

Osmington Parish Council

Minutes of the Meeting of the Parish Council held on Monday 6th November 2023 at 7.00pm

Present: Cllr Mr N Ireland (Chairman), Cllr Mrs H Ballard, Cllr Mrs F Groves, Cllr Mr B Kuflik, Cllr Mrs S Miller and Cllr Mr V White.

Also in attendance: Miss Leigh Johnson (Clerk) and 12 members of the public.

80/23 Public Participation Time

- 80.1 A resident reported that two litter bins had not been emptied for 3 weeks in October. The Commercial Waste Team had responded to the clerk that due to staff shortages, operatives had been redeployed to domestic collections over that period. The bins had now been emptied. The resident had found 20 nitrous oxide cannisters near to the bin at the corner of Shortlake Lane. The Commercial Waste Team had been very helpful and collected the cannisters from the resident. She reported that new regulations regarding the disposal of these cannisters would be published in December.
- 80.2 A resident raised concerns that the footpath closure by the caravan park at the bottom of Ringstead had been extended with a view to permanent closure. The Chairman informed the resident that the footpath in question was in the Owermoigne parish area.
- 80.3 A resident raised a question regarding the proposed speed surveys on the Mills Road and at Upton. The Chairman updated the meeting and explained that Dorset Council thought it would be beneficial to undertake the surveys now so any proposals/changes could be added to the Traffic Regulation Order due to be advertised in January or February 2024. The resident felt that a speed survey at this time of year may not be representative and was reassured that, if necessary, the survey could be repeated during the summer period.
- 80.4 Two residents raised questions regarding the installation of electric vehicle charging points at The Sunray development. There was a concern raised about fire risks and light pollution from the illuminated points.

81/23 Apologies

An apology for absence was received from Cllr C Dempsey.

82/23 Declarations of Interest and Grants of Dispensation

Cllr Ballard declared a personal interest in planning application **P/FUL/2023/04651** as a daily user of the bridleway and tenant of a nearby field and remained in the meeting during its consideration.

83/23 Minutes

It was **resolved** that the minutes of the meeting held on 4th September 2023 be approved and signed by the Chairman as a correct record. Members voted 4:1 in favour of the accuracy of the minutes of the meeting held on 3rd October 2023.

84/23 Matters arising from the minutes

September 4th 2023

- 69.2 – The BT kiosk had now been installed and the electrics would be reconnected on 22nd November.
- 70.2 – The road closure from Warmwell towards Crossways would commence on 7th November.
- 70.3 – Grove Hill kerbside gutters had been jetted, although the road remained flooded.
- 70.4 – Work to improve the bridleway had been agreed with the rangers.

October 3rd 2023

- 77.2 – There was no update regarding the date for scheduled work.
- 79.1 – The Traffic Regulation Order was due to be advertised in January or February 2024.

85/23 Planning Matters

The following planning decisions were noted: -

- 85.1 **Application No: P/HOU/2023/00214** – Coconut Cottage, Church Lane, Osmington, DT3 6EW – Create accommodation at second floor level with roof extension and new rooflights – **Granted**.

The following planning application/s were considered: -

- 85.2 **Application No: P/FUL/2023/05134** – The Sunray, Main Road, Osmington, 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.

At the discretion of The Chairman, members of the public spoke regarding the application and raised the following points;

- Objection - The development was in the AONB and covered by the National Planning Policy Framework. 14 houses would be considered as major development under this policy. The nature and street scene of the village would be changed and the site would produce light and noise pollution. A concern was raised regarding the sustainability of the pub and its future. A lack of parking was also a concern as cars would park along Chapel Lane and Church Lane.
- Objection – Neighbouring properties would be overlooked by the development due to the height of the buildings and the removal of trees on the site. The village did not want a derelict site, however, it was felt that 14 houses was too many and it would be better to have less properties with the retention of more trees.
- Support – There were many villagers who supported the application and felt that it would benefit the village.

Members discussed the application and made the following comments;

- The pub was an important amenity for the village.
- There were many different properties within the village and therefore no specific “street scene”.
- The developers had engaged with residents throughout.
- Concern was raised regarding the density of the site regarding the number of proposed properties.

- Parking concerns were raised by several members.

It was **resolved** to submit the following comments regarding this application;

1. It was felt that the allocated parking would be inadequate for the number of properties and the patrons of the pub.
2. Concern was raised regarding over-development of the site.
3. Concern was raised regarding the number of trees that would be felled.

