**MAIDEN NEWTON PARISH COUNCIL**

**MINUTES OF MEETING HELD ON**

**THURSDAY 5th JULY 2018**

**IN THE COMMUNITY ROOM WEBBERS PIECE**

**CHAIR:** Cllr Alan Goff

**PRESENT:** Cllr Sally Falkingham, Cllr Trena Fox, Cllr Paul Valinski and District and County Councillor Jill Haynes.

There were 5 members of the public at the meeting.

The meeting was advised by two local residents that they had submitted a planning application for a farm shop for locally produced rare breeds meat at the top of Norden Lane.

Dog fouling had increased around Church Road and a request was put to the Councillors for a bin to be sited. Cllr Goff said that this had been considered and agreed previously, but a volunteer was needed to empty it. Mr Lofts offered to empty the bin, weekly.

The stile by the coppice was in need of repair and Cllr Goff said that the Parish Council Footpath Representative had reported this, along with crops planted over the footpaths to the County Council.

Cllr Fox said that the ‘no parking’ signs on the Dorchester Road verge had been removed and later replaced.

Cllr Haynes gave an update on the Unitary Authority and said that initially most things would continue as they were and that savings were not likely to be made in the first year. There would be an opportunity later, to look holistically at the priority of activities to make the savings.

Cllr Haynes said that the bus to Dorchester was breaking even over the months but the number of passengers would need to increase to keep the service. Cllr Goff asked Cllr Haynes about seating on the school buses for next term. The issue with the sixth form pupils is that it wasn’t known how many of them would use the bus and also how many pupils that were entitled to free transport, were using it. Cllr Haynes said that children would be issued with smart cards to see who was using the bus. She advised Cllr Goff to ask the school what they could do to get the sixth formers to school.

**The Chair declared the meeting open at 7.20 p.m.**

001/0718 Apologies for absence

Cllrs Clements, Dyke and Marsh

002/0718 No declarations of interest were received

003/0718 The Minutes of the meeting held on 7th June 2018

Matters arising – The contract with GWR regarding the lighting grant for Station Approach was not needed as the transfer of funds would take place internally.

**RESOLVED:** The minutes were approved and signed as a correct record.

004/0718 Chairman’s report

Cllr Goff reported that there had been three general enquiries about a Neighbourhood Plan.

005/0718 Meetings and Courses attended by Councillors on behalf of the Parish Council

1. Homeless and Housing Forum – Cllr Falkingham. appendix i
2. Proposed warding arrangements for unitary councils –Cllrs Falkingham and Goff. (circulated) appendix ii

**AGREED:** for Cllrs Clements and Falkingham to from a work party to write a submission to the Local Government Boundary Commission for approval at the next meeting.

006/0718 Allotment report

Cllr Goff submitted his report following the 1st July inspection and said that the next allotment inspection would be 29th July. A letter would be written to the tenant of plot 11 informing her that her tenancy will not be renewed in September due to the neglected condition of the allotment. appendix iii.

Cllr Goff said that during the dry period bonfires should not be lit and water should be used sparingly.

The meeting was suspended at 7.40 pm to talk to a member of the public and discuss the imbalance of access to the water for some of the allotments. The meeting was resumed at 7.45 pm

**AGREED:** to allow use of plot15A for composting only subject to annual review.

**AGREED:** Cllr Goff and clerk to investigate the water arrangements on the site.

07/0718 Housing survey

Cllr Falkingham reported that she had not received the survey in time, so it would be circulated to the councillors for comments. The questions would be decided at the August meeting to enable the survey to be sent out in September.

08/0718 Request for tent on field

After discussion it was agreed to allow one small tent to be pitched in the Playing Field on condition that it was at the owner’s risk, no litter would be left or damage caused to the field.

**AGREED:** to give permission for one tent to applicant

9/0718 General Data Protection Regulation policies

The following policies were agreed and adopted:

1. Records Retention policy
2. Data Map
3. Subject Access Request policy
4. Data Protection policy
5. Data Breach policy
6. Privacy notice

010/0718 Planning Applications

WD/D/18/000774 CROCKWAY FARMHOUSE, Site 7 feed silo bins, erection of storage building & associated groundworks (Agricultural Determination)

**AGREED:** that no objections or comments would be submitted

013/0718 Accounts for payment

J Carver – Grass cutting contract £341.66 (100411) A Holloway – Clerk’s salary £446.00 (100412) L Baker Garden Care - MUGA contract £99.16 (100413) DAPTC – Annual subscription £375.60 (100414) Magna Housing Ltd – room hire/bus shelter ground rent £17.00 (100415)

014/0718 Risk Assessments monthly condition report

Richard Fox had cleared the weeds by the Millennium Stone. Cllr Fox also reported that she had cleared the rubbish behind the Millennium Stone and that household bins were being stored there.

The inspection checking sheets had been completed for each property risk and no action was required.

**Meeting closed at 8.05 pm. Date of next meeting August 2nd 2018**

**Notes from the Housing and Homeless Forum Thursday 28 June 2018**

Sarah How welcomed those present and asked each person to introduce her / himself.

