



**MINUTES OF THE BERE REGIS PARISH COUNCIL AGM HELD ON
THURSDAY 8th AUGUST 2019 AT THE DRAX HALL, NORTH STREET, BERE
REGIS, COMMENCING 7PM**

Present: Cllrs S Munnings, T Bates, P Wharf, B House, R Pitcher, P Morgan, C Packham & B Benjafield

Chair: Cllr I Ventham

Clerk: Mrs A Crocker

Also present: 11 members of the public

Public Participation

19.84 Marcus Frith – the CEO of PMG - a charity working with Dorset Council looking after the Bovington Middle School where they have been located for the last 2 years. They work and invest in local charities. When the work at Bovington ended, they were looking for another location and were offered the old school site in Bere Regis. They are using the site as a resource centre for storage and as a base for working with other local charities. The agreement with regard to the site has only just been signed and they have a notice period which reflects the Council’s ambitions for the site.

Concerns were raised regarding the proposal for a dwelling in the beer garden of the Drax Arms. Residents were concerned over the access off Snow Hill being very tight and the West Lane entrance being frequently blocked by delivery lorries. The application makes no mention of the telegraph pole that currently sits at the car park entrance of the proposal.

Cllr Wharf reported that the application has been referred to the planning committee as a result of the misleading statement saying the garden is not being used and the issue relating to access.

Patrick Hamilton – issues regarding privacy for the application on Snow Hill. Between the property immediately north and the proposal there is between 13- and 14-meters distance – it should be 21m as a minimum. The concept of building a 3-bedroom house facing the smoking and car parking area of the pub is questionable. Road safety is also of concern. Cllr Wharf reported that the 21m is a guide, not an absolute so, in itself, is not grounds for refusal. The issue of the garden being a village amenity does carry significant weight.

With regard to the Shitterton application. Concern was expressed over the potential noise from the forge if light industrial use is agreed.

Eddie Butterfield, the applicant for Shitterton, informed the meeting that this application had been brought about by PDC who wish the current situation to be clarified and legalised. There will be now change at all from what already takes place on the site.

1. To receive apologies for absence

19.85 Apologies had been received from Cllr Laurie Fairhurst.

2. To confirm the minutes of the meeting held on the 13th July 2019

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

3. Matters arising form those minutes, not covered by this agenda

19.87 The traffic survey has been passed to Nathan Fairhurst, together with past years’ surveys and he will undertake a more user-friendly analysis of them.

War Memorial – Val Quinn has confirmed that the work would be too much. The Clerk and Lengthsman are now looking into alternative cleaning methods. The state of the lettering can then be assessed.

Verges at the top of Rye Hill have been cut.

Maintenance group – a work party will be held on Sunday 22nd September from which, it is hoped, a small voluntary maintenance group will be created. This will be used as a basis for other tasks that need to be done and it is hoped that the volunteer base will expand.

Gutters and weeds – the Lengthsman will be looking into the possibility of hiring a machine twice a year. Cllr Pitcher will discuss this further with the Lengthsman. Cllr Packham felt a Village Tidy would be a good idea and will look to organising a date.

Letter to Alan Davis to be sent.

SID – a letter was sent out to other neighbouring parish councils, but no response has been received. This will be brought to the September meeting with costs, etc.

Cleaning signs – this will be part of the work party in September.

Elder Road – the Clerk will check on whether or not the white lines are going to be extended further along the road towards Manor Farm Road.

Allotments – Cllr Munnings has registered our interest and has received an acknowledgement. Savills are still trying to sell the Estate as a whole but may come back for a more formal figure at the end of September.

Drop kerb on Rye Hill – Highways have attended the site and specified a price.

Concealed entrance signs – these have been made and will be passed to the Lengthsman.

4. To receive declarations of interest and review dispensations received

19.88 Cllr Pitcher declared an interest in Drax Arms application as he tends the Drax garden. Cllr Ventham declared an interest in the Shitterton application as his garden borders the application site.

5. To receive the Dorset Councillor's reports

19.89 Cllr Wharf reported that the final phase of restructuring has begun. This involves the reduction of 90 positions of which 60 will be by voluntary redundancy. A budget shortfall of £7million has been identified for children with special needs.

6. Key Topics

19.90 Neighbourhood Plan – implementation update

Letters have been sent to all landowners. Acknowledgements have been received with regard to the Tower Hill and White Lovington sites but no details regarding proposed timescales have been offered. Nothing has been received from either the Drax Estate or Dorset County.

The Chairman called the meeting to confidential session and asked members of the public to leave whilst the following matter was discussed.

The co-option of a new Parish Councillor with a choice of two candidates.

The Chair closed the confidential session and invited members of the public back into the meeting.

19.91 To consider the co-option of a new Parish Councillor

The Chair proposed that Moira Mathers is invited to join the Parish Council and Amy Yeats to head up the Environment Working Party and attend Parish Council meetings and report back to each meeting. At the same time, the Clerk will begin the process of a Governance Review and increase the number of councillors on the Parish Council. This was unanimously agreed by all members.

