



## Buckhorn Weston and Kington Magna Parish Council

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Responsible Financial Officer and Parish Clerk: Mrs Sandra Mackintosh

### FULL PARISH COUNCIL MEETING MINUTES

Held on Monday 4<sup>th</sup> November 2024 at 7.30pm at Buckhorn Weston Village Hall

Item		Action
	<p><b>Parish Councillors Present:</b> Bob Gordon (Chairman (BG), Tim Wilton (Vice-Chairman TW), Ms Phillippa Chapman (PCN), Mrs Linda Munster (LM), Mr Simon Stranger (SS), Mr Fred Shotter (FS), Kevin Aldred (KA)</p> <p><b>Dorset Councillor(s) Present:</b> 2</p> <p><b>Members of the public:</b> There were 4 members of the public present</p> <p><b>Members of the press:</b> There were 0 members of the press present</p> <p><b>In attendance:</b> Parish Clerk: Sandra Mackintosh (SM)</p>	
	<p><b>Public Session: The 'No Footpath'</b> sign at the top of Hartmoor Hill is overgrown and dangerous for pedestrians as drivers cannot see the warning sign. The Parish Council will arrange for someone to speak to the landowner who is responsible for the maintenance of their hedge. <b>The parked</b> cars outside the football club on event days makes the top road dangerous and almost impassable for emergency vehicles. Cllr Potheary will provide details of a club contact to speak to. <b>A complaint</b> about the speed survey results in Sandley was received. The resident was advised that three surveys have now taken place with very similar results. The survey positions were chosen after much consultation and there is no more that can be done. The resident can speak to Dorset Council (DC) direct if they are not happy. See agenda item 82/24 below. <b>A resident</b> queried whether the company that applied for planning permission to develop Cross's Garage could consider resubmitting their application now that the Neighbourhood Plan (NP) has been adopted as progress with that development seems to be strongly in the interests of the village and in line with the spirit and letter of the NP and might help address some other issues.</p>	
	<p><b>Short presentation by Jackie Cuff, Rural Housing Enabler for Dorset:</b> This is a DEFRA funded project working closely with DC to provide small scale rural development reflecting the community's wants and needs. They would like to approach the developers for Cross's Garage, now that the site is within the defined boundary, to provide a free pair of hands to support and navigate the process. They will also try to encourage affordable homes, preferably in perpetuity, although the developer's most recent proposal did not require this. Affordable homes would be for those with a local connection through family or work and those eligible would need to be on the housing register. Currently there are five BW households on the housing list and sixteen stating BW is their preferred area. KM has nobody on the list but has sixteen stating it's their preferred area. Anyone who has a housing need and a local connection should be encouraged to apply to be on the housing register as they would be given priority. KA advised the developers are currently doing a biodiversity report after which a new application will probably be submitted.</p>	
73/24	<b>To receive apologies for absence:</b> Mrs Anna Grant, Cllr Ridout	
74/24	<b>Approve and adopt the minutes of the last Full Council meeting held on 2<sup>nd</sup> September 2024:</b> Cllr Aldred proposed "the minutes of the Full Council meeting held on the above date be approved as a correct record of the meeting." Cllr Stranger seconded, unanimously agreed. <b>Resolved and signed.</b>	
75/24	<b>Matters arising from the previous minutes:</b> None	
76/24	<b>Declarations of interest:</b> None.	

