

MINUTES OF A MEETING OF HAZELBURY BRYAN PARISH COUNCIL HELD ON TUESDAY 9th AUGUST 2022 AT 7.15 PM IN THE VILLAGE HALL.

Present: Councillors Steve Murcer (SM), Liz Stockley (LS), Val Rubie (VR), Phil Dimmock, Ken Huggins (KH), Sarah Meeks (SVN); Martin Richards (MR); Dorset Council councillor Pauline Batstone (PB); Members of the public – 8; **Minutes:** Malcolm Wilson (MW) – parish clerk.

140/22 - Apologies: None

141/22 - Declarations of interest: VR and SVM declared an interest in planning appeal P/PAC/2021/04005

142/22 – Adoption of the minutes of the meeting held on 12th July 2022: The minutes were approved as drafted.

143/22 – Matters arising from these minutes: Steve Savage from Dorset Highways understands the concerns expressed about visibility for and of pedestrians crossing the road at the Violet Cross development, but believes that the planting scheme is not going ahead. He has copied our query to planning team leader, Heather Smith.

144/22 – Public open session: None

145/22 – Finance: i) to approve accounts for payment: The following payments were approved:

Cheque	Payee	Service	Net	VAT	Total
SO	I Kerr	Dog bins	£126.50		£126.50
DD	Dorset Council	Cemetery rates	£25.00		£25.00
DD	SSE	Pavilion electricity	£186.53	£9.32	£195.85
1406	PKF Littlejohn	Audit	£200.00	£40.00	£240.00
1407	M Wilson	July pay	£344.95		£344.95
1408	M Wilson	August pay	£344.95		£344.95

146/22 – Planning: a) to consider any applications received: : i) P/PAAC/2021/04005 - planning appeal in respect of Change of use and conversion of agricultural building to 1 No. dwelling (Class C3) at Orchard Farm, Silly Hill To Kingston Lane, Kingston, DT10 2AR: The appeal relates to the demolition of a stable building and conversion to a home. The site is right in the middle of a dairy farm which is not suitable, unless it is an essential worker's home in which case it should have an agricultural tie. It was agreed to object to the appeal by the applicants. **ii) P/PIP/2022/04665 – Land west (north sic) of Kingston Row, DT10 2AR – permission in principle to erect up to 5 homes:** The parish council objects to this application for a number of reasons

a) the site was assessed in the early stages of preparation of the Neighbourhood Plan and was not scored highly enough to be included for possible development in the Plan

b) the site is outside the defined settlement boundary. Breaching the Settlement Boundary would create a dangerous precedent. There are many "hope value" sites like this dotted around Hazelbury Bryan, so far applications for such sites outside the Neighbourhood Plan have been refused.

c) the site is not allocated in the Plan for development and therefore is contrary to Policy HB15. The policy clearly states that "Given the identified supply clearly exceeds the housing need requirement the release of unallocated green field sites outside the settlement boundary should be limited to rural exception affordable housing sites". The approval of a site like this that is not in the Plan will jeopardise the potential development of other sites already allocated within the Plans, given there is no evidenced unfulfilled demand for additional development in Hazelbury Bryan. Even with the likely increased housing allocations for rural villages in Dorset Council's first draft of its new Local Plan, Hazelbury Bryan was confident it could meet any uplift from existing allocated sites and in-fill within the settlement boundary.

d) although no details of proposed dwelling type and size is given in the application, it seems certain the application will be contrary to Policy HB16 Meeting Housing Needs – Dwelling Types. Given the size of the plot and the application being for "up to 5 houses" it seems likely that these will be larger homes and not the "lower cost/smaller (2 – 3 bedroom) homes" called for in the Plan.

