

Agenda 23rd June 2022

WINTERBORNE ST MARTIN PARISH COUNCIL

Thursday 23rd June 2022 -at 8.0pm- at Winterborne St Martin village hall

Call for councillors to attend the June parish council meeting.

The Public and Press are cordially invited to attend.

To appoint a chairman.

Public period for comments on issues on the agenda – 3 minutes per speaker

Reports from Dorset Council Councillor and Police Liaison

23/6 - 1 To receive and accept apologies and declarations of interest.

23/6 – 2 To approve the draft minutes of the Parish Council meeting held on 26th May 2022. (A).

23/6 -3 To discuss matters arising from the minutes not covered in this Agenda.

23/6 -3.1 To discuss voting numbers, outline in Councillors Tarr letter.

23/6 – 4 To note the statement of expenditure to date and bank reconciliation (B) and to approve the schedule of payments since the last meeting. (C)

23/6 – 5 Finance to note and approve.

23/6 – 5.1 To retrospectively approve payment to Dorset council regarding Dragon's teeth and roundels. £3,060.00

23/6 – 5.2 Payment of outstanding Insurance invoice £478.01

23/6 – 5.3 Change to bank signatories

23/6 – 6 Highways and Rights of Way

23/6 – 6.1 To receive/report any other highways issues (Verbal)

23/6 – 6.2 SID Report and data-DW (verbal)

23/6 – 6.3 RoW report (D)

23/6 – 7 Flood report update noted (E)

23/6 – 6.1 To discuss Sewage connection work at Old Cottage.

23/6 -6.2 To discuss a draft response to Wessex Water letter (F)

23/6 – 8 Planning

23/6 -8.1 Morish homes P/OUT/2022/02496, update and to note response to planning application (G) and email from Moorish homes following the presentation at the meeting on the 26.5.22 (H)

23/6 -8.2 To note and approve a response to new planning application P/HOU/2022/02470 Erect single-story extension and porch to existing garden studio to provide guest accommodation in connection with the main house the old Cottage Church Farm Access Road Martinstown Dorset DT2 9LB

23/6 – 9 To receive and note training updates.

23/6/ - 10 Councillor Activities and responsibilities to note

Winterborne St Martin Parish Council
Proposed Councillor activities and responsibilities

Councillor	Ongoing responsibility and representation	Project
Andy Daw		
	Green Martinstown (Phone Box)	
	SID Rep	Half Marathon
Karen Dellafield	Flood Volunteer representative	
	Winterborne Valley Community Fund	Highway improvements
Deborah Follett	Facebook	
	Verges and Riverbanks	
Dave Read	Allotment	
	Footpath officer Rights of Way	
Mark Pemberton	Neighbourhood plan	Neighbourhood plan feasibility review
Martin Underwood	Village Hall	

Clerk RFO and DAPTC contact and PC representative

To be confirmed

Budget Chairman - (to be confirmed) and vice chairman (Karen Dellafield) and Clerk
Communication - Clerk Plus

Staff working Group - Chairman (to be confirmed), vice chairman (Karen Dellafield) plus 1
Community speed watch

23/6 – 11 To approve and adopt the new Equal Opportunities policy (I)

23/6 – 12 Correspondence to be discussed and noted

23/6 – 12.1 Village Green Pond update (Verbal)

23/6 – 12.2 To respond to complaint raised by Peter Newell (verbal)

23/6 -12.3 To respond to complaint raised by Lee Scarth (Verbal)

Points raised in the village survey 2021 will be reviewed and considered at the July meeting.

23/6 – 13 To consider urgent matters to report from members and items for the next meeting. To include an open forum 10 minutes.

23/6 – 14 Date and venue of the next parish council meeting

Venue to be confirmed.

Dates:

28th July 2022

25th August 2022

22nd September 2022 (if held)

27th October 2022

24th November 2022

No December meeting

Signed by The Clerk:

Website: www.winterbornestmartin-pc.gov.uk Email: clerk@winterbornestmartin-pc.gov.uk

Appendices

Appendix A - Draft Minutes 26.5.22 Sent separately

Appendix B - Bank reconciliation to be completed

Appendix C - Scheduled payments to be completed

Appendix D – ROW

The footpath behind Badger wood will be cut soon.

