



BERE REGIS PARISH COUNCIL

C/O WARDON HILL FARM, LONG ASH LANE, DORCHESTER, DORSET, DT2 9PW

Clerk: Mrs Amanda Crocker Email: clerk@bereregisparishcouncil.gov.uk

Dear Councillor

7th September 2025

You are hereby summoned to attend a Parish Council meeting on Thursday 11th September 2025 at 7pm. The meeting will be held at the Drax Hall, North Street, Bere Regis to conduct the business below.

Signed

A Crocker

Clerk

07855 396073

AGENDA

1. Period for members of the public to raise any issues
2. To receive apologies for absence
3. To confirm the minutes of the meetings held on 14th August 2025
4. Matters arising from those minutes, not covered by this agenda – for report only
5. To receive declarations of interest in accordance with S94 of the LGA 1972 and review dispensations received
6. To receive the Dorset Councillor's Report – attached
7. Key Topics
 - (a) To receive an update on the Court Farm site for a new community hall
 - (b) To consider the purchase and location of a village Christmas tree
 - (c) To consider a response to the Parish Council survey
 - (d) To consider a response to the Dorset Local Plan
8. To consider Finance
 - (a) To approve monthly expenditure
 - (b) To confirm the reconciliation of accounts
 - (c) To review the position against budget
 - (d) To confirm the completion of the 2024/25 audit
 - (e) To consider a grant application for Bere Regis Primary & Pre School for £500
9. Planning & Housing
 - (a) To consider planning applications:
P/VOC/2025/04831 Derelict barn on north side of Blind Street – Demolish brick barn and erect new dwelling house (with variation of condition 2 of planning permission P/FUL/2022/01870 to revise the new approved plans)
P/FUL/2025/04931 Land to the rear of 11-12 Egdon Close – Construction of a detached chalet bungalow
 - (b) To consider tree work applications:
10. Parish Amenities and Rights of Way
 - (a) To consider play park proposals received and agree one option
 - (b) Allotments update
 - (c) To consider the cost of a storage container to be located in the central car park
 - (d) To consider the planting of 4 horse chestnut trees on Souls Moor
 - (e) Defects
11. Conservation and Environment
 - (a) To review and agree the Risk Assessment for the Wildlife Group
 - (b) To agree the payment of up to £40 for a new first aid kit for the Wildlife Group
12. Police, Traffic and Roads
13. Community Liaison
14. Children & Youth
15. To receive the Clerk's Report and Councillor's reports on items not covered by the agenda
16. Items for the Parish Magazine
17. Items for the August meeting

WEST PURBECK WARD
DORSET COUNCIL REPORT
Cllr Mike Baker & Cllr Laura Beddow
September 2025

1. Local Highlights & Dorset Council News

Dorset Council Local Plan Options Consultation – 18 August to 13 October 2025

Dorset Council has launched the Options Consultation for the new Local Plan, opening 18 August 2025 and closing 13 October 2025. This is a pivotal opportunity for residents to shape the future of housing, employment, traveller site provision, and renewable energy deployment across Dorset.

West Purbeck Participation

Residents and parish councils—especially in West Purbeck—are encouraged to review site options for housing, employment land, and renewable energy, accessible online and in hard copy at libraries and County Hall [Dorset Council](#)[The Purbeck Gazette](#).

Consultation Engagement Events – September / October 2025


In-person drop-in events are scheduled for September and October across Dorset, including Swanage, giving residents a chance to discuss proposals with council officers and gather documents:

