

Minutes of a meeting of Bere Regis Parish Council held in the Drax Hall, Bere Regis on Thursday 14th January 1999 at 7pm.

Present Mr.L.L.Street(Chairman), Messrs.A.R.Dunning, P.J.Fysh (from 7.30), D.R.Gibbs, R.S.James, C.Maunders, T.Maunders, M.S.Munro, Miss.S.J.Stone, Mrs J.Briggs(DCC to 8.50) and P.C.Wood.

Opening Remarks

99/1 The Chairman explained that the Council would not be deciding on the application from F.Wyatt & Son tonight as there is to be an exhibition of plans for two developments on January 21st. People could stay if they wished but could leave their comments until the next meeting. In reply to a question about deadlines for comments the Council has until after it's next meeting to comment but the public deadline was different. The Chairman said letters can go to the District Council, which makes the decision, but copies can go to this Council to be taken into consideration when making it's own recommendations.

Apologies

99/2 Apologies have been received from Mr.L.W.Fairhurst and Mr.P.J.Fysh who will be late.

Police Officer's Observations

99/3 This was brought forward with the approval of the Council.
From 1st December to 14th January 8 crimes had been committed in the parish. There had been 3 arrests, 1 charged, 1 released and 1 awaiting further enquiries.

Minutes

99/3 The minutes of the last meeting were confirmed correct.

Play Area

99/4 Mr.Munro is still trying to arrange for quotes for the fence.
It was agreed to have an additional inspection from Rospa.
The Clerk read the inspection report from Lappsett and it was agreed to go ahead with the repairs that are necessary.

Poole Hill Roundabout

99/5 This is to be left out of the minutes.

Chapel Lane

99/6 The County Council has sent a Draft Dedication Agreement to Morden Estates and Committee approval is being sought.

Site for Village Hall

- 99/7 The application by C G Fry & Son does include a promise of a site for a hall on the Sports Club site. The effective life of the Drax Hall is until 2004 because of regulations that will come into force on the means of access and egress from public buildings.

Millennium Green

- 99/8 Mr. Munro has had a reply from the District Council which is unable to fund this work. It couldn't block the application by this Council but as it would be maintaining the area it would have control of what happened there. The next step is to look for funding.

District Councillor's Report

- 99/9 Time has been spent on the application for building at Rye Hill and there was concern that there should be a chance for people to see the application and be able to comment especially as there was no Local Plan. There has also been a lot of discussion regarding the situation at Holton Heath. The budget has been discussed and it is hoped to keep an increase to the same level as other District Councils.

County Councillor's Report

- 99/10 Budget discussions have been important and with a fairly good settlement for Social Services spending will be almost up to the level the Government feels should be spent. A 1% cut has been proposed to keep the rise in Council Tax down to 8%. The Council is to have 8 meetings throughout Dorset to find out the views of the public on what services the Council Tax should be spent and to report back before decisions are made. £120,000,000 is spent on education and £60,000,000 on Social Services. The Environment Committee is to discuss the Sandford Bypass on 19th January.

Period for Public Participation

- 99/11 36 parishioners were present. Street lighting in North Street and at the rear of the flats in Manor Farm Road were brought up and the Clerk will write to the District Council re the latter. He is also to write to the County Council about missing road signs on the Poole Hill roundabout, other signs are the responsibility of the owner.
- Q. If both developments go ahead will there be additional services like transport and doctors?
- A. All services would be looked at but if transport is not used buses wouldn't be provided. The doctors is a private matter.
- Q. Will sewerage problems be addressed before building is done?
- A. There have been 14 breaks in 18 months. Wessex Water are planning to review the run from Court Farm to Blackheath and to start at the end of January if access is agreed. Upgrading cant be done at present but it wouldn't cope with the new development until it is in. Developers have to pay a connection fee for

for each house.

Wessex Water is not a consultee in the planning process, the Environment Agency is but it can only influence a decision.

Q. If there are 1400 houses planned for Holton Heath how many are there for Bere Regis?

A. 120.

Q. Concern was raised regarding the effect on the school and who would pay especially if class levels are to be reduced?

A. A figure has been mentioned of an extra 8 children for first schools per 100 new houses but this figure could be checked at the exhibition. School budgets are difficult at present and they may be taking over responsibility for maintenance, insurance and repairs from April. The school is trying to get extra funding.

Q. What are Wyatts proposing to give the village?

A. An extension to the cemetery and 10 acres of amenity area.

Q. What are the costs of building and running a new village hall?

A. Running costs are between 5 and 7/12% of building costs so a hall costing £300,000 would mean running costs of £15,000 per year, at present the Drax Hall costs £2,500. If these were the costs then the Sports Club and British Legion may contribute and the funding for the balance would have to be looked at.

