



**MINUTES OF THE BERE REGIS PARISH COUNCIL AGM HELD ON
THURSDAY 11th MAY 2017 AT THE DRAX HALL, NORTH STREET, BERE
REGIS, COMMENCING 7PM**

Present: Cllrs S Munnings, T Bates, R Pitcher, L Fairhurst, D Bishop, B House & B Benjafield

Chair: Cllr I Ventham

Clerk: Mrs A Crocker

Also present: 11 members of the public

17.01 Public Participation

Jim Parsons, White Lovington – regarding the ecology report; why did the Parish Council commission an ecology report when the developer should be the one who does this? Furthermore, how much did it cost to have the report produced? Cllr Ventham explained that the report forms part of the Neighbourhood Plan (NP) and, as such, it was necessary for the Parish Council to have it produced. There is a requirement for a more detailed ecology report to be carried out in conjunction with the European legislation. The report cost was £679.20, of which £226.49 represented the White Lovington site.

Sue Aldous – has DCC been consulted on the potential effect on the infra-structure, as both White Lovington and the school site will be accessing a very busy road. Yes – this is all being carried out as part of the NP. The sites may even be considered as one joint application, together with North Street and Back Lane. PDC are in the process of undertaking a Highways Impact Assessment as part of the on-going Plan.

Jim Parsons – a surveyor was carrying out some work on the site recently and, when approached, he said traffic from the new development would not use the existing entrance. Cllr Ventham – the Parish Council has no knowledge of this as it would be down to the developer to decide. This development could, potentially, mean a further 24 vehicles using this exit on to Rye Hill. In addition, the road for the site will be within the 400m zone. Cllr Ventham – it is our understanding that the road can go into the 400m zone but this will have to be submitted to Natural England as part of the planning consultation process.

Sue Aldous – there must be a degree of distance for the hedgerows and tree roots from any proposed development. Cllr Ventham - this will all be reviewed when any proposal goes before the statutory consultees.

Jim Parsons – if the four sites go forward as one application, when is it likely to happen? Cllr Ventham - this would be the PDC ideal but the Drax Estate are lagging as everything must go before the various Trustees. Although the White Lovington developer might like to go forward sooner, there is still a great deal of discussion regarding the contribution to the Drax Estate. What is happening on the school site? It is DCC owned and there are two possibilities – one to put about 22 houses on the site; the other with fewer houses but putting a village hall on the site. This will not be finalised before August.

The NP must go before a village referendum, which is most likely to take place in Spring 2018.

Jim Parson – is it possible for the referendum to give a no vote? Yes. Would it be possible for the developer to submit the application prior to the Plan and for it to be agreed by PDC. This would be unlikely as the Plan is emerging policy. The worse-case scenario would be that the parish does not have a NP. This would enable the developers to bring proposals forward for anywhere in the village and we could have considerably more houses.

Sue Aldous – the minutes do not tell residents very much. When does the Steering Group report to the Parish Council? Every meeting of the Steering Group is reported back to the Parish Council but only if there is something positive to say. The Village Forum was the first time that the residents were invited to come and meet the developer. Cllr Ventham – the White Lovington site has been mentioned together with the other sites for nearly four years but at what point do we introduce things? The village forum was the first

time we had the opportunity to do this. It should be remembered that this is not an agreed developer, he is the proposed developer. The Parish Council is not acting in secret but it is always difficult to know when to introduce such things to residents.

Sue Aldous asked if the Parish Council could be as open as possible in the future. Cllr Ventham – these matters are talked about at every meeting and the Parish Council is as open as possible. All meetings are open to the public. Information is never hidden from residents at any time.

Will there be an opportunity for residents to see the application when it is submitted? All plans are available for the public to see for about a month before PDC considers it. They will also go before the Parish Council for open discussion.

