

# LOWER WINTERBORNE PARISH COUNCIL

Minutes of the AGM held on Tuesday 21st June, 2016 at Winterborne Kingston Village Hall, commencing 7.30pm

**Present:** Cllrs R Allcock, R Jessop, D Knapp, G Nash, R Sorrell, H Andrews and J Jenkins

**Chair:** Cllr D Lewis

**Clerk:** Mrs A Crocker

**Also Present:** 10 members of the public, Jason Bowerman of the Charborough Estate, Nickie & Jez Barfoot, District Councillor Emma Parker.

The Chair invited Mr Bowerman to address the meeting and explain the proposed amendments to Abbots Court Farmhouse, Winterborne Kingston. The proposal is to continue the current authorised use which is residential, but to extend it to include bed and breakfast, occasional wedding venue and food preparation. The Barfoots then gave a brief outline of their history to date, including the ethos behind their restaurant, growing their own vegetables and rearing their own pigs. It is anticipated that any events held at the site would be restricted but they would also like to hold themed evenings at the farm. They would be looking to employ staff from the local community. Joan Nash - how many people would they anticipate employing? Gardener, chef, front of house staff - so perhaps ten or fifteen people. Cllr Jenkins expressed concern over the approach road which is narrow and there are no sign posts. Jason Bowerman - there will need to be improved signage and, at present, the public road goes as far as the dairy and the remaining section will need to be improved. The regularity of events will be considered and the access/exit may be across the water meadows and this is one point that will be addressed. All present were very positive about the proposal and we look forward to receiving the full planning application.

## **1 Public Participation**

16.25 Francis Shaxson - Is there any progress on the proposed development of the building at the Botany Bay Farm and is there any news regarding the Red Post. Cllr Lewis reported that an e-mail has been received from the Drax Estate confirming that the Red Post will be refurbished and repositioned once the road splay has been completed. The planning application has been approved by Purbeck District Council.

Mrs Thorne - regarding the dog waste bins. Whilst being fully in support of them, the regularity of emptying them was causing concern. Concern was also expressed regarding the location of the bins. Cllr Lewis explained that the January minutes show the proposed location as being at West Acres. Cllr Jessop said that the location of the dog bin was amended at a later meeting following consultation with dog walkers although this was not recorded in the minutes. The map was then issued and forwarded to DWP. Cllr Lewis offered to meet with Mrs Thorne to discuss this further.

**ACTION: CLLR LEWIS**

Lovely to see all the finger posts now in place and repaired. There is still one outstanding issue in that the post opposite the village hall is still leaning backwards. It is understood that this is deliberate in order to stop the passing lorries hitting the finger. However, Roger Bond has spoken to Highways and asked them to cement the post firmly into place.

Gina Dobbins - expressed thanks for all the hard work that was put in for the Queen's Birthday celebration although she felt that it would have been nice to have had more public involvement. With regard to the Youth Club - Mrs Parker has felt she has been bullied over the last few weeks and can no longer continue and so wishes to give three months' notice of leaving the club. The rent is paid up until the end of September and she will then leave. After discussion with the other members, they all feel that Mrs Parker's input is so

important that they do not wish to continue without her. Cllr Lewis suggested that she is happy to meet with Mrs Parker and see if there is anything that can be done or if she feels more comfortable talking away from the Parish Council meeting. Mrs Parker said that she has been in touch with the Dorset Youth Association and they are looking for a new building outside of the village. Francis Shaxson offered a vote of thanks to Mrs Parker for her work with the youth group.

Tony Ives -With regards to the youth building - those involved with the building from the beginning would like to be assured that it will remain for the youth of the village. In addition, several years ago, the Woodland Trust donated 100 whips to the village and these were planted in the fenced area of land in the corner of the recreation ground. Mrs Parker reported that they had also been given a Royal Oak that has been planted in the middle of the plot. No councillors had been aware of this and there does not appear to be anything on file referring to the trees.

## **2 Declaration of Interests**

16.26 No interests were declared.

## **3 Apologies**

16.27 Apologies have been received from Cllr Mark Leaper (family commitment) and District Cllr Jane Somper.

## **4 Minutes of Last Meeting**

16.28 A copy of the minutes of the AGM held on the 17th May, 2016 had been issued to all members prior to the start of the meeting. Cllr Knapp proposed them to be a true and accurate representation of the meeting. This was seconded by Cllr Jessop and agreed unanimously. The Chair signed the minutes on the presence of the meeting.

