

CHESELBOURNE PARISH COUNCIL

Dear Councillor

27th August 2024

You are hereby summoned to attend a meeting of the Parish Council Meeting, which starts at **7.00 pm on Monday 2nd September 2024** at the Cheselbourne Village Hall for the purpose of considering and resolving the business to be transacted at the Meeting as set out in the agenda. Apologies for absence should be submitted to the Clerk/Chairman prior to the meeting.

A Crocker

Amanda Crocker, Clerk

cheselbourne@dorset-aptc.gov.uk

07855 396070

Guest Speaker: Rob Harrington – Dorset Wildlife Trust; An update on Lyscombe Nature Reserve

AGENDA

1. Public Period
2. Declarations of interest.
3. To receive apologies for absence
4. Approve minutes of meeting held on 1st July 2024
5. Matters arising for report only
6. To receive the Dorset Councillor's Report – July report attached
7. To consider the PCSO's report – July report attached
8. Parish Councillors' reports
 - (a) Asset Management Report – to consider the maintenance of the play park equipment
 - (b) Highways
 - (c) Website and IT
9. Finance
 - (a) To approve the payments for September 2024
 - (b) To confirm the reconciliation of accounts and position against budget
10. Planning Applications
 - (a) To consider the amendments to Parish Councils' involvement in Planning - attached
11. To confirm the following policies:

Health & Safety
Volunteer Policy
12. To consider repairs to the Chebbard corner fingerpost
13. To receive an update on PlusBus and to consider the payment and future funding of the scheme
14. Date of next meeting – 4th November 2024

Jill Haynes, Dorset Council Chalk Valleys Ward Report to the parish council July 2024

Dear Councillors, Clerks and members of the public, please find my report for July.

The new council is looking at priorities and has reduced them down to four areas. The Council are doing some public consultation on this at the moment but unfortunately all the eight sessions do seem to be in the main towns. With little representation for rural areas. However, you can make your views known by going to the Dorset council web site on www.dorsetcouncil.gov.uk/a-big-conversation

There are going to be four main priority areas

- 1 Communities for all
- 2 Responding to the climate crisis
- 3 Providing high quality housing
- 4 Growing our economy

At the moment there is very little further in detail and the consultation will no doubt bring further clarity about the public's requirements and help guide priorities

I thought I would give a single topic report about the current position on Priority 3 Housing and Housing need to give you greater information in this area, and my apologies if it is a bit lengthy. Dorset's average house prices are twelve times the average local wage, this is one of the highest ratios outside of London and the South East. The Council wants to increase the supply of housing that local people can afford to rent and buy. This includes increasing the supply of affordable housing and social housing by working with developers and with Registered Providers of social housing / Housing Associations.

Over 80% of the households currently on our social housing register are of working age (16 – 64 years). This statistic shows we need to prioritise and increase housing supply. We currently have 6133 people and families on the housing register with approximately 485 new applicants each month. **The council gives free advice, assistance and information to everyone even if they are not on the register.**

There are four categories on the register A-D but it is definitely NOT only those in the top category are those who are housed. Some 50% of those on the register are single people – not surprisingly, needing 1 bed accommodation.

Dorset Council does not own or manage any social housing, this is dealt with by our register Providers/ Housing associations. They advertise between 75 & 100% of their stock through the Dorset Home Choice Allocations Scheme. All applications must go through the scheme and the council shortlists before sending on to the provider to make the decision. Shortly a new update on the system Social housing in our area makes up approximately 12% of the total homes. These are provided by locally active Housing Associations, also known as Registered Providers of Social Housing.

This will also give people an idea of the waiting time for appropriate housing in the area they have asked for. The backlog is reducing and has, for most people, gone from 12 to 6 weeks. Social housing in our area makes up approximately 12% of the total homes. These are provided by locally active Housing Associations, also known as Registered Providers of Social Housing.

During 2022/23 the number of households losing their private rented accommodation increased dramatically as landlords decided to turn many properties into an Air B&B.

This accounted for 17.8% of all homeless approaches, where households were unable to find other rental properties, and impacts the council's ability to discharge its homeless duties. Compared to other councils we have done rather well in this area but there is always more to do. Our homeless cases last year were **down** 17.4% compared to the national average **up** 15.4%. Working in a number of ways we have ensured that over 200 families did not become homeless. Measures include working with landlords, helping with ensuring people claim the right benefits and support into employment.