e) with a development of this small size, there is no affordable housing being offered which conflicts with both Policies HB15 and HB 16 e) Development in this area has already been determined by North Dorset District Council to be unsustainable. When considering application 2/2017/2016, the site of which is a mere 150 metres from this Kingston Row site, it rejected the application with the following comments "(a) it is in a remote location, with very limited range of services, (b) it is a distance of approximately 5.8 km (3.6 miles) by

car to the nearest town; and (c) it has no safe footpath routes on or off road to local facilities in Hazelbury Bryan. Great weight is afforded to the underlying principle within the National Planning Policy Framework (NPPF) of achieving sustainable development. Given the unsustainable location, failing to meet, amongst other things, the social objective regarding accessible services, the unsustainability of the proposal from a social perspective would significantly and demonstrably outweigh any benefits of the boost in housing supply in this location.” The applicant in application 2/2017/2016 appealed NDDC’s refusal – see PINS reference APP/N1215/W/19/3227653 – but the appeal did not succeed.

f) The applicant has focussed on an alleged shortage of 3 and 5 year housing supplies but the really encouraging words in the Dorset Council Cabinet briefing – viz *“Dorset Council’s aspiration is to provide a framework for long-term sustainable development that meets housing needs, delivers national and local net zero carbon and biodiversity targets, and ensures development is supported by essential infrastructure. We are currently seeking confirmation from Government of a temporary exemption from housing land supply requirements until the new Dorset Council Local Plan is adopted, so we can protect Dorset from harmful unplanned development in the interim period.”* give us hope that Dorset Council can refute this argument

147/22 - Climate and ecological emergency: i) to note the minutes of the Hazelbury Climate Group on 2nd August 2022: The minutes had been circulated and were noted ii) **to consider the formal proposal to install pv panels at the village hall roof and replace the heating system:** The paper prepared by Ivana Booker, Keith Wheaton-Green and LS had been circulated and is attached as appendix 1 to these minutes. SM praised the dogged commitment of the group, especially IB, to find the best materials and quotes. LS ran through the key points, namely: The cost of the project is £22,170, plus any contingency. Energy savings for the hall will be £2,800 annually. MW had summarised a number of funding options as shown in appendix 2, but if a Public Works Loan Board loan was taken to fund the project in full then annual repayments over a 10-year period would be £2,880. This would potentially require a 12% increase in the Precept. MW has submitted an application to the National Lottery Awards For All scheme for a grant of £10,000. A decision is due within 12 weeks, hopefully earlier. He is also preparing another application to the Dorset Council Capital Leverage scheme for 20% of the capital cost, so potentially £4,500. A decision under this scheme will be made by the end of September. Ivana Booker is also approaching Low Carbon Dorset, which might be another source of grant funding.

There was a wide-ranging discussion on a key principle – it is accepted that the cost has to be borne by the parish council (to enable the VAT to be reclaimed) and that only the parish council has access to a PWLB loan; however, given that the village hall will be the beneficiary of reduced energy bills of £2,800 pa, and it will not have to fund a new oil boiler, shouldn’t the village hall make some contribution to the costs which will otherwise fall on the whole community through a Precept increase?

SM noted that the trust deed under which the Hall committee manage the facility of behalf of the parish council allows for a rent to be paid to the parish council. The Hall Committee also has significant sums in reserve, although it is somewhat opaque as to how much these might be.

The parish council supports the scheme as proposed but agreed that there should be a meaningful dialogue with the Hall committee about how it might make a contribution. The outcome of the grant applications will obviously have a significant impact on these discussions. MW was asked to organise a meeting with SM and the hall chairman and secretary.