ACTION: CLERK

7. Finance

19.92 To approve monthly expenditure

The following payments had been requested:

Autumn Leaves	Donation from Sports Club via Bere Fest	1911	200.00
A Crocker	Poppy wreaths	BACS026	95.50
Cheap Printing	200 calendars	BACS027	400.00
DC Pension	August contribution	BACS028	242.00
A Crocker	August wages + expenses	BACS029	852.97
HMRC	PAYE/NIC	BACS030	82.14
Dorset Council	Rye Hill traffic survey	BACS031	300.00
Cheap Printing	Road signs & stationery	BACS032	114.00
Cheap Printing	Balance of invoice re calendars	BACS027	80.60
BRPCC	Bere Fest colour spread in Parish Magazine	BACS033	44.00

Total to be paid from the Precept is **£2,411.21**

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

Total to be paid from the schemes' funds **£**

B House	Expenses Feb'19-July'19	770.42
I Ventham	July lunch club	162.82
D Fairhurst	NeighbourCar July-August'19	24.75
BRPCC	Communibus advert	19.00

Total to be paid from schemes' balances **£976.99**

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

ACTION: CLERK

19.93 To confirm reconciliation of accounts and position against budget

A copy of the reports had been given to all members prior to the start of the meeting. No comments were made or queries raised.

8. Planning & Housing

19.94 To consider planning applications

6/2019/0372 1 Shitterton – use of land for a mixed-use comprising dwelling house with associated garden land and for commercial purposes

This is a Certificate of Lawfulness only for work that has been going on at the site for a number of years. Cllr Wharf reminded members that the situation has been as it is for quite some time. PDC took the view that regularising the situation will allow Dorset Council to monitor and set conditions that they would have difficulty doing should the need arise. The PWP recommended no objections. All members were in favour of accepting the proposal. The Planners will also be informed that the location is called Shitterton only and not Shitterton Road.

The PWP recommended a strong objection. The existing use statement is misleading as the beer garden is still in use. The pub and garden have been listed as a community asset within the recently approved neighbourhood plan and to approve this application would mean the loss of part of a community asset. The scale of the building is out of keeping with the site and surrounding buildings. Visibility and access to and from the parking area is inadequate. It is also noted that a very short period of time has been allowed for members of the public to comment. This will be checked. The question of community assets will be raised at the September meeting. All members were in favour of submitting an objection.

6/2019/0396

74 West St – replace electric central heating boiler with gas system boiler

This is a listed building in a conservation area. The proposed flue is fairly innocuous and the PWP recommended no objection.

19.95 To consider tree work applications

TWA/2019/147

Glenayr, Poole Road T1 Spruce – fell; T2 Copper Beech - fell

Cllr Bates attended the site and recommended no objection. All members were in favour of accepting this proposal.

9. Environment, Facilities & Rights of Way

19.96 Open Spaces update

Cllr Packham reported that she had been approached by residents complaining that several properties which back on to the Rye Hill Farm right of way have built structures out on to the public footpath. This will be reported to both Rights of Way and enforcement.

ACTION: CLERK

There has been a lot of tree removal due to conservation and damage and it would be nice to plant some amenity trees through the Elder Road area. This could, perhaps, be done by way of commemorative trees. Cllr Bates suggested trees could also be planted on the no-mans land by the school. This will be included on the environmental group's next discussions and brought back to a later meeting.

19.97 Black Hill damage & the way forward

This has come about because the landowner approached the Chair saying that Natural England had threatened to withdraw their grant due to the damage that has been caused on the area by cyclists. We are happy to do this but setting a date has become a problem. The Clerk will go back to Dorset County and ask them to arrange a suitable date for all parties.

ACTION: CLERK

19.98 Defects

- due to pressure from our Councillor, the pothole on the slipway has been filled

10. Police, Traffic and Roads

19.99 Cllr Morgan reported that the SORN car in the carpark could be moved. He telephoned Police Headquarters last week and was told the same. The Police can seize untaxed vehicles. The MG in the public car park can be reported and removed.

Cllr Ventham raised the issue of the approach to the roundabout from Dorchester – if this could be widened to make a slip road to the west on to the roundabout, it may assist with traffic flow at peak times. It may also deter many vehicles from using the village as a cut through. The Clerk has written to Highways England regarding this previously but will write again and include Michael Tomlinson MP and copy in the letters from last year. Perhaps a letter could also be sent to the Drax Estate asking them what is likely to happen on the employment site regarding the traffic. Our neighbourhood plan has recently been approved and this will lead to more internal traffic within the village and pressure on the roundabout.

ACTION: CLERK

11. Community Liaison

19.100 The Communibus continues to go well with trips to Swanage, Ottery St Mary and others planned for the remainder of the year.

Alison Bennett has approached the council and asked if the Parish Council would consider some funding for the Shed. She has been asked to submit an application.

12. Children & Youth

19.101 To consider the upgrade/refurbishment of the Elder Road Youth Shelter

Cllr Pitcher reported that he had a meeting with the Lengthsman and was looking at taking out the panels and repainting it and putting some seats in.

13. Correspondence received since the agenda was set

19.102 Letters have been received from Humphries Kirk regarding the land transfers at West Street and the central car park. They require a £500 deposit for each site in order to proceed with the land searches, etc. It was unanimously agreed that the deposits are paid.

14. Public Relations

- 19.103
- future of the old school site
 - contentious planning applications Cllr Munnings will draft this
 - work party for the park on 22nd September
 - village tidy Saturday 12th October
 - welcome to new councillor and chair of the working party
 - slip road temporary fix due to pressure from the councillor
 - Communibus

15 Items for the September meeting

19.104 Members are reminded to pass any items to the Clerk for inclusion in the September agenda by the 31st August.

There being no further business, the meeting closed at 20:45pm.