These included the Chair and another representative of the Weymouth Landlords association.

1.Trina Frampton, Head of the Combined Council's Benefits Department reported that the Department was up to date with processing claims. They are now six months into processing tax support for Universal Credit holders and are presently supporting 800 customers who receive monthly reviews. Universal Credit has been coming without the housing element for the first 3 - 4 months and her department is still administrating Special Housing Support for those losing out.

Trina advised reading the National Audit Office Report.

2 Presentation from Gavin Churchill of the British Red Cross giving an update of training and advice now available. Red Cross now offer an app for mobile phones giving first aid advice.

3 Housing Improvement Update – Adrian Felgate Adrian described the “Heat Melcombe Regis” scheme which offers financial assistance with the installation of a gas supply and gas central heating into all privately owned or rented properties in Melcombe Regis.

The following financial assistance schemes are now available from DCP for the Private Sector.

**Healthy Homes Dorset** helps Dorset Residents keep warm by installing loft and cavity wall

insulation. It also offers free, impartial energy advice.

0300 003 7023 or http://www.healthyhomesdorset.org.uk

**Wessex Loans** provides loans for repairs on homes for private owners or for landlords.

Special arrangements for 60+ and 70+

01823 461099 or http://[www.wrcic.org.uk/index.php](http://www.wrcic.org.uk/index.php) or [enquiries@wrcic.org.uk](mailto:enquiries@wrcic.org.uk)

**Dorset Accessible Homes Grant** This replaces the Disabled Facilities grant

0333 00 300 10 or http://[www.dorsetaccessiblehomes.co.uk](http://www.dorsetaccessiblehomes.co.uk/)

Mi-Life Centre in Dorchester and Blandford.

**Safe and Secure** Means tested grant to promote safe independent living

0333 00 300 10 or http://www.dorsetaccessiblehomes.co.uk

Enforcement Private Sector Housing

https://[www.dorsetforyou.gov.uk/housing/advice-for-tenants/safety-advice-for-rented-homes.aspx](http://www.dorsetforyou.gov.uk/housing/advice-for-tenants/safety-advice-for-rented-homes.aspx)

Our aim is to raise standards in housing, working with owners, landlords, letting agents and tenants to achieve this. However it is recognised that there are circumstances where enforcement action is necessary to protect tenants, owner occupiers, the public and the environment.

https://www.dorsetforyou.gov.uk/housing/housing-strategies/west-dorset-district-council-housing-strategies.aspx

Enforcement Minimum Energy Efficiency

From 1st April 2018 new domestic tenancies must have an EPC of E or above

From 1st April 2020 all domestic tenancies must have an EPC of E or above.

<https://www.gov.uk/government/publications/the-private-rented-property-minimum-standard-landlord-guidance-documents>

Enforcement Houses in Multiple Occupation (HMO) Licensing

From 1 October the scope of mandatory HMO licensing increases. HMOs occupied by five persons or more in two or more households (regardless of the number of storeys) are to be included. This includes any HMO which is a building or converted flat where households lack or share basic amenities such as a toilet, personal washing or cooking facilities. It also applies to purpose built flats where there are up to two flats in a block and one or both are occupied as an HMO.

Enforcement HMO minimum room size

Under the new conditions, the minimum size of rooms that may be used for sleeping is 6.51 square meters for a single and 10.22 square meters for a double.

Where a room does not meet the conditions, landlords may be given a reasonable period to make the necessary changes without facing sanctions for a breach of the condition (unless the breach was deliberate).

Enforcement HMO refuse disposal

The government is introducing a mandatory condition in HMO licences requiring landlords to comply with the local authority scheme (if any) for the provision of facilities for the prop disposal and storage of domestic refuse.

The directions prescribe the numbers and use of receptacles for the storage and disposal of domestic waste generated from the HMO.

A seminar with Landlords and Property Professionals is planned for Wednesday 26th September.

5 Presentation: Julian House – David Twomey

Julian House is a charity working with homeless people who have been forced to become rough sleepers. Started in Bath, where it now has a hostel providing accommodation, Julian House also operates an outreach programme in Weymouth where it can be contacted at the Lantern Resource Centre, Raneleigh Road.

6 Presentation from Shelter who have obtained a 3 year grant for a new project “Housing First Dorset” which will provide 11 homeless people from across Dorset with intensive personalised support to have a home. Details of this project can also be contacted at the Lantern Resource Centre, 2 Raneleigh Road.

These two projects are complementary. The new Shelter Project provides the home at the start and Julian House at, or towards the end.

I will circulate the full minutes when I receive them.

Sally Falkingham

10-07-18

Appendix ii

**Proposed Electoral Areas after Reorganisation**

At the meeting with the Boundary Commissioners on 11th June we learnt that they will be looking at the suggestions for the compositions of the 82 new electoral areas for the New Dorset published by the Working Party for the new Authority on 15 May. In a rural area the Electoral Commissioners have the job of designating electoral areas with approximately the same number of voters but with community links which make it manageable for the elected representative.

