

# Osmington Parish Council

Minutes of the Meeting of the Parish Council held on Monday 4<sup>th</sup> November 2024 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, Cllr Mr J Little and Cllr Mr J Medrecki.

**Also in attendance:** Miss Leigh Johnson (Clerk) and 17 members of the public.

## 83/24 Public Participation Time

- 83.1 It was noted that a third application had been submitted regarding a temporary campsite at Ringstead. An Article 4 Directive had been requested by Owermoigne Parish Council due to the access road being deemed inadequate.
- 83.2 A resident asked if there was one tree being an issue in Lower Church Lane or multiple trees. It was confirmed that there were multiple trees.
- 83.3 A resident raised concerns regarding trees in Lower Church Lane. The trees were unmanaged and near to electricity and BT cables. The electricity board had attended the site and informed the resident that the cables were sheathed although the cables could be bought down if one of the trees were to be felled. The resident had previously contacted the owner of the trees and had received no response.
- 83.4 In relation to issues raised regarding the village hall lease, insurance and governance, it was noted that all objectives were being met by trustees in line with the charity commission guidance and there was a need to charge a hire fee in order for the hall to survive.
- 83.5 A resident attended to confirm the position of a fence that had been erected at the rear of his property near to parish council land. It was noted that when a tree had been felled many years ago, a fence had been erected and the posts were situated on his land and not the land of the parish council.
- 83.6 It was noted that a considerable amount of stress, worry and insult had been put upon the trustees of the village hall regarding the lease and the fact that it had taken so long to bring any concerns to light. It was felt that this was unjustified and unwarranted and contact would be made with the Monitoring Officer if it the situation continued.
- 83.7 A resident asked who owned the village hall. It was noted that the resident and her husband had been instrumental in both the fundraising and building of the village hall. Comments had been made by others who do not reside in the village that Osmington was not a good place to live as the village was toxic. It was hoped that the parish council and the village hall trustees would talk to each other and sort out the current grievances.
- 83.8 A member of the church thanked members for the donation approved at a previous meeting and it was noted that work had begun on the clean-up of the churchyard.
- 83.9 At the AGM of the Osmington Society several volunteers offered to assist with the maintenance of noticeboards in the village and also the village pump. An item would be added to the next agenda to consider a small grant for this work.
- 83.10 It was noted that any working group established between parish councillors and village hall trustees should go back to the original governing document and principles.

- 83.11 A question was raised regarding the contribution made recently to the church as it was thought that this was an annual cost. In response, the resident was informed that this was a one-off donation to support the church and the annual donation would be reviewed in January.
- 83.12 A village hall trustee informed members that historically all user groups of the village hall had the rights to have a seat on the committee. There were not any takers for this role and it was also noted that a high number of Osmington local groups had now been disbanded.

#### **84/24 Apologies**

No apologies for absence were received.

#### **85/24 Declarations of Interest and Grants of Dispensation**

Cllr Little declared an interest in agenda item 7.4, 7.5 and 7.6. A request for a grant of dispensation was made and no objections were made so the request was granted.

#### **86/24 Minutes**

It was **resolved** that the minutes of the meetings held on 2<sup>nd</sup> and 19<sup>th</sup> September 2024 be approved and signed by the Chairman as a correct record.

#### **87/24 Matters arising from the minutes**

There were no matters arising from the minutes.

#### **88/24 Annual Review of Standing Orders**

Members undertook an annual review of the Standing Orders and an update was provided by the Clerk regarding Declarations of Interests.

It was **resolved** to accept the existing Standing Orders with the amendment to Section 13b to add the words **OR other registerable interests**.

#### **89/24 Planning Matters**

The following planning decisions were noted: -

- 89.1 **P/HOU/2024/04989** – 8 West Farm, Church Lane, Osmington, DT3 6EL – Convert outbuilding to create ancillary accommodation – **Granted**.
- 89.2 **P/VOC/2024/04504** – The Sunray, Main Road, Osmington, Dorset, DT3 6EU – Erection of new class C3 residential buildings and change of use and conversion of existing outbuilding to C3 residential to create 12 units of residential accommodation. Alterations to the public house. Associated access, landscaping and parking (with variation of conditions 2, 5, 10 and 12 of planning permission P/FUL/2023/05134 to vary the approved design of the public house and units 4, 5 and 6). – **Granted**.
- 89.3 **P/CLE/2024/03868** – Shortlake Farm House, Shortlake Lane, Osmington, DT3 6EF – Use of land for camping – **Refused**.
- 89.4 **P/FUL/2024/03363** – Hedgerows, Land off Shortlake Lane, Osmington, DT3 6EF – Erection of wooden stable, feed/tack room and equipment/hay store on concrete base and gravel hardstanding – **Granted**.

The following planning applications were considered:-

- 89.5 **P/FUL/2024/05517** – The Orchard, Fishers Place, Ringstead, DT1 8NG – The demolition of existing structures/buildings and hardstanding on site, erection of two shepherd's huts, erection of an ancillary building (living/bathroom/kitchen area) and delivery of appropriate parking and landscaping.

Although the flood risks at the site were noted it was **resolved** 6:1 to submit no comment regarding this application.

- 89.6 There were no planning consultations received before the meeting.

