



MINUTES OF THE MEETING OF THE COUNCIL

11 OCTOBER 2021

DRIMPTON VILLAGE HALL

PRESENT: Cllr. Rowland Hibbard (Chairman), Cllr. David Leader (Vice Chairman), Cllr. Tim Bassett, Cllr. Steve Chubb, Cllr. Stuart Curtis, Cllr. Andrew Frampton, Cllr. Peter Hardwill, Cllr. Bob Harris, Cllr. Fraser Hughes, Cllr. Dorothy Rowe, Cllr. Jacqui Sewell, Cllr. Yvonne White.

ATTENDANCE: Councillor Simon Christopher (Dorset Council), Helen Cudmore (Clerk).

The Meeting commenced at 7.30 pm and was opened by Councillor Hibbard. Councillor Hibbard welcomed Councillors and members of the public and thanked them for taking part. There were ten members of the public in attendance. A minute's silence was observed in memory of former Councillor Brian Hedditch.

1. APOLOGIES AND APPROVAL OF ABSENCE

Apologies were received from Councillors Madder-Smith and Chumbley and from PCSO Bishop and unanimously approved by the Parish Council.

2. DISCLOSURES OF INTERESTS, DISPENSATIONS AND REGISTER OF INTERESTS UPDATES

a. To receive disclosures of personal and prejudicial interests from Councillors and employees on matters to be considered at the Meeting.

None.

b. To receive requests for dispensations.

None.

c. To grant any requests for dispensation.

None.

d. To receive any updates to the Register of Interests from Councillors.

None.

e. New Digital Register of Interests

The Clerk informed that all Councillors should have received a link to the new Dorset Council Register of Interests website and stated that the link would be valid for twenty-eight days.

The Clerk stated that she had circulated a support video and that she was available should any Councillor require help.

3. MINUTES OF THE LAST MEETING

The minutes from the meeting held on 13 September 2021 were confirmed as a true record and unanimously approved by the Council.

4. MATTERS ARISING

a. Tribute to Mr. Brian Hedditch

Councillor Hibbard stated that he would like to pay tribute to former Councillor Brian Hedditch who had sadly passed away. Councillor Hibbard stated that Brian was a well-loved person, who had been extremely knowledgeable and will be greatly missed. Councillor Hibbard stated that he would like to pass on sincere condolences to Brian's family at this time.

5. PUBLIC PARTICIPATION

Members of the public were invited to address the Council by Councillor Hibbard. No comments were received.

a. Report from Councillor Simon Christopher, Dorset Council

Councillor Hibbard welcomed Councillor Christopher to the meeting. Councillor Christopher stated that his report had been circulated and stated that at 6.00 pm that evening he had attended a virtual meeting of the Conservative Group of Dorset Council, leaving early to attend the Broadwindsor Group Parish Council meeting, and then later he would be leaving early again to attend the meeting of Char Valley Parish Council which was being held in Wootton Fitzpaine. Councillor Christopher stated that the meeting was being held in Wootton Fitzpaine rather than in Whitchurch Canonorum, due to restrictions about cleaning the venue and stated that this was one example of the continuing impact of COVID.

Councillor Christopher informed that Dorset Council was not meeting in-person on Thursday, Councillor Rowe stated that the Parish Council had been forbidden from having any further virtual meetings from June 2021 and asked why Dorset Council were continuing to hold online meetings. Councillor Christopher stated that this was a very good question and suggested that the Parish Council may wish to ask the question to the Leader of Dorset Council. Councillor Christopher stated that he wished to refer to two words, transparency and hypocrisy. Councillor Christopher stated that he was not comfortable with the current level of Dorset Council employees still working from home and informed that as discussed at last Tuesday's Cabinet meeting, Dorset Council are facing a budget shortfall of some £36m for the next financial year. Councillor Christopher stated that this was due to the impact of COVID and the substantial cost of adult care. Councillor Christopher stated that with the addition of the increase of National Insurance contributions and higher fuel costs, the impact on next year's council tax bill was not going to be good.