The May 15th proposals made Maiden Newton the parish with the largest electoral roll in area number 5 named **Netherbury and Tollerford.**  This stretches eastwards from South Bowood to Maiden Newton. The suggestion basically combines most of the existing Netherbury and Maiden Newton West Dorset District Council wards bringing together parishes from the western fringe of the Brit Valley between Beaminster and Bridport and the upland areas between the Brit Valley and Maiden Newton in the Frome Valley at the confluence of the Frome and the Hooke. Maiden Newton, presently part of DCC's Three Valleys, is the eastern most parish.

Last time the County Council had a reorganisation to balance electoral numbers, they wanted to move us into the Beaminster Ward but we appealed and the Boundary Commission upheld this on the grounds of community links. We stayed in the Three Valleys. Our main arguments are still the same and will apply to the present situation. (At that time I passed the paper onto Frome Vauchurch but Pat Denty, then their Chair, did nothing and they went to Beaminster. The County Council have since got Frome Vauchurch moved back into Three Valleys.)

All the A and B roads serving the proposed electoral ward including the A356 which passes through Maiden Newton, run approximately north south and there are no easy east - west routes in the whole area to link Maiden Newton with South Bowood.

Only common factors are that the children from the majority of the parishes attend Beaminster School for their secondary education and that, for some, our health care is provided by the Tollerford Practise which has 2 surgeries, one at Beaminster and the other here in Maiden Newton.

The parishes of the Upper Frome Valley, now in the County Council's Three Valleys Ward, are split up. Frampton, Stratton and Bradford Peverell go to the new Charminster St Marys, no 9, and Cattistock, Chilfrome and Frome St Quintin stay with the Cerne and Piddle Valley Parishes, no 8.

Points made to the Boundary Commission in past and which are still valid today i**f** we need to appeal

1 Geography - Maiden Newton is on the river Frome and is the hub community of the Upper Frome

valley with the primary school, shops, post office, surgery, vets, and garage and serves surrounding

parishes.

2 Share clubs, organisations and social activities with neighbours, Cattistock, no longer in the same

wards, e.g. Maiden Newton and Cattistock Football Senior and Junior Football Clubs.

Cattistock Shop is now under the same management as Maiden Newton Corner Shop.

We are both part of the Melbury Team Ministry.

3 Residents of villages in the Brit Valley and further west look to Beaminster and Bridport for

services. Maiden Newton and the surrounding parishes look to Dorchester, 10 minutes by train

(8 services in each way Mon-Sat, 5 on Sundays), up to 30 minutes by bus or car.

4 Public transport routes follow the river valleys. We are unusual because we still have a railway.

Maiden Newton is a station on the Bristol Weymouth line (opened in 1857). All trains stop here

because it has the only passing place between Yeovil and Dorchester. Links with Bridport used to

be provided by the Bridport line which closed in 1975. The replacement bus service, once no 73,

has become a 1 day a week dial-a ride and links are disappearing. (Country Cars no longer get

regular requests for dental or optician appointments in Bridport. Maiden Newton residents now look

to Dorchester for these services).

5 Since the withdrawal of the 212 bus service have worked with Councillor Jill Haynes and

Frampton, Cattistock and Stratton Parish Councils to find present solution, essential

for our less physical mobile residents and non drivers.

6 Parish Council is active member of DAPTC Central Area Group, not the Western Area Group.

Our present electoral roll is 859 and is predicted to rise by 7 to 868 by 2022.

The Boundary Commissioners will be publishing their findings on 3 July. We may find that they have moved Maiden Newton but all parishes which is not happy with their destinations then has six weeks to appeal.

Question

Name - why Tollerford and not Maiden Newton? Surgery claims 'Tollerford< has historical

connections for whole area but current road works map show Tollerford is now part of Upper

Frome Vauchurch. Maiden Newton is there in the Doomsday book.

Sally Falkingham

30 June 2018

Appendix iii

Allotment Report July 1st 2018 Inspection

Following the letters sent to tenants last month, I can report that all but three have tidied up their plots. One plot holder is currently incapacitated and, in this case without setting a precedent, I have asked a local garden contractor to strim the weeds. (There is a bird currently nesting on the plot so the tidying will be postponed.) The tenant has been informed by letter. The tenant of plot number 11 which has been completely unattended and overgrown will be written to informing her that her tenancy agreement will not be renewed in September and requesting that the plot is returned in a tidy condition. If not, the Council will issue an invoice to the tenant for the clearing of the weeds and garden paraphernalia.

Section 5 of the tenancy agreement states:

**If the tenant shall have been in breach of any of the foregoing provisions of this Agreement for a period of one month or longer the Council may enter the Allotment and the tenancy shall thereupon come to an end but without prejudice to any right of the Council to claim damages for any such breach or to recover any rent already due before the time of such entry but remaining unpaid.**

The letter will offer a chance to meet and discuss their plots with me.

The tenant of plot 56B/57A has given up the tenancy and has been advised that the plot should be returned in tidy condition.

There are a number of heaps of earth and some ground levelling which need to be undertaken to enable better maintenance of the site. There is a problem of access to water along the top row of allotments and a new pipe, from the trough in the pony paddock, needs to be laid. I will report on the costs at the next meeting.

Cllr Alan Goff

July 2018