#### **90/24 Parish Amenities**

- 90.1 Cllr Medrecki provided a brief update regarding the play area. The Clerk provided an update regarding the swings and was asked to contact the contractor to instigate an immediate repair/replacement of the rotted struts.
- 90.2 The bins at the play area were being used and emptying of the bins was manageable.
- 90.3 The nettles at the bottom corner of the playing field continued to encroach. Cllr Medrecki offered to trim the nettles in the Spring.
- 90.4 The Clerk would contact the grass contractor to arrange for the hedges to be trimmed.
- 90.5 The trees at Lower Church Lane were discussed and the comments of the Tree Officer/resident noted. Cllr Kuflik agreed that he would approach the owner of the trees regarding concerns raised.
- 90.6 Members discussed a request from a resident to remove the litter bin outside of the church and relocate it further up the road. A suitable location for the bin would be considered and a recommendation would be brought to the next meeting. Options would also be considered for a bin with a lid.
- 90.7 Members discussed at length the concerns that had been raised regarding the village hall lease. There was some confusion as to whether or not a new lease was required and Cllr Johnson stated that the advice from Humphries Kirk (HK) was clear and conflicting information had not been given. It was important to note that it was not the lease that was the governing document, it was the constitution of the village hall. Cllr Johnson supported the formation of a working group in the future as it would provide a good mechanism for conversation between both parties.

Cllr Little informed members that the whole process and the delay had caused unnecessary pain. The work was now in hand from the trustees to transfer the CIO and update the land registry. An update from trustees would be provided at a later date.

Cllr Kuflik raised a question regarding the cost and when this was approved. Cllr Ireland as the former Chair provided an overview of the timeline when decisions were made.

Cllr Medrecki largely agreed with the comments made although he felt that conflicting information had been given from HK earlier in the year. The lease currently contained wrong information and it was important to address this. He felt that there was still a need for a Village Hall Officer role within the parish council. Cllr Medrecki pointed out that the original lease was granted to the charity in 2001 with specific conditions and some of those conditions had been lost.

The Chair stated the importance of the conditions in the original lease and the protection that this afforded to villagers when using the village hall. The current lease had many inaccuracies which needed to be addressed.

At this point in the discussion, the Chair decided to stop proceedings as she felt that no further progress could be made and tensions were notable. The matter would be revisited once an update had been provided by trustees.

- 90.8 A discussion took place regarding the insurance of the village hall and who held responsibility for this. It was noted that the insurance should be in joint names and therefore a change to the lease would be required.

Cllr Ireland explained the current wording of the lease with regard to ownership and beneficiaries and agreed that the wording would need to be amended.

The Chair stated that she would await an update from the trustees regarding this point.

- 90.9 It was agreed that the formation of a working group of councillors and trustees be deferred until a later meeting when further information was available.

#### **91/24 Highways and Rights of Way**

- 91.1 Cllr Kuflik continued to report issues to Dorset Council. Some repairs had taken place, a sign replaced and a gully cleared. The hedge trim was due to take place in Autumn.
- 91.2 There were still problems with the drain outside 3, Grove Hill and requests had been made for this to be cleared by Cllr Kuflik and a local resident.
- 91.3 The broken pane of glass at the bus stop near to Plough Close had not been replaced. The Clerk would arrange for this to be done as soon as possible. The bus stop itself was in a poor state and needed to be cleaned. The Clerk would make enquiries regarding a cleaning operative to undertake this.

#### **92/24 Finance**

- 92.1 It was **resolved** to approve the purchase of a replacement battery for the defibrillator at a cost of £210.00 plus postage costs.
- 92.2 The cashbook balances, budget report and bank reconciliation were received and approved.
- 92.3 It was **resolved** to approve the following payments: -

Halcyon Landscapes – grass cutting x4 months	£1470.00
Joe Medrecki – reimbursement for signage and latches	£89.00
DAPTC – Training courses	£70.00
Clear Council – Engineering Inspection Insurance	£589.88
Community Heartbeat Trust – Annual phone rental	£72.00
Dorset Council – Commercial waste collection from September to December	£236.34
Leigh Johnson – reimbursement for website domain renewal (2yr)	£67.15
Osmington Village Hall – Hire for October and November	£40.00
SLCC – Annual subscription	£110.00
Leigh Johnson – Clerk’s salary and expenses for September and October (including pay award)	£973.15
HMRC – Tax for September and October	£150.00

Sandra Miller – reimbursement for Dorset Coast Forum Conference	£40.00
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It was **resolved** to retrospectively approve the following payment/s made in accordance with Financial Regulation 4.1.

Hugo Fox – website fee for September and October	£23.98
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**93/24 Council Matters**

- 93.1 Cllr Kuflik informed members that the DAPTC had courses regarding finances and chiring meetings and new courses were available early in 2025.
- 93.2 Cllr Ireland confirmed that he had applied for a free defibrillator at Ringstead. It was hoped that a power supply at St Catherine’s Chapel would be available to enable a defibrillator at this site.
- 93.3 Cllr Kufilk informed members that the first training courses had taken place to train residents how to use the defibrillator. Eleven residents had completed the course and been issued with certificates. Residents were encouraged to contact Cllr Kuflik if they wanted to book a future course. Cllr Kuflik thanked PGL for sponsoring the courses.
- 93.4 Cllr Kuflik had produced the first draft of a village map which was available for all to view.
- 93.5 Phoenix Fundraisers had hosted a Big Quiz event and had raised £1015.00 for charity.

The meeting ended at 8.15pm.

Chairman

Date