

Osmington Parish Council

Minutes of the Meeting of the Parish Council held on Monday 1st September 2025 at 7.00pm

Present: Cllr Mrs S Miller (Chair), Cllr. Mrs H Ballard, Cllr Mr N Ireland (Dorset Cllr), Cllr Mr M Johnson, Cllr Mr B Kuflik and Cllr Mr J Little and Cllr Mr J Medrecki.

Also in attendance: Miss Leigh Johnson (Clerk) and 6 members of the public.

66/25 Public Participation Time

- 66.1 A resident referred to the special meeting on 18th August 2025 and felt that although it had shown that the village hall was a valued community asset, residents had been misled by certain posts on social media.

It was questionable as to whether the old charity for the hall had been closed and he could not recall being invited to attend a meeting by the village hall to transfer to a CIO and amend governing documents. He questioned the validity of insurance as the land registry had not been updated. The resident added that he felt that the issues regarding the lease had been minimalised at the meeting.

It was important to clarify that the village hall had asked for the parish council to amend the lease in order to install a patio at the rear of the hall. Disingenuous posts on social media portrayed that the parish council had instigated the review of the lease, therefore incurring costs and wasting public money.

Previously there had been a careful balance between groups as to the control and oversight of the village hall. Now there was no AGM, no election of trustees and no published agenda or minutes. The parish council was legally obliged to ensure that the lease was correct and therefore advice needed to be sought by a legal professional.

It was important to bring the lease up to date and do what was right for the whole parish.

- 66.2 A resident asked if the parish council was doing right by the village. She wanted to have confidence in the parish council, the village hall and other groups within the village. She felt that the parish council had allowed this conflict to continue for too long.
- 66.3 A resident stated that social media had clearly stirred up residents of the village by publishing some posts of fake news. She congratulated the parish council for its work to review and update the lease to ensure its accuracy.
- 66.4 The Chair of the village hall responded and it was noted that in June 2018 an AGM was called and an agenda published with the resolution to dissolve the old charity and start a new one. The Charity Commission suggested the use of a CIO.

Over the years the village hall been well maintained and had gone from strength to strength with all users stating that they were happy with the way in which things were being run. The Chair felt that he had been personally attacked regarding this matter and if any person had a grievance, they should refer it to the Charity Commission.

- 66.5 It was felt that the original lease was no longer fit for purpose and did not give villagers any rights. There had not been any mention of the village hall being neglected and poorly maintained. There was a right to review the lease if it was felt that it had been breached in any way.

- 66.6 The village hall Chair responded to the last comment and said that the lease had not been breached. Most of the residents that attended the meeting on 18th August were happy with the way in which things were run. The Chair would welcome a meeting open to all members of the parish to discuss this.

He questioned why residents chose to attend parish council meetings to discuss the lease and not contact the trustees first.

- 66.7 In response to this question a resident stated that the parish council was a formal arena to air views and felt that the village hall committee lacked structure and governance. This was not the fault of the Chair of the village hall.

The parish council Chair drew the public session to a close and informed everyone present that the special meeting held on 18th August was held purely to approve the appointment of Pengillys and costs associated with that.

67/25 Apologies

No apologies for absence were received.

68/25 Declarations of Interest and Grants of Dispensation

Councillor Little declared an interest in agenda item 6.3 as a trustee of the village hall and remained in the meeting during the update.

69/25 Minutes

It was **resolved** that the minutes of the meetings held on 7th July, 12th August and 18th August 2025 be approved and signed by the Chairman as a correct record subject to an amendment to the 12th and 18th August minutes as follows;

To add Councillor H Ballard to the list of attendees.

70/25 Matters arising from the minutes

There were no matters arising from the minutes.

71/25 Planning Matters

The following planning decisions were noted: -

- 71.1 None.

The following planning application was considered:-

- 71.2 There were no planning applications for consideration.

72/25 Parish Amenities

- 72.1 The Playing Field Officer confirmed that the swings would be ordered and installation would be by a qualified engineer.

- 72.2 There were no reports from other officers.

- 72.3 The Village Hall Officer provided the following update regarding the village hall lease:-

With reference to a social media post that had been published on 17th August ahead of the special meeting which stated "This meeting is being held to discuss OPC's desire to expend more precept money to pay the legal expenses due to be incurred with their desired variation of the lease of the land currently held by the village hall". This

statement was inaccurate. It was not the desire of the parish council to vary the lease, this was at the request of the village hall in order to add an additional 2m parcel of land at the rear of the hall to improve facilities for residents. This required a variation to the existing lease and the parish council agreed to pay the costs on behalf of the village hall. These costs were then capped at £2,000.