Skate park – the Parish Council was actively talking about a skate park in 2014, almost immediately after the play park was finished and some fund raising continued. The reason it ground to a halt was that the most likely place to put it was somewhere in the Elder Road green space. It had then become necessary to undertake a long and complicated process regarding the common land swap. This consultation took over a year and this involved giving up some of the land on the north side of the stream in order to be able to agree the school access road and allow the school to be built. This is now behind us and, if there is sufficient need in the village to proceed with a skate park, we will be happy to do so. There are two main issues - finding a site that is acceptable to the village and covering the cost. The original estimate was for about £80,000. We are currently proceeding with a replacement hall and the opportunity is there to bring the hall and the skate park into the consultation with the NP in September. The next step would be to work with the skate park team to determine a suitable site.

What is Common Land? – A designation in law which prevents an area of land from being fenced or built on and which must be open to the public at all times. Cllr Fairhurst explained the historical nature of Common Law and that Souls Moor was declared Common Land in the 1960s.

Jim Miles – £80,000 for a skate park – what would this provide? Cllr Pitcher – when this was originally being discussed, a design was created in conjunction with 15 youngsters based on what the community would need. The plans were then drawn up, based on a concrete construction but it could be made with metal sheeting which would be cheaper. When a new site is found, it will be necessary to obtain new quotes. If the consultation shows there is need in the village and an appropriate site can be found, then the Parish Council would be happy to proceed.

Cllr Benjafield – it is worth mentioning that the money that has been raised by the Bere Regis Community Play Association is not held or owned by the Parish Council and the Parish Council has no access to it. If the skate park did not go ahead, the money could go towards the maintenance of the play park or something similar. Cllr Pitcher – if the interest is there, together with residents who were willing to work at it, it could be looked at again.

Where are the possible sites? We are unable to say anything at the moment as discussions are still underway with landowners. The area in front of Court Farm cannot be used as it is a registered historic monument.

Cllr Pitcher offered to hold a meeting of the Bere Regis Community Play Association and invite those residents present to attend. The project could then be moved forward. Cllr Ventham urged caution on the time scale as this sort of project does take a very long time.

17.02 To receive apologies for absence

Apologies have been received from Cllr A Watkins and Cllr P Wharf.

17.03 Chairman's Report for 2016/17

Cllr Ventham reported that 2016 has been a year of more of the same - the NP continues, the Parish Council held a Village Forum, we are talking actively with DCC over the old school site, we have seen the new school open which is a major achievement and we have opened the new footpath around the south side of Souls Moor. The full report of the year can be found on the Parish Council web site under the Village Forum report.

17.04 Elections

17.04.1 To Elect the Chairman for the coming year

Cllr Fairhurst proposed Cllr Ventham as Chair. This was seconded by Cllr House and agreed unanimously.

17.04.2 To Elect the Vice Chair for the coming year

Cllr Fairhurst proposed Cllr Pitcher for the role. This was seconded by Cllr Munnings and agreed unanimously. Cllr Pitcher agreed to stand as Vice Chair for the coming year but informed members that he did not wish to take the role of Chair once Cllr Ventham stood down next year.

17.04.3 Group Responsibilities

Cllr Ventham and the Clerk will revise the current list and reissue for next month.

ACTION: CLLR VENTHAM/CLERK

Cllr Ventham reminded members that Cllr Wharf has said that he will stand down if members wished to co-opt another resident onto the Parish Council.

17.05 To confirm the minutes of the meeting held on the 13th April 2017

A copy of the minutes had been issued to all members prior to the start of the meeting. Cllr House proposed them to be a true and accurate representation of the meeting. This was seconded by Cllr Munnings and agreed unanimously. The Chair signed the minutes in the presence of the meeting.

17.06 Matters arising from those minutes, not covered by this agenda

Old School site - Mark Osmond, DCC, has been contacted and has been asked to remove the warning signs and arrange for new signs to be erected. The existing zebra crossing and beacon lights will be kept in place as it is too expensive to remove and is still useful to have.

Notice boards – two are now in place in Church Lane and at the pinch point in Elder Road. Notices will be put in both boards telling residents who the key holders are if they wish to advertise on the boards.

The clothing bank has been removed from the car park. We still await confirmation from PDC regarding the use of the area as a lockup for the Lengthsman.

PDC Local Forums – these have all been cancelled due to the General Election and we await new dates.
Post meeting note: a new date for North West Purbeck has been set as Monday 26th June, 6pm at the Sports Club, North Street.