Councillor Sewell stated that she had just been made aware that parents can choose which school to send their children to and gave the example of a child from Crewkerne attending Broadwindsor school and stated that this would then displace a Broadwindsor child from going to their own school. Councillor Sewell stated that with transport costs increasing due to higher fuel prices, perhaps parents choosing to transport their children should be surcharged to pay for the child displaced. Councillor Christopher stated that this was an interesting comment and asked Councillor Sewell to relay this in an email to him which he would then forward to Councillor Parry, Cabinet Member for Children, Education & Early Help at Dorset Council. Councillor Sewell thanked Councillor Christopher for the installation of the Old Bakery sign but questioned the time taken to complete the job given that she had seen the person carrying out the work engaged in continued conversation with a person carrying out telecoms work on the green cabinet. Councillor Christopher asked Councillor Sewell to include this in her email.

Councillor Hibbard asked Councillor Christopher where future meetings of Dorset Council will take place once the Council buildings have been sold off. Councillor Christopher stated that there was indeed an intention to dispose of South Walks House and that meetings would be held at County Hall and that meetings may be hybrid meetings with some Councillors in attendance in-person whilst others would join the meeting online. Councillor Christopher stated that some twenty-seven Dorset Councillors have been described as clinically vulnerable and it may be that this percentage of one third may be surpassed on some parish councils. Councillor Christopher stated that it was welcoming to see so many Councillors attending that evening and stated that parish councils need to be good and strong and stated that some are failing. Councillor Christopher stated that Dorset Council is setting quite worrying precedents and reported that it had agreed to an application to close the Churchill Arms at Sturminster Marshall and stated that although it seemed a long way away, it was a precedent.

Councillor Chubb asked for clarification that the new buildings in Dorchester were no longer going to be used by Dorset Council, Councillor Christopher confirmed this and stated that when the buildings were commissioned, he was not a Councillor and Councillor Sewell stated that she had been but would never have signed it off as complete. Councillor Christopher stated that since the buildings had been built, the world had somewhat changed, a significant reduction in the number of councillors and the introduction of online meetings and working from home could not have been foreseen. Councillor Sewell stated that she did not agree with that thought, stating that at the time, the possibilities of video conferencing were discussed. Councillor Hibbard thanked Councillor Christopher for his report.

b. Report from Dorset Police

In the absence of PCSO Bishop, the Clerk read aloud his report. The report stated that in the early hours of 28 September, there was a theft of motocross bikes at a property in the Littlewindsor area. Three offenders were seen on CCTV, where they broke into a workshop, taking the bikes across fields in the direction of Mosterton. Whilst the CCTV would normally have activated on motion and alerted the victim, allowing them to act in disrupting the crime and calling the Police, there were some technical issues with the signal. In his report, PCSO Bishop advised anyone using security devices to keep checking that it is fit for purpose and in good working order.

The report stated that there had been a couple of reports of suspicious incidents in September at a property in the Drimpton area. The owners of the property had a number of vehicles pull into the drive stating that they were looking for other areas and driving off again. There was also a suspicious incident at a farm in the Burstock area in the early hours of 5 October, where dogs started barking and there was a sound of a handle rattling. On looking there appeared to be a vehicle driving up the driveway. In his report, PCSO Bishop advised people to review their security and contact the Police if they would like any security advice. In his report, PCSO Bishop informed that he was now back at the Post Office and will be there on the second Tuesday of each month, from 11.00 am.

c. Mick Massey, Queen's Platinum Jubilee Celebrations, Broadwindsor Fun Group

Councillor Hibbard welcomed Mr. Mick Massey to the meeting and invited him to address the Council. Mr. Massey stated that the Platinum Jubilee Celebrations would be held between Thursday 2 June to Sunday 5 June 2022 and that the Broadwindsor Fun Group is leading on the celebrations. Mr. Massey stated that it might be appropriate to light the beacon on the Allotments at the same time as it is being done nationally and internationally which was at 9.15 pm on the Thursday which would provide for a great start to the weekend and wanted to ask the Parish Council if other plans were being made across the Grouped Parish area and by Dorset Council. Mr. Massey asked if there were plans for a co-ordinated approach and stated that there had been lots of ideas put forward including involving local school children. Councillor Sewell suggested effigies throughout the reign and asking children to get involved to produce a timeline.

Mr. Massey stated that the Parish Council could sign up online which will give it a listing in the national book which is held centrally. Mr. Massey stated that he was very happy to organise events with support from the Parish Council. Councillor Chubb stated that the Grouped Parish Council was a large parish and that perhaps to save duplication, it would be helpful to ask others to send in their ideas to Mr. Massey, Councillor Bassett stated that he very much welcomed a co-ordinated approach.

