

PARISH COUNCIL

Minutes of the Parish Council meeting held on Tuesday 14th September 2017 at 7.00pm.

Present; Cllr. Neil Hickman (chair), Cllr Jim Cooper, Cllr Angela Bullock, District Cllr Barrowcliff, District Cllr Alford and 32 members of the public, and Nick Cardnell, Senior Planning Officer, West Dorset District Council.

2017/0070 NEIGHBOURHOOD PLAN

Nick Cardnell (NC) addressed the meeting, explaining that the Localism Act 2011 identifies a need for local authorities to allocate land for housing and development. A Neighbourhood Plan (NP) is one of three documents referred to when deciding if planning approval should be granted to a planning application. Neighbourhood plans must be prepared by the local community, and once approved, form part of the development plan for the area, alongside the local plan.

NC explained that the process for creating a neighbourhood plan starts with a group of local residents preparing a statement and a map of the proposed area, and then consulting with the district council and community before developing the plan. A public consultation is required, and the plan must be based on evidence. During the process community have a chance to comment, prior to submission to the district council. The plan is then reviewed by an independent examiner, and a referendum takes place. As long as more than 50% of the votes cast in the referendum are in favour, the plan will be approved. The cost of the referendum would be borne by the district council, and not the parish council.

The plan must meet 4 basic conditions: Sustainable development, conform with the local plan, have regard to the NPPF and be compatible with EU human rights obligations.

NC explained that the current local plan was adopted in October 2015 and highlights the need for new housing development within West Dorset, with a focus on market towns, before villages as preferred sites. NC noted that development should only happen outside of the Defined Development Boundary, (DDB) in exceptional circumstances for specific reasons.

There was a period when the local plan had not been adopted and that allowed some developments to be granted permission, even though they were outside the DDB. The local plan is currently undergoing an early review.

NC noted that should a village have a NP in place the parish would receive 25% of any Community Infrastructure Levy payable on the development, an increase from the current 15%. There are also currently grants available of £9000 to assist with some, but not all of the costs associated with the development of the NP. The funds can be used to employ consultants to advise and assist with the development of the NP. It was noted that there are currently 21 NPs in preparation within West Dorset, 2 have been completed, 1 is at examination stage and 1 is at referendum stage. Beaminster Town Council have now submitted an application for a plan.

NC reported that the NP forms part of development plan for district and has equal weight with the other 2 main planning policy documents. NC confirmed that there is no target number for new dwellings to be built within Mosterton.

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Residents asked who is responsible for the lack of the 5 year land supply in the local area in recent years.? NC explained that there was a lack of land identified by local developers. A NP cannot block any existing planning applications under consideration, and a NP could take 3 to 4 years to fully develop. NC suggested that the village look at examples of other NPs which have been completed and are available to view online. It was noted that any land identified within the NP as suitable for development, would have to be considered available with regard to the land owner being prepared to allow development of the site. The NP must be evidence based, and can use evidence from the Local Plan, but cannot use evidence from the village plan developed some years ago. It was noted that a NP is usually valid for 15 to 20 years.

It was noted that the development of an NP, although overseen by the parish council, is a community effort, and will require volunteers to form a working group. All present were in favour of the development of an NP, and an interested resident took contact details of those persons prepared to join a working group.

2017/0071. PUBLIC DISCUSSION OF ITEMS ON AGENDA

No items raised.

End of public discussion

2017/0072. APOLOGIES / DECLARATIONS OF INTEREST / GRANT OF DISPENSATIONS – Apologies were received and accepted from Cllr Dion Shoemark, and County Cllr Rebecca Knox.

2017/0073. REPORTS FROM DISTRICT COUNCILLORS, COUNTY COUNCILLORS AND LOCAL POLICE OFFICER:

County Councillor

Not present.

District Councillors

Cllr Alford reported as a follow up to the discussion about the Neighbourhood plan, that from a WDDC perspective, in 2015 the Local Plan inspector said he didn't think enough land allocated had been allocated in Dorchester or Sherborne for development. The district council is also aware that a large number of planning permissions have been granted, but the development has not yet commenced. This has also contributed to the lack of a secure 5-year land supply. The district council may make a more interventionist approach to getting dwellings built on land approved for development.

Cllr Alford reported that there has been a statement released from the Secretary of State on the proposed local government changes from the 9 current district councils, to a new two unitary authority system and he is minded to approve the plans. There is a further consultation regarding the matter, and this end on 8th January 2018, after

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which a final decision will be made, subject to parliamentary approval. Cllr Barrowcliff confirmed that it was good news to have received the above statement from the Secretary of State.

Police.