One parishioner said the hall should be in a central position and include a library. Mr. Maunder agreed and said that the County Council would only consider a library if the population was at least 2,000. At present the figure available is 1946 in 1995.

Q. People should be asked before a decision is made as many didn't want a carrot, of a village hall, dangled for planning permission which could leave the village in the lurch.

A. Planning applications and the village hall are separate items and will be discussed as such. Miss. Stone said that proposals at present are that the developers will put in £75,000 which could be added to the capital value of the Drax Hall. This Council has looked at various sites and one should be put in so it cannot be built on. Mr. Munro has done a report which should be part of the exhibition and people should make their views known to the Parish Council. Another parishioner said there are sports facilities in the village and we should be careful of what happens in the future.

A BRRAD spokesman said that this Council's response of infilling and a maximum of forty houses was very good but he felt that the council's objections were waning and that it had been swayed by the offer of land for a village hall and some open space. He asked if the Council would support BRRAD in its request that the District Council doesn't make a decision on planning applications until a Local Plan has been fixed.

Miss. Stone agreed with this but said that realistically there should be a second strategy as the village may get the development anyway.

Mr. Dunning said that the discussion so far had argued that a Local Plan was needed.

Mr. Fysh said that a Local Plan was important but faced with the National Plan for housing there is no way that Bere Regis would escape unscathed.

Things change and although this Council hadn't changed it's views it has to look at what is going on and has to have alternative strategies.

Mr.Hall accepted this but felt there was a great need for a Local Plan. Mrs.Briggs said the District Council was virtually starting again on a Local Plan and it is extremely debatable as to the weight a Planning Inspector would put on it.She also felt any draft plan would lose any weight it carries because of the problems at Holton Heath but that there was a better chance now than a few weeks ago. She also felt any new Local Plan would include housing for Bere Regis.

A Local Plan is a land use plan and says where and what can be built and offers protection for the life of the Plan.

There has been a premature planning application for housing at Sandford and the Inspectors have agreed to listen to the appeal which was not expected by the District Council.

A parishioner felt that infilling would provide all the housing that was necessary for the village. Mrs.Briggs said that out of the figure of 3,880 new houses 1,500 would come from infills.

Another parishioner said that with landowners willing to sell land the only way to stop development is to push for a Local Plan.

On the matter of access Miss.Stone understood that for the part at the rear of North Street it would be off of the roundabout, via North Street and that an access to Snow Hill would be bollarded and these would only be removed if people in the Snow Hill area wished to leave the village through the new development.

Another parishioner from Boswell Close said that when they wanted a room in the roof they weren't allowed to go any higher than their door but now building was put forward, at the rear of their property that would be on higher ground and therefore higher than they had wanted. There would be traffic problems in North Street but the developers are aware of this.

Q. Will the Parish Council be discussing this at it's next meeting?

A. Yes.

It was not known if a representative of this Council would be at the exhibition. One person was concerned that this would be a sales pitch.

Q. Will the Council let people it's position regarding a site for a village hall.

A. Yes.

Mr.Fysh felt that everybody, who objects, should write putting their their views not just those who attend meetings.

Every house will get a letter about the exhibition but the Parish Magazine would be out too late for it. The last item in the magazine on the matter of development in the village got no response.

Finance

99/12 Four accounts were presented for payment:

	£	p
Mr Lewis cemetery.....	15.00	
Morden Estates christmas trees...	169.20	
Purbeck DC election fees.....	48.00	
c/fwd		232.20

99/12 cont

	f	p
B/fwd	232.20	
Clerk's salary etc.....	<u>177.00</u>	
Total		<u>409.20</u>

It was agreed that these be paid.

The Financial Statement and Budget for December 1998 were presented and accepted.

Best Kept Village Competition

99/13 A letter with comments about the village has been received. The Clerk is to send a copy to the District Council pointing out the part about the conveniences.

Elder Road

99/14 The District Council has written to say that work in this area will start on 19th January.

Purbeck Forum

99/15 There is a meeting on 4th February 1999 and Mr. Dunning will be the representative.

Recycling

99/16 The District Council has written to say that because of the current situation the recycling boxes will only be used for newspapers, magazines, plastic bottles and cans. All other materials will have to go to recycling centres.

DCA

99/17 Details of the community Project Fund have been received.

DAPTC

99/18 Circulars 1 /99 to 4/99 have been received, these included a report of NALC meetings with the Audit Commission and the Local Government Minister, the quality of Parish Audits, Parochial Fees and an update on the disposal of leasehold interests.

Elections in 1999

99/19 There is an election for the Bere Regis ward of the District Council as well as others.