The former permissive footpath from the top of S58/14 (pub track) south of the A35 down to Batts Lane is no longer an official permissive foot path so will not be maintained as such but will be left for wild birds etc and no one will be shot for using it for the time being.

The cycle path from Batts Lane thru Clandon fm to Maiden castle road closure.

Notification signs were put up some time ago but disappeared almost as quick as Gerald's FB post, new signs will be put up, and work started yesterday with a lot of looking. The top 10" of rubble will be dug up by machine mixed with cement and re-laid to a width of 8 ft a section at a time.

The former official permissive footpath from 4 acres to the cricket pitch is no longer official but will be maintained as such by the goodwill of the tenant farmer as long as it suits him, I think that means if people behave themselves regarding his crops.

Appendix E Flood report and update to be completed

Appendix F – Draft response to Wessex Water



Hillview Corner
Martinstown
Dorchester DT2 9LD
..... 2022

Ruth Barden
Director of Environmental Solutions

Wessex Water
ruth.barden@wessexwater.co.uk

Dear Ruth

Thank you very much for giving such an informative presentation at our Annual Parish Meeting and answering so many difficult questions from the audience. Thank you also for the follow up letter clarifying the points raised. It has really helped the community understand the issues your company faces in providing waste water services.

As was apparent from the questions there remains significant community concern about

- a.) the specifics of raw sewage overflows from upstream villages exiting WW man holes as you enter our village and along the full-length of the residential area; and
- b.) the regularity and level of sewage not reaching the Louds Mill sewage treatment facility and overflowing into the South Winterborne chalk stream.

Whilst we appreciate the issues WW may face with ground water ingress it is not usual for raw sewage to overflow into residential areas and for "storm" overflows to occur so regularly. We would like to understand the specific plans and timelines WW has for effectively managing both these issues. The Council would be very grateful if you could provide details of

- a.) WW specific plans and an implementation timeline for ensuring raw sewage no longer flows down the street of the village; and
- b.) WW's analysis of the root cause of the regular overflow from the Martinstown Pump House and your specific implementation plans and timeline for introducing added pipeline and/or pumping capacity to the Louds Mill facility

Again, thank you so much for coming along last week and I do hope we can be clear about the specifics of the solutions for Martinstown. I look forward to hearing from you.

Kind regards

Andy Daw, Chair Martinstown Parish Council

Appendix G PC Response to planning application Moorish Homes

Objection to planning application P/OUT/2022/02496

The Winterborne St. Martin Parish Council will be objecting to this planning application on the following points.

1. There is a presumption against development in AONB (WDW&P SUS2 part III) and no housing need in the area has been demonstrated to suggest an exception to this.
2. There are brown field sites within the village that could be developed without building on a Greenfield site.
3. The development of 18 houses is quite dense for the area and there offers only the minimum statutory affordable homes allocated at the site.
4. The proposed attenuation basin on the site is felt to be unsafe, with limited security to ensure the safety of children. There was also concern raised over the long-term management of the attenuation basin once the builders have finished. We have been told this will be managed by a management company. The village has been in discussions with Wessex Water for quite a while over problems with surface and foul water drainage in the village, which have still not been satisfactory addressed. Wessex Water have stated they have to overflow untreated sewage into the South Winterborne Stream from the Pumping Station in Martinstown at times of high ground water. There is concern, despite Wessex Waters assurance to the developers, that the building of a further 18 houses in the village will have an adverse effect on drainage and add to the ongoing drainage issues in the village.
5. There is also an issue relating to the proposed addition of 16 allotments which is felt to be excessive and not needed given that the Parish Council does not hold a waiting list for the allotments it currently holds.
6. This build will set a precedence for the further development of Greenfield sites in and around the village.
7. In last year's Council survey the majority were against new housing developments of this size within the parish.