Mr. Adrian Gray introduced himself to the meeting as the Chairman of the Broadwindsor Fun Group and stated that there were many plans being discussed and welcomed the opportunity to talk to other people about the celebrations. Councillor Sewell stated that the needs of the elderly should be considered and suggested story books to record their own memories. Mr. Gray stated that they had started to engage with Broadwindsor House and one suggestion was a picnic with residents from Broadwindsor House being the guests of honour. Councillor Chubb suggested that this be added to the November agenda which would allow Councillors the time to discuss ideas with parishioners and stated that some form of letter or schedule of possible events be put together and circulated. Councillor Chubb stated that it was important to have good communication. Councillor Sewell asked whether Dorset Council might make funding available for the celebrations as had been done by West Dorset District Council for past jubilee events. Councillor Christopher agreed to look into the matter and report back. Councillor Hibbard thanked Mr. Massey.

6. CORRESPONDENCE AND NOTICES

a. Dorset Council, Application for a Definitive Map Modification Order – T650 Stoke Abbott Parish

The Clerk stated that this information had been previously circulated and that a number of comments had been posted to the Council's Facebook page. The Clerk stated that although the process to review the application hasn't formally commenced, Dorset Council is welcoming comments. Councillor Sewell stated that she would hate to think that four wheel drives would be allowed to cause damage as they have done in Common Water Lane. Councillor Rowe reported that she had contacted Councillor Christopher regarding this matter and asked for a meeting. Councillor Rowe stated that she had also invited Linda Padget who has considerable knowledge of local bridleways and unclassified county roads (UCRs). Councillor Sewell stated that it may be useful to make contact with Upper Marshwood Vale Parish Council and Sara Hudson.

b. Broadwindsor Residents, Lewesdon Hill Signage and Cross Keys Crossroads

The Clerk stated that this information had been previously circulated. Councillor Rowe stated that in response she must draw attention to the Countryside Code and Rights of Way which allows members of the public to walk across private land on a footpath which by law only needs to be 1.5 m wide and that dogs are permitted to walk under close and effective control. Councillor Rowe stated that her interpretation of this is that if a dog is well behaved and trained to walk close to its owner with good recall, then it could be let off the lead if livestock was not close by and if it was not trained to do that, then it should remain on the lead. Councillor Frampton stated that he has animals in the fields for most of the year, apart from the winter and stated that there is a clear signpost at the bottom of the hill informing to keep dogs on a lead when livestock is in the field. Councillor Frampton stated that all walkers should presume that there is livestock in these fields at all times and take the necessary precautions with their dogs. Councillor Frampton stated that he very much understands the need to exercise dogs and stated that as a farmer he is very forgiving of

people using the footpaths as many wander off into the woods and dogs are allowed to run out of sight of their owners and foul. Councillor Bassett stated that both walker and dog need to stay on the footpath. Councillor Chubb stated that he very much agreed with Councillor Rowe and suggested that a copy of the Countryside Code be sent to the residents who raised their concerns. Councillor White stated that if you walk across a field, you should expect animals.

With regard to the second item raised, Councillor Rowe stated that she was very aware that people have expressed concerns about the wildflower verges and stated that she was also very disappointed. Councillor Rowe stated that she has been in contact with Russell Goff, Senior Ranger at Dorset Council throughout the Summer about this and stated that a meeting will be held to discuss how to move forward. Councillor Rowe stated that a prolonged spell of cold weather earlier in the year had caused a delay in the germination of the seeds and that a new system of cut and collect had been introduced by Dorset Council who had taken over the management of these verges. Councillor Rowe stated that the system involves the collection of clippings instead of letting them decompose into the soil, this in turns reduces the soil fertility, resulting in a far better environment for wildflowers to establish and thrive. Councillor Rowe stated that although it is a slow process and that it will take some time for the verges to look as beautiful as they had done in the past, Russell Goff had advised that already a wide diversity of wildlife including slow worms have been noted. Councillor Rowe stated that the new machine did not cut up to the edge of the verge which meant that it looked untidy, she stated that the Parish Council will be cutting around the edge of the verges next year and that she was aware that people were finding it difficult to get to the bench. Councillor Rowe stated that she will also be talking to Russell Goff about how best to engage local people and keep them informed of developments. Councillor Hibbard thanked Councillor Rowe for all of her work relating to the footpaths and wildflower verges.

