



# **BERE REGIS PARISH COUNCIL**

## **MINUTES OF THE PARISH COUNCIL MEETING HELD ON THURSDAY 12<sup>th</sup> JUNE 2025 AT THE DRAX HALL, NORTH STREET, COMMENCING 7PM**

**Present:** Cllrs G Curtis, L Fairhurst, J Hawkins, S Walker, J Percy, S Bardwell

**Chair:** Cllr Jon Park

**Clerk:** Mrs A Crocker

**Also present:** 1 member of the public, 4 representatives from Wyld Cabins and Crestview and Mr Chris Jowett representing the Charborough Estate, Dorset Cllr Mike Baker

### **1. To receive a presentation from Crestview Strategy UK Ltd**

25.055 It is intended that approximately 50 luxury cabins will be installed in Bere Wood. The area containing the cabins would cover about 75 acres of the 800 acre Bere Wood site. The cabins would be from 23sqm to 34sqm in size and the concept is for a retreat into nature and switching off from the day to day. In addition to the cabins, there will be a small shop, two wellness pods consisting of a sauna and plunge pool, and a site office for the manager. The cabins will be for rent for a couple of nights or a week and there will be no long term lets or permanent habitation. The cabins are low impact and vehicles will be using the existing rides that are used by the current landowner. The aim is for a high quality bespoke experience. Ecologically, the business will only be successful if the existing woodland could be enhanced. Guests will be offered hampers made up from local produce.

Pre-application planning advice has been sought and the various nature surveys are underway. A submission is expected in two or three months. Access will be from the A35, after the Sugar Hill turning and before the Bloxworth turning. It is anticipated that the proposal will result in six extra vehicles across the 4hours check-in and check-out period. The lights for the cabins will be low impact and the cabins oriented away from the paths. Parking will be away from the cabins on the existing forest tracks, approximately 50m to 400m from the cabins.

Stoves in the cabin will be enclosed as there will be no open flames and there are positioned on a steel base. The company will be supplying the logs and people will not be helping themselves to logs from the surrounding woodland. The chimneys will all have floes to prevent any sparks. Water will be taken from the boreholes or connected to nearby supplies. Sewage will be managed on site by means of an on-site sewage treatment plant. Cooking will be by internal electric hob and outside integral barbeque.

Access onto the A35 – this is a fast stretch of road but visibility is good. Highways have been contacted and they are comfortable with a small amount of work being undertaken on the junction.

What happens to Robins Wood and Sharmans Fencing? The facility should have very little direct impact on them as they are located to the north of the site. The shooting rights for the area have not been let for some considerable time and the deer stalking will be managed so it does not impact on the cabins.

It is hoped that a prototype will be located in the woods for villagers to have a look at before the site is set up – probably about July/August. Wyld Cabins will be a tenant of Charborough Estates.

### **2. Period of Public Participation**

25.056 Cutting footpaths – east side of the C6, Rye Hill – For the last few years, the nettles and brambles along the bank by Rye Hill Farm have been allowed to grow. This is a well used path and, at this time of year, it is almost impassible without stepping into the road. It has been reported every year but each year, the council cuts less and less and, as a result, the bank is encroaching more and more on to the path. Cllr Baker will look into this.

### **3. To receive apologies for absence**

25.057 Apologies had been received from Cllr Hazel (holiday), Cllr Bates (ill health) and Dorset Cllr Laura Beddow (Council meeting).

### **4. To confirm the minutes of the meeting held on the 15<sup>th</sup> May 2025**

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

### **5. Matters arising not covered in this meeting – for report only**

25.059 VE Day – Cllr Percy reported that nine different groups from the village took part and the event was very well attended.

### **6. To receive declarations of interest and review dispensations received**

25.060 No interests were declared, and no dispensations had been received.

### **7. To receive the Dorset Councillors' Report**

25.061 A copy of the latest report had been issued with the agenda. The contents were noted. Cllr Percy raised the issue of two housing association houses that were sold privately and asked if this meant that there is no one on the waiting list. Cllr Baker replied that he understood the Housing Association does have a let out clause enabling them to sell a property and put the funds into supplying another house. Unfortunately, the new property does not have to be in the same area. The details will be sent to Cllr Baker and he will look into it.