77/24	<b>Brains Farm AD Plant update:</b> A Community Action Group (CAG) meeting is arranged in BW's Village Hall for 14 <sup>th</sup> November (7:30pm). The intention is to address how residents get enough information about traffic to and from the AD plant to be able to identify vehicles that may be in breach of the vehicle routing and signage strategy, what can be done to encourage compliance and report vehicles who seem to be in breach and do we want/can we have more direct contact with the Brains Farm team, Biowatt and Marubeni. CAG is in direct touch with Brains Farm and hope to be able to report back on the 14th. BG will be attending and hopes the other councillors will also be there.	
78/24 i.  ii.	<b>Planning:</b> <b>Approve minutes from the Planning Meetings dated 16<sup>th</sup> September 2024 and 14<sup>th</sup> October 2024:</b> Cllr Ms Chapman proposed "the minutes of the planning meeting dated 16 <sup>th</sup> September be approved as a correct record of the meeting." Cllr Stranger seconded. Cllr Shotter proposed "the minutes of the planning meeting dated 14 <sup>th</sup> October be approved as a correct record of the meeting." Cllr Mrs Munster seconded. All unanimously agreed. <b>Resolved and signed.</b> <b>Decision notices from Dorset Council:</b> P/TRC/2024/04391, Garden Cottage Church Hill, KM, T1 - Ash – Fell = no objection. P/PAAC/2024/05164, Shepherds Hill, BW, Change of use & conversion of an agricultural building to 1 no. dwelling (Use Class C3) = Prior approval granted P/HOU/2024/05357, Hill View, Shave Hill, BW, Demolish existing detached double garage. Erect new detached double garage/workshop and form vehicular access and parking area = granted.	
79/24 i.  ii.  iii.  iv	<b>Enforcement updates:</b> <b>Land next to railway line in Buckhorn Weston ENF/2011/0101:</b> A summons was served on the owner's property on 24/10/2024. BG has tried to get additional information from the head of the enforcement department without success. Use of machinery and accompanying noise after 9pm has been reported to DC. <b>Mobile home at Filleybrook Farm Shutes Lane Buckhorn Weston EN/2022/00346 – (Land On The South Side Of, Shutes Lane, Buckhorn Weston):</b> DC visited the site on 03/10/2024. All bar one of the boats have been removed and the land is the tidiest seen since DC's involvement. The remaining boat will be moved in the New Year and DC will revisit in January to check. <b>Land adjacent to Filley Brook Industrial Estate EN/2023/00301:</b> The owner has informed DC that the unit has been sold and it has been arranged to move the unit the weekend of 10/11/2024. <b>Little Kington Bungalow, Bourton Road, Kington Magna, SP8 5EF, EN/2024/00120 - item should not have been closed by enforcement since it still does not comply with planning permission condition 2 (i.e. obscure glazing and window not hung from left side):</b> The work has been completed and the case has been closed.	
80/24 i.  ii.	<b>Buckhorn Weston</b> <b>Consider concerns of railway line crossing in Buckhorn Weston (KA):</b> The footpath signage by Railway Cottage has been removed and those using it have been told they are trespassing as the owner believes he has purchased that land. Two gates are also being locked and should be open for emergency vehicles to turn around. <b>Action: Determine footpath number and report to Graham Stanley at DC and contact Network Rail to discuss the gates.</b> <b>Consider how the housing at Hope Cross is allocated, whether by Dorset Council or Hastoe (PCN):</b> A resident is concerned that housing is not being allocated as per the 106 agreement whereby locally connected people have priority according to the original deed of sale. Previously applicants applied directly to Hastoe however, Hastoe have confirmed that applicants must now be on the DC housing register in order to apply and available houses are advertised on the DC website. (It was noted that the DC housing register application system is very difficult to navigate). Hastoe stated that applications must first go to bidders with a local connection being mother, father, brother or sister. In the event there are no local bidders, the house will be allocated to the nearest possible bidder as it cannot be left unoccupied. There have been two house swaps in the last nine years, the most recent being last year with the occupant from Gillingham. The resident raising this query is now in contact with the rural housing enabler.	SS & KA
81/24 i.	<b>Kington Magna</b> <b>Consider cost for felling trees with Ash die back on Jubilee Walk (SS):</b> No quote available.	

