

MILTON ABBAS PARISH COUNCIL

Minutes of a Meeting of the Parish Council held on 19th January 2022
in the READING ROOM, MILTON ABBAS, at 7.30pm

PRESENT

Mr P. Amor

Mr D. Cocking (Vice-Chair)

Mr N. Hodder

Mr T. Ives

Mr R. Woodhouse (Chair)

IN ATTENDANCE Mrs E. Sellen (Clerk) and 4 members of the general public. Ms K. Finlayson and Dorset Councillor Mrs E. Parker attended by zoom, however due to technical issues they were unable to participate.

1. APOLOGIES FOR ABSENCE Mr S. Driver & Mr T. Khandwala

RW advised that the meeting would be recorded for the purposes of writing up the minutes and will be deleted afterwards.

2. DISPENSATIONS None

3. OPEN FORUM

The following points were raised:

Mr R. Golledge asked what vehicular access was available for Jane's Wood. RW explained that vehicular access is still available under the terms of the easement, however it has not been called on for some time. The Clerk was asked to request future dates from the Working Party and write a letter to the landowner on behalf of the Working Party.

RG asked why the Parish Council had not investigated alternative access such as over the old village hall plot. It was agreed that the easement should be exercised regularly as a first recourse. PA agreed to liaise with Mr P. Ford resident of The Old Hospital as to whether there could be additional access from alternative locations, although it was also noted that vehicular access from the road was likely to be difficult, if not impossible due to the steep slope.

RG advised that the gritting team had acquired two new gritters to replace the others, at a cost of £149.98 thanks to MATCH topping up the remaining fund. The Catherine's Well Gritting fund is now exhausted, having been self-funded for eight years. There is enough grit for this year.

4. MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting held on 10th November 2021 had been circulated. It was proposed by NH, seconded by DC, and agreed by those who had attended the previous meeting, that they should be accepted as a true record.

5. MATTERS ARISING

Mrs T. Edwards from Milton Abbey School had replied to the Clerk's enquiry regarding tree works near the Abbey. The reply had been shared with Mrs. P. Fifield who is satisfied with the response.

The Clerk has continued to attempt to contact the Planning Enforcement Officer regarding the boundary hedge at Little Westwood. An enforcement notice has been published but no information has been forthcoming (the planning officer has yet to respond to three telephone calls and an email).

The Clerk has received confirmation that the BT Kiosk in Catherine's Well is not listed.

A Facebook Group for Milton Abbas Parish Council has been created, as a work in progress. It is currently known as "Milton Abbas Community News from the PC" and can be accessed at <https://www.facebook.com/groups/miltonabbaspc>.

Following ongoing concerns with the Captain Mannering equipment, an additional inspection has been booked with an alternative company, for a third opinion. The insurance company has been informed by email but has yet to respond.

6. CORRESPONDENCE

All correspondence had been circulated by email.

The clerk drew attention to the following:

An email from a resident regarding tree concerns in the region of Sylvan Corner. Proposed parking policy changes for Blue Badge holders.

Milborne St Andrew draft Neighbourhood Plan consultation closes 05/03/2022.

Mr D. Morley advised that Mr G. Dale (treasurer and trustee of Matchpatch) has died. The Clerk has shared contact information for Dorset Community Action with DM, suggesting that this may assist with any required restructure of their committee, however the PC do not see any concerns with respect to the existing lease.

Dorset Climate Action call for a rethink of the Draft Dorset Local Plan.

Mr L. Hughes has made an enquiry regarding the damage to the gates adjacent to Lake Lodge and tree works applications in the area.

7. REPORT FROM COUNTY COUNCILLOR

Mrs E. Parker's report was available for residents to read. The Clerk announced the contents of the report and advised that it had been posted as a file on the Milton Abbas Parish Council Facebook group. RW suggested particular attention should be drawn to the grants information by circulating as an ellie-gram.

