

Osmington Parish Council

Minutes of the Meeting of the Parish Council held on Monday 3rd November 2025 at 7.00pm

Present: Cllr Mrs S Miller (Chair), Cllr. Mrs H Ballard, Cllr Mr N Ireland (Dorset Cllr), Cllr Mr M Johnson, Cllr Mr B Kuflik and Cllr Mr J Little and Cllr Mr J Medrecki.

Also in attendance: Miss Leigh Johnson (Clerk) and 13 members of the public.

76/25 Public Participation Time

76.1 A resident referred to the draft minutes of the meeting held on 1st September and raised the following points;

1. 66.1 (paragraph 1) – He felt that a social media post that had been referred to had not been misleading in any way.
2. 66.1 (paragraph 3) - The village hall had not asked for the lease to be amended and this statement was incorrect. It was felt by the resident that it was unnecessary to amend the lease for the additional piece of land that was requested by the village hall. Cllr Ireland confirmed that the lease required amendment as it was a legal document.
3. 66.1 (paragraph 4) – There was still a careful balance between groups and trustees and everyone was invited to attend the AGM. The transition to a new CIO served to remove liability from trustees.

He also stated that Humphries Kirk had provided advice that the village hall should be the party to amend the lease. The amended lease was rejected by the parish council. The village hall insurance had been the same for the past 25 years and had never been questioned.

He questioned why a comment made by the Chair at the meeting on 18th August was not included in the minutes. The Clerk provided her reasoning for not including every comment verbatim in the minutes and that the draft was always put to councillors for amendment before approval.

76.2 A resident stated that she had published the social media post referred to in the minutes and it was an accurate statement that was not misleading.

76.3 A resident stated that there seemed to be a lot of back and forth between different parties regarding the village hall and its ownership. There seemed to be good reasoning that the hall belongs to the committee that put it together.

76.4 Three residents raised concerns regarding emergency fire access to Lower Church Lane, especially as there were many thatched properties at this location.

76.5 A resident confirmed that she had raised the issue of misinformation in relation to the social media post and she stood by that claim. She also raised the matter of an article that had been published by Cllr Kuflik stating that some members of the parish council appeared to want to obtain ownership of the village hall and asked for evidence to support the statement. She was concerned that this type of post was in danger of bringing the council into disrepute.

76.6 A resident felt that by transferring to a CIO the old structure had been erased, there had been a loss of parishioner rights, no AGM and no voting. In response to this comment, it

was noted that trustees were still appointed and vacancies for trustees were advertised when necessary.

It was also noted that an AGM for the village hall trustees would be convened in January 2026 and all were welcome to attend. The parish council Chair stated that this would provide a public forum for people to attend and minutes would be published for all to read.

77/25 Apologies

No apologies for absence were received.

78/25 Declarations of Interest and Grants of Dispensation

Councillor Little declared an interest in agenda item 6.3 as a trustee of the village hall and remained in the meeting during the update.

79/25 Minutes

It was **resolved** that the minutes of the meeting held on 1st September 2025 be approved and signed by the Chairman as a correct record.

80/25 Matters arising from the minutes

There were no matters arising from the minutes.

81/25 Planning Matters

The following planning decisions were noted: -

- 81.1 **P/FUL/2025/03152** – Ringstead Farm, Ringstead Dairy, DT2 8NF – Refurbishment and change of use of redundant dairy barn to private function building for private parties, farm and educational meetings, small social events including weddings and birthday parties and to provide a private “village hall” [Sui Generis Clas Use]. – **Withdrawn**.

The following planning appeal was considered:-

- 81.2 **P/FUL/2025/03905** – Land off Shortlake Lane, Osmington, DT3 6HN – Erect unit of holiday accommodation (demolish existing stable and stores) – Notification of Appeal.

It was **resolved** to maintain the objection made and address the remark aimed at the parish council regarding the location of the proposed development.

82/25 Parish Amenities

- 82.1 The Playing Field Officer confirmed that the swings had been ordered and installation would take place on 11th/12th November.

The final quote for the fencing work at the playing field had been received and was under the approved budget. Work would commence soon.

- 82.2 There were no reports from other officers.