17.07 To receive declarations of interest and confirm any dispensations received

Cllr Ventham declared an interest in the planning application as he is a friend and neighbour of an applicant. Cllr Pitcher declared an interest in the tree works application as he is a friend of the tree surgeon and may assist with the work. No other interests were declared and no requests for dispensations had been received.

17.08 Key Topics

17.08.1 Neighbourhood Plan Update

Members of the Steering group recently met with Jason Bowerman from the Drax Estate and discussed possible sights which could be designated as common land. There are a couple of areas that might be suitable and Mr Bowerman will put the suggestions before the Trustees. The Steering Group also met with Richard Henshaw and the proposed developer of the White Lovington site. Discussions centred around how they are going to go ahead with the site without having affordable housing on the site. The Steering

Group were open minded about whether affordable housing was included or whether they make a financial contribution. If they go for the latter they must agree on how the contribution is to be achieved before any planning application can go ahead. It is now up to the landowner and his agent to resolve this with the Drax Estate and PDC before going any further. Cllr Benjafield – does this mean the other sites must have more affordable housing – Yes. 40% affordable on each development site is PDC policy but the developer has every right to show that this may not be viable and may be able to argue for fewer affordable.

Cllr Munnings – in theory the North St site does not need affordable as it fits into the category of a site with 10 or fewer properties proposed, but this may not be the case. The developer of White Lovington site is taking pre-application advice from PDC and is going through the correct procedures in order to achieve what they want.

The time scale for the NP – we are looking to put the Plan together in a final form by the end of the year with a referendum in Spring 2018. Putting the skate park and village hall in with the consultation will enable all three projects to move forward together.

17.08.2 To receive an update on the Community Hall

Mike Gee has been asked to Chair the overall committee with two subcommittees reporting to it. One will cover planning, design, etc. and the other will deal with the fund raising. The next meeting is being held on 24th May 2017.

17.08.3 Village Forum – Items Raised

Three possible sites for the new village hall – (1) Souls Moor; (2) the bonfire field site; (3) the old school site. The notes and presentation from the Village Forum are available to view on the Parish Council web site.

17.08.4 To consider a response to the Community Infrastructure Levy amendments consultation

A copy of the proposal had been issued to all members prior to the start of the meeting. No objections were raised. Cllr Fairhurst proposed the Clerk respond accordingly. This was seconded by Cllr House and agreed unanimously.

ACTION: CLERK

17.09 Finance

17.09.1 To approve monthly expenditure

The following payments had been requested:

Came & Co	Annual insurance renewal	BACS009	808.88
A King	Lengthsman – April 2017	BACS010	2446.25
DC Pension Fund	May contribution	BACS011	460.54
Mrs A Crocker	May wages + expenses	BACS012	764.48
HMRC	May PAYE/NIC	BACS013	72.99
DAPTC	Chairman’s Course – April 2017	BACS015	35.00

Total to be paid from the Precept **£4,588.14**

Lunch Club & NeighbourCar (Both these schemes are self-funding with no costs coming from the Precept)

Sam Munnings	April Lunch Club	BACS006	26.71
Drax Arms	April Lunch Club	BACS007	200.00
Mrs A Crocker	April Lunch Club	BACS008	98.99
M Benjafield	N/car mileage – April 2017	BACS014	29.79

Total to be paid from the schemes’ funds **£ 355.49**

Cllr Benjafield proposed the payments are made. This was seconded by Cllr House and agreed unanimously.

17.09.2 To confirm reconciliation of accounts

ACTION: CLERK

A copy of the report had been issued to all members prior to the start of the meeting. No questions were raised and no comments made.

17.09.3 To confirm the Standing Orders and Financial Regulations

A copy of the reports had been issued to all members prior to the start of the meeting. No questions were raised and no comments made. Cllr House proposed the Standing Orders are accepted. This was seconded by Cllr Benjafield and agreed unanimously. Cllr Fairhurst proposed the Financial Regulations are accepted. This was seconded by Cllr Munnings and agreed unanimously.

17.09.4 To confirm the Risk Assessment

A copy had been issued to all members prior to the start of the meeting. It was noted that the addition of the ponies and the pond on Souls Moor should be included. The Clerk will take advice from the insurance company and the Risk Assessment will be brought back to the June meeting.

17.09.5 To confirm the Insurance for the coming year

The Clerk informed members that the Parish Council is currently in the second year of a three-year Long Term Agreement.

17.10 Planning & Housing

17.10.1 To consider planning applications:

6/2017/0167 Culver Dell, Shitterton - Construct new porch over front door

The PWP recommended no objections.

17.10.2 **TWA/2017/071** 13 North Street - T1 Ash – raise crown

The PWP recommended no objections.

The Planning Working Party recommended no objection to with of the applications. This was seconded by Cllr Bishop and agreed unanimously.

ACTION: CLERK

Cllr Munnings brought members' attention to a section of hedge that has been removed at Barrow Hill and an area of hard standing created. This is a considerable site and the neighbours have expressed a great deal of concern. No planning permission has been given for this work and we are fearful that they may be trying to obtain development across the field which we the Parish Council is opposed to. Cllr Ventham – we have no powers to stop this so we either ignore it or report it to the enforcement team. Cllr Munnings recommended enforcement. Cllr Bates said one of the neighbours will complete the necessary form. The Clerk will also complete the form. The link will be forwarded to Cllr Bates by the Clerk. It was agreed unanimously that the Clerk go ahead and complete the enforcement requests.

ACTION: CLERK

17.11 Environment & Facilities

17.11.1 Open Spaces update

Complaints about the ponies have been continuous and although the ponies are happy and healthy, people continue to complain. The question must be asked is it worthwhile keeping the ponies here? The ponies have done a very good job to date but Cllr Bates suggested taking them off the site for a short time. It was suggested putting a notice up saying we continue to receive complaints and if they continue we will be

forced to remove the ponies and will then be forced to cut the area which will represent a cost. Cllr Bates will draft some wording and obtain a quote from the owner of the ponies and put it on notice on the field gate and on Facebook.

ACTION: CLLR BATES

Cllr Benjafield reported that he had been approached by a resident suggesting a sign should be put up to say there is a pond on the site. Do we need a sign? Some residents think so. The Clerk will check with the insurance company.

ACTION: CLERK

The mounds of soil around the pond will be levelled out and planted, etc. and the Scouts are going to get involved in making bat and bird boxes and planting the pond sides.

Cllr Bates asked about the possibility of some wild flower planting on the roundabout. This will be an agenda item for June.

Cllr Ventham asked, on behalf of the Scouts, if they could erect a light fence from the flood containment area to the side of the hut, enclosing the area to prevent people from walking around the back of the Scout hut and into the car park. Members were happy for them to do so.

17.11.2 Defects

- Play park – bench in middle is broken – Lengthsman
- People using the sports club are parking across the gate. Can DCC put some markings in front of the gate? Andy Sterling needs to put in the request.
- Car park – two large vehicles parked along the edge by the BT building recently and prevented a recent tour bus from being able to reverse. This area is available for parking.
- Potholes in Elder Road. Councillors were asked to submit complaints via www.dorsetforyou.co.uk

17.11.3 Police, Traffic and Roads

Nothing to report.

17.13 Community Liaison

17.13.1 NeighbourCar Scheme

Continues to be a much-needed facility and more volunteers are desperately needed.

17.13.2 Salt & Pepper Club

Continues to be successful.

17.14 Children & Youth

17.14.1 To consider a skate park

Cllr Pitcher will meet with the BRCPA and take invite other interested residents to join. The first requirement will be to deal with the money currently held and how it should be accounted for.

17.15 Correspondence received since the agenda was set

Nothing further received.

17.16 Public Relations

- Elections
- Horses
- Debate about proposed White Lovington
- Skate park

- Notice boards – key holders

17.17 **Items for the June meeting**

Members are reminded to pass any items to the Clerk for inclusion in the June agenda by the 31st May 2017.

There being no further business, the meeting closed at 20.36p.m.