**ACTION: CLLR PERCY**

Traffic – Cllr Walker raised several issues including why can Rye Hill not be a 20mph; the promised painting of the various white lines has not been done, nothing has been done about exiting Green Close. Cllr Walker will liaise with Cllr Baker regarding specific areas for targeting.

**ACTION: CLLR WALKER**

### **8. Key Topics**

25.062 To agree the grant request from Bere Regis Village Hall for £500 for the purchase of tables

Cllr Park proposed the grant is made. This was seconded by Cllr Walker and agreed unanimously.

25.063 To agree Councillor responsibilities for the year ahead

A list had been issued to all Councillors indicating the possible positions available. The following has been agreed for the coming year:

Planning	Cllrs Fairhurst, Bates, and Munnings
Finance	Cllrs Curtis and Walker
Parish Assets	Cllr Walker
Traffic	Cllr Walker
Allotments	Cllr Hawkins
Environment + Trees	Cllrs Bates and Hawkins
Human Resources	Cllrs Walker and Curtis
Play Area	Cllrs Bardwell and Hazel
Village Events	Cllr Percy
Community Liaison	Cllrs Curtis and Percy

Website, IT + Publications	Cllrs Walker and Bardwell
Rights of Way	Cllr Walker
Children + Youth	Cllrs Curtis and Hazel
DAPTC Rep	Cllr Hawkins
Thomas Williams Rep	Cllr Munnings
Village Hall Rep	Cllr Park
School Liaison	Cllr Hazel
Parochial Church Council	Cllr Curtis

#### 25.064 To consider the recent reports regarding emergency effluent discharges into the Bere Stream

Although unable to attend the meeting, Cllr Bates had confirmed that the Wildlife Group would be happy to undertake aquatic invertebrate and fish monitoring in the stream. He has asked the Dorset Wildlife Trust SNCI Officer to give them guidance and help with equipment. This is the recognised way of monitoring stream and river health.

The article in the Parish Magazine quoted that there had been the equivalent of 35.5 days continuous days outflow of sewage from the Milbourne St Andrew sewage treatment plant during 2024. Since the end of 2024 there has been only one small incident at Milborne St Andrew. There is now a hub which gives up to the minute information on sewage outflows and locations. The information on the Wessex Water site says much of the problem is the rain water run off going into the sewage system. Monitoring of the stream will provide data enabling the Parish Council to track any future issues that may arise.

## **9. Finance**

#### 25.065 To approve the monthly expenditure

The following payments had been requested:

Lloyds Bank	Bank charges 10.03.25 to 09.04.25	10.98
J Park	Reimburse communibus costs	46.21
Groundwork	Refund unused grant	318.27
Gallagher	Insurance renewal	2,083.84
I Ventham	Lunch Club food purchases	142.31
ICCM	Annual cemetery subscription	105.00
Dorset Council	Car park rates	596.00
Gallagher	Fidelity guarantee adjustment	95.70
A Lynam	Lunch Club food	30.83
DC Pension Fund	June 2025 pension contributions	321.20
JoJu	EV charger installation	9,558.29
CloudyIT	June 2025 software support	104.28
Andrea Pellegram	SEA/HRS screening & scoping reports	2,399.65
AG Tree Services	Phase 2 of tree work	2,940.00
Minuteman Press	Fliers & posters for communibus	36.01
A Crocker	June 2025 salary + expenses	966.54
HMRC	June 2025 PAYE & NIC	343.05
A King	Lengthsman – May 2025	2,953.13
Lloyds	Bank charges 10.04.25 to 09.05.25	6.05

The total amount requested from the Precept is £23,057.34.

Cllr Curtis proposed the payments are made. This was seconded by Cllr Fairhurst and agreed unanimously.