8. REPORTS HOMEWATCH

Mrs E. Payne confirmed circulation of various media including Dorset Community Action emails, Rural Funding advice, Fuel Poverty guidance and the Dorset Cllr Report amongst others.

MATCH/JANE'S WOOD

EP relayed a message from Ms J. Harrison confirming the MATCH AGM has been rescheduled for Saturday 26th March 2022 in the Reading Room at 11.00am.

EP confirmed no updates for Jane's Wood or the Millennium Green.

PLAYPARK None

TRANSPORT

NH attended a "Bus Back Better" webinar from Dorset Council regarding a National Govt initiative, Dorset have made a bid for £29M to improve buses, potentially using community initiatives.

NH confirmed that the pavement in the vicinity of Dale Cottage has been cleared and reflectors replaced.

WELCOME PACK None

CSW None

MILLENNIUM GREEN TRUST As above MATCH/JW Report

TELEPHONE KIOSK None

COMMUNICATIONS

NH confirmed that planning applications have been reported on the Milton Abbas Community Facebook page and circulated by Ellie-gram.

COMMUNITY LAND TRUSTS

NH advised that following a zoom meeting with Milborne St Andrew to consider the viability of a joint venture, it has been established that the villages have differing purposes. MStA do not own land but wish to manage future development. Milton Abbas have land which could potentially be developed for the community benefit. NH attended a NALC webinar "Rural Housing – More Affordable". A CLT requires skilled people and long-term stewardship. It could create a revenue stream for the community, but there will be challenges, and they are a lot of work. RW suggested that urgent attention is required to decide the best way forward, including community consultation to see whether the residents of Milton Abbas approve of the venture. It was agreed that the Parish Council should identify whether there's a need and lead if appropriate. In the meantime, NH suggested that the two developers who have made contact so far should be advised that the Parish Council are not yet at a stage to enter into discussions, but their contact details will be retained for future consideration.

PLATINUM JUBILEE ARRANGEMENTS

Mr M. McAvoy reports that the planning is going well, events are forming shape and bookings are commencing. There will be a call for volunteers soon.

NHS WILDFLOWER GARDEN

NH had circulated an email from Ms M. Curtis. NH provided an update on arrangements with the Ecological group from Milton Abbey School and advised that work is scheduled to start imminently. There is not currently enough money in the budget for a seat and at present the project does not require a seat. It was agreed that the project should be tackled in stages. NH will feedback to MC.

REPORTS FROM OTHER PC OFFICERS

DC tendered his resignation primarily due to a growing misalignment of his views compared to those of the Parish Council, which made it feel like it was no longer

the best use of his time. He advised that he would be pleased to hand over maintenance of the defibrillators, and his renovation and maintenance of the fingerposts, including transfer of the materials currently at his home address. Due to established contact within Wessex Internet, he offered to continue with the project and report back as necessary, an offer which the Parish Council accepted. On behalf of the Parish Council RW thanked DC for his valuable input to the Parish on so many levels. The public echoed RW's thanks.

9. PLANNING

Decisions

P/LBC/2021/01815 61 Milton Abbas – Ext alterations to remove existing cement & lime render, repair rotted timber window frames using traditional methods to preserve as much of original as possible & render and paint exterior - Granted

P/HOU/2021/01853 & P/LBC/2021/01861 2 Milton Abbas – Erect single storey rear extn (demolish existing), alter steps & build retaining wall to rear - Granted

P/FUL/2021/02846 Woodview Chalet, Park Farm – Erection of dwelling and formation of additional parking space - Granted

P/LBC/2021/04451 51 Milton Abbas – Internal & External alts to remove existing oil fired boiler & heating fuel tank and installation of air source heat pump – Granted

P/PABA/2021/04928 Oxhouse Delcombe – Erection of Agricultural Building for temp storage and housing of sheep – Prior Approval Required