Appendix H Moorish homes response to public meeting held as part of 26.5.22 Parish council meeting

Land Adjacent Dukes Close P/OUT/2022/02496

planning/Moorish Homes



Tony Bowden via morrishbuilders.onmicrosoft.com

Fri, 27 May,
14:09

to Winterborne, Stephen, Emma, Les, Andy, Karen, Deborah, Martin

Good afternoon,

Firstly thank you very much for giving me the opportunity to speak and answer questions at the Parish meeting last night in reference our above application. I appreciate that the Parish Council, in its limited numbers of last night made the decision to object over not enough affordable housing, building in the AONB and the potential flood risk to residents from the foul network being overwhelmed at times of high rainfall/water table.

As promised to both the Parish Council & Residents at the meeting last night I am returning with a response regarding Wessex Waters works as there seemed to be a disconnect of what we were told compared to what was actually carried out in April. I also thank Les Scarth, who is copied into this email for providing me with the planned works which I have discussed with our engineering consultants.

Whilst writing, I felt it appropriate to address some of the concerns you as Councillors had over the application, as follows:

1. AONB; the extracts below, and attached report from the AONB team on the application notes *"the site is well related to the linear form of the village and appears capable of being contained within a relatively mature framework of hedges"*, they go on to say; *"notwithstanding the generally complementary nature of the layout with the prevailing form of the wider village, we would highlight the following issues that will need to be given careful consideration should the applicant achieve outline planning permission and progress a detailed design"*
 - These items were

- The montages provided within the LVIA show some properties within the southern 'rear' portion of the site to be quite elevated, particularly plots 11-14, as seen from viewpoint

locations 5 & 6. The suitability of the proposed building heights is questionable and should be subject to review/mitigation.

- The selection of materials requires further review. In particular, the proposed use of render for plot 11 appears questionable, given its relatively dominant position in the approach western approach to the village from the highway, as per VP3.
- The inclusion of parking associated with the allotments results in the placement of this feature in a relatively conspicuous location in terms of views in from the main access y. Although the bays are punctuated by bands of planting, the proposed design could add a feature with 'urban' characteristics, particularly if implemented as shown, with tarmac surfacing to the bays and adjacent footpath. Alternative surfacing and enhanced planting should be considered.
- The attenuation basin has the potential to be perceived as a an overtly engineered 'unnatural' feature and the impact of this could be exacerbated if there are requirements for fencing, safety notices, etc. Further information on the appearance of this feature is required in order to form an opinion on its impact.
- The proposed allotments are not inherently objectionable, but it may be beneficial to consider if conditions be proposed, such as limitations to the scale of structures within the plots, so as to achieve a relative uncluttered and open character.
- The design of external lighting should be given careful consideration and we recommend that applicant refers to the following guidance: https://britastro.org/dark-skies/pdfs/CfDS1703_E5_Good_Lighting_Guide.pdf

2. On landscape, no objection has been made and a request for a revised planting proposal along with lighting and underground services plan be submitted, which we are working on producing. I have provided you with a copy of this report for your own review.
3. Regarding Wessex Water and the "upgrade" to the network, I attach the initial response we received from Wessex water in March of 2021, in hindsight, perhaps we should have noted "remediation/upgrade" works rather than picking specifically on the upgrade wording. For this I personally apologies and if having mislead the council or local residents I truly am sorry for that. As I stated last night we want to be open and transparent, being a family run and owned house builder we want to maintain a good reputation.

With regards concerns over flood risk, as mentioned last night, the Environment Agency have a holding objection and have asked us to provide them with further information which will see us surveying the winterbourne and providing them with flood projections, which in turn will allow them to accept or increase our proposed finished floor levels to an acceptable point. It will also allow the EA to make an informed decision on whether there will be a heightened risk to flooding from the development to the existing homes in the village if it achieved a planning permission.