As of September 2023, just over 360 landlords have joined our Landlord Forum and we are encouraging new members from across the whole Dorset Council area. Whilst this is a sizeable number, membership is mostly landlords with properties in the west of our area, who have been established as a group since before Dorset Council became a Unitary Authority in 2019. In a survey of Dorset landlords, 25% of respondents said that they were planning to leave the market or reduce their number of rental properties, within the next 5 years which is of considerable concern to the council.

We need to work with landlords and other housing providers to improve the quality of accommodation for Dorset residents, not least because in turn this will help to improve people's health and wellbeing.

Reduce the number of long-term empty homes in Dorset

Empty properties can make an area feel run down and undermine community spirit. They can also become the focus of anti-social behaviour, fly tipping and rodent activity.

Returning an empty property to use can not only resolve these environmental and social problems, but can also provide a 'new' home, which helps meet housing demand, reduces pressure on new build development and can also provide an income and asset for the owner.

We want to encourage owners to bring empty properties back into use as homes. We recognise that properties are often empty for a wide variety of reasons and our role is therefore to initially influence and encourage property owners. This can include advice about undertaking repairs, selling the property or renting it. However we may also take appropriate enforcement action where these informal negotiations fail. We have brought back into occupancy 41 houses in the last 4 years but it is a very slow and complex process.

The council also takes action on housing standards in the private rental sector and took over 116 actions and notices served against landlords last year to ensure that people live in safe and healthy homes. Housing is a very small team and I am proud of the excellent work that they do to support people in our communities

Dorchester Rural East Neighbourhood Policing Team Crime Report
JULY 2024 (covers from 21/06/2024 due to annual leave on last report)

Dear Councillors,

Below is a breakdown of crimes/incidents that have occurred in your areas during the month of July.

N.B. Any crimes/incidents of a sensitive nature are not in this report, e.g., of a personal nature or which may identify individuals.

- We continue to patrol all areas and are using social media to keep members of the public apprised of our actions.

Dorchester NPT website address is [Dorchester | Your area | Dorset Police | Dorset Police](#)

Our Face Book Page address is: www.facebook.com/DorchesterPolice/

Our Twitter Page is: <https://twitter.com/DorchesterPolice>

Our Instagram Page is: <https://www.instagram.com/dorchesterpolice/>

Dorset Alert messaging system registration to receive messages is:
<https://www.dorsetalert.co.uk/pages/2451/1/Register.html>

Contacting Dorset Police (non-emergency)

Do it Online: [Contact us | Dorset Police](#)

Telephone: 101 *(Calls to the 101 non-emergency number from both landlines and mobiles are free)

To report information to the police with 100% anonymity, contact the independent charity Crimestoppers online at www.crimestoppers-uk.org or call Freephone 0800 555 111

DFCA

Broadmayne Parish Council:

21/06/2024 Damage to Defibrillator Case – under investigation

Knightsford Parish Council (Tincton/West Knighton/West Stafford/Woodsford):

07/06/2024 Tincton – smashed rear windscreen of vehicle, while parked on private drive.

10/07/2024 West Stafford – body on railway line – investigation being conducted by British Transport Police

DFCB

Crossways Parish Council:

23/06/2024 Warmwell Holiday Park – Murder investigation (out of county visitors)

04/07/2024 Crossways – Paint thrown at door – under investigation.

28/06/2024 Crossways – Search Warrant at address Class A, Class B and cash seized from property.