## **5 Matters arising from those minutes for report only**

16.29 Broad Close to the Greyhound path - we await confirmation from DCC that they have the budget for the work and this can go ahead. DCC will be carrying out the work and the Parish Council has agreed to pay 50% of the cost - £287.50.

Noah Henville Corner - nothing has been done to date, despite the white lines being drawn around the potholes last month. A reminder will be sent to Highways, with a copy to Cllr Cox and Francis Shaxson suggested sending a copy to a Health & Safety Officer due to the possibility of trip hazards and the dangerous nature of the road surface. **ACTION: CLERK**

Post Office - it is understood that the job has been advertised and it is hoped someone will be in place soon.

Subway lights - the issue of the lights has been reported and Cllr Lewis has spoken to the manager again. In their view, the positioning of the lights does not affect business so it is not top of their priority list and the car park is in more need of attention. A letter will be sent to their head officer requesting this is progressed. **ACTION: CLERK**

## **6 County & District Councillors' Reports**

16.30 County Councillors' Report - Cllr Cox was not available and no report was sent.

District Councillors' Reports - District Cllr Parker reported that the officers of NDDC have now been elected. She remains on Overview and Scrutiny and Vice Chair of Housing. If anyone has any concerns over the No Man's Land festival that took place over the Bank Holiday weekend, they should write to Licensing at NDDC. No objections had been received prior to the licence being issued this year but, should they wish to hold the event next year, the Licensing team needs to be aware of any issues that may have arisen this year.

## **7. Finance**

### 16.31 To confirm payment of accounts

The following payments had been requested:

J Carr	WK Groundwork - June 2016	200141	400.00
G Nash	3 padlocks for Rec. Ground	200142	55.25
Cheap Printing	Q90B banner for WK	200143	40.00
G Nash	Petrol for mower - June 2016	200144	57.10
Normtec	Fingerpost repairs	200145	996.00
DAPTC	Annual subscription 2016/17	200146	288.02
Mrs A Crocker	May wages + expenses	200147	440.70
HM Revenue	PAYE	200148	4.60
G Nash	Petrol for mower - May 2016	200149	55.12

The total amount requested from the Precept for May 2016 is £2,336.79

It was proposed by Cllr Andrews , seconded by Cllr Jenkins and agreed unanimously that the payments are made.

### 16.32 To confirm the reconciliation of accounts and position against budget

A copy of the papers had been issued to all members prior to the start of the meeting. Cllr Nash proposed that they are accepted. This was seconded by Cllr Knapp and agreed unanimously.

### 16.33 To receive an update on the change of signatories for the bank accounts

Cllr Andrews passed her completed application to the Clerk and other councillors were reminded to take two forms of identification to the bank with them. When their details are confirmed by the bank, they should be passed to the Clerk who will then complete the paperwork and send the forms in together.

### 16.34 To agree the retrospective expenditure of £287.50 for path repairs

This represents 50% of the cost of upgrading the footpath running from North Street, opposite the Greyhound, to Sackville Street.

## **11 To consider a response to the Dorset's Future Transport Network consultation, ending 21st July 2016**

16.35 The link to the consultation document had been sent to all members prior to the start of the meeting. The 187 is the last remaining bus serving the village and, although there is some suggestion that the school buses can be used, they do not operate during holidays. We need to object and the Clerk will draft a response and send it around for comments. **ACTION: CLERK**

## **12. Speed Watch (HA) - update**

16.36 Cllr Andrews reported that the James Vaughan, Deputy Chief Constable of Dorset, attended the group this morning. He said that, as they have been going for over a year and people are still speeding, he intends contacting Peter Finney, DCC Deputy Leader & Cabinet Member for the Environment , with a view to having some monitoring in the area. He would then go on to advise putting in a chicane or speed bumps. Cllr Allcock suggested writing to him as a follow up and thanking him for his support. A chicane would be welcome but speed bumps would not. **ACTION: CLERK**

