

## MILTON ABBAS PARISH COUNCIL

DRAFT Minutes of a Meeting of the Parish Council held on 11 September 2024  
in the READING ROOM, MILTON ABBAS, at 7.30pm

### PRESENT

Mr S. Driver (Chair)  
Mr S. Gould  
Mrs J. Jordan

Mr P. Ford  
Mr T. Ives  
Ms D. Wyatt

**IN ATTENDANCE** Mrs E. Sellen (Clerk) and 6 members of the general public.

**1. APOLOGIES FOR ABSENCE** Mr I. Baker, Mr T. Khandwala, Mr S. Martin and Mrs. Emma Parker (Dorset Councillor)

**2. DISPENSATIONS** None

### 3. CHAIRMAN'S ADDRESS

SD welcomed everyone to the meeting. He thanked Mr R. Golledge for continuing to draw attention to the poor state of the roads and pavements in Catherine's Well and explained that following a review of other areas within the parish, this has now been added to the agenda as a permanent item until a satisfactory conclusion has been reached.

SD expressed his understanding of peoples concerns relating to the Local Heritage List letters that have been received from Dorset Council and explained that Dorset Council had not consulted the Parish Council regarding this scheme before sending out the letters.

SD confirmed that Councillors are considering the potential of the land behind Middleton Row owned by the Parish Council in relation to the neighbourhood plan, planning advice sought in 2023 from Planning Consultant Jo Witherden, and land agent Symonds and Sampson. It is clear that the Neighbourhood Plan should be reviewed with potential for updating it but the five key objectives; to ensure that any new development is 1) integrated with existing development, 2) meets the needs of local people, 3) is aesthetically sympathetic, 4) minimises impact/seek to make enhancements 5) enhances sustainability in the local community; are as valid today as in 2019 and whilst NPPF suggested that 17 new homes are required in Milton Abbas our plan potentially offers 20 between now and 2031. When all the options have been considered, a parishioner consultation will be undertaken prior to any decision being made.

Following some criticism of the Parish Council communications process, the second Bulletin has recently been circulated, the Facebook page and website have been updated, and further suggestions or feedback are welcomed.

### 4. OPEN FORUM

The following points were raised:

Mr R. Golledge asked whether the Clerk had contacted the landowner for access to Jane's Wood. SD confirmed that he had met with the landowner in person and discussions are ongoing. RG asked whether the Parish Council had considered contacting the new owner of the ransom strip adjacent to 1 Sylvan Row. The Clerk confirmed that she was not aware that it had changed hands but she would make enquiries.

## **5. MINUTES OF THE PREVIOUS MEETING**

The minutes of the meeting held on 10<sup>th</sup> July 2024 had been circulated. It was proposed by TI, seconded by PF, and agreed by those who had attended the previous meeting, that they should be accepted as a true record.

## **6. MATTERS ARISING**

The zip wire post has been replaced under warranty however it has not yet been re-tensioned. The seat will be reinstalled as soon as it has been re-tensioned.

The toddler swing will have a post replaced under warranty when the inspection company have received the latest inspection reports.

The Clerk is investigating the disappearance of the HERAS fencing around the toddler swings.

The PlusBus can be commissioned for longer distance trips if a volunteer is prepared to administer the allocation of all 16 seats.

A new contact has agreed to review the maintenance for the play park pending clearance from The Play Inspection Company.

The Countryside Ranger has forwarded details of the platform overlooking the churchyard from the Lovely Steps to the Property Department (Dorset Council) who are responsible for closed churchyards.

The Countryside Ranger has confirmed that the treads and rebar on the Lovely Steps and the steps from Catherine's Well to the Street (above The Old Hospital) will be attended to by the Rights of Way team.

Dorset Council have confirmed that they will resolve the subsidence of the Captain Mannering equipment in early September. A specific date has been requested.

Hugo Fox (the Parish Council website host) have confirmed that they will offer .gov website addresses free of charge and they will offer an associated email plan.

## **7. CORRESPONDENCE**

All correspondence had been circulated by email or was available on the table.

The clerk drew attention to the following:

Letters from Sovereign Network Group (SNG) and the surgery regarding Parish Council owned trees – the clerk is seeking information on TPO's etc.

Resident communications regarding the Local Heritage List process.

A hand delivered copy of a previously anonymous complaint regarding a planning enforcement issue – the issue has already been passed on to Dorset Council for consideration the Parish Council cannot do any more than this.

SG passed the Clerk a letter from Sharman & Company Developments Ltd who have expressed an interest in purchasing the land adjacent to the surgery.