- **Ferndown Village Hall – Tue 2 Sep, 14:00–19:00**
- **Blandford Royal British Legion – Thu 4 Sep, 14:00–19:00**
- **Bridport Town Hall – Wed 10 Sep, 14:00–19:00**
- **Dorchester Corn Exchange – Thu 11 Sep, 14:00–19:00**
- **Weymouth Library – Fri 12 Sep, 10:00–17:00**
- **Shaftesbury Town Hall – Tue 16 Sep, 14:00–18:00**
- **Lytchett Matravers Village Hall – Wed 17 Sep, 14:00–18:00**
- **Verwood Memorial Hall – Mon 22 Sep, 14:00–18:00**
- **Crossways Village Hall – Tue 23 Sep, 14:00–19:00**
- **Gillingham Town Hall – Thu 25 Sep, 14:00–19:00**
- **Swanage (Emmanuel Baptist Church) – Tue 30 Sep, 14:00–18:00**
- **Wimborne Allendale Centre – Wed 1 Oct, 13:30–17:30**
- **Sherborne Digby Hall – Tue 7 Oct, 14:00–19:00** [Piddle Valley News and Views](#)

Make Your Views Known

Residents can submit feedback online via Citizen Space, by post, or in person at events. Paper response forms and hard copies of documents are available at local libraries and County Hall

2. What Is the Dorset Council Local Plan?

 **The Local Plan is a statutory document that sets out Dorset’s development strategy for the next 15–20 years, including housing allocations, employment sites, traveller site provision, and renewable energy opportunities.**

It will guide planning decisions once adopted, aiming for completion in 2026 or 2027. The Options stage builds upon earlier engagement and reflects updated government housing targets.

3. West Purbeck & the Local Plan – What You Need to Know

Housing & Land Use

The Plan proposes potential sites for housing and employment growth. We are encouraging West Purbeck residents to review options affecting development boundaries, green spaces, and infrastructure needs.

Transport & Infrastructure

The related Local Transport Plan aims for improved transport links, maintaining accessibility for rural and coastal areas like ours—vital for community sustainability. Whether it is able to deliver these and whether the infrastructure is sufficient to meet the numbers of houses proposed is questionable.

Environment & Heritage

Proposals account for Dorset’s sensitive landscapes, AONBs, and ecological constraints. The Plan includes policies to ensure that growth is environmentally sustainable and character-sensitive, particularly important around the Jurassic Coast.

4. Why It Matters for West Purbeck Parishes

This consultation is a key moment—local voices need to be heard now. By engaging, communities can influence:

- Protection of green belts and heritage sites
- Scale and design of future developments
- Infrastructure matching growth (roads, broadband, transport)
- Support for affordable and community-led housing

Parish councils and neighbourhood groups can coordinate input. We’re ready to support local meetings or consultation responses.

5. West Purbeck Snapshot – Local Plan Edition

Housing Challenge

Average house prices remain out of reach for many—typically over 10× average income. The Plan’s options **may** include sites for genuinely affordable housing and community-led developments.

Protected Landscapes

Contains Areas of Outstanding Natural Beauty (AONBs), SSSIs, and other high-sensitivity zones. These must shape any development decisions.

Consultation Engagement

The council has committed to inclusive engagement. Plans include accessible venues for drop-in sessions, online and paper formats, library availability, bin-lorry adverts, school packs, and outreach to rural residents and youth groups.

6. Useful Links & Contacts

Dorset Council Newsroom: <https://www.dorsetcouncil.gov.uk/newsroom>

Community Equipment Loan Service: <https://www.medequip-uk.com/contact/pan-dorset>

Useful links for residents:

- Report a missed bin: <https://www.dorsetcouncil.gov.uk/bins-recycling-and-litter/recycling-collection/missed-bin-collection>
- Reporting road issues: <https://www.dorsetcouncil.gov.uk/-/verges-trees-and-hedges>
- Cost of living support: <https://www.dorsetcouncil.gov.uk/w/cost-of-living-help>
- Tree management: <https://www.dorsetcouncil.gov.uk/w/tree-management>
- ASB reporting: <https://www.dorsetcouncil.gov.uk/w/anti-social-behaviour>

7. Councillors’ Contact & Closing Comments

In addition to the engagement events listed above and hosted by Dorset Council, there will be a public meeting at the D’Urberville Hall in Wool on the 22nd September at 6pm where Dorset Council representatives will be available for questions.