148/22 – Neighbourhood Plan: VR will circulate the review groups report shortly, but the Plans policies and objectives are largely on-track. Dorset Council’s Cabinet report (see 146/22 above) gives encouraging hope for the future

149/22 - Footpath and highways matters, including i) ii) school parking: PB is still looking into this ii) **other matters:** SM has been promised a response shortly from Jestyn Coke regarding the Poor Land path

150/22 – The Keep – update: i) encroachment: MW reported on the meeting with the owners of no 3, the Burroughs, and the neighbours at no, 4, the Weddells. The Burroughs had explained why they had extended the boundary, it was based purely on a comment made by the seller in the “enquiries before contract” when they bought the property stating that the boundary extended over the ditch and onto the Keep. They have no other evidence. Mr Weddell raised the “hedge and ditch presumption” for agricultural land which might support the Burrough’s claim. Dorset Council Flood team still have concerns over the in-filling of the ditch which was done without application for approval. All parties agree a boundary dispute involving lawyers is not a productive route for either party. The danger of a precedent being set for the other properties nearby is acknowledged and will play a part in any decision about action made by the parish council. MW was asked to write to the Burroughs and ask if, after reflection, they still thought their extension was lawful. He will also

highlight DC's ditch concerns. Their response and any further action by the parish council can be considered at the next parish council meeting. **ii) management strategy:** SM and KH will meet shortly and report back

151/22 - Recreation Field i) to note any relevant Committee minutes: The minutes of the Rec Committee meeting in July had been circulated and were noted **ii) other matters a) pump cycle track:** MW's investigations had been circulated. Clearly there is much more work to be done before any decision or firm progress can be made. **b) gang mower:** This has not yet been progressed by MW **c) cleaning:** MW reported that Jean Cluett has agreed to take on the cleaning role. It will probably once a month or so, her rate is £11.00 an hour, just 5 pence less than the clerk!

152/22 – Village resilience planning: SM has a meeting arranged shortly

153/22 – Village hall – report and wi-fi: LS reported that the hall committee are looking at other wi-fi providers. Ivana Booker is liaising with an electrician to install a power switch to be installed for an emergency plug-in generator. An old metal railing fence by the northern boundary needs to be removed – MR will do this when the area is less dry for any sparks to potentially cause a fire.

154/22 – Report from Dorset Council Cllr Batstone: Dorset Council is relatively quiet.

155/22 - Public open session: Bruce Marriott highlighted some of the difficulties in upgrading pv panels in rural locations due in part to the absence of 3-phase electricity.

156/22 – Correspondence to note: None

157/22 – Date of next meeting: This will be on Wednesday 21st September 2022 at 7.15pm, venue to be determined

158/22 – Close of meeting: With no further business to discuss, the Chairman closed the meeting at 8.40 pm.

Appendix 1 – Paper re village hall de-carbonisation

SOLAR ARRAY AND NEW HEATING FOR HAZELBURY BRYAN VILLAGE HALL

Background information

The primary motivation for installing renewable energy technology is to demonstrate a model commitment to protection of the environment rather than an economic motivation. As the existing central heating system in the village hall is now aged it would seem a good time to examine the renewable energy alternatives.

The use of technology which provide energy from a renewable source e.g., the sun is being encouraged by the government and will reduce our carbon dioxide output and limit our dependence on fossil fuels.

A small team from the Hazelbury Bryan Climate Group have thoroughly investigated equipment and suppliers suitable for the village hall.

Objectives and scope

The purpose of this paper is to request a decision from the PC to fund the installation of a roof mounted solar system, battery and air to air source heat pumps to showcase the benefits of implementing low carbon renewable energy systems.

Photovoltaic panels

PV panels convert light energy from the sun into 'clean' electricity which can be fed, via an inverter, directly into the electrical system in the village hall, where it can augment the mains supply from the National Grid. PV panels can provide a percentage of, or all of our electricity, free of charge for a good proportion of days in the year. PV panels have no moving parts so are generally maintenance free.

We can place 16 panels on the roof of the main hall to give a 5.68 kW array, which would generate 6225 kWh hours (kWh) per year. Together with an inverter this would cost £5995 installed.

Battery

If PV but no battery is installed, all electricity not used by the hall as it is generated is exported to the grid. We would request a smart meter be installed by our current electricity supply company and register with an electricity supply company to receive up to 7.5p/ kwh (dependent on supply company) for the export. This would be worth around £140.