Highways Order

99/20 The Clerk has details of an order that will create a 24 hours clearway from Winterbourne Abbas to Bere Regis.

For Circulation

99/21 Purbeck DC Annual Reports and Accounts 1997/8, Dorset Lottery News, A35 Tolpuddle/Puddletown Bypass newsletter No 7, DAPTC minutes, NALC Annual Report & Accounts 1997/8, Clerk & Council Direct and a Millennium Celebration guide.

Estimates 1999/2000

99/22 The Clerk presented the estimates for the coming year and they were as follows:

Burial £2,000

Play Area £1,000

General Repair £ 300

General £5,200

These total £8,500 and were accepted by the Council

Miss.Stone made a proposal that in addition to the above figure the Council should also precept for £1,000 towards a village hall plus a further £500 to meet possible expenses for professional advice on planning matters. This was seconded and agreed making a total precept of £10,000 for the year 1999/2000.

An explanation will go in the Parish Magazine.

Defects

99/23 The request for a new light is covered in the period for Public Participation.

Planning

99/24 Results

98/680 Mr.Masters demolish Hyde House and erect new house and staff accommodation.
Permission granted

98/729 Mr.Hammick Rowlands Wait, replace manager's dwelling, reception office and shop.
Permission granted.

Applications

98/840 F Wyatt & Son Develop land at Chalk Pit Farm
Deferred to the February meeting.

99/003 Dorset County Scout Council. continued siting of portakabin at Buddens Farm.
Mr.James declared an interest.
Agreed no objections.

99/004 Mr.Masters. Pear Tree Cottage, Hyde. Alterations to provide new windows, slate roofs and part demolition of areas of living accommodation.
Agreed no objections.

Cemetery

99/25 Mr.Mooney is working on the yew trees.
There is still a motorcycle and rubbish on the bridleway beside the cemetery. The Clerk is to write to the District Council.

Riverside Walk

- 99/26 The Shitterton end is very muddy and unusable, the Clerk is to write to the District Council asking for gravel to be laid there to alleviate the problem.
A letter of thanks is to go to Mrs. Jeeves for the bulbs.

Christmas Lights

- 99/27 Further donations totalling £20 have been received.

Trees

- 99/28 The Woodland Trust has taken over from the Oaks Millennium Trust and will be fulfilling their obligations.

Parish Magazine

- 99/29 Items to go in are the discussion on planning, the school pool and the precept for 1999/2000.

Rights of Way

- 99/30 The application for the right of way at Yearlings is to be processed.

Public Transport

- 99/31 One suggestion was to fill the space on the bus from Bere Regis to Wool. There is a bus to Weymouth that can't take 1st year students because it is too small. The bus from Bere Regis to Dorchester at 8am arrives too late in Dorchester to meet the Blandford to Weymouth bus. The application from Frys contains an appendix about buses from Poole to Lytchett Matravers that is a bit misleading.

School Governor

- 99/32 The pool is to close as the cost of relining is at least £6,000 and this can be better spent on all year trips to the sports centre. Ideas are being pursued for a use of the pool area.
There is a problem over finance and Mrs. Furlong has had to stand down as Chairman.

Archaeology

- 99/33 Frys have done geophysical and other studies of the area in question although there is nothing of interest there.

Drax Hall

- 99/34 The panto on 16th February is well booked and the front door is repaired.

Environment

- 99/35 The rising main broke on Boxing Day and again 8 days later. This goes with Briantspuddle at present. Wessex Water are being pushed to act on this problem. There was a problem at Court Farm but the stream was not affected. At Hyde House old rotten trees are being replaced by hundreds of young ones.

Millennium

- 99/36 One idea put forward was mugs for all those 16 years old and under in the village although the number was not known. This matter is to go on the agenda for March.

Extra Meeting

- 99/37 A discussion was held on the planning applications for large developments in the village.
It was resolved that the whole Council should meet as a committee, with the exclusion of the public, on the 28th January 1999 at 7pm.
A copy of the BRRAD response to the Local Plan is to be circulated beforehand.

Shitterton

- 99/38 The Clerk is to write to the County Council following a complaint about the level of noise from the bypass and requesting a noise level test.

Traffic

- 99/39 With the Tolpuddle and Puddletown bypass being completed soon it was agreed to write to the County Council asking for the Weymouth traffic, that is diverted through Bere Regis, be routed through Affpuddle as before and also to request that the 30mph speed limit sign be placed in Southbrook after the bend opposite the Royal Oak.

Air Pollution

- 99/40 Mr. Munro had completed the survey and gave the Clerk a copy.

Doctors

- 99/41 It appears that the doctors do have a problem with space.

Holly

- 99/42 Complaints have been received about someone cutting holly on Black Hill on a large scale.