Cllr Laura Beddow | cllr.laura.beddow@dorsetcouncil.gov.uk | 07814 569563

Cllr Mike Baker | cllr.mike.baker@dorsetcouncil.gov.uk | 07974 922717

Please contact us with any local issues, updates or suggestions. We’re here to support every part of West Purbeck.

Mike and Laura

Payments Requested - September 2025

Invoice Date	Pay Ref	Payee	Comments	Total
BACS Payments				
19.08.25	Dcard	RBLI	2 x silent soldier silhouettes	375.00
17.08.25	BACS365	Pop In Place	Materials for notice board	126.96
20.08.25	Dcard	Blandford FTC	Printing play ground layouts	1.36
21.08.25	BACS366	A Lynam	Lunch Club food - August 2025	21.00
20.08.25	BACS367	I Ventham	Lunch Club food - August 2025	178.14
20.08.25	BACS368	BDO LLP	External audit ye 31st March 2025	504.00
29.08.25	BACS369	AG Tree Services	Work to ash tree in Elder Road	540.00
03.09.25	BACS370	Imperative Training	CU Medical battery	294.00
01.09.25	BACS371	CloudyIT	September email, data, etc support	104.28
07.09.25	BACS372	A Crocker	September salary and expenses	983.66
07.09.25	BACS373	HMRC	September PAYE & NIC	358.51
11.08.25	463576862	Lloyds	Bank charges 10.07 to 09.08.25	12.19
03.09.25	D/card	Blandford FTC	Local Plan printing	6.11
03.09.25	BACS374	DefibWarehouse	Battery pack for Zoll defib	174.00
07.09.25	BACS375	DC Pension Fund	Pension contributions - September 2025	331.32
29.08.25	BACS376	Bailie Cross Garage	Communibus 6 weekly check	335.94
		Total amount requested		4346.47

Reconciliation of Accounts as at 31.08.25

Opening balances	7165621	16091.27	
	00155779	2584.80	
	PSDF	190309.90	
			208985.97
Income for the month			
Account interest		693.18	
Communibus		284.00	
			977.18
Expenditure			
Lunch Club		217.62	
NeighbourCar		18.45	
Communibus		68.00	
Council		6036.80	
			6340.87
			<u>203622.28</u>
07165621		9101.23	
00155779		3527.93	
PSDF		190993.12	
			<u>203622.28</u>
Balance on accounts as at 31.08.25			<u>203622.28</u>
Plus income not yet cleared			
Distgen		2242.06	
Interest		665.19	
			2907.25
Less expenses not yet cleared			
Council		874.11	
			874.11
			205655.42
Accounts balances as at 11.08.25			
07165621		11343.29	
00155779		2653.82	
PSDF		191658.31	
Balance as at 07.09.25			205655.42
			0.00

Financial Budget Comparison

Comparison between 01/04/25 and 11/08/25 inclusive. Includes due and unpaid transactions.