## **8. REPORT FROM DORSET COUNCILLOR** None

## **9. REPORTS**

### **HOMEWATCH**

EP confirmed that emails continue to be circulated including the Bulletin, road closure notices and items of general interest.

### **MATCH/JANE'S WOOD** None

### **PLAYPARK**

SG requested a date for the maintenance of the trees and hedges to be cut back. DW advised that there are still several reels of cable being buried deeper into the hedges of the Millenium Green. It was confirmed that there are additional reels at the Sports Field and Allotments. The Clerk will contact Wessex Internet again.

### **TRANSPORT**

The Clerk drew attention to the Community Transport Group Constitution. The service continues to be well used and it appears that the annual £500 commitment from member Parish Councils may well be enough to keep the service afloat, along with some additional fund raising (e.g. Tesco donations etc).

### **WELCOME PACK**

SD reported that TK had been asked to make amendments to the MATCH details before the next revision is issued. Residents reported that they had requested a copy but not yet received one.

### **CSW**

JJ reported that Dorset Police are happy to provide training if a group of volunteers can be mustered. JJ is looking for a way to gauge interest. Much conversation ensued with respect to cyclists, a historic photograph of a Range Rover travelling at 84 mph through the village, the recent change in 20mph limit policy and current blackspots. It was also noted that the SID is not currently working. JJ will use social media and other means to gauge interest and encourage volunteers to come forward.

### **MILLENNIUM GREEN TRUST**

RG continues to cut the grass but reports that hedging continues to encroach on available space. The Clerk will add this issue to the current trees list.

RG thanked the Councillors for clearing the Boules area and advised that there is a large chess game and boules kit in the lockup if required.

### **TELEPHONE KIOSK**

SD confirmed that following refurbishment, the kiosk is clearly being used and he thanked all the volunteers that had helped in the restoration. Now that this project is complete it will be removed from the agenda, although regular reviews will continue.

### **JUBILEE BENCH**

JJ advised that she will be happy to assist FR. Slats have been crafted by Maggie Curtis and require a wrought iron frame. PF and SD suggested they may be able to help with this. The Clerk will put JJ in touch with MC.

## **MILTON ABBAS SPORTS CLUB**

The Clerk has emailed details of a Veolia Grant which appears appropriate for the club.

**REPORTS FROM OTHER PC OFFICERS** None

## **10. PLANNING**

### **Decisions**

**P/VOC/2022/05797** Land at Little Westwood – Erection of 1no. dwelling, garage, access & parking (with variation of condition 1 of P/FUL/2020/00019 to amend approved plans) – Withdrawn

The owner Mr G. Cooper attended to explain why this application had been withdrawn; from the original application to demolish Little Westwood and replace with two new houses, submitted November 2018, approved November 2019 and associated subsequent applications to reflect a better use of the available resources, accompanied by compounding delays for various surveys, the condition to start on the application ref P/FUL/2020/00019 within three years has passed and Dorset Council were not willing to offer any leniency despite the retrospective application of the Poole Harbour Catchment Scheme and the fact that they have contributed to the delay taking 8 weeks to produce a S106 agreement for example. GC confirmed a new application is being drawn up for submission within the next month.

**P/VOC/2024/02373 & P/VOL/2024/02374** 11-12 Cobb Cottage – Demolish the existing garage and outbuildings to the rear of the cottage and erect a single storey extension (Variation of Condition No. 2 against appeal decision number APP/N1215/W/19/3240771 and Planning Application Number 2/2019/0245/HOUSE to make amendments to approved drawings). (Variation of Condition No. 3 against appeal decision number APP/N1215/W/19/3240775 and Listed Building Consent Number 2/2019/0246/LBC to make amendments to approved drawings) – Granted

**P/HOU/2024/02228 & P/LBC/2024/02730** 26 Milton Abbas – Alterations to facilitate erection of single storey side extension & rear extension. Demolition of existing rear extension & remodel of existing garage. Proposed new external brickwork stair & patio area. Proposed removal of rear elevation door & installation of window to match adjacent. Extension & repointing of 2no. existing chimneys – Refused. The owners were in attendance and expressed their disappointment at the decision and confirmed that they have submitted their appeal which could take up to 52 weeks.

**P/HOU/2024/03047** 54-55 Milton Abbas – Erection of a detached timber garden shed – Granted

### **Applications**

**P/FUL/2024/04921 & P/LBC/2024/04922** 53A Milton Abbas – Change of use from sui generis (mix use of C3 Dwelling, C3 dwelling restricted to holiday occupancy, and tearooms) to C3 dwellinghouse; erect extension (demolish toilet block) and carry out internal alterations. It was proposed by SD and unanimously agreed that the property had been discussed in detail at the previous meeting and there was nothing of concern in the plans online. The Clerk was asked to

confirm online that the Councillors are happy with the change of use and that it will not constitute a loss of amenity.