- 82.3 The Village Hall Officer provided the following update regarding the village hall lease:-

Cllr Johnson informed members that he had spoken to Cllr Kuflik ahead of the meeting regarding the article in the Osmington Oracle concerning ownership of the village hall. Cllr Kuflik had apologised for any upset that had been caused.

It was noted that one of the sole intentions of scrutinising the lease had been to ensure that the insurance was water-tight in the event that any claim needed to be made. Cllr Johnson had looked at the lease based on fact and stated that what was written in the lease was what mattered, not who owned the village hall. He read out clauses 1.17 and 1.18 of the counterpart lease that had been signed in January 2001 which supported this statement.

A visit had been made to Pengillys and a further update would be provided when more information was available.

- 82.4 Cllr Ireland provided an update regarding the Speed Indicator devices (SIDs). The village now had two devices which were rotated across four locations. The new device would be used at the Craig's Farm location and the location facing towards Poxwell. The older device would continue to be used on the extremities of the village. The location of the SID facing down Osmington Hill had not proved to be so effective and the position would be tweaked to try to improve this.

The SID that had been vandalised had now been armoured which would deter further vandalism.

83/25 Highways and Rights of Way

- 83.1 Members discussed the roadworks that were due to start from 10th November. Cllr Ireland informed members that the two-way control would be automated whilst the three-way control would be manually operated. The traffic controls would be removed over the Christmas and New Year period and a full closure would take place from 5th January for a three-week period.
- 83.2 Cllr Ireland and the Chair provided an update regarding the concern raised in relation to the fire service access to Lower Church Lane. After a recent fire, it had been discovered that the new, larger fire vehicles were unable to access this location. The Chair had met with the fire service at the location and no options to move walls or widen tracks had been apparent. It was now necessary to identify a secure storage area to house a pump/equipment near to this location. Cllr Little asked if there was a hydrant in this area and it was confirmed that there was one.
- 83.3 Cllr Ireland updated members on the issues regarding the pavement from Craig's Dairy to Chapel Lane. Although the foliage had been cut back the pavement was not fit for purpose. The path would need to be widened and the BT pole moved.
- 83.4 There had been no update regarding the S33 path up to Craig's. It was important for residents to report their concerns on the portal.
- 83.5 A resident asked how easy it would be to change the classification of an A road to a B road. Cllr Ireland responded that it was not an easy thing to achieve as the road was considered a strategic one.

84/25 Finance

- 84.1 The Clerk informed members that due to a new requirement in the Annual Governance and Accountability Return (Assertion10) there was a need to have a generic email address.

It was **resolved** that the transition to a new email address be approved at a cost of £2.49 plus VAT per month.

- 84.2 It was **resolved** to allocate CIL funding of £8184.37 to the play area project.

84.3 The cashbook balances, budget report and bank reconciliation were received and approved.

84.4 It was **resolved** to approve the following payments: -

Leigh Johnson – salary/expenses – September and October	£870.56
HMRC Tax – September and October	£134.40
Osmington Village Hall – Hire for November	£20.00
WWCS – grass cutting 3 rd quarter	£415.50
Dorset Council – Waste collection from September to December	£242.19
Playdale Playgrounds Ltd – 50% cost for swings	£6932.29

It was **resolved** to retrospectively approve the following payment/s made in accordance with Financial Regulation 4.1.

Unity Trust bank charges for September	£6.00
Clear Insurance renewal	£690.70

85/25 Council Matters

85.1 Members undertook an annual review and it was **resolved** to accept the existing Financial Regulations with no amendments and make the following amendment to the Standing Orders;

Remove paragraph 25.e.

85.2 Cllr Ireland had received two stickers for the defibrillators which detailed the location that they needed to be returned to in the event they were deployed.

85.3 Cllr Johnson identified that the latest news page on the parish council website was out of date and needed to be amended.

85.4 Cllr Ireland stated that an advertising banner had recently been attached to the village gates and the bolts that had been left could be used for future advertising, such as the village fete.

85.5 Cllr Ireland had attended the DAPTC Clerk's Conference.

The meeting ended at 8.09pm.

Chairman

Date