Excludes transactions with an invoice date prior to 01/04/25

		Revised	Actual Net	Balance
INCOME				
Council				
100	Precept	£78,100.00	£39,050.00	-£39,050.00
Council Administration				
200	Council Administration			
200/1	Bank Account Interest	£7,800.00	£2,861.59	-£4,938.41
200/6	Paid to Nisa	£0.00	£50.00	£50.00
200/9	Electric Vehicle Charging Income	£0.00	£13,010.61	£13,010.61
Total Council Administration		£7,800.00	£15,922.20	£8,122.20
Cemetery				
300/1/1	Earthen Grave	£2,000.00	£485.00	-£1,515.00
300/1/2	Cremated Remains	£0.00	£540.00	£540.00
300/2/2	Interment - over 12	£300.00	£370.00	£70.00
300/2/3	Interment of cremated remains	£0.00	£680.00	£680.00
300/3/1	Erect a monument on a grave	£500.00	£0.00	-£500.00
300/3	Total	£500.00	£0.00	-£500.00
Total Cemetery		£2,800.00	£2,075.00	-£725.00
NeighbourCar				
400/1	Mileage	£0.00	£804.00	£804.00
400/2	NeighbourCar Donations received	£0.00	£76.50	£76.50
400/3	NeighbourCar Registration Fees	£0.00	£5.00	£5.00
Total NeighbourCar		£0.00	£885.50	£885.50
Salt & Pepper Lunch Club				
500/1	Lunch Receipts	£0.00	£1,098.00	£1,098.00
500/4	Lunch Club takeaway meals	£0.00	£110.00	£110.00
Total Salt & Pepper Lunch Club		£0.00	£1,208.00	£1,208.00
CommuniBus				
600/2	Trip Fees	£0.00	£1,009.00	£1,009.00
600/4	Grants Received	£0.00	£10,000.00	£10,000.00
600/6	Sale of Bus	£0.00	£1,600.00	£1,600.00
Total CommuniBus		£0.00	£12,609.00	£12,609.00
Allotments				
800/1	Allotment rental income	£979.20	£299.80	-£679.40
Total Allotments		£979.20	£299.80	-£679.40
Total Income		£89,679.20	£72,049.50	-£17,629.70

Financial Budget Comparison

Comparison between 01/04/25 and 11/08/25 inclusive. Includes due and unpaid transactions.

Excludes transactions with an invoice date prior to 01/04/25

		Revised	Actual Net	Balance
EXPENDITURE				
Council Administration				
2000/1	Staff Costs - Salaries			
2000/1/1	Staff Salaries	£14,240.00	£6,024.00	£8,216.00
2000/1/2	Employers NI	£1,386.00	£590.85	£795.15
2000/1/5	Employer Pension Contributions	£3,135.00	£1,325.28	£1,809.72
2000/1	Total	£18,761.00	£7,940.13	£10,820.87
2001	Council Office Costs			
2001/1	Insurance	£2,210.00	£2,179.54	£30.46
2001/2/1	Stationery	£650.00	£82.80	£567.20
2001/2/2	Postage	£1,000.00	£6.80	£993.20
2001/2/3	Computer Costs	£2,000.00	£25.98	£1,974.02
2001/2/4	Telephones	£500.00	£81.27	£418.73
2001/2/5	Bank Charges	£250.00	£39.89	£210.11
2001/3/1	Mileage - Staff	£500.00	£238.95	£261.05
2001/3/2	Mileage - Councillors	£100.00	£0.00	£100.00
2001/4/1	Training - Staff	£500.00	£0.00	£500.00
2001/4/2	Training - Councillors	£500.00	£320.83	£179.17
2001/5/1	DAPTC	£800.00	£935.05	-£135.05
2001/5/2	Other	£175.00	£165.00	£10.00
2001/6	Software Support	£800.00	£1,087.00	-£287.00
2002/1	Internal Audit Fees	£350.00	£334.95	£15.05
2002/2	External Audit Fees	£350.00	£0.00	£350.00
2003/1	Annual Inspection Fees	£90.00	£94.95	-£4.95
2003/3	Path Renewal	£1,000.00	£0.00	£1,000.00
2003/4	Play Equipment Replacement	£1,000.00	£0.00	£1,000.00
2003/5	Play Equipment Repairs	£2,000.00	£110.45	£1,889.55
2003/6	Play area general	£1,000.00	£0.00	£1,000.00
2004	Lengthsman			
2004/1	Cemetery Maintenance	£9,000.00	£3,373.06	£5,626.94
2004/2	Rights of Way	£2,000.00	£625.63	£1,374.37
2004/3	Fingerpost Repairs	£1,000.00	£0.00	£1,000.00
2004/4	Play Area Maintenance	£5,000.00	£1,242.50	£3,757.50
2004/5	Litter Picking	£4,000.00	£1,264.38	£2,735.62
2004/6	Grass Cutting			
2004/6/1	Elder Road	£3,000.00	£2,056.26	£943.74
2004/6/2	Souls Moor	£3,000.00	£1,408.77	£1,591.23
2004/6/3	Verges	£4,000.00	£2,568.13	£1,431.87
2004/7	Central Car Park	£500.00	£481.26	£18.74
2004/8	Hedges & Treework	£2,000.00	£227.51	£1,772.49
2004/9	Miscellaneous Jobs	£500.00	£131.25	£368.75
2005	Wild Life Group	£350.00	£0.00	£350.00
2006/1/1	Drax Hall Hire	£300.00	£0.00	£300.00
2006/1/2	Bere Regis School Hire	£350.00	£0.00	£350.00
2006/2	Election Costs	£100.00	£0.00	£100.00
2006/3	Advertising	£500.00	£0.00	£500.00