Councillor Hibbard stated that the local residents had also referred to the installation of a welcome sign for Broadwindsor and that he had given some thought to this and stated that with the jubilee celebrations forthcoming it would be a suitable time to consider this. Councillor Sewell suggested that this be added to the November meeting agenda. Councillor Hardwill stated that the Grouped Parish had been unfairly treated by Dorset Council over the years and that he could not understand why other villages had attractive signage and that the Grouped Parish had not received any support for such items. Councillor Hardwill stated that he did not agree with Councillor Rowe, stating that wildlife would not choose to live at the side of the road. Councillor Christopher asked Councillor Hardwill to forward an email to him with the comments he raised at the meeting, Councillor Hardwill stated that when he does, it gets forwarded to someone else and nothing ever gets resolved. Councillor Christopher stated that he very much agreed with the comments made earlier in the meeting about dogs being kept on a lead on footpaths.

c. Dorset Council - Rights of Way Improvement Plan 2022-2032 Consultation

The Clerk stated that the deadline for comments was 31 October and asked Councillor Rowe whether she would be able to offer input for this, Councillor Rowe agreed.

d. Broadwindsor Resident, Sponsorship of Grass Cutting

The Clerk reported that she had been asked by Councillor Chumbley to add this item to the agenda and stated that Councillor Chumbley had been approached by a local resident offering to sponsor the annual/biannual cutting of a small piece of Hursey Common land and that they wished to remain anonymous. The Clerk stated that Councillor Chumbley had asked for guidance as how to proceed. Councillor Leader stated that the cost could be easily calculated based on current charges made to the Council and that each time the piece of land is cut it costs between £100.00 and £150.00 and therefore to fund two cuts per year would cost no more than £300.00. Councillor Sewell stated that the Parish Council should accept with grateful thanks.

7. PARISH COUNCIL RESPONSE TO CORONAVIRUS (COVID-19)

a. Community Updates from Councillors

Councillor Hughes stated that he was very concerned about the number of COVID cases in the DT8 postcode area and stated that the Government website reports that there have been 71 positive cases in the last seven days, representing a rate of 726.5 per 100,000 people, above both the Dorset and national averages. Councillor Hughes stated that he was unsure how this could be for such a rural community and that it was very worrying. Councillor Christopher stated that he too had looked at figures online but had felt somewhat reassured by the Office for National Statistics report which was published ten days ago which stated that the statistics of those dying due to COVID were similar to the rest of the population. Councillor Christopher stated that the country is suffering however from a low number of hospital beds. Councillor Chubb stated that the food industry has been decimated due to staff being off with COVID and as winter approaches with the likelihood of a flu epidemic and with children catching all sorts, it could be a bad winter.

Councillor Hibbard asked whether there were any objections to moving Agenda Item 10 to this point in the proceedings, no objections were received.

8. ACCOUNTS

a. To receive the Finance Report

The Clerk referred Members of the Council to a spreadsheet highlighting income and expenditure which had previously been circulated. The current balance as of the 30 September was £49,955.09. There were no questions.

b. To receive and note the External Auditor Report and Certificate for 2020/2021

This was duly noted by the Parish Council, Councillor Hibbard paid thanks to the Clerk for her attention to detail, there were no questions.

- c. To approve payment of £232.25 to Robin Moses (Drimpton Telephone Box Repairs)**
- d. To approve payment of £240.00 for PKF Littlejohn (External Audit)**
- e. To approve payment of £40.00 for N Chandler (Allotment Deposit)**
- f. To approve payment of £21.60 for Total Web Solutions (Storage)**
- g. To approve payment of £600.00 for Broadwindsor Group Parish Community Land Trust (Grant for Administrative Costs)**
- h. To approve payment of £6.26 for HMRC (NI)**
- i. To approve payment of £1,042.20 for the Clerk (Salary Adjustment, July, August & September 2021)**
- j. To approve payment of £285.00 for Toby Emmott (Hursey Common Maintenance)**

Councillor Sewell proposed that payments c to j be approved en bloc, this was seconded by Councillor Bassett.

Resolved: Proposed by Councillor Sewell, seconded by Councillor Bassett and agreed by a show of hands, the Council unanimously approved payments c to j.

- k. To approve payment of £1800.00 for Broadwindsor Community Pub (Grant)**

The above item was removed from the agenda.

