

CHESELBOURNE PARISH COUNCIL
MINUTES OF MEETING HELD ON MONDAY 3RD MARCH 2025 AT
CHESELBOURNE VILLAGE HALL, COMMENCING 7PM

Present: Cllrs N Searle, R Hall, G Waters, D Walsh

Chair: Cllr A Taylor

Clerk: Mrs A Crocker

Also present: 5 members of the public

1. Public Participation Period

24.122 No matters were raised.

2. To receive apologies for absence

24.123 Apologies had been received from Cllr Roger Sewell, Dorset Cllr Jill Haynes and PCSO Alison Donnison.

3. To receive Declarations of Interest

24.124 Cllrs Taylor and Searle declared an interest in the planning application for 3 Brook Green, item 9(a). Although not present at this meeting, Cllr Roger Sewill asked for it to be noted that, since his attendance at the Lyscombe Farm meeting at the end of January, following the Parish Council's decision to withdraw its objection to the planning application, he has developed a professional relationship with Dorset Wildlife Trust (DWT). He confirms that, while the planning application from DWT and Mr Robin Smale was being considered by the Parish Council, he had no connection with either party and he acted completely impartially with no conflict of interest. No other interests were declared and no requests for dispensation had been received.

4. To approve the minutes of the meeting held on 6th January 2025

24.125 A copy of the minutes had been issued to all members. Cllr Walsh proposed them to be a true and accurate representation of the meeting. This was seconded by Cllr Searle and agreed unanimously. The minutes were signed by the Chair in the presence of the meeting.

5. Matters arising from the meeting for report only

24.126 Quality of the water in the Cheselbourne Stream – Cllr Waters has contacted Allistar Maxwell of the Environment Agency team but has not yet received a reply.

6. Dorset Councillor's Report

24.127 A copy of the February report had been issued with the agenda. The question of the budget cut for Highways was raised and how this is likely to affect the Parish.

Signed:

7. To consider the PCSO's Report

24.128 A copy of the report had been attached with the agenda. The only item affecting Cheselbourne related to the beagle hounds that overran some gardens in the village in January. This was reported to Dorset Police and possible remedies were discussed. However, Dorset Police have advised that they no longer have any contact with the local hunts and are unaware of when they are likely to be hunting.

8. Finance

24.129 To agree the payment of accounts

The following payments had been requested:

| | | | |
|----------------|--------------------------|---------|--------|
| A Wallis & Son | Christmas tree | BACS079 | 60.00 |
| Hugo Fox | Web hosting | DDR | 11.99 |
| DAPTC | Budget training 12.11.24 | BACS080 | 35.00 |
| DAPTC | NPPF Update 23.01.25 | BACS081 | 8.75 |
| DAPTC | NPPF Update 23.01.25 | BACS082 | 70.00 |
| HMRC | Jan/Feb 25 PAYE | BACS083 | 86.20 |
| A Crocker | Jan/Feb 25 salary | BACS084 | 395.20 |
| Normtec | Fingerpost repair | BACS085 | 397.77 |

A total of £1,064.91 was requested.

Cllr Waters proposed the payments are made. This was seconded by Cllr Taylor and agreed unanimously.

24.130 To agree the bank reconciliation and position against budget as at 24th February 2025

A copy of the reports had been issued to all members with the agenda.

24.131 To consider the transfer of underspent budgets to Ear Marked Reserves

Village Maintenance £114.56
Grants £100
CAG £300
Grass cutting £300

The figures may change should any further expenses be incurred prior to the year end.

Cllr Taylor proposed that the underspends are transferred to Ear Marked Reserves. This was seconded by Cllr Waters and agreed unanimously.

9. Planning Applications

Cllrs Taylor and Searle left the meeting and Cllr Waters took the Chair as Vice Chair.

24.132 (a) P/FUL/2025/00050 3 Brook Green – Continue use of land as garden. Retain existing

Signed:

retaining walls and structures, erect additional retaining wall and associated works.

Mr Colin Searle informed the meeting that he would be recording this section of the meeting. Mrs Crowley will also be recording the meeting.

Cllr Waters outlined the application and reminded those present that the Parish Council is one of a number of statutory consultees. Mrs Crowley was invited to address the meeting.

All the residents who purchased properties at Brook Green were aware that the gardens were all open and visible due to the sloping nature of the ground. The 'cabin' has been in place since 2021 and is small and used purely as a shelter from the weather and is placed in the furthest corner in order to be as far away from the neighbour's property as possible. The colour is neutral and has little visual impact and there are plans to put planting on the trellis which will further decrease its visual impact. There are other such garden rooms and decking on other elevated banks throughout the village. Over 200 shrubs and hedges have been planted to date, together with additional planting along the higher levels to provide additional screening. It will enhance the view from the entrance to Brook Green. The garden is used purely for her dogs and to sit in to enhance her mental health. Neighbours had their own opportunity to enhance their own screening which has not been done. For example, number 5 have removed the planting along the roadside which has exposed their own and their neighbour's garden, albeit this is expected to be temporary. Some pictures were shown to members regarding the layout of the garden and cabin and proposed planting scheme.

Cllr Waters summarised the Council's point of view saying that the 'summerhouse', once the proposed decking has been installed, would appear to be a destination point which could result in a greater amount of overlooking, as opposed to there being no structure at that level.

Cllr Hall was aware of the screening that would block some of the overlooking and asked if there was an intention to change the structure of the cabin. No, and there is no intention to make it larger. The decking would make better use of the space available, hence the increased trellising and screening. At present the garden is very overlooked and the planting is designed to stop this.