Financial Budget Comparison

Comparison between 01/04/25 and 11/08/25 inclusive. Includes due and unpaid transactions.

Excludes transactions with an invoice date prior to 01/04/25

		Revised	Actual Net	Balance
2006/5	Churchyard Maintenance	£500.00	£0.00	£500.00
2006/6/2	Christmas Trees Purchase	£200.00	£0.00	£200.00
2006/7	Miscellaneous Costs	£1,500.00	£225.00	£1,275.00
2006/8	Defibrillator Costs	£700.00	£0.00	£700.00
2007	Projects & Events			
2007/1	Winter Contingencies	£0.00	£133.11	-£133.11
2007/2	Notice & Information Boards	£1,500.00	£0.00	£1,500.00
2007/3	Remembrance Sunday	£500.00	£0.00	£500.00
2007/4	NeighbourHood Plan Review	£1,500.00	£5,949.83	-£4,449.83
2007/5	Treeworks	£3,500.00	£4,845.00	-£1,345.00
2007/6	Pathway upgrades	£500.00	£0.00	£500.00
2007/7	Community Speed Watch	£1,000.00	£0.00	£1,000.00
2007/8	Village Events	£1,000.00	£81.50	£918.50
2007/9	Distgen Grant payments	£0.00	£2,615.73	-£2,615.73
2007/10	Electric Vehicle Charging Points	£0.00	£13,010.61	-£13,010.61
2008	Central Car Park			
2008/1	Central Car Park Rates	£2,000.00	£1,996.00	£4.00
Total Council Administration		£84,536.00	£55,879.12	£28,656.88

Cemetery

3000/1/4	General repairs and maintenance	£1,220.00	£0.00	£1,220.00
3000/2	Cemetery Water Charges	£500.00	£218.00	£282.00
Total Cemetery		£1,720.00	£218.00	£1,502.00

NeighbourCar

4000/1/1	Mileage -Paid	£0.00	£598.65	-£598.65
4000/1/2	Mileage - FOC	£0.00	£73.80	-£73.80
4000/2	Driver Expenses			
4000/2/1	Parking Charges	£0.00	£3.28	-£3.28
Total NeighbourCar		£0.00	£675.73	-£675.73

Salt & Pepper Lunch Club

5000	Lunch Club Operating Costs			
5000/1	Lunch Club Food Costs			
5000/1/1	Food Purchases	£0.00	£712.56	-£712.56
5000/5	Venue Hire	£0.00	£120.00	-£120.00
Total Salt & Pepper Lunch Club		£0.00	£832.56	-£832.56

Financial Budget Comparison

Comparison between 01/04/25 and 11/08/25 inclusive. Includes due and unpaid transactions.