It was agreed by the village hall that they move from a charity to a CIO. The link between the original charity and the existing CIO is still missing. The resolution by the village hall committee was to convert and not to dissolve the original charity number.

When Cllr Johnson was appointed to the role of Village Hall Officer, it was his desire to bring people together and act as a conduit for that purpose. Since then, he had been refused access to village hall meetings by the trustees which did little to ameliorate concerns raised by residents. Although meetings with the village hall Chair had taken place Cllr Johnson had felt rebuffed and there had been no sign of acceptance of any terms to resolve the matter.

A recent email from the village hall Chair stated that they would not proceed with the installation of a patio area after all. It would therefore appear that the parish council had incurred legal costs of £2,000 only for the village hall to abandon their desire to provide better facilities for the parish. With this in mind Cllr Johnson stated that Pengillys should be instructed to review the lease and bring it up to date as soon as possible.

Cllr Ireland agreed that this was disappointing and that the legal costs should have been met by the village hall and not the parish council.

Cllr Medrecki enquired as to when an AGM would be held. He felt that this would be beneficial to residents and trustees could be elected.

Cllr Little asked if a written brief would be given to Pengillys. The Chair confirmed that it would and Cllr Johnson informed members that he would draft a brief.

- 72.4 It was noted that the fencing around the play area required maintenance or needed to be replaced. Cllr Medrecki would report back to a future meeting regarding options.
- 72.5 It was **resolved** that Community Contingency Plan funding would be held by the parish council. This would be ring-fenced and a clear audit trail retained.
- 72.6 Cllr Little asked members to provide initial thoughts regarding the Osmington Community Plan with a view to bringing the document up to date.
- 72.7 Members discussed the Dorset Council Local Plan consultation. Although there were no comments regarding the initial phase of consultation it was agreed that future phases such as sustainability would be discussed in more detail.

73/25 Highways and Rights of Way

- 73.1 There were no Highways issues to report.
- 73.2 Cllr Kuflik reported that the path at Craig's was still impassable on the bus stop side and the newly cut path saw torrents of water during wet weather and this may cause issues in the winter months.

74/25 Finance

- 74.1 Members considered the quotes for the Engineering Inspection renewal and it was **resolved** to accept the lowest quote.
- 74.2 The conclusion of the audit for 2024-25 was noted.
- 74.3 Members considered making an annual payment to the savings account and it was **resolved** that a transfer of £100 be approved.
- 74.4 The cashbook balances, budget report and bank reconciliation were received and approved.
- 74.5 It was **resolved** to approve the following payments: -

Leigh Johnson – salary/expenses – July and August	£852.30
HMRC Tax – July and August	£129.80
Osmington Village Hall – Hire for August and September	£60.00
Richard Holland – weed clearance	£20.00
WWCS – grass cutting 2 nd quarter	£415.50
Dorset Council – Contribution to speed limit installation	£14,680.24
Weymouth Town Council – play area inspections	£113.40

It was **resolved** to retrospectively approve the following payment/s made in accordance with Financial Regulation 4.1.

Unity Trust bank charges for July and August	£12.00
Dorset Council – Litter bin collection at Osmington Mills	£193.90
Dorset Council – Commercial waste collection	£242.19

75/25 Council Matters

- 75.1 Cllr Kuflik informed members that the DAPTC training courses were mostly by Zoom and could be found on the website.
- 75.2 The Chair was pleased to report that the large bin at Osmington Mills had been a huge success. Options would be considered to have a larger bin from Spring 2026 possibly sponsored by a local company. The Clerk would request removal of the bin from 11th September. Cllr Kuflik reported that the bin at Pixon Barn layby was often over-flowing. Cllr Ireland reported that there was also fly-tipping that had been left near to this bin.
- 75.3 Cllr Kuflik had received an enquiry from a resident regarding the awning at Craig's in relation to planning permission. It was agreed that the Clerk contact Dorset Council to clarify the position.
- 75.4 Cllr Medrecki had received a report of fly-tipping at Portland Point. It was thought that this had now been cleared.

The meeting ended at 8.05pm.

Chairman

Date