

Minutes of Charminster Parish Council Meeting on Tuesday 6th November 2007 at 7.30pm in the Village Hall, Charminster.

Present: Mr M Simons ,Chairman (MS), Mr I Vincent ,Vice Chairman(IV), Paula Blizzard(PB), Mark Ellis (ME), Dave Gulliford (DG), Phil Hanson (PHa), Claire Horne (CH), Mike Ostridge (MO)Keith Bendall (KB), Jane House (JH),

Sarah East (District Councillor), Fred Horsington (District Councillor) John Peake (County Councillor), Sarah Pilcher (PCSO).

Aileen Heckford (AH, Clerk), Tina Davison (TD, minutes)

In attendance 20 members of the public

2007/100 **Apologies** were received from Keith Beeson, Peter Hopford, and Judith Spurr.

2007/101 **Declaration of interest**
MS declared a prejudicial interest in item 2007/113. PB declared an interest in item 2007/108a. PHa declared an interest in item 2007/109b.

2007/102 **Minutes** - One amendment was made to the minutes of the Parish Council meeting held on 4th September 2007. Page 4 was replaced and circulated to the meeting. These was agreed as correct then signed & dated by the Chairman.

2007/103 **Clerks Report** on items from the minutes of 4th September 2007 not arising elsewhere.

- a) AH expressed her thanks for the help of TD.
- b) Footpath extension Charlton Down - Awaiting response from DCC
- c) Princes Plot - okay.
- d) The Square – okay.
- e) The Orchard – okay.
- f) North Street – 2 issues regarding speed awareness. Firstly a meeting was held between CPC and DCC. Proposals will be made available for discussion at January’s meeting. Secondly, DCC have replied to the Council’s letter regarding the speed limit between North Street and the A37. Currently there is no merit in changing the limits as there are no casualty reduction benefits. They will review in 2011. CPC agreed to ask for roundels to be placed on the road to reinforce the 30mph limit.
- g) Wolfeton Footpath gate- Resident has replied to our letter and will not replace the gate. The fence posts are rotting. Majority agreed to £50 budget to tidy it up.

2007/104 **Public Discussion Period** At 19.45 the Chairman adjourned the meeting for the Public Discussion Period.

- Open spaces -The residents of Redwood House had filled

out a questionnaire prepared by the Redwood House residents Association regarding the development of the open spaces. The majority expressed a desire for no development. Others suggested the sum of money involved for the use of Charlton Down open spaces must not be lost. Section 106 Open Spaces monies cannot be used for purposes other than the open spaces. WDDC would hold the monies.

- Finger Post at Broken Cross - MS has emailed DCC regarding the fingerpost. CPC will erect if they will not. MS to forward details to JP.
- Lower Herrison Road speed limit – Council is to write and request a reply for the next meeting. Copy to Mr Smith.
- Foxbrake bridleway – CPC has written to DCC to clear this and the hedges which are obscuring the 30mph sign.
- Sewer Field - English Partnerships discussing with CPC interest on potential usage. They will pass it without cost if part were to be used for some shared ownership housing. Potential also for allotments, football pitch etc.
- Entrance signs – The money has been agreed and the Weymouth College is happy to make the brickwork part of them. A logo is required and then it will take approx. 6 weeks to make metal part of signs.
- Paving edges in grass at Charlton Down - These mark the private verge and the potential location of services.
- Dial a bus map – (DCC production) – buses appear to go down Mill Lane. CPC to look into this.

The Chair reconvened the meeting at 20.05.

2007/105 **PCSO** Sarah Pilcher – Halloween and Bonfire Night fairly quiet. In the New Year the community van will visit with the mobile library for questions and chats. Restarting a youth club in Charlton down was believed to be beneficial.

2007/106 **District Councillors Report**

Sarah East provided a report giving current information on parish issues including

- Sewer field –WDDC is the planning authority and the land is outside the development area, therefore local need must be proved for any development. English Partnerships have not been permitted to build open market housing or key worker housing on the field.
- CDD have failed to pay their S106 financial contribution claiming the company has no funds. WDDC Solicitors have agreed a deal whereby they will pay a revised amount. Contributions of Charlton Down Development S106 contribution - Herrison House- Of the £100,000 outstanding £45k has recently been paid to WDDC. Of this £45,000 , £20k is allocated for recreation at Charlton Down, the rest is for educational services, etc. The developer has also

agreed that the remaining £55k will be paid in a years time, with approx half going to open spaces.

- Bellway and WDDC will soon sign agreement to pass open spaces over. Bellway have contributed £96k to WDDC and the purpose of the 106 agreement was for maintaining open spaces.
- Japanese Knotweed - DCC will clear this if it is reported on DCC land.