25.066 To accept the reconciliation of accounts and position against budget as at 31<sup>st</sup> May 2025

Both reports were issued with the agenda and were duly noted.

25.067 To confirm the dates for the Exercise of Public Rights

This is a requirement of the Local Audit and Accountability Act 2014 Sections 26 and 27. The dates will be from Friday 13<sup>th</sup> June to Thursday 24<sup>th</sup> July 2025. The notice has been posted to the website today (12th June 2025) and is on the notice board. Cllr Park proposed the dates are accepted. This was seconded by Cllr Walker and agreed unanimously.

**9. Planning**

25.068 To consider planning applications received

P/VOC/2025/02670 Blackhill Cottage, Shitterton – Change of use of land from agricultural to ancillary garden use (without compliance with condition 3 of planning approval P/HOU/2021/04183 which is unduly restrictive and removes all permitted development rights)

The Parish Council objected to this in the past and continue to object and supports the Dorset Council Planning Officer.

P/LBC?2025/02508 and P/HOU/2025/02513 Shepherds Cottage, Roke Road – Erect single storey side and rear extensions, new oak porch and replacement garage.

No objection. The proposal fits in well with the surroundings.

P/VOC/2025/02783 Masters Hyde Pit, Puddletown Road Construction and operation of an aggregate processing plant and associated infrastructure, including weighbridge and site offices.

No objection.

The recommendations of the PWP were seconded by Cllr Park and agreed unanimously.

Cllr Walker raised the issue of the refurbishment of the Royal Oak Stable Bar for weddings. This is a listed building so a planning application would be required for certain works. Should this go ahead, parking may become an issue.

**11. Parish Amenities and Rights of Way**

25.069 Allotments – The tenancy agreement will be reviewed prior to issue for next year.

Doddings path has now been cut and there are more open spaces at Court Farm.

Snow Hill Lane needs a cut and the bottom section of Woodbury Hill path from the main road.

Metal gate to the east of the school – The installation of this gate was raised at a previous meeting. Cllr Walker has now spoken to Tilhill who have said it is so they can get the necessary equipment in to cut the grass.

It was suggested that contact could be made once more with Brian May about locked areas and the fact that the fences are getting deteriorating and deer are still getting in and out. However, after some discussion, it was agreed that contacting Mr May would not result in the fences being

removed. Tilhill are managing the site and it is their responsibility to keep the fences up together and ensure wildlife does not come to any harm.

Jubilee Bridge is in need of repair again.

Bollards on Stanbarrow Close need replacing.

## **12. Conservation and Environment**

25.070 Nothing to report.

## **13. Police Traffic and Roads**

25.071 The 30mph roundel that was painted on road by Royal Oak needs to be replaced, following the resurfacing.

Village gates at entrances to the village. The necessary specifications will be investigated.

## **14. Community Liaison**

25.072 Aster are cutting the grass but the trees are still needing work.

## **15. Children and Youth**

25.073 Nothing to report.

## **16. To receive the Clerk's report and Councillors' reports on items not covered by the agenda**

25.074 Clerk's Report

A copy had been issued with the agenda. The contents were noted.

25.075 Parish Councillors' Reports

Open Reach may be looking into putting superfast broadband in the area in 2026. Wessex Internet have no plans to come into the area any time soon. The details of those parishioners who have responded to the request for expressions of interest will be held for the time being.

Cllr Curtis – 24th June, 7.30pm St John the Baptist Day – A chance to meet the new Missioner and there will be events in the Church during the day.

## **13. Items for the Parish Magazine**

25.076 The following items will be included in the Parish Magazine:

- sewage
- trampoline
- Woodland cabins

## **14. Date of the next meeting**

25.077 The next meeting will be on Thursday 10<sup>th</sup> July, commencing 7pm at the Drax Hall. Any items for inclusion on the agenda should be passed to the Clerk by the 4<sup>th</sup> July

There being no further business, the meeting closed at 21.05hrs.