this will be an Agenda item for next month. Cllr KD to research prices – **Cllr MP and Cllr KD.**

11.9 Garage / Door – Cllr MP to put up a new advert he has prepared. Door has now been fixed. Cllr AD has new key and Cllr MP to be a second key holder. Cllr AD will try and get the painting done by the next meeting – **Cllr MP and Cllr AD.**

12) BUCKINGHAM PALACE GARDEN PARTY

To see if any nominations – none received.

13) CORRESPONDENCE

13.1 Parking at Fishers Barn

A request for a disabled space has been made.

It is the understanding that PC lease this piece of land as part of our Village Green, as per Land Registry document. It would seem that parking here actually breaks various parts of the Road Transport Act, although the kerb does appear to be lowered. Further correspondence has been received from another parishioner, who would wish to see it restored to its usage as a Village Green. Whatever decision is made will also need to reflect the Village Green in front of the Church, also the area across the road from the Village Hall.

Cllr KD points out the parishioner can submit an application to DC to allocate a disabled space on the road.

Cllr MP suggests he prepares motions for the next meeting and in the interim respond to the parishioners to inform them of the plan – **Cllr MP.**

13.2 Re-route of X51 bus service through Winterborne Steepleton and Martinstown

Clerk has written a letter on behalf of PC in favour of this but currently had no response.

A parishioner comments that this needs as much support as possible from other parishioners by sending emails etc to the bus company.

Cllr RT informs that there is no budget from DC to support this so other ways of funding would have to be looked in to. Therefore, to contact the bus company initially is the way forward. Parishioner confirms they are not looking to involve DC in any way.

13.3 Chair has received and replied to an email from our MP.

MP Loder has contacted Cllr MP. Firstly informing he is in contact with Wessex Water. Secondly people have raised issues regarding speeding in the village. Cllr MP confirms PC have not received any complaints regarding this although has noticed some comments on Facebook referencing Bridport Road (by McDonalds). Cllr MP will be reporting this – **Cllr MP**.

14) PARISH MATTERS

To include an open forum for 10 minutes.

- ❖ A parishioner asks how they can contribute in a meeting – Cllr MP explains the process.

- ❖ Cllr MP mentions the Defibrillator at the Village Hall. There have been communications between the two to try and understand who is responsible for it. Village Hall wish the PC to take responsibility therefore Cllr MP has requested some proper costings. If received he will then put forward a motion for next meeting.

THE NEXT MEETING WILL TAKE PLACE ON 28TH MARCH 2024 AT 7:00PM