ii.	<p><b>Action: Produce quote for next meeting.</b></p> <p><b>Maintenance review for KMPA including costs for replacement equipment (BG &amp; MH):</b> £250 has been gratefully received from the KM church Harvest Supper. Further monies are ring fenced and accumulating. There are thirty children in the village and a conversation needs to be had about how to fund raise for the replacement of three items. PCN reminded members that MH was going to open discussions with Strutt and Parker regarding the lease which ends in 2028. All agreed the lease needs to be sorted before any major expenditure as that money may be needed for a new site if the agents are unhelpful. In the meantime perhaps alternative, cheaper options are available.</p> <p><b>Action: Update PC on negotiations with Strutt and Parker and consider alternatives ways to improve the play area.</b></p>	<p><b>SS</b></p> <p><b>MH &amp; BG</b></p>
82/24	<p><b>Sandley speed survey results:</b> The survey results were received from DC. The average speeds at Hartmoor Hill northbound were 29mph, southbound 34mph and at Veseys Hole Hill northbound 31mph and southbound 33mph. DC concluded the results did not qualify for speed reductions. The two survey positions selected were agreed by the PC and DC, along with local involvement, as being the longest stretches of straight road where drivers speed. The surveys also took place during term time when traffic is at its busiest. Three surveys have now taken place in various positions on that road over the last few years, all with very similar results. The PC have done everything they can and residents unhappy with the results are advised to speak directly to DC. As per the PC's decision previously, no further speed surveys will take place in Sandley for the next ten years.</p>	
83/24	<p><b>Consider the motion to approve DAPTC transitioning to a Company Limited by Guarantee as per the notice circulated on 23<sup>rd</sup> September and select council representative to attend:</b> It was deemed this is not something the DAPTC would do if it was not sensible. Cllr Ms Chapman proposed "the Parish Council vote to support this motion." Cllr Aldred seconded, unanimously agreed. <b>Resolved and signed.</b> KA volunteered to be the PC's representative.</p> <p><b>Action: Register KA for attendance at the AGM (by Zoom on 23<sup>rd</sup> November, 10am to noon).</b></p>	<b>Clerk</b>
84/24	<p><b>Dorset Councillor's report: Cllr Potheary</b> - Dorset has been declared the greenest region in England being the UK's only supplier of 100% green gas and renewable energy. DC is hosting a £1.356m UK Government Shared Prosperity Fund until March 2025. The project offers free technical support and funding to organisations across the DC area for energy efficiency and renewable energy projects to help them reduce costs and carbon emissions. DC has given £200k from its Youth Fund Grant to 44 voluntary organisations which provide valuable services and activities for children and young people across the county. DC is involved in a national drive to increase awareness for Pension Credit. This county has the oldest demographic of any county in the UK and almost 5,000 people in Dorset could be missing out on £75 per week plus the winter fuel payment. Tel: 01305 221000 or Email: <a href="mailto:customerservices@dorsetcouncil.gov.uk">customerservices@dorsetcouncil.gov.uk</a> to apply. <b>Cllr Ridout</b> – DC's full council motions included 4 regarding the loss of winter fuel payments; offering help to complete the forms, signing a petition to reinstate the allowance, working with local charities to support those most vulnerable and to write to Government to urge for a review of this decision. Other motions include a ban to give live animals as prizes on Dorset Council and write to Government urging an outright ban for the same on both private and public land. Nature Recovery Dorset is a new DC initiative to restore, enhance and connect spaces for nature in the country. Final round of grant funding is available for businesses who can apply for £2,000 to £20,000 with eligible starts ups able to apply for £1,000 to £5,000. More details are on Dorset Council's UK Shared Prosperity Fund page. Let's Talk Send offered events to families with children who have special educational needs and disabilities to meet professionals and ask questions. The nearest event took place at Shaftesbury Children's Centre on the 24<sup>th</sup> October. <b>Cllr Woode's</b> report to follow.</p>	
85/24	<p><b>Chairman's report:</b> A donation of £250 towards the KMPA renovation fund was received from the hard working team at a successful KM Harvest Supper event. A letter of thanks for this generous offer has been sent and the PC look forward to making more improvements. An "Adopt a Footpath" meeting was held to discuss how to improve the quality of many of the walks in KM. Well done to those hosting and the whole community is right behind you. At a meeting with DC Highways the following was discussed and agreed. 1) DC will set in motion staged clearances of the blocked manhole outside Prospect Farm followed by a TV inspection after which a plan for solving the problem will be decided. 2) BG will contact Mr Skeats to discuss the Church car park again (to finish</p>	