85.3 **Application No: P/FUL/2023/04651** – 2 Grove Hill, Osmington, DT3 6EZ – Remodel and extend existing field shelter to create a self-contained dwelling with 2(no) off-road parking spaces and access drive.

Cllr Ballard declared a personal interest in planning application **P/FUL/2023/04651** as a daily user of the bridleway and tenant of a nearby field and remained in the meeting during its consideration.

Members discussed in detail the suitability of a package treatment plant on this site and other concerns regarding drainage, light pollution and the footprint of the proposed development.

It was **resolved** to submit the following comments regarding this application;

1. The suitability of a package treatment plant in the Poole Harbour catchment area was raised.
2. Concerns regarding the visibility of the proposed property and light pollution.
3. If the application were to be approved it is requested that a no permitted development clause be applied.

85.4 **Application No: P/HOU/2023/05366** – Owl Cottage, Access to Southdown Farm, Ringstead, Dorset, DT3 8NQ – Demolition of existing two-storey side extension and outbuildings. Erect two-storey side extension with a rear undercroft. Associated renovations and minor alterations to the cottage. Proposed ancillary and incidental outbuildings.

It was **resolved** to submit no comment regarding this application.

86/23 Parish Amenities

86.1 The Playing Field Officer provided an update with regard to the playing field and play area. It was noted that the goal posts would be delivered on Friday 10th November. It was reported that there had been a lot of dog mess on the field.

It was **resolved** that signage be purchased to address the problem with dog mess.

86.2 It was agreed that a resident could plant an acer tree in the bottom right-hand corner of the field in memory of his late wife.

86.3 There had been no progress with the tree work planned for trees at the north corner of the field and the appointed contractor had failed to respond to requests for an update.

Subject to the contractor being uncontactable and the need to progress the works it was **resolved** that Aaron Griffen be appointed to undertake the work.

86.4 Cllr Miller provided an update regarding the litter bins at Osmington Mills. It was agreed that a review of the collection schedule and the size of the bins be undertaken before Spring 2024.

86.5 Members agreed that the play area could benefit from a revamp and some new play equipment. The clerk would circulate information regarding grants and funding that may be available.

86.6 Cllr Kuflik informed members that the maintenance work to the gazebo had now been completed.

Members thanked Cllr Kuflik for his work.

87/23 Highways and Rights of Way

87.1 The Chairman provided an update on the proposal for three speed surveys to take place, two on the Mills Road and one at Upton. It would be important to gather evidence in order to reduce the speed in these locations.

It was **resolved** that the three speed surveys be approved.

87.2 Although some gutters had been recently jetted it was noted that further work needed to be completed. Any flooding, blockages or build up of leaves could be reported online.

87.3 Cllr Miller praised the volunteers working to clear the footpath from Osmington Mills to Ringstead.

88/23 Finance

88.1 It was **resolved** that the Community Infrastructure Levy payment of £1155.24 be allocated to improvements at the play area.

88.2 The cashbook balances, budget report and bank reconciliation were received and approved.

88.3 It was **resolved** to approve the following payments: -

PSL Surveyors – additional payment for VAT	£50.00
Clear Councils – admin charge	£25.00
Leigh Johnson – salary/expenses for September and October	£863.19
HMRC Tax for September and October	£125.60
Osmington Village Hall – hire for October and November	£30.00

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

Dorset Council Commercial Waste – collections from September to December	£242.34
PSL Surveyors – amendment to village hall plan	£250.00
DAPTC – Training for Cllr Kuflik	£54.00
Hugo Fox – monthly website fee	£11.99
Unity Trust – quarterly bank charges	£18.00

89/23 Council Matters

- 89.1 It was **resolved** to adopt the LGS Members Code of Conduct 2020.
- 89.2 Members undertook an annual review and it was **resolved** to accept the existing Standing Orders and Financial Regulations with no amendments.
- 89.3 Cllr Kuflik updated members on the feedback received from residents regarding the introduction of a newsletter. A positive response had been received.
- It was **resolved** that the introduction of a newsletter be approved and Cllr Kuflik would provide further detail regarding content and format at the next meeting.
- 89.4 It was noted that Cllr Dempsey had resigned and a Notice of Vacancy would be published shortly.
- 89.5 The Chairman reported that the church clock had now been serviced.
- 89.6 The Clerk informed members that she had completed the archiving and the minutes would be taken to the History Centre soon.

The meeting ended at 9.10pm

Chairman

Date