DFCC

Dewlish Parish Council:

Puddletown/Tolpuddle/Athelhampton/Burleston Parish Council:

27/06/2024 Puddletown – theft of registration plate from motorcycle

- 28/06/2024 Tolpuddle – report of suspicious vehicle – call made in good faith and under further investigation, no concerns.
- 05/07/2024 Puddletown – criminal damage to Speed Indicator Device.
- 08/07/2024 Southover – Off road motorcycles (no reg plates) ASB on track
- 08/07/2024 Puddletown – theft of van – van located Amesbury

DFCD

Buckland Newton Parish Council:

No Reports

Melcombe Bingham Parish Council:

No Reports

Piddle Valley Parish Council:

- 22/06/2024 Alton Pancras – noisy party reported – referred to out of hours environmental health department.
- 24/06/2024 Plush – Rear Passenger side window smashed
- 24/06/2024 Piddletrenthide – Vehicle crashed into property – failed to provide details – under investigation
- 26/06/2024 Piddlehinton – Enterprise Park – caravan on fire at side of the road

OTHER:

COMMUNITY CONTACT POINTS

The scheduled Contact Points are:

15/08/2024 Puddletown – Spar 14:30 -15:30

13/09/2024 Crossways – Crossways village hall – Oddfellows coffee morning 11:00 – 12:00

A Community Contact Point is a pop-up event where you can speak to me to discuss an issue and receive crime prevention advice. You can also report a crime (incident) or discuss any issues affecting you or your community.

This is a drop-in style event with no need to make an appointment.

There may be additional Community Contact Points over the next three months. Community Contact Points will be advertised by Dorchester Police on the Dorset Police website and the Dorchester Police Facebook Page.

[Contact us | Dorset Police](#)

Dorset Police does not have the ability to monitor Community social media groups and valuable intelligence is missed.

In addition, if there is an ongoing problem, for example anti-social behaviour, I am unable to seek support for additional police resources to address the issues.

Regards

PCSO 6500 Alison Donnison

Dorchester East Rural Neighbourhood Policing Team

ASSET MANAGEMENT REPORT

PARISH COUNCIL MEETING ON MONDAY 2nd SEPTEMBER 2024

PLAYPARK

I have discussed the maintenance of the new playpark equipment with Mr Robin Maslin who I understand chairs the playpark steering group.

Mr Maslin agreed that the cost of the maintenance work (£1,500 plus VAT) as advised by Copper Beech was excessive and could be undertaken by volunteers. From the response received so far from Mr Maslin, it appears to be unlikely that the steering group will provide any volunteers to help with this work.

When Councillors Sewill, Walsh and I met with Robin Maslin and Claire Scott on 23rd May, it was stated by them that the steering group would be carrying out regular (monthly) inspections of the playpark equipment. I have asked Mr Maslin if this regular inspection is happening. I am yet to receive a response.

As agreed at our July meeting, I asked Copper Beech if the five year warranty would be invalidated if the new equipment were not treated with the recommended uv protection oil on an annual basis. They have confirmed that the warranty would not be invalidated if the uv protection oil were not applied regularly but, the warranty would be invalidated if the equipment was not well maintained and kept in good order.

GRASSCUTTING

The agreed grass cutting contract has been sent to Moses Smith of Dorset Tree and Garden Care to be signed.

DAMAGED GRIT BIN NEAR THE ENTRANCE TO KINGCOME FARM

At the time of writing, Velcourt has not paid for the replacement grit bin near Kingcombe Farm. The Parish Clerk has chased payment.

ROAD SIGNS

As far as possible, the road signs within the village have been cleared of vegetation.

Item 9 (a)**Payments requests - August 2024**

Date	Pay ref	Payee	Description	£	
03.07.24	BACS061	Glasdon	Replacement grit bin	159.73	Paid 08.07.24
01.07.24	BACS062	Cheselbourne VH	Hall hire May 24 to March 25	72.00	
22.07.24	DDR	Hugo Fox	Web hosting August	11.99	
09.08.24	BACS063	Dorset Tree & Garden	Grass cutting play area & green	100.00	
22.08.24	DDR	Hugo Fox	Web hosting September	11.99	
24.08.24	BACS064	HMRC	August 2024 PAYE	81.00	
24.08.24	BACS065	A Crocker	July/August 2024 salary	402.36	
Total payments requested				839.07	

Item 9(b)**Cheselbourne Parish Council
Reconciliation of Accounts****Year ending March 2025**