Applications

P/FUL/2021/05710 Little Westwood – Erection of 1no detached dwelling. TI summarised the applicant activity, including a previous application for 3 houses, subsequently withdrawn, a subsequent application to demolish existing and replace with 2 houses, which the Parish Council supported, and then another application to rebuild the existing house instead of two, and now that this is substantially complete, this new application for an additional dwelling by substantially reducing the plot that the existing house sits on. TI drew attention to the expanse of glass and the elevated position of the proposed new house. Cllrs discussed the elevation of the proposed house, the substantial quantity of glass as opposed to the previously proposed brick and flint style, the substantial reduction of Little Westwood's plot and the long roofline that would be created by the adjoining carport, bike shed and bin store. It was proposed by PA that the Council should recommend refusal based on the size and position of the proposed new house in relation to Little Westwood, the footprint is disproportionate to the plot and the front elevation would detract from the street scene due to the long roofline extending all the way to the wooded area. There were four votes in support. DC abstained due to the fact that he had not reviewed the application.

P/HOU/2021/04453 & P/LBC/2021/04454 St James Cottage, 46-47 Milton Abbas – Erect single storey extension (Demolish exiting garage and lean to), carry out associated internal and external alterations and landscaping. DC requested that his objection be recorded in the minutes as follows; "I object to this Application primarily on the basis of the heavily glazed front elevation of the extension. The

proposal includes the provision of garage-style “timber doors” to cover the glazing but I can only assume that the current or any future owner would likely open the doors, otherwise why glaze the front elevation in the first place? Hence in my view the application should be viewed on the basis of the “timber doors” not being present. For me, and in accordance with the Management Strategy contained within the Milton Abbas Conservation Area Appraisal, March 2014, that results in a clear and robust Objection. To quote the application: "The view of the cottage from The Street will remain as existing as the extension will sit neatly behind the existing cottage and to the side where the proposal incorporates timber doors in front of the glazing panels. This will enable the extension to appear very much as the existing garage when the doors are shut, giving the applicants privacy and security when required." Note it says “when” the doors are shut and “when required”. It does not say that the doors will be shut, ever.” TI also expressed a view to object based on the glazed front elevation. NH and PA expressed the view that houses in the street should be liveable and the Parish Council should encourage investment and growth in the village, as long as it’s in keeping with the street scene. It was proposed by NH that the Parish Council support the application. There were two votes in favour, two votes against and one abstention. RW as chair gave a casting vote in favour of the proposal, and the Clerk was asked to include the comments of DC and TI in the Parish Council response.

Any General Planning Concerns

P/NMA/2021/05243 Cornborough, Milton Abbey – Non material amendment to planning approval P/HOU/2021/01632 to allow removal of tree – For Information Only – Refused

Bridleways; <https://explorer.geowessex.com/> (insert the path number, e.g. E10/38 in the search box and click on the link)

Bridleway 18, Milton Abbas (E15/18) part of it in Hilton, although recorded on the definitive statement in Milton Abbas; there is no change to the path ‘on the ground’ this does not need a legal order; renumbered the part in Hilton as Bridleway 38 (E10/38)

Bridleway 27, Milton Abbas this bridleway had been incorrectly re-numbered; should be recorded as a continuation of Bridleway 10, Milton Abbas (E15/10); therefore renumbered

Land at 21 Milton Abbas – Land Owner Deposit (notices sited publicly)

10. REVIEW OF EXISTING PRACTICES FOR CONSIDERING PLANNING APPLICATIONS

This was discussed ahead of the consideration of planning applications, due to its potential impact on decisions to be made.

TI suggested that Planning Officers are less interested in Yes/No decisions than the feedback on local factors raised during the discussions and that future responses should indicate a) whether the PC support or object to a particular application b) whether this is unanimous or majority decision and, potentially most importantly c) which factors affected this outcome, including those for and against the final outcome if Councillors felt strongly about certain aspects. DC

supported TI's explanation and added that in respect of a recent consideration, the usual "No Comment" did not adequately reflect the consideration of the application which had identified some strong objections by two Councillors, and was effectively a manipulation of the process, obscuring transparency.