2007/107 **County Councillors Report**

John Peake provide a report including

- Safe routes to school – Footpath possibly to be upgraded to a bridleway to Charminster across field from Charlton Down – Concerns regarding safety viability etc. JP will talk to Highways Department, and needs to know the number of children who may be likely to use it. ME suggested a cycle path inside the hedge along A352 to Herrison Road to Mill Lane.
- DCC need to save £20million over the next 3 years, and expressed the need for community involvement to maintain services. However resources were coming into the county from sources such as the Olympics.

2007/108 **Charlton Down**

- a) Speed Indicator Device– DCC had sited the post to attach it to in Herrison Road but there were some debates about on whose land it had been sited. Much support from Charlton Down residents for SID. PB will show deeds to AH and it will be agreed if it need to move. The SID itself currently needs to be erected in North Street – PB and IV to liaise.
- b) Wild life area Charlton Down – Application completed for £9600 and sent with plan. Returned in error by Lottery Commission but will now proceed asap.
- c) Allotments –
 - Legal position – Awaiting confirmation from the Secretary of State on ownership transfer. Meanwhile solicitors instructed to obtain a licence to gain access to the land to start ground works.
 - Plan – circulated to meeting. Agreed with plan but note hedges may be up to 2 metres wide and thus restrict plot size.
 - Rules – amendments have been made and comments taken. Greenhouses may not be erected on grounds of safety and appearance.
 - Working Group – ME, PB, MO and MS will work with the Allotment Society. They will look at payments at a later date.
- d) Tennis courts – CPC ready to exchange contracts with Charlton Down Developments. Vehicular access and part

cost of the maintenance of the pathways had been agreed. However, CDD have failed to pay the total 106 monies owed. Debate about CPC being liable for any outstanding monies if they purchase the tennis courts. All members were agreed to proceed as soon as possible subject to solicitors advice.

- e) Open spaces – Figures were circulated on expected/actual monies available to be used for these. Many contrasting views on use of areas. The total 106 monies were £268k. However, about £25,000 was still due to be paid next September. The MUGA and children's play area would cost about £100k to complete. The cost could be reduced by approx £10k by not using WDDC Technical Services consultancy services and CPC could do this itself. It was agreed that CPC would take on completion of MUGA and extension to young children's play area. It was agreed there was no point in taking the monies just to continue maintenance of the open spaces and noted that the monies stay with WDDC and CPC would have to apply to spend them. It appears that WDDC will not spend any more on development pushing CPC to take this on this role. If ALL the 106 money was spent on providing facilities money would have to be raised from the precept – approx £6 per household (at current maintenance costs). It may be possible to consider relocating recreational facilities to the Sewer field because the topography is better suited. DG proposed that CPC agree in principal to take on the open spaces subject to being a sufficient amount of money accompanying and with flexibility on spending. All were agreed in favour.
- f) Public benches – Locations were agreed adjacent to the cricket pitch and facing north on the green triangle. It was agreed by the majority that up to £1500 could be used to complete the project with green or black metal benches.
- g) Sewer Field – Some issues already addressed. Sketch plan of potential use circulated. A survey is required to assess need for shared ownership housing before the issue could be progressed. The Nursing Home was reluctant to contribute to shared housing as they claimed their profit margins were so slim. CPC will argue for their contribution. Planning permission would be required for developments. English Partnerships will not actively market the land at present. It was agreed that MS will discuss with the Housing Enabling Officer to elicit demand, including Forston Clinic Charlton Down and revisit Charminster information.
- h) Map – Emergency services experiencing some problems in Charlton down. ME circulated 2 maps for discussion. Members to pass comments back to ME.

2007/109 Charminster

- a) Play areas – DG gave an update. North St works by Probation Service were nearing completion and looks good.

Fence still cut. To be replaced again for safety reasons.
Broken Cross – okay.

- b) Parking Charminster Cross –Some inconsiderate parking causing problems e.g. potential access for disabled persons blocked. Agree that MS to ask DCC for solutions.

2007/110 **Code of conduct**

Declaration of office forms signed and returned by all present.

2007/111 **Standing orders**

These were circulated. One amendment was made to item 1c and MS proposed they were adopted with a review in 6 months, Majority in favour. To commence monthly meetings after Christmas.

2007/112 **Report of Burial Committee**

DG gave the report of work by Probation Service - painting looks good but application is weather dependent. Letter of thanks to go to the landlord of the Inn for All Seasons for use of toilets etc.

2007/113 **Report of Planning Committee**

Report had previously been circulated. In addition, Certificate of Lawful Use received for bungalow at Cowden, North St – legally a house.

PHa noticed a problem with the sewers and will check with Wessex Water if system is being overloaded and report back to next meeting.

2007/114 **Finance Report**

a) Payments were agreed.

b) Costs to agree -

It was agreed to take no action on the damage to the fence and sign at the cricket pavilion.

It was agreed to donate £100 to the cricket club for trees and bulbs.

It was agreed to spend up to £50 to clear and then spray weed killer around the bench at the north end of Mill Lane.

It was agreed a way marker be erected at the top footpath near Princes Plot.

It was agreed up to £20 be spent on a gift for Mr McLuckie.

It was agreed to donate £25 to David Webb's leaving gift.

c) Internal audit – Peter Woods reported that all was satisfactory.

He recommended a change to quarterly VAT claims.

d) External audit – no matters for additional issues arising report.

The Annual Return was approved and accepted by the Council.

2007/115 **Donations**

Suggested donations as proposed by the Finance and General Purposes Committee had been circulated. Discussion to take place with PCC before next meeting regarding donating towards the churchyard footpath. The donation to the school towards Life Education Dorset was increased to £400. Donations were then proposed and agreed by the majority totalling £2205. Request for donations were declined to First Dorset Credit Union and Vitalise.

2007/116 **Budget**

Previously circulated, with details as recommended by the Finance and General Purposes Committee. Provision of £1000 was added for the tennis courts and the amount for benches amended to

£1500. It was proposed by PHa that a precept off £23217 be set and seconded by DG. The majority were in favour.

2007/117 **DAPTC AGM and Conference**

A brief verbal report was made by ME. It was agreed that a trial be made of the Planning Portal as it will save huge postage costs.

Due to the lateness of the hour it was agreed to terminate the meeting at this stage.

2007/121 **Date of next meeting**

The next meeting will be held on Tuesday 8th January 2008 in Charlton Down Village Hall at 7.30pm.

There being no further business the meeting closed at 22.20.

Date:

Chairman:

Appendix to minutes 6 November 2007

2007/112 Report of the Burial Committee

Memorial	£ 120
Interment	£ 210
Graves Purchased	<u>£ -----</u>
TOTAL	£ 330

2007/114(a) Finance Report

- a. Payments made since the last report, for confirmation:

Petty Cash	50.00
S Manual. Grass cutting – August payment	290.00
RJ Andrew. Princes Plot & footpath grass cutting	145.00
Wickstead Leisure. N/S swings	336.57
BDO – External Audit	334.88
CDVH – Hall Hire Sept Meeting	10.50
Charminster Village Hall – Donation	500.00
Spring Grove Forge – N/S play area – swings	211.50
W Magern – allotment deposit refund	15.00
S Manual. Grass cutting –September payment	290.00
ML masters – The Square hedges & bus shelt maint	132.00
Burton landscapes – CD orchard mowing	130.00
A Heckford - stationary	36.73
P Hopford – N/S Play area - paint	302.86

2007/113 Report of the Planning Committee**Planning application received and decisions arrived at by Charminster Parish Council and West Dorset District Council**

<i>Number</i>	<i>Property</i>	<i>Parish Council</i>	<i>WDDC</i>
	1/E/2006/		
000408	Land to the south of Summerhill House, Hawthorn Rd, Charlton Down Modification or discharge of an area of land from Structural Open Spaces	Object	
	1/E/2007/		
001126	The Cottage, Frome Whitfield Farm access road Erect conservatory	No objection	Approved 2 conditions
001279	Land adjacent to Forston water treatment works Extend water treatment works	No objection comments made	Approved 9 conditions
001617	1 Broken Cross, Charminster Erect two storey side extension	Object	Refused
001669	Cowden, North Street, Charminster Renovate and extend dwelling	Object	
001686	Longmeadow, Godmanstone Covert barn to farm shop	No objection	
001715	13 Ellerslie Close, Charminster To erect single garage	No objection	
001744	Sub station, Wanchard Lane Erect extension to existing switch house building	No objection	
001764	10 & 11 Mill Lane, Charminster Re-position previously approved garage/outbuilding		
001787	Forston Clinic, Charlton Down Erect single storey extension and additional car parking		

Tree Applications

00261	Foxbrake Hse, Charlton Down To remove 1 side of Copper Beach tree	No objection	Approved
00256	Nursing Home Site, Charlton Down To fell two dead trees	-	
00313	5 Herrison Cottages, Charlton Down To fell 1 Lawson Cypress tree	No objection	
00314	36 Deverel Road, Charlton Down Work to one Walnut tree	No objection	
00346	9B North Street, Charminster To fell 1 Fir tree & 1 Birch tree, & to crown lift 3 Beech & 1 Purple Beech		