If a battery is installed, more of the generated electricity can be used by the hall as what is not used is stored in the battery. Cheaper night time rate electricity can be used during the winter months (when PV generation is low) to charge up the battery.

We have been quoted for two options. A 10 kWh Solar Edge battery cost £6800 installed. A Tesla 13.6 kWh battery costs £8150 installed and has the advantage of being enabled to continue to supply the village hall off grid during a power cut.

The tesla has a maximum 5 kW output. If the hall were to be used on a cold dark evening during a power cut, the 8 x 36 watt fluorescent tubes would draw 288 watts, the proposed air to air source heaters 1.2 kW and the large thermostatic water heater peaks at 950 watt. So, well within the tesla's 5 kW. Additional draws on the battery such as for cooking or a 3 kW kettle would need to be carefully planned. The battery would last at least 5 hours and could easily last double that with low demand for hot water.

The light tubes will eventually be replaced (rolling replacement) with 18 watt LED tubes. Having just those switched on, the Tesla battery would last 94 hours.

It is questionable whether the additional cost of a Tesla Battery over a Solar Edge battery is worth it. Particularly as the Parish Council intends to install a changeover switch to allow a generator to be used if the hall was to be a gathering point in the event of an emergency.

Replacement Heating System

The village hall is currently heated via an oil-fired system. Although it is still usable it is quite aged and oil is an expensive, difficult to manage fuel. The hot water in the kitchen and two toilets are heated independently with electricity. The hall was insulated in 2011 (walls and ceiling) and the windows have good quality double glazing. The hall users usually only need the hall for a few hours but require it to be heated quickly and quietly.

Infra red panel heaters

These are not considered suitable as;

- We have acoustic panels affixed to the hall ceiling.
- The hall is a lightweight building with little thermal mass and so not suited to the infra-red heating.
- 1 kwh of electricity delivers 1kwh of heat (3 times less than a heat pump.)

Biomass boiler

This is not practical as it relies on a person being present to operate the boiler.

Air to water source heat pump

Although this could replace the existing oil boiler and continue use of the existing wet radiator system, it would not match the usage patterns of the hall. This type of heating only works well when it is on most of the time; whereas the hall is used infrequently and intermittently.

Air to air heat pump

The technology is well established, it is similar to an air conditioner which can also heat. We would need three outdoor condensers and three indoor units.

We consider this the best match for the Village Hall because:

- 1 KWH of electricity provides 5 kWh of heat.
- Instant heat is quickly provided following switch on.
- It can be switched on and off remotely.

- Different users may set different levels of heating i.e. a high setting for Pilates or yoga and a cooler setting for Zumba classes.
- The units can provide air conditioning in the summer.
- The units filter the air, thus providing the benefit of being able to keep the hall open in the instance of another pandemic.
- With two heating units in the main hall, in the event of one not working there will still be another to provide heat.

Following extensive research of equipment and installers, we visited Whipton Village Hall with two members of our own village hall committee. We discovered that, despite their hall being a converted chapel with no insulation, they were very pleased with the operation of their 3 Daikin air to air source heat pumps installed by RecoAir. Our two VH committee members were also impressed and considered the system very suitable for our own village hall. They are adamant that the existing oil fired system be removed prior to the new installation.

Products we recommend

- solar energy: installation by Empower Energy of 16 Q Cells (for a total of 5.68 kWp) with a 5.0kW Solar Edge inverter (which adds a £90 to the total cost) and a Solar Edge battery for a total cost of **£12,249.13** (exc. VAT);
- heating: installation by Recoair of 2 Daikin's R32 units in the main hall, and 1 smaller Daikin's R32 unit in the meeting room. The units will be powered by 3 external condensers, allowing for the functioning of any of the internal units independently. Total cost **£8,091** (exc. VAT);
- electrical work: for the external condensers it will be necessary to install isolators. D L Crease have provided us with a quote for **£1,460** (exc. VAT). The quote includes **£220** for prepaid meters, but this cost will be borne by the Village Hall Committee;
- decommissioning of existing oil fired system: using A & M Heating and Bryan G Paulley the total cost would be **£500** (exc. VAT).