NH provided additional information regarding the application that had been contended, including the fact that there had been no Parish Council meeting to consider the application, and the majority decision was established by email. He reminded everyone that the Standing Orders allow for any two Councillors to call a meeting, and no meeting had been called. NH also confirmed that he felt that "No Comment" should not necessarily be considered the standard response to a planning application. He also reminded Councillors and residents that they should use their right to submit personal responses to planning applications.

It was agreed that since Dorset Council do not see the meeting minutes, if Councillors have a strong conviction that something should be drawn to the attention of the planners, then it should be included in the planning response.

PA proposed that if Councillors unanimously support or object to an application, the response may well be a simple confirmation, however where the decision is contentious, and not unanimous, it should be agreed what additional information should be shared with the Planning Officer. RW agreed that future responses should read like an officer report, in line with the responses of other Consultees.

RW stated that on reflection, it was clear that in this instance the process had broken down and thanked DC for bringing it to light, along with TI, to ensure that responses are improved in the future. It was agreed that in future, unless there was a unanimous vote for "No Comment" a report would be compiled in response to the Planning Officer.

11. CONSIDERATION OF APPLICATIONS OF INTEREST WITH RESPECT TO PARISH COUNCIL LAND

The Clerk had circulated emails from Martyn Banyard on behalf of Blacklane Developments and Laura Bending on behalf of AJC Group, enquiring the development potential of Parish Council land included in the Neighbourhood Plan. As above, per officer reports (Community Land Trust) it was agreed that the Clerk should email a holding response.

12. BUDGET

The Clerk had recirculated the draft budget discussed at the December village meeting, updated with actual spend to 31/12/2021 and revised outturn. It was proposed by RW and unanimously agreed that the budget should be accepted and the precept should be maintained at £15,700 by using reserves to fund increases in donations, playpark maintenance and new projects.

13. REPLACEMENT SIGNAGE OUTSIDE LOWER LODGE

NH had liaised with the Mr P. Goodland (Dorset Highways officer) and Mr L. Hughes, resident of Lower Lodge (site of the recent road traffic accident). He had circulated quotes from Dorset Sign Shop for replacing signage damaged in the RTA and obtained details of the insurance company of the driver. It was

unanimously agreed that NH should contact the insurance company to claim for the cost of replacement signage.

14. EFORESTS.CO.UK FREE TREES OFFER

Due to technical failure, KF requested that the item be considered at the next meeting.

15. RATIFY INCREASE IN DONATIONS DISCUSSED AT THE VILLAGE MEETING IN DECEMBER

It was proposed by RW and unanimously agreed that the 2021/2022 donation to the St James Open Cemetery should be increased to £315, and a new donation of £40 should be made towards the internet costs of the Computer Café in 2021/2022 both to be funded from reserves.

16. FINANCE

The bank statements and expenditure and receipts spreadsheet had been circulated by email, including a bank reconciliation to 14th December 2021.

Balances:

Current A/c	£47,589.96
Playpark A/c	£15,204.00
Nationwide A/c	£1,159.36

The following cheques were authorised:

Current Account

Mrs E Sellen Clerk's Salary November 2021	1323	£311.14
Mrs E Sellen Clerk's Salary December 2021	1324	£311.14
Mrs E Sellen Clerk's Expenses October & Nov 2021	1325	£78.32
Revolution Audio 25% Display Hire (Jubilee Exp)	1326	£174.51
DP Marquees 30% (Jubilee Exp)	1327	£405.49
St James Church Room Hire	1328	£15.00
St James Church (Open Cemetery) Donation	1329	£315.00
The Computer Café (Contribution to Broadband)	1330	£40.00
Milton Abbas Health & Disability Fund Donation	1331	£250.00
The Bulletin Donation	1332	£150.00

17. CHAIRMAN'S URGENT BUSINESS None

18. DATE OF NEXT MEETING

Councillors were reminded that the next meeting would take place on 9th March 2022 and, there being no further business, the meeting closed at 9.35pm.

Signed:
(Presiding Chairman)

Date: