

# OWERMOIGNE PARISH COUNCIL

Minutes of the Parish Council meeting held on 17<sup>th</sup> July 2024 in the Village Hall.

## 1 Apologies for absence

Cllr Nick Power, Cllr Paul Warren, Cllr Nick Ireland (Leader, Dorset Council)

**Parish Council attendees:** Cllr Sue Cameron-Laxton, Cllr Jo Chilcott and Cllr John Chilcott, plus the Parish Clerk. In addition, 10 members of the public attended.

## 2 Election of the Chair and Vice Chair

No Councillors offered or agreed to be nominated for the post of chair for the period through to 21<sup>st</sup> May 2025. In order for the meeting to proceed, it was accepted that the rule allowing a chair for that meeting only would be implemented.

Chair: Cllr Jo Chilcott, prop: Cllr Sue Cameron-Laxton, sec: Cllr John Chilcott. It was decided to defer election of a vice-chair until the next Parish Council meeting.

## 3 Appointment of Co-opted Parish Councillors

The parish council has only 5 of the allowed 7 Councillors. Applications were received from Kim House and Andrew Buckingham. Both were unanimously elected as Councillors.

## 4 Parish Council committees

Since two of the parish councillors were not present, and two new councillors have been co-opted, this was deferred until the next meeting when the intention would be to allocate committee responsibilities in a more informed manner.

## 5 Declarations of interest

Cllr Jo Chilcott declared an interest in the "Help Owermoigne Park" group who are bidding for support from the Community Benefit Fund.

## 6 Public Open Forum

6.1 Verge Cutting. A local land owner has cut the verges, but the cut material has been left in place and is lying in a storm drain. ACTION Clerk to contact DC Highways

6.2 Dogs in the Park. A question was asked where the Park actually starts and thus where "no dogs" signs should actually go. ACTION Clerk to review boundaries. (& contact DC for extra "no dogs" signs.)

6.3 Article 4 direction. There has been an extensive amount of communication about potential developments and the effects at and near Ringstead.

The areas concerned lie across the Osmington and Owermoigne boundary.

Cllr Paul Warren has reviewed the material and written an open letter as a response to concerns, It has been reviewed and agreed by the parish council.

## 7 Minutes of the Meeting of 20<sup>th</sup> March 2024

Some details within the previous minutes were challenged from the floor.

The previous minute notes will be re-examined; and where necessary, corrections made and the minutes re-issued for acceptance at the next parish council meeting. Changes will be identified. ACTION clerk to review.

## 8 Matters arising

2405.11.1 Quality of Wessex Ground Services grass cutting in Owermoigne Park. WGS visited and were accompanied by 3 councillors and the clerk.

Problematic areas of the park were pointed out, and for most of these, WGS accepted responsibility. Subsequent cuts seemed to have improved the look and usability of the park.

- 2405.13.1 Speed Monitoring on the Moreton Road.  
Anecdotally, there are problems with the speed of vehicles, especially when negotiating past tractor-trailer combinations and delivery/collection lorries. The council had already approved payment for 1-week of speed monitoring equipment; Mr G Aston kindly volunteered a donation for a concurrent second set so that speeds can be monitored inside and outside the 30mph boundary.  
ACTION Clerk to contact the Road Safety Manager to find costs for the 2<sup>nd</sup> set and to agree locations.
- 2405.15.1 A352 speed limit restrictions. The clerk explained that the council had accepted the request for a 40mph limit through the village. But this is only confirmation that they will add it to a list for consideration.  
In the meantime, there were complaints from the councillors and public about vehicle speed and especially motorcycle noise.  
ACTION clerk to contact PCSO Donnison again about monitoring the speed and potentially monitoring the noise.
- 2405.16.1 Tree Survey: See agenda item 11
- 2405.16.2 Playground Safety Survey. The clerk explained that RoSPA had originally been selected (on cost) as the preferred inspector. But because the timing did not synchronise with their inspection cycle, the cost tripled. Wicksteeds were subsequently selected and are booked in to carry out the survey during the summer.
- 2405.18.1 Cricket Club bid for Community Benefit Fund: See agenda item 14

## **9 Police Report from PCSO Donnison**

PCSO Donnison was unable to attend, however Owermoigne only had one entry on the May report: cycling without lights on the highway.

## **10 Dorset Councillor's Report.**

Cllr Nick Ireland was unable to attend due to work commitments. Apologies received.

## **11 Tree Maintenance Contract**

Four companies bid for this work.

After a discussion, the parish council decided that AG were to be the preferred supplier.

## **12 "Child in the Wild" group and parking in the "lay-by" at the North end of Owermoigne Village.**

The parish council view this as a passing place, whilst it is frequently viewed as a "lay-by" (i.e. implying its use for parking)

The sign has been made and the owner of the verge to the rear of the passing place has given permission for the sign to be erected. The "Child in the Wild" group were contacted and advised about the situation. A reply email from them was read out which challenged their right to be able to use the passing place for parking; they also claim to have been permission by the land owner to be able to park there. The parish council do not dispute the benefits which children gain by attending this facility; the concern is simply one of pedestrian safety and traffic management. ACTION Clerk to liaise with DC Highways.

**13 Planning Applications**

Two had been received; both had comment dates which expired prior to the parish council meeting, so had been the subject of a prior discussion between parish councillors. There was no objection to either.

P/TRT/2024/03192 Tree works at 7A Wareham Road  
P/PABA/2024/02390 Farm Buildings at Hill Dairy, West Chaldon.

**14 Community Benefit Fund. (CBF)**

**14.1 Village Hall**

The Village Hall committee are waiting to sign documents, and then will need the agreed donation from the CBF. This is held in a NatWest account, which is the last account which is being cleared through the mandate variation process.

**14.2 Cricket Club**

There was an initial bid into the CBF, but at the moment, the Cricket Club have asked for this to be put on hold whilst they work with a bid facilitator who is investigating other routes of financial help. In any case, the bid may need rework to account for some changes to provide disabled toilets and better insulation.

**14.3 HOP (Help Owermoigne Park)**

HOP submitted their application for improvements for Owermoigne Park (ground level trampoline and picnic bench). They applied for a donation of £2500 towards the £5000 total cost. The council approved this donation unanimously.

**15 Finance**

**15.1 To approve payments for June & July 2024**

|                   |          |         |                                      |
|-------------------|----------|---------|--------------------------------------|
| HMRC              | 21/06/24 | £92.20  | Income Tax                           |
| Parish Clerk      | 21/06/24 | £395.17 | Salary                               |
| WGS Grass Cutting | 21/06/24 | £129.50 | May Payment INV 12363                |
| HMRC              | 18/07/24 | £92.20  | Income Tax                           |
| Parish Clerk      | 18/07/24 | £395.17 | Salary                               |
| WGS Grass Cutting | 18/07/24 | £129.50 | June Payment INV 12467               |
| DAPTC Annual Fee  | 15/07/24 | £196.54 | Includes larger mailbox fee INV 1750 |
| Village Hall      | 18/07/24 | £16.00  | Hire For Parish Council meeting      |

**15.2 Parish Council Insurance**

Three Insurance companies bid for this account.  
"Clear Councils" were selected at an annual premium of £641.31.

**15.3 Preparation of Annual Accounts**

The clerk explained why the annual accounts were late being completed this year, and why the period for public examination will also be delayed. The reasons revolve around the delays in changing signature mandates on the various accounts (i.e. the banks can't/won't supply statements until this happens). There is also a need to review the end of 2022-23 balance and the start of 2023-24 balance.

The meeting closed at 8:50 p.m.

**Date of next meeting** 18<sup>th</sup> September 2024 [at 7:30 in the Village Hall]

Signed Jo Dilnot ..... Chair

Date 18<sup>th</sup> September 2024.....

## **Attachment [1] Owermoigne Parish Council statement on Article 4 Direction [draft]**

An Article 4 Direction limits the works that can be carried out without needing planning permission from the council. For example, householders can normally make minor alterations to their houses without requiring planning permission. This is called "permitted development". However, Dorset Council has powers to remove these "permitted development" rights by making an Article 4 Direction. But DC would need good reasons to do so.

OPC understand Mr Wallis's concerns about potential permitted development (PD) rights leading to potential erosion of the special character and qualities of Ringstead. Placing an Article 4 direction on a defined area at Ringstead that removed all PD rights would be problematic as it places greater constraints on householders wanting to carry out relatively innocuous changes to their property.

We assumed the focus of Mr Wallis's attention and desire for an Article 4 direction appears was chiefly directed at the caravan park close to his property where substantial changes have occurred over the past few years. In this instance the planning officer Thomas Wilde advised that in the case of the caravan park's applications for a lawful development certificate, an Article 4 direction would be neither appropriate or effective.

The proposal is in fact in response to recent changes to permitted development rights by the Dept of Levelling up, Housing and Communities, which permits the conversion of agricultural buildings, shops and cafes to hotels and dwellings (Schedule 2 Part 3 class R), pop up campsites, paint balling, go karting, and saunas (Schedule 2 Part 4). These could proceed under permitted development without the normal checks, balances or public consultation required in a planning application.

The proposal for a temporary camp site in the summer months is in the neighbouring parish of Osmington but would result in an increase in traffic movements and footfall in an area that is already very crowded and which has an already inadequate mostly single track access and this would impact on the environment and the residents of Ringstead. For this reason I recommend that OPC should support a limited application of an A4D that relates to Schedule 2 Part 4 (pop up campsites, paint balling, go karting, and saunas) in the areas of land served by the Ringstead access road.

Other development control can come via the normal planning application process. OPC acknowledge that this process does not always work as well as it should and there have been a number of planning applications over the past years within the Dorset National Landscape (AONB) that forms a large part of our parish, where the AONB/NL office has failed to comment on landscape and visual matters which OPC has identified. We suggest that OPC should seek a meeting with the Dorset NL team to discuss shortcomings in their role as consultee, to make sure that any future planning applications are properly considered and advised on.

PW 17.07.24