I have also asked for our engineering consultants to provide me with an explanation on how a infiltration basin works and at what points it may fill with water, I thought this would be useful after the questions arising from last nights meeting over safety and what it may look like. Which it will be a grassed basin surrounded by wildflower and hawthorn planting as per the landscape plan.

4. Housing Need; I attach an email from Paul Derrien to me today where he confirms the housing need with 3 applications specifically for Martinstown and in total 16 application with Martinstown as a preferred area for housing. He goes on to confirm that due to the lack of affordable housing in the village it means there us no great incentive to join the register. He finally states that *"the closeness to Dorchester does mean you would always be able to let any rented homes"*

If I can be of any further help in answering any other questions please do not hesitate to contact me.

Kindest regards

Tony Bowden

Senior Land Manager

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Winterborne St Martin

Draft Equal Opportunity Policy

1. POLICY STATEMENT

The Winterborne St Martin Parish Council is committed to pursuing an equal opportunities approach in the employment of its staff and in every aspect of Council activity and recognises its statutory duties under legislation in terms of service provision and employment and is committed to meet them by complying with this policy.

2. LEGAL POSITION

Under the Equality Act 2010 it is unlawful to discriminate against an individual on the following grounds:

- age
- disability
- gender reassignment
- marriage and civil partnership
- pregnancy and maternity
- race
- religion or belief
- sex
- sexual orientation

These are known as “protected characteristics” in section 4 of the 2010 Act.

Section 149 of the 2010 Act imposes a Duty on Parish Councils to take into account:

- The need to eliminate discrimination and harassment, victimisation and any other conduct that is prohibited by or under the Act;
- To advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
- To foster good relations between those who share protected characteristics and those who do not.

3. PURPOSE

The purpose of this policy is to provide equal opportunities to all employees, irrespective of their characteristics (unless there are genuine occupational qualifications or objectively justified reasons for a different approach to be taken) and an equality of opportunity in the provision of services and access to Parish Council facilities. The Council opposes all forms of unlawful and unfair discrimination whether it be direct or indirect discrimination, victimization or harassment on the grounds of any of the protected characteristics defined in the Equality Act 2010 or the identified additional unfair grounds. The Equality Policy underpins all policies, procedures and strategies, therefore providing a strong foundation for equality in the Council and the services it provides.

4. EQUALITY OF OPPORTUNITY IN EMPLOYMENT, TRAINING AND ORGANISATIONAL DEVELOPMENT

All employees whether full-time, part-time, fixed term contract, agency workers or temporary staff, will be treated fairly and equally. Selection for employment, promotion, training, remuneration or any other benefit will be on the basis of aptitude and ability. All employees will be helped and encouraged to develop their full potential and the talents and resources of the workforce will be fully utilised to maximise the efficiency of the council.

Every employee is entitled to a working environment that promotes dignity and respect to all. No form of intimidation, bullying or harassment will be tolerated. This is further defined in the Dignity at Work policy adopted by the council.

The commitment to equal opportunities in the workplace is good management practice and makes sound business sense as it seeks to utilise the talents available from the local community, representing Society as a whole.

Breaches of the Parish Council's equal opportunities policy will be regarded as serious misconduct and could lead to disciplinary proceedings. Employees are entitled to complain about discrimination or harassment or victimization through the council's complaints procedure.

Prospective candidates wishing to raise a complaint should do so, in writing, to the Clerk within 15 working days, at the latest, of the alleged incident. An investigation will then be conducted by the Clerk, or an independent person appointed for the purpose, who will report to the Council.

5. EQUALITY OF OPPORTUNITY IN SERVICE DELIVERY.

The Parish Council is committed to equality of opportunity in the provision of services and access to its facilities. The Council will deliver services that are relevant, of the highest quality possible and accessible. Training in relation to the roles and responsibilities of employees and the Council in delivering services will be sought and undertaken.

6. COMMITMENT

The Parish Council will comply with all current and future legislation referring to equality and diversity and will aim to promote good practice in all aspects of the organisation. The Council will publicise this policy on its website and will highlight it in recruitment and relevant official documentation.