Balance b/fwd	From 31.03.23	3997.45
Add:	Income year to date	4495.91
Less:	Expenditure to date	4217.66
Balance as at 24th August 2024		4275.70
Funded by:		
Deposit account	00127318	3588.84
Current account	00335425	1542.22
		5131.06
Add:	Uncleared Income	0.00
Less	Uncleared cheques	
	Dorset Tree & Garden	
22.05.24	Care	Grass cutting - play area and green
	Cheselbourne Village	Hall hire May 24 to March 25 - 6 at
01.07.24	Hall	2hours
	Dorset Tree & Garden	Grass cutting - play area and green
09.08.24	Care	19/7/24
24.08.24	HMRC	August 2024 PAYE
24.08.24	A Crocker	July/August 2024 salary
		855.36
Balance as at 24th August 2024		4275.70
	Difference	0.00

**Budget Monitoring for the year ended 31st March
2025**

Description	2024/25 Budget	Actual	Balance	
Receipts				
Account Interest	- 60.00	19.10	(40.90)	
Precept	5,818.00	2,909.00	(2,909.00)	
			0.00	
Play park income		85.88	85.88	
Donations		0.00	0.00	
Grants		0.00	0.00	
VAT refunded		1,481.93	1,481.93	
Total receipts	5,878.00	4,495.91	(1,382.09)	0.00
Payments				
DAPTC Subs. + other subs	135.00	214.32	(79.32)	
Insurance	300.00	585.22	(285.22)	
Training	200.00	0.00	200.00	
Wages - Clerk	2,600.00	1,174.50	1,425.50	
Mileage	60.00	55.36	4.64	
IT	300.00	156.93	143.07	
Administration	150.00	279.84	(129.84)	
Publications	0.00	0.00	0.00	
Venue hire	72.00	72.00	0.00	
Grass cutting - village	550.00	200.00	350.00	
Play park	500.00	1,120.00	(620.00)	
Christmas tree	60.00	0.00	60.00	
Wreath	25.00	0.00	25.00	
Defibrillator	126.00	0.00	126.00	
Village maintenance	200.00	85.44	114.56	
Grants	100.00	0.00	100.00	
Environmental Services	50.00	0.00	50.00	
Contingencies	100.00	133.11	(33.11)	
Election costs	50.00	0.00	50.00	
CAG	300.00	0.00	300.00	
General fund			0.00	
VAT (refundable)		140.94	(140.94)	
Total payments	0.00	5,878.00	4,217.66	1,660.34
Balance b/fwd from 31.03.23	3,997.45			Monies held in bank 5,131.06
Income	4495.91			
		8,493.36		
Earmarked Reserves				Add: Income not cleared
Climate Action Group	731.78			Less:
Play park improvement	762.26			Less: Chqs not cleared (855.36)
		1,494.04		Earmarked funds (1,494.04)
Expenses to date	4,217.66			
		4,217.66		
Balance available not yet committed		2,781.66		General Reserve 2,781.66
				0.00

Planning: New changes provide greater involvement for Town and Parish councils

As you may be aware, at Dorset Council's Full Council meeting on 18 July, councillors voted to amend the Officer Scheme of Delegation in the Constitution to change the process for determining which planning applications are referred to Dorset Council's planning committees.

The changes can be summarised as follows:

- **Major applications will automatically need to be referred to the planning committee if there is a representation from a Dorset Council Member or the Town/Parish Council which is contrary to the officer recommendation.**
- **For non-major applications, if there is a representation from a Member or the Town/Parish Council which is contrary to the officer recommendation, then the Case Officer will need to contact the Chairman and Vice-Chairman of the relevant planning committee, for their decision as to whether the application should be referred to the planning committee.**

These changes will enable Dorset Council to be a more open organisation, and give ward members and Town/Parish councils a greater involvement in shaping which applications are considered by the planning committees, with the final decision resting with the chair of the relevant committee in applicable cases.

Please note that changes to the Officer Scheme of Delegation do not affect any consultations which have already begun at the time of Full Council (18 July 2024). The updated process will need to be followed for all decisions issued on/after 25 July 2024.

Planning applications - Comments from Town/Parish Councils need to:

1. Be received in writing within the 21-day consultation period (unless an extended period is agreed by the nominated office)
2. Include a material planning consideration. If a Town/Parish Council representation does not include this, the Scheme of Delegation will not be triggered because no material planning reasons were given.

[You can find the original report and watch the debate at Audit and Governance Committee here.](#)