## **13 WK Youth Building**

### **16.37 To consider the future of a Youth Building Committee**

Cllr Lewis reported that she was very disappointed that, after sending out a flier regarding a youth building committee to every household in Kingston, only seven people attended the meeting - two of whom were parish councillors and two were youth club committee members. Of those seven, only two people prepared to be on the committee. Cllr Knapp apologised for not being able to attend the meeting due to other commitments but would like to get involved with it. Cllr Lewis reminded members that, without a management committee, the running of the youth building comes back to the Parish Council and the building and the running of it is our responsibility. Cllr Knapp said he would like to put himself forward to sit on any committee that is formed. Cllr Nash suggested enquiring about the legal obligations if the building remains unoccupied but Cllr Lewis reminded members that the fire checks and safety audits have all been carried out at present and are fully up to date. Cllr Andrews attended the meeting and said she was very disappointed with the turnout as a flier was sent to every household in the village so there was clearly a lack of interest from the residents.

Pat Shears - very concerned about the building but felt that she cannot give it any input and so did not attend the meeting. It is not through lack of interest, it is that she felt she would not be able contribute anything to it.

Cllr Nash - would it be possible to get a detailed flier to go out with the Red Post magazine and spell out the urgency of the lack of committee. If not, would it be possible for councillors to deliver a flier and for it to go on to Facebook. Cllr Jenkins reported that the fate of the magazine is also in jeopardy as they are unable to get volunteers to assist with its production. The WK councillors agreed to sort out the delivery of the flier to all households once it had been produced.

Cllr Sorrell - feels that, if the building is to continue, then a management committee must be in place. If we do not have one, then the future of the building is in jeopardy. People must also understand that even the building is not being used, it is incurring costs. Although the building was donated 'for the youth of the village' it is clear that the number of children currently using it cannot sustain the building. Were another renter to be brought in then the use of the building for the youth only would not be achieved. If the youth club is subordinate to a bigger user, then it would not be able to use the whole of the building as is currently the case. If the building sits empty, then the cost of it will have to be covered by the precept and, subsequently, passed on to the tax payers of Winterborne Kingston. Cllr Knapp reported that he had several ideas for the building such as, following the loss of the library, perhaps some books could be kept there.

Gina Dobbins reminded members that both ends of the building must be kept accessible due to the fire exit at one end and the main entrance at the other - this was a requirement of the Fire Safety Officer. Any alterations to the interior would cost serious money. The building is not designed for being used in sections. Cllr Lewis followed this up by saying that the access road is not ideal and there are other issues that make it quite difficult for potential user groups but there may be someone out there. We now need to decide what we are we are going to do.

Cllr Lewis offered to draw up another flier setting out the situation as succinctly as possible and Cllrs Nash, Knapp and Jessop volunteered to deliver it. The flier will advertise a meeting to take place on Monday 11th July at the Village Hall and the results of that meeting will be discussed at the July Parish Council meeting.

Cllr Sorrell asked Gina Dobbins, if we do form a management committee, the youth club would have to be very clear about how they can fit in with other hirers. It was noted that, at this stage, there will be no Youth Club after September so this point may well be moot.

8.42pm District Cllr Parker left.

Cllr Sorrell asked if, we start a management committee and there are no youths wishing to use the building, where do we stand on the restriction 'for the youths of the village'? Cllr Knapp reported that he has stood

down from the Cubs so that he can concentrate on the youth of WK and how the building can be used to benefit them.

#### **14 To receive a follow up on the various 90th Birthday celebrations for 21st April and the 11th June**

16.38 Kingston - Cllr Leaper was unable to attend but had given Cllr Allcock a report of the event. In summary, there were around 300 to 400 people across the day. Thanks were extended to the ladies of the WI and the Church for the provision of teas and coffees throughout the afternoon. Thanks are also extended to all those who helped make the event such a success and, although the final accounts are not yet available, it is understood that about £2,000 has been raised to go towards the 'Community Good Cause Fund'. A full copy of the report is available on the Parish Council web site.

Cllr Lewis pointed out that someone had said it would have been nice to allow members of the public to help with the organising. Cllr Allcock said that there were about 30 people on the organising committee and a plea had been put on Facebook asking for anyone wishing to help to contact Cllr Leaper.

Cllr Sorrell expressed concern over how the monies from the event - how will they be allocated and how will the control of the fund fit in with Parish Council guidelines. The Clerk will take advice on this and report back. **ACTION: CLERK**

Cllr Lewis expressed thanks to Cllr Leaper and the whole team for the amount of work that went in to the organisation of the event.

