

**MINUTES OF A MEETING OF HAZELBURY BRYAN PARISH COUNCIL HELD ON TUESDAY 12th DECEMBER 2023
AT 7.15 PM IN THE VILLAGE HALL.**

Present: Councillors Steve Murcer (SM), Ken Huggins (KH), Martin Richards (MR), Ivana Booker (IB) and Neil Robson (NR); Dorset Council councillor Pauline Batstone (PB); Members of the public – 22;

Minutes: Malcolm Wilson (MW) – parish clerk.

220/23 - Apologies: Received from Liz Stockley (LS) and Val Rubie (VR)

221/23 - Declarations of interest: MR declared a pecuniary interest regarding Neighbourhood Plan matters

222/23 – Adoption of the minutes of the meetings held on 14th November 2023: The minutes were approved as drafted.

223/23 – Matters arising from these minutes: JB Gardens will be cutting the cemetery hedge

224/23 – Public open session: no comments

225/23 - Report from Dorset Council Cllr Batstone: DC is encouraging a farm foods initiative – grow and buy local produce. She mentioned frustrations at another parish council where the local PCSO had failed, yet again, to attend the meeting to discuss anti-social behaviour. She will be raising this with the Police and Crime Commissioner.

226/23 – Planning:

a) To consider any planning applications received: i) P/PIT/2023/06669 – land west of Kingston Row, Kingston – erect 5 dwellings – technical details consent following the grant of planning permission in principal number P/PIP/2022/04665: It was agreed to object, as previously. The homes are too big and contravene the Neighbourhood Plan policies. With the N Plan review nearing completion and Dorset Council having a 6-year housing supply, this application would surely never have been passed if it was being considered afresh.

b) Neighbourhood Plan – update on progress: Dorset Council's consultation on the revised Plan is underway and closes on 12th January 2024. Discussions are taking place over the choice of Examiner. With luck, the revised Plan might be approved by the Spring.

c) Mr A Moore – to hear draft proposals for a development by the Red Barn shop before submission of a potential planning application to Dorset Council: Paul Dance, Mr Moore's agent, had provided plans and proposals for councillors in advance. He outlined the proposals for the benefit of the members of the public attending. They are keen to try and agree the basis of a scheme with the parish council. In essence the scheme involves the construction of 3 x 3 bedroom open market homes, but with first option to purchase with local people, 2 x 3 bedroom "affordable homes" for local people at a discounted price (85%) in perpetuity, 1 x 3 bedroom house for rent, linked to operation of the Red Barn stores, and an extension of the Red Barn to create a café space. This would all be outside the Settlement Boundary. Mr Dance has recently worked on a similar model for a development in Ilchester in Somerset, using a Section 106 agreement to ensure properties are always "affordable".

Some concern was expressed as to whether there would be sufficient parking if a café was created, and people lingered more than at present.

SM commented that the policies in the N Plan always guided the views of the parish council. This scheme gives some support to the viability of the shop, which is a positive, but there is much to ponder. The parish council will consider the matter and respond in due course.

227/23 – Finance:

i) to approve accounts for payment: The following payments were approved:

Cheque	Payee		Net	VAT	Total
SO	IKServices	Dog bin emptying	£136.50		£136.50
DD	Dorset Council	Cemetery rates	£19.00		£19.00
DD	PWLB	Loan repayment	£924.22		£924.22
DD	Water2Business	Pavilion water	£206.14		£206.14
1521	Dorset Planning	N Plan consultancy	£829.85	£165.97	£995.82

1522	M Wilson	December pay	£470.35		£470.35
1523	Play Inspection Co	Safety inspections	£158.40	£39.60	£198.00
1524	HB PCC	Magazine advert	£55.50		£55.50
1525	JB Gardens Ltd	Grass cutting	£490.00	£98.00	£588.00

ii) to consider the Section 106 community feedback and consider a way forward, including which grants to apply for and which projects: Both the pv panels and the play area refurbishment and extension had received overwhelming – over 90% for both – community support. MW explained that the current round of DC's Capital Leverage fund required applications to be submitted by 8th January 2024. It was agreed to apply to the Fund for a grant towards the pv panels at the village hall project.

iii) to consider and agree the budget and Precept for 2024/25: MW had prepared and circulated a draft budget for 2024/25. This envisages a 7% rise in the Precept to £24,372. This would mean an increase for a Band D property of £3.22 per annum. The increase is in line with inflation and was agreed and approved.

228/23 – Website and social media – update: Vanessa Weddell confirmed things were ticking over nicely.

229/23 - Climate and ecological emergency update: Next meeting is on 16th January 2024

230/23 - Footpath and highways matters: i) DC's ev charging point initiative: MW had circulated the scheme details. It is aimed at residents who don't have on site parking. Given the way Hazelbury is spread out in separate hamlets it is hard to think of a suitable location where people could conveniently leave their car for a few hours whilst it charges. It also the case that the vast majority of dwellings in Hazelbury have on-site parking to allow their own charging. It was decided not to take up the offer from DC. **ii) "gateway" at Park Gate:** DC has still to provide a costing

231/23 – The Keep – update on meadow and future strategy for the land: Nothing new to report.

232/23 - Recreation Field - to note the Committee minutes: The draft minutes of the meeting committee meeting on 5th December had been circulated and were approved and agreed. In financial terms, and with the budget being agreed, the sports clubs' annual rental will rise to £350 for the 2024/25 season; a new grass contractor has now been found at the higher rate in the budget; the use of the hall and the rental by two local craftspeople for Dorset Arts Week – it's probably for 2 weeks in reality - was discussed. Without wishing to set a precedent for other local businesses hiring the pavilion, it was agreed after some discussion that a sum of £500 for the two weeks, adjusted pro-rata if taken for less time, would be acceptable. If a valuable piece was sold then a small amount of commission might be appropriate.

233/23 – Village Hall – report: Slight changes have been made to the time given for those using the coin meter for heating. IB said the donation from Wessex Water has not been received – MW will investigate.

234/23 – Defibrillator site in Kingston: Two residents in Kingston have expressed an interest in hosting the defibrillator. MW will liaise with the local organiser, John Lewis, to look at the practicalities.

235/23 - Public open session: NR, in a private capacity, is researching possible options for the community if the Antelope pub is not sold as a viable enterprise to a third party. All options available need to be researched and understood., including potentially applying for the pub to be deemed an Asset of Community Value. He expects to organise a public meeting in the New Year. In the meantime, no doubt, all sorts of rumours will continue to flourish.

236/23 – Correspondence to note: None

237/23 – Date of next meeting: This will be on Tuesday 9th January 2024 at 7.15pm in the village hall

238/23 – Close of meeting: With no further business to discuss, the Chairman closed the meeting at 8.45pm