Cllr Walsh felt the amount of screening did not come out in the application. The Council broadly supported the application with concern over the loss of privacy. Mrs Crowley is doing what she can to mitigate the overlooking concerns.

Cllr Waters summed up saying that the concerns regarding overlooking were being addressed. The merit of screening is appreciated but there is some concern that there are no other structures in Brook Green at this height. There are other sites in the village that do have high level structures, but they are screened. Cllr Waters expressed concern regarding the 'destination' aspect of the cabin.

Cllr Walsh felt that this sort of situation is going to arise frequently in a valley situation. He felt that mitigating through screening should be a consideration.

Mr Searle did not wish to add to any of the comments he has already submitted to the Planning Officer.

Maintain the objection – the comments regarding privacy stand but we would like the screening to be made a condition of planning. Cllr Walsh felt that we should remove the objection and comment

on the need for the screening and other mitigation planting. Vote – 3 in favour of removing the objection and replacing it with ‘Comment’. We will also withdraw the comment regarding future development rights.

Cllrs Taylor and Searle were invited back into the room and Mrs Crowley left the meeting.

(b) P/HOU/2025/00330 Doe Cottage, Streetway Lane – Widening vehicular access and erection of new gates and fence. Closing date 12.02.25

Support submitted, no comments 04.02.25. Granted by Dorset Council.

(c) P/FUL/2024/07615 Nettlecombe Farm – Erect 1 dwelling and car port and associated landscaping. Change of use of land from agricultural to residential. Closing date 04.02.25

Support submitted with comment in respect of the Dorset Council dark sky initiative 04.02.25.

(d) P/FUL/2024/06549 Lyscombe Farm – Change of use and conversion of farm building to form a dwelling (use Class C3). Conversion and demolition of vacant farm buildings to form a volunteer hub and car park. Demolition of modern farm buildings and change of use of agricultural yard to meadow. To receive an update on the site meeting.

The Parish Council originally submitted an objection to this application. The applicant subsequently contacted the Parish Council and requested a site visit on the 28th January to review the application. During the site visit, the applicant confirmed that (a) there is no intention to extend the car park at the entrance of the site; (b) Dorset Wildlife Trust (DWT) have no intention of marketing the site as a destination and no café is going to be put on site. The development of the private dwelling will provide funds to enable DWT to progress with the work on the rest of the site. This allayed the objections the Parish Council had, and it was subsequently withdrawn.

10. Parish Councillors’ Reports

24.133 Cllr Taylor reported that he has been unable to contact our grass contractor to make sure he is willing to continue for the coming year. Unfortunately, no response has been received. It may be necessary to find a new contractor. Cllr Taylor will contact neighbouring parishes to see who they use.

11. To receive an update on the PlusBus initiative

24.134 Cllr Searle reported that an advert has been placed in the Village News - quarter page every month. Since the last meeting, there have been four new people from Cheselbourne sign up for the service. It was noted that it appears that the form for signing up for the service may set an age criterion of 60 or over. Cllr Searle will check to see if this should remain a requirement.

ACTION: CLLR SEARLE

12. To receive an update on the EV Charging points

24.135 Cllr Searle reported that she has spoken to the Dorset Council officer but has been unable to arrange a meeting. It was suggested that this remains open as an agenda item.

13. To receive an update on the 20mph public consultation

24.136 Cllr Taylor reported that Dorset Council has approved the reduction in the speed limit although no date has been given for this to take place. This will be recorded in the Village News as part of the report from the Parish Council and, as soon as a date is known, it will be more widely publicised. Thanks are extended to all councillors for their support and special thanks to Cllr Searle and former Cllr Carol Byrom who did much of the preliminary work and completing the application.

14. To receive an update on the play area

24.137 Play Park Inspections – to consider any work necessary

Cllr Hall is undertaking monthly reports. It would be worthwhile doing some preliminary wood staining in the spring. This will be put on the agenda for May.

15. To receive an update on the new .gov.uk domain and emails

24.138 Cllr Walsh reported that the new e-mail addresses have been received and passed to Council members and the Clerk, together with instructions on setting up the new e-mail accounts and migration of the existing Gmail accounts. Once the new e-mail addresses have been set up, the OneDrive system will also be attached to the new e-mail addresses. The target to complete this will be before the May Annual Parish Meeting. Cllr Walsh will organise a training session for councillors so the new emails can be set up all at once.

Website – Since early January 2025, links to items of interest have been placed on the Village WhatsApp Group and Facebook page with links to the Parish website. This has significantly increased the messaging of the PC and, as a consequence, the number of visitors to the site has increased – from 2 in August 2024 to 446 in February 2025. In addition to regular articles, new postings have covered the 20mph speed, PlusBus and Planning Applications.

16. To consider a social media policy and how best to use existing social media

24.139 A copy of the draft policy had been issued with the agenda. Cllr Walsh proposed the draft is adopted. This was seconded by Cllr Searle and agreed unanimously.

17. To consider items for the Annual Parish Meeting

24.140 The Annual Parish Meeting will be held before the Parish Council Annual Meeting. If anyone has any specific items they would like included, please contact the Clerk. A request will be sent to Edward Morello MP asking if he would like to address the meeting.

ACTION: CLERK

18. Date of next meeting

24.141 The next meeting will be on **Tuesday 6th May 2025**, commencing 6.30pm.

Future meetings: Monday 7th July Monday 1st September Monday 3rd November

There being no further business, the meeting closed at 20.30hrs.