	the crust). 3) DC has tackled the flooding issues at Little Kington and BG awaits any further reports from residents. The DAPTC zoom session on planning changes was interesting but full of speculation before Government's Budget. The only certainty seems to be that Government intends to build 32 new towns in the UK, each providing homes for 10k people. Green belt will be used.	
86/24	<p><b>Clerk &amp; RFO Financial reports:</b> The report and financial documents were circulated prior to the meeting. <b>Bank Reconciliation:</b> As at 31<sup>st</sup> October 2024, the current account balance was £14786.26. The Nationwide account balance was £5,339.90. Receipts to date are £12699.34. Total payments out so far this financial year are £8406.97.</p> <p>i. <b>To receive and approve accounts and payments for the period 1<sup>st</sup> September to 31<sup>st</sup> October 2024, including salaries and associated accounts:</b> Cllr Aldred proposed "the Parish Council approve the accounts and payments as noted." Cllr Shotter seconded, unanimously agreed. <b>Resolved.</b></p> <p>ii. <b>Consider transferring the NP fund balance (£713.98) into the group budget or leave as is:</b> As there may be no changes to the NP for a couple of years Cllr Aldred proposed "the NP balance be transferred into the PC's group budget." Cllr Ms Chapman seconded, unanimously agreed. <b>Resolved.</b></p> <p>iii. <b>To consider clerks salary increase in line with NALC's pay agreement 2024/25:</b> The pay agreement was circulated to members with calculations of back pay (£88) and an overall annual increase of £141.20. Cllr Gordon proposed "the Parish Council approve the increase back dated to 1<sup>st</sup> April 2024." Cllr Shotter seconded, unanimously agreed. <b>Resolved.</b></p> <p>iv. <b>Circulation of precept/budget proposal for 2025/2026 for members to consider possible additional funding requirements for agreement and submission in January 2025:</b> The proposal was circulated to members prior to the meeting. Further amendments should be considered and presented to the Clerk/RFO prior to the next meeting in January. It was noted that DAPTC's subscription will increase by 30% next year due to the loss of a grant, increased salaries and reduced training income. The proposed fee will be £381.84 plus the additional email storage fee. Although the PC can relinquish its membership, the DAPTC is a very useful tool for clerks and provides information, training and, through membership with NALC, templates and legal representation. Lloyds bank have advised the current account will change to a community account with fees. The main fee will be £4.25 per month. Most other fees will be negligible.</p> <p><b>Action: Transfer NP balance to group budget and amend precept/budget proposals for 2025/2026.</b></p>	Clerk
87/24	<b>Report on Nyland &amp; flooding update (FS):</b> Highways, Flood Management and the landowners have been contacted requesting an update on the work agreed to be carried out. To date, Highways have not advised if/when the culverts will be cleared although the work is supposed to be scheduled in. Flood Management is trying to arrange a meeting with the landowners to better understand the flow path opportunities to the river. The landowners have cleared the ditch in Roads Lane but the growth has been put at the end of the ditch forcing the flow of water down into the middle of the road. FS is aware that a small amount of ditch clearing may have been carried out in Nyland but has not been able to verify it and, if it has, it does not appear to have made any improvement to Nyland Lane or Roads Lane when there was some flooding around the 9/10 October. At the time there was only a limited impact on the A30. Cllr Potheary will chase Highways.	
88/24	<b>Report on Five Bridges rubbish (FS):</b> Waste Management were contacted on 27 <sup>th</sup> October requesting an update. No reply has been received to date. It would be appreciated if the contaminated waste was cleared before the end of the calendar year.	
89/24	<p><b>Other reports:</b></p> <p>i. <b>Highways generally and consideration of a liaison officer:</b> BG had a meeting with the DC about the weeping manhole on Church Hill in KM. DC will rod the manhole and rod again if the first effort doesn't work. This will be followed by the insertion of a tv camera to ascertain the issue. This road is not a on gritting route so must be accessible for residents during the winter months. DC have also allocated a team to sort the flooding at Forge Cottage which is now being monitored.</p> <p>ii. <b>Update on the community speed watch in Buckhorn Weston (AG):</b> A Week of Action was organised by Dorset Police which took place w/c 14<sup>th</sup> October. CSW members were out on the 15<sup>th</sup> and were joined by a police officer who was able to issue on the spot fines (minimum 3 issued). On 30<sup>th</sup> October there was a joint CSW and TruCam session. In early December AG will conduct another survey regarding residents' views on the 'Please Slow Down' signs as requested by DC.</p>	

iii.	<b>Public Footpaths:</b> There was a large turnout to an 'Adopt a Path' meeting in KM with footpaths identified using the map on DC Explorer. Although there are a lot more footpaths in BW, it was suggested BW could organise something similar. SS will keep the PC updated on this initiative.	
90/24	<b>Items for next agenda:</b> Update regarding the railway line crossing in BW (KA) Report back on DAPTC AGM meeting (KA) Update in top road parking issues Quote for ash die back felling (SS) Update on KMPA and lease negotiations with Strutt and Parker (BG & MH)	
91/24	<b>Matters pertinent to this meeting:</b> None.	
92/24	<b>Date of next Meeting:</b> 7.30pm, Monday 6th January 2025 Kington Magna Village Hall	
	Meeting closed at 09.10 pm	
	<b>Signed</b> .....Chairman <b>Date</b> .....	

**Items circulated with agenda:**

Clerk/RFO report

Accounts and payments for the period 1<sup>st</sup> September to 31<sup>st</sup> October 2024

Reconciliation 31<sup>st</sup> October 2024

½ Yearly budget/expenditure report

Proposed budgets/precept 2025/26

**Copies of all reports noted in the minutes are available on request from the Parish Clerk.**