Not present

2017/0074. APPROVAL OF THE MINUTES OF THE MEETINGS HELD ON 12th SEPTEMBER 2017

The minutes were approved, proposed by Cllr Cooper, and seconded by Cllr Bullock and signed by Cllr Hickman.

2017/0075. MATTERS ARISING FROM THE MINUTES OF THE MEETING HELD ON 11TH JULY 2017

Bus Shelter

Cllr Hickman reported that the shelter should be in place by the next meeting. Clerk will arrange an quote from an alternative contractor, in case the current contractor continues to be unavailable.

Traffic Hazards & Safer Route to School Scheme

Clerk reported that County Cllr Knox was sorry to be unable to attend the meeting tonight. A resident produced a report to the meeting detailing a number of potential hazardous locations within the village. The clerk will arrange a meeting between the parish council and Highways Department to discuss the issues. Clerk will also contact Cllr Knox to ask that the school bus does not collect pupils from the corner of Fair oak Way as it was felt that this was a hazardous location for the bus to stop.

Grit Bin Purchase

To be discussed at the next meeting

2017/0076. NEIGHBOURHOOD PLAN

See item 2017/0070.

2017/0077. PLAY AREA INSPECTION REPORT AND NEW EQUIPMENT

Cllr Bullock reported that the working group have received a quotation from one company, and are awaiting alternative quotes, which should be available by the next meeting.

2017/078 CORRESPONDENCE

1. Clerks and Councils Direct newsletter
2. Local Council Review
3. Letter re increase in Pensions contributions from April 2018

2017/0079. PLANNING APPLICATIONS FOR CONSIDERATION

- a) Applications handled since last meeting - None
- b) Decisions notified by WDDC since last meeting

WD/D/17/001657 Land of Chedington lane, Mosterton, Beaminster, Erection of agricultural building (retrospective) (full) Approved

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WD/D/17/001928 Churchill farm, Mosterton, Beaminster, Demolish existing bungalow and adjacent outbuildings. install new access and erect 3 no dwellings and associated garaging. (variation of condition 1 of planning approval WD/D/15/000201) (variation of condition) - Withdrawn

WD/D/17/002097 Sunny mead, Chedington lane, Mosterton, Beaminster Formation of new pitched roof to include dormers to existing dwelling, two story extension to the east elevation and single story extension to the south elevation (Full) Withdrawn

- c) New applications to be considered - None
- d) Tree Applications - None
- e.) Other planning issues - None

2017/0080. FINANCE Including Budget for 2018-2019

Treasurers account	
Payments since last meeting	
Clerk salary September & October	£ 293.78
Clerks Pension (employee contributions)	£ 25.54
Clerk's Expenses	£ 50.00
PC World Dongle	£ 89.99
Village Hall hire	£ 60.00
Mosterton preschool	£40,000.00
Income Since last meeting	
Precept & LCTS Grant	£ 5250.00
Public Works Loan Board	£39,975.00
New cheques/payments	
Bidair (website)	£ 96.00
BDO Auditors	£ 120.00
Community Heartbeat (extra sign)	£ 23.00
David Landscapes	£ 424.00
Bank balance as at 4 th October	£68,148.14
Balance after above payments agreed	£ 27,274.87
Amenities account	
Balance as at 18 th September 2017	£10,429.13

Interest accruing at rate of approximately £0.46 per month.

The above payments were approved, proposed by Cllr. Bullock and seconded by Cllr Hickman.

The budget for financial year 2018-2019 was discussed, having been previously circulated. The clerk highlighted that the costs for website and ICT have increased, as the Parish Council's exiting website host is closing, and the website will need to be migrated to another host, at a cost of £150 plus VAT.

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The Parish Council agreed to set the precept for the year 2018-2019 at £10,000.

The clerk reported that the external audit for the parish council accounts for the year 2016-2017 has been completed. One issue was reported by the external auditor. The clerk incorreced logged the asset value of the bus shelter as the final cost after installation, which has not yet been completed.

2017/0081

REVIEW OF STATUTORY DOCUMENTS AND PROCEDURES

The following statutory documents were circulated prior to the meeting:
Standing Orders, Financial regulations, Financial Risk assessment, Freedom of Information Act, Model Publications scheme and Adoption of Electronic Mailing Communications

All were approved, unchanged.
The main meeting closed at 8.29 pm.

2017/0082. PUBLIC DISCUSSION TO RAISE ITEMS FOR FUTURE AGENDAS

Safer routes to school and other highways matters, plus play area equipment will be agenda items for the next meeting.

Date of next meetings for the year 2018 were agreed as follows:

Tuesday 9 th January	Tuesday 13 th March	Tuesday 8 th May
Tuesday 10 th July	Tuesday 11 th September	Tuesday 13 th November

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