### **11. RISK REGISTER &**

### **12. ROADS & PAVEMENTS**

SD confirmed that there are two updates to the Risk Register this month; the degradation of the road verges; some of which are severe enough that they could contribute to the occurrence of a road traffic accident which could result in injury or loss of life; and footpaths in Catherine's Well that could result in injury. Photos have been supplied to Steve Mephram, Phil Goodland and Jennifer Foot from Dorset Highways, on 4<sup>th</sup> September, requesting a formal inspection and rectification. SD will follow up fortnightly until Dorset Council carry out the repairs.

SG drew attention to works by SNG operatives on the verge at Catherine's Well, posted to Facebook where a trench had been dug and the spoil heaped on the verge. It is presumed that they will return to cover up the pipework, but SD thanked SG for the update and said that it should be monitored.

### **13. DORSET COUNCIL HERITAGE LIST**

SD explained that he acknowledged and shared the concerns voiced by members of the community on social media etc and confirmed that Dorset Council had declined an invitation to attend the meeting due to a lack of staff. SD invited Anne Southcombe to comment. AS expressed her concerns in great detail, starting with the "menacing" tone of the reverse of the letter and highlighting the absences of detail regarding the process and the lack of information in the letter or the website (all links lead back to the top of the same website page in a loop). AS said it is not clear from the website how this may or not be related to the National planning policy. Milton Abbas should not be impacted by additional local restrictions. Mr & Mrs Nixon who have also sent their objections to Dorset Council and have not yet received any response. It was apparent that some residents have not received a letter at all. One resident confirmed having received a second "progress" letter.

AS expressed her sympathies for anyone who has attempted to submit an application within the Street in the last few years, and advised that owners of houses in the Street are already disadvantaged by huge bills before they undertake even the most routine of household maintenance (one year insurance quoted at £4,500, one policy excluded any form of fire risk as the property's electrical installation must exceed the quality for a standard home, heating and electric bills are high due to the property's inefficiencies and council tax is excessive). AS expressed the fear that if a house were to burn down, conservation and planning restrictions would detrimentally hamper the process of rebuilding the property within a lifetime.

AS requested answers to the following questions;

1) To supply the Parish Council with a list of addresses to which the letter has been sent, and advise the reason for those excluded from the circulation of this letter.

- 2) To supply a map or detailed explanation of all properties that will be affected by this proposal.
  - 3) To supply information relating to the 2022 consultation process, including when and where the process took place, who was surveyed, what questions were asked, how was the data compiled.
  - 4) To explain who or what is LUC?
  - 5) In what form was the data transferred from the consultation to LUC?
  - 6) How does this Local Heritage List relate to the National Planning and Policy Framework?
  - 7) Will the LHL scheme be applied throughout out GB, just Dorset or Dorset excluding BCP?
  - 8) Are Historic England involved in this process and will it be cohesive with the existing Listed Buildings policies?
  - 9) What is the timescale for this plan – evidently consultation started in 2022, what is the intended outcome of the process, how long will it take and what steps will happen in between?
  - 10) Where are we in the timeline at the present moment?
  - 11) Is there a plan to employ more staff to the team so that correspondence from those affected can be responded to and an information and education scheme can be implemented?
- SD confirmed that the Parish Council would ask the questions of Dorset Council and continue to invite them to future meetings.

#### **14. FINANCE**

The receipts and payments spreadsheet, latest bank statements and list of cheques for payment had been circulated by email and was available at the meeting.

##### **Balances:**

Current A/c	£45,739.89
Playpark A/c	£28,576.91

The following cheques were authorised:

##### **Current Account**

Hugo Fox July 2024	DD	£11.99
Mrs E Sellen Clerk's Salary July 2024	1443	£383.05
Mrs E Sellen Clerk's Expenses July 2024	1444	£69.19
Hugo Fox August 2024	DD	£11.99
Mrs E Sellen Clerk's Salary August 2024	1445	£383.05
Mrs E Sellen Clerk's Expenses August 2024	1446	£30.49
DAPTC Chair's Training	1447	£35.00

#### **15. CHAIRMAN'S URGENT BUSINESS**

#### **16. DATE OF NEXT MEETING**

Councillors were reminded that the next meeting would take place on 13<sup>th</sup> November 2024 and, there being no further business, the meeting closed at 8.45pm.

Signed:  
(Presiding Chairman)

Date:

DRAFT