Excludes transactions with an invoice date prior to 01/04/25

	Revised	Actual Net	Balance
CommuniBus			
6000 CommuniBus Operating Costs			
6000/1 Vehicle Costs			
6000/1/1 Fuel	£0.00	£260.00	-£260.00
6000/1/3 Servicing	£0.00	£203.17	-£203.17
6000/1/4 Insurance	£0.00	£332.52	-£332.52
6000/2 Advertising	£0.00	£36.01	-£36.01
6000/3 Driver Expenses	£0.00	£10.00	-£10.00
6000/4 Miscellaneous Costs	£0.00	£259.16	-£259.16
6000/5 Road Tax	£0.00	£171.00	-£171.00
6000/6 Purchase of bus	£0.00	£11,000.00	-£11,000.00
Total CommuniBus	£0.00	£12,271.86	-£12,271.86
Community Hall			
7000 Operating Costs	£5,000.00	£0.00	£5,000.00
Total Community Hall	£5,000.00	£0.00	£5,000.00
Allotments			
8000 Allotment Expenses			
8000/1 Allotments - Lengthsman	£600.00	£546.89	£53.11
8000/3 Allotment Administration	£0.00	£17.00	-£17.00
Total Allotments	£600.00	£563.89	£36.11
Total Expenditure	£91,856.00	£70,441.16	£21,414.84
Total Income	£89,679.20	£72,049.50	-£17,629.70
Total Expenditure	£91,856.00	£70,441.16	£21,414.84
Total Net Balance	-£2,176.80	£1,608.34	

APPLICATION FOR A GRANT

Name of Organisation to whom the cheque will be written	Friends of Bere Regis School (FOBRS)
Registered Charity Number (if applicable)	1016228
Contact Name	Mrs Georgia Mutton (Chair)
Address	Bere Regis Primary & Pre-School Southbrook Bere Regis BH20 7DB
Daytime Telephone Number	01929 472809 (07936366089)
E-mail Address	c/o georgia.hazell@live.co.uk
Purpose of the Organisation	Supporting the school and its students in providing the best possible educational experience alongside additional opportunities for local children.
How many beneficiaries/ residents/clients are Bere Regis residents?	There are approximately 140 children currently and the school and preschool, with the majority (over 100) living within Bere Regis.
Amount Requested	£500
Purpose of Request	The purchase of a selection of non-fiction books to support the various topics studied across the different year groups (including the pre-school) and increase the school's library offering.
How many residents of Bere Regis will benefit directly?	All school pupils, plus their wider families.
Any further information	
Signed: G.T.Mutton	Dated: 06.09.2025

CLERK'S REPORT SEPTEMBER 2025

Accounts 2024/25 – The external audit has now been completed by BDO LLP for the year ended 31st March 2025. No matters were raised and the accounts are now finalised and available on the Parish Council website.

Lloyds Bank – The interest rate on the Commercial Instant account will be further reduced on 1st September from 0.80% to 0.70%. This is the account into which the precept is paid and, in the past, would have held the bulk of the Parish Council's financial balance. Thankfully, most of our capital is now held in the PSDF account and earning 4.23% interest.

Dorset Local Plan – The consultation period is now in full swing and will continue until the 13th October 2025. Locations for public drop-in sessions have been advertised on Facebook and on the notice board by the shop. There is the potential for significant changes in Bere Regis so it is very important that everyone looks at the proposals and responds.

Central Car Park – The sign has been confirmed and ordered and is due to be installed on the 12th September.

Defibrillators – New batteries have been ordered for both the Rye Hill and the Drax Inn defibrillators.

Calendars – Cllrs Park and Walker, together with myself, met and chose 13 pictures for the new calendar. The choice was limited as we had not received many photographs. The pictures have now been sent to the printers for production and we should get the completed calendar back by the end of September. Going forward, Councillors will take it in turns to choose the theme each year and we will start advertising for photographs about 12 months in advance.

Christmas trees – The 4-5' trees will be £15.60 this year and 40 have been ordered, ready for collection at the beginning of December. They will be available for purchase on a first come, first served basis.

Distgen – A contribution of £2,242.06 has been received for the first quarter of this financial year. Two-thirds of this will go towards the new play park as match funding and the balance will be put towards grant applications received.

PSDF Fund – The fund currently stands at £190,993.12 with interest of £665.19 for August to be added during September.

Amanda Crocker