The final total would be **£22,170.13** (exc. VAT and the amount for the prepaid meters).

Projected future energy costs without recommended installations

Due to covid prohibiting the full use of the hall in the past couple of years it has been necessary to estimate the amount of electricity used in a "normal" year.

During 2019 3470 kwh was used. The price cap is expected to rise by 52% in October 2022 so we estimate the forward cost of electricity to be 54p. So future electricity costs would be £1874.

Approximately 800 litres of central heating oil are used per year. Cost as of June 2022 is £1.15 / litre so future oil costs would be £920/yr/

Therefore, projected total future costs per year with no PV and the existing heating system are **£2793**

Projected future costs with recommended installations

The PV array will generate around 6225 kWh/yr.

One litre of oil provides 10.35 kWh of heat. Therefore the hall requires $800 \times 10.34 \text{ kWh} = 8280 \text{ kWh/yr}$ of heat.

An air source to air heat pump creates 5 kWh of heat from 1 kWh of electricity. So $8280 / 5 = 1656 \text{ kWh/yr}$ of electricity to heat the hall with a heat pump. Adding this to the existing annual electricity use $3470 + 1656 = 5126 \text{ kWh/yr}$.

Conservatively assuming 70% of generation is used either directly from the PV or via the battery and would allow $6225 \times 0.7 = 4357 \text{ kWh/yr}$ avoidance of electrical import. Assuming we topped up the battery using a 24p/kWh night time tariff our electricity bill would be $769 \text{ kWh} \times 24\text{p} = £185$.

Assuming 30% of PV generation is exported and sold to Octopus Energy (and Octopus were also our import supply company) we would receive $1867 \times 7.5p = £140$.

The total annual expenditure for electricity following the installations is therefore $£185 - £140 = £45$. Without the investment in new equipment the cost would be £920 for oil and £1874 for electricity totalling £2794. The investment of £22,170 therefore saves £2,749 in the first year, rising annually with oil and electricity price inflation.

Appendix 2 – village hall project funding options:

VILLAGE HALL PROJECT

Funding

The project is expected to cost £22170; with a 10% contingency we should work on a figure of £25,000

The parish council has total reserves of £40k. £25k of this is allocated for specific tasks leaving £15k spare. We are required to keep reserves at about 25% of the annual precept so at least £6-8k, so we could free up about £7k for the hall project.

Option 1 - borrow £25k from the Public Works Loan Board over 20 years

Fixed interest rate 3.02%	Annual repayment £1674	This would require a precept rise of 8% pa; £3.42 pa for a Band D
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Option 2 - use £7k of reserves and borrow £18k from the Public Works Loan board over 20 year

Fixed interest rate 3.02%	Annual repayment £1205	This would require a precept rise of 5.6%; £2.39 pa for a Band D
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Option 3 - £10k from National Lottery, use £7k of reserves and borrow £8k from the the Public Works Loan board

Fixed interest rate 3.02%	Annual repayment £536	This would require a precept rise of 2.5%pa; £1.06 for a Band D
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Option 4 - £10k from the National Lottery and £15k from the Section 106 monies due from Handley Cross development

We are due to receive £34702 as a contribution to community infrastructure from the Pidney Hill development at Handley Cross, We could use this although the vision was to significantly improve the children's play area with the bulk of the money.

If we get the Lottery grant and used £15 from the S 106 monies it would still leave £19k

for other purposes

Notes:

1. Other borrowing combinations of infinite amounts and terms are available
2. The S106 contribution is due when the first dwelling is occupied - when will this be?
3. A PWLB loan should take about 3 weeks for the loan to be approved and funds received
4. The Lottery application will be determined within 12 weeks, hopefully a bit quicker

Malcolm Wilson, Parish Clerk, 5th August 2022

DRAFT