Cllr Nash pointed out that there were complaints directed towards the organisers for litter, etc and he said this was unfounded as the whole area was spotless, in fact better than the it had been beforehand.

Gina Dobbins said she was in the field the following morning and was very impressed at how tidy it all was and agreed that any complaints were unfounded.

Zelston - held a street party in the afternoon, followed by a jazz night to which tickets had to be purchased. The street party was enjoyed by all and the jazz evening broke even.

#### **15 Planning Applications & Tree Work Proposals**

16.39 2/2016/0798 & 0799 Zelstone House, Bushes Road, Zelston  
Erect single storey extension, carry out internal & external alterations

Cllr Sorrell reported that he has looked at the plans and they are difficult to read. They already have planning permission to make some alterations and this is an extension to those alterations. He would not feel sufficiently knowledgeable to comment as they were quite detailed. There are no neighbours' comments on the web site so he recommended the Parish Council submits no objections.

2/2016/0815 Winterborne Chase, The Street, Zelston  
Install 11 velux rooflights & dormer windows to create additional accommodation in loft

This is a large spread out bungalow. The drawings look okay and there are no comments from neighbours. No objection.

2/2016/0852 & 0853 Zelstone House, Bushes Road, Zelstone  
Carry out repairs to cob garden wall

No objections.

**ACTION: CLERK**

## **16 WK Playground**

16.40 Nothing to report. All the litter is being taken away so the removal of the bins in the car park has worked well.

## **17 Home Watch/Flood Watch**

16.41 Graham Hyde was unable to attend the meeting but had forwarded the following report to the Clerk:

Homewatch - Blandford NPT were in attendance at the Whitechurch Field Barn Day and had a number of enquiries from the public. The statistics for May show there were 18 incidents in the rural area - mostly minor thefts but included lead theft from Charlton Marshal (Church Lane) and arson at a chapel in Milton Abbas. There was one incident on our patch at Zelston, this was a theft of keys from a stable.

Speed watch - Stats show three teams were active in May. 7706 vehicles passed the teams with 224 exceeding the threshold. This equates to about 3%.

Nothing to report on Flood Watch.

## **18 Parish Councillors' Reports**

16.44 Cllr Andrews - grass cutting - who does what? The Clerk is in the process of contacting all the relevant bodies responsible for cutting the various grass areas. Once they are all known, they will be recorded on a map of the village and this will, ultimately, go onto the Parish Council web site.

Cllr Jenkins - the pothole near the kissing gate at Bush Park paddock has been filled in. The White Post junction - there is very little indication of the kerbstones on the left when leaving the A31, heading towards Kingston. There needs to be something reflective, whether it is lines on the road or on the kerb. A letter will be sent to Kier. **ACTION: CLERK**

Cllr Jessop - quality of grass cutting. The church yard has now been cut but the quality has been poor. Cllr Nash reported that James Carr has not been well and is not able to cut the hedges. This needs to be addressed with James and, if necessary, another contractor brought in to undertake the work.

Cllr Sorrell - nothing to report.

Cllr Knapp - nothing to report.

Cllr Nash - Kier - felt that the communication has been excellent and he feels that a letter of thanks should be sent. Cllr Lewis reminded members that a letter of thanks was sent after the long closure. The A31 currently looks unfinished with the gravel on either side. It is also understood that one or two vehicles have become stuck in the gravel as it is very soft. When writing, we need to request some signage to that effect. Thanks and farewell to Mr & Mrs Ives for everything they have done for the village throughout the years.

Cllr Allcock - nothing to report.

Cllr Lewis - reminded members of the Minerals and Waste consultation currently underway. The Mobile library is stopping in 2017 and it is understood that very few people use it. July 20th - DAPTC meeting - with Highways in attendance to talk about what they will and will not be doing in the future.

## **19 Correspondence receive since the agenda was set**

16.45 No additional correspondence had been received.

## **20 Items for the July agenda**

- Youth building
- grass cutting
- dog bins
- grant structure for WK community group and final accounts for the Q90 birthday celebrations.

Councillors are asked to inform the Clerk of any items to be included on the July agenda by the 8th July 2016.

The next meeting will be held on 19th July, 2016 at Kingston, commencing 7.30pm.

There being no further business, the meeting closed at 21:15pm .