

Bere Regis Parish Council

Minutes of a meeting held on Thursday 8th April 2010.

Minute		Action
Present	Councillors M Howard, C Maunder, T Maunder, M S Munro, K Nurrish, S Munnings, R Pitcher, I Ventham (Chairman), P Wharf, A Brenton (DCC) and Mr J Ruddock (Clerk).	
10/037	<p><u>Apologies</u></p> <p>An apology for absence has been received from Councillor L W Fairhurst.</p>	
10/038	<p><u>Future Housing Developments in Purbeck and Bere Regis</u></p> <p>Mr S Dring, Mrs Margaret Cheetham (PDC), Mr J O'Donovan (for Graingers), Mr L Scott (for the Drax Estate) and 26 parishioners were present.</p> <p>The Chairman welcomed parishioners and explained the bulk of the meeting would be about future development in the area. He also welcomed representatives of the two main developers for Bere Regis.</p> <p>To make things clear he pointed out that Affordable did not mean Low cost market housing, but did mean houses owned by a housing trust, and available for rent or shared equity purchase.</p> <p>Mr Dring stated that the target figure for Purbeck was 2,400 houses by 2026 and that from the consultation held recently the preferred option was for development in the larger communities in Purbeck ie Swanage, Wareham, Wool, Upton and Bere Regis. District Council officers have visited all sites and will shortly report to the Council. There will then be a further round of consultation between 17th June and 31st July. It will be possible to object to any plan that is proposed and any enquiry would be held in 2011. It is hoped all will be finalised by September 2011.</p> <p>The Chairman reported that on whatever sites were chosen, the Parish Council would be looking for 50% of the development to be Affordable Housing.</p> <p>Ian Ventham then gave a presentation with more detail about the potential development sites and the Parish Council's view as to the suitability or otherwise of each of these.</p> <p>He then went on to outline the potential benefits the village would like to see as a result of any development. These benefits include a new Primary School, more secure sports and recreation facilities, open play areas and a number of other facilities including a new Allotment site. He then outlined the two options that the Parish</p>	

Council most favours.

- Option 1: A new Primary School on the very central site to the west of Egdon Close and south of Souls Moor, with a single housing development between Rye Hill Close and Green Close, incorporating the present school site. This option would be dependent on Dorset County Council being able to fund a new school and on appropriate traffic measures being implemented on Rye Hill.
- Option 2: Should option 1 fails we would favour improving and enlarging the school on its present site, with housing development on two sites one near the present school and the other on the old allotment site north of the west end of West Street. This option would also require the appropriate traffic measures on Rye Hill and the development of an alternative access to the proposed site avoiding Butt Lane.

Mr O 'Donovan said that Graingers wholeheartedly supports the site adjacent Egdon Close and that the access would be via a new road to the South of Souls Moor. There is no constraint on size but they would like to build 30 houses there as well as having a new school. Graingers would also convey the adjoining land to the Parish Council so it can administer it for the good of the village. They would also like to improve the youth facilities in the village and the rights of way network.

Mr Scott said that the Drax Estate is very open minded regarding development in Bere Regis and will be looking at the broad aspirations of the village for its future. It would accommodate a new school by extending the playing field.

The meeting was then opened up for public debate. Many very constructive comments were made and questions asked including:

- Concerns over transport infrastructure and the lack of investment in major roads and public transport around Bere Regis.
- Concerns that if the 50Houses were built too quickly that more housing would then be demanded soon after.
- The question was raise as to whether "infilling" could replace the need for a 50 house development. It was pointed out that in the past few years we have used up most of the obvious potential areas for infilling.
- Concern was expressed as to the number and nature of affordable houses to be provided. It was pointed out that

	<p>the type of affordable housing to be provided would depend on a housing needs survey and could include a range of properties from one bedroom flats to large family homes. This detail would be determined later on in the process.</p> <ul style="list-style-type: none"> • A number of people expressed their support, in principle, for the proposals, as without development, the village would have difficulty in thriving. • It was pointed out that previous developments had been thought controversial at the time, but were now well integrated into the village and we would hope to achieve a similar outcome with these proposals. <p>It was asked if all the housing would be built at one time. The Parish Council would like an early start on building and in speaking to developers found they would agree with this. Mr Dring (PDC) said that if the new school was possible, work could start in 2012.</p> <p>The public part of the meeting was then closed, and the Council moved on to discuss normal business</p>	
10/039	<p><u>2010 elections</u></p> <p>The Chairman reported that eight people had been elected to the Parish Council and that the other three seats would have to be filled by co-option. He has spoken to two people who may be interested.</p>	
10/040	<p><u>Minutes of the last meeting</u></p> <p>It was agreed that the minutes for the meeting held on 11th March 2010 were correct.</p>	
10/041	<p><u>Matters arising</u></p> <p>It was agreed that these be left until the May meeting.</p>	
10/042	<p><u>Planning and Housing</u></p> <p>There was nothing to report.</p>	
10/043	<p><u>Group Chairman's Report</u></p>	

	<p>Councillor Howard raised two questions about the Lengthmans Scheme. Firstly did the Council want to go ahead on its own or try to create a scheme like the one at The Cokers and secondly did any Councillor wish to meet with representatives of The Cokers to find out how their scheme worked.</p> <p>It was agreed that the Council would proceed on its own but that a visit should be arranged to visit the Cokers. Councillors Howard, T Maunder, Pitcher, Munnings, Ventham and Wharf agreed to go.</p> <p>Councillor Howard will make arrangements.</p> <p>Councillor T Maunder reported that he was making a start on the bases for the dog bins etc on 14th April.</p> <p>Councillor Nurrish reported that he has received two more names for Neighbourhood Watch</p> <p>Councillor C Maunder said that we should go ahead and organise a Village Forum, probably in the autumn, which would also enable parishioners to put forward ideas on what the Parish Council should do in 2011/2012. This matters is to go on the agenda for May</p> <p>Councillor Pitcher reported he is starting to get the youth groups together and would be getting the contacts from Councillor George.</p>	<p>MH</p> <p>Clerk</p>
10/044	<p><u>District Councillors Report</u></p> <p>The Council meeting on 13th April was attended by scouts from Bere Regis as part of their citizenship training and Councillor Wharf felt that this was a good experience for them.</p> <p>The District Council has reviewed its response the County Council over the review of schools and has written to say how bad the consultation was.</p> <p>Councillor Wharf has been re-elected as District Councillor unopposed.</p>	
10/045	<p><u>County Councillors Report</u></p> <p>Councillor Brenton attended a meeting on travellers sites and how they were managed in Avon and Gloucestershire only to find out it only concerned Romanies and that new age travellers were treated as people with a different lifestyle.</p>	
10/046	<p><u>Finance</u></p> <p>The monthly expenditure of £1,072.78 was approved.</p> <p>The Clerk has only received the bank statements today and had</p>	

	not been able to produce the Budget & Financial Statements. He would do so as soon as possible	Clerk
10/047	<p><u>Communications</u></p> <p>It was agreed to limit this to a report on the discussion the future development of the village.</p>	
	<p><u>Any other business</u></p> <p>Information regarding funding has been received and has been forwarded to the Sports Club. Councillor C Maunder is to distribute to other village organisations who might benefit.</p> <p>There is a planning application coming for an LCEF site at Winfrith and some concern has been expressed regarding the amount of additional traffic this may bring to the C6. Councillor Munnings is to look into this for the next meeting.</p> <p>Councillor Nurrish felt something should go in the Parish Magazine asking people to remove flyers once events have been held.</p> <p>The Chairman felt the same for people who pick up dog mess in plastic bags and then throw them in the hedge.</p> <p>The Chairman thanked Councillor Nurrish for his help as a Councillor. He then thanked Councillor Munro for his fifteen years of hard work as a Councillor and the amount of information he had provided the Councillor during that time. He then presented him with a Certificate of Merit from the Council.</p>	SM
	<p><u>Actions to be carried forward</u></p> <p>High Speed Broadband Land ownership Signage Allotments Lengthmans scheme Dog and grit bins Souls Moor Footpath West Street to Turberville Road Litter bins LCEF site Winfrith</p>	