9. PLANNING APPLICATIONS

a. Applications Received and Circulated for Consultation

P/HOU/2021/03227, The Old School House, High Street, Broadwindsor, DT8 3QP

P/LBC/2021/03228, The Old School House, High Street, Broadwindsor, DT8 3QP

Councillor Sewell reported that this was a listed building and that the proposals were sympathetic to the building and stated that the applicant was also removing more modern windows and replacing them with windows more similar to the original. Councillor Sewell also stated that secondary glazing was being added and that they were not overlooked, therefore there would be no negative impact for neighbours. Councillor Sewell stated that she recommended supporting this application.

P/FUL/2021/02957, East Swillets Farm, West Swillets Farm Lane, Seaborough, DT8 3QX

Councillor Curtis reported that he had visited the farm and that it was rented to a farm in Crewkerne. Councillor Curtis stated that the aim was to put slurry tanks on all of the farms they rent and stated that they are not fixed into the ground but sit on top and can be moved. Councillor Curtis stated that it is a metal reinforced tank with a plastic liner and will be used for storage. Councillor Curtis stated that it will be situated in a corner of a field which has high hedges and therefore there will not be any negative visual impact. There were no other comments.

P/CLE/2021/02936, Hemmings, Seaborough Road, Seaborough, DT8 3QY

Councillor Rowe stated that she had read all of the associated documents and sought advice from Councillor Sewell regarding this application. Councillor Rowe stated that the application seeks to remove Agricultural Occupancy Conditions (AOC) from a premises

which in effect has been breaking the law for the last ten years and that she had concerns and does not believe that the AOC should be removed. Councillor Sewell stated that there is a clear policy, HOUSE7 which states that a dwelling must be actively marketed for a minimum of six months and a maximum of eighteen months at AOC value (third less than market value) and that a survey of local farms should be carried out to advise of its availability. Councillor Sewell stated that the tenant is employed in the equestrian business and that more recently, equestrian is being included in AOCs. Councillor Hibbard summarised and stated that the Parish Council was not supporting this application.

P/FUL/2021/02788, Dorset Farms, Littlewindsor Farm Junction, DT8 3QU

Councillor White reported that she visited the applicant with Councillor Sewell and stated that the buildings have been redundant since 2018 and cannot be used in their current state as they are just refrigerators with cladding. Councillor White stated that the proposal was to remove the fridges in an environmentally friendly way, recycle where possible and then demolish and rebuild two one bedroom holiday lets. Councillor White stated that there was a plan to introduce a wildlife area and pond and stated that she had seen a plan that day which illustrated that native species will be planted. Councillor White stated that the 'Bat Man' was due to visit and that bat, bird and owl boxes were being considered. Councillor White stated that she has spoken to neighbours and that no objections have been raised and therefore she would recommend supporting the application. No other comments were made.

P/HOU/2021/02832, 12 Marksmead, Drimpton DT8 3RZ

Councillor Harris reported that the application is for a single storey extension in place of an existing smaller conservatory and that the property itself is built sideways, so the extension appears to be on the side facing the road. Councillor Harris stated that visually, it should look better than the existing conservatory, and will improve the ground floor layout. Councillor Harris stated that there were no objections from the neighbours on either side or from the residents opposite. Councillor Harris stated that from the planning point of view, the Case Officer will need to consider if the proximity to the boundary is overbearing in relation to the adjoining property, and also when digging foundations the boundary wall belonging to the neighbour is not disturbed. Councillor Harris stated that there should also be sufficient access for maintenance and repair and in terms of visibility, he stated that he would recommend that no apertures be allowed on the west elevation wall where it is close to the boundary both now and in the future. No other comments were made.

b. Other Applications

P/PABA/2021/03639, Common Hill, Broadwindsor, DT8 3LN (Prior Approval)

The Clerk reported that this application was for prior approval and as such the Parish Council has not been asked for its corporate view at this time. The Clerk stated that if the application was refused, then the full application would be sent to the Parish Council for review.

A member of the public stated that he was all in favour of supporting agricultural and farming businesses but wanted to alert Councillors in that this development falls outside of the building boundary and he noted that the Parish Council was asked at its last meeting to consider changing the Neighbourhood Plan and refused to. The member of the public stated that if the Parish Council does not force this application to a full planning application, then the Council will be overriding its own Neighbourhood Plan and then it will have to carry out a review of the Plan. Councillor Hibbard thanked the member of the public for his comments.

TPO/2021/0042, Hursey Common, Common Hill, Broadwindsor, DT8 3LN

The Clerk stated that at the last meeting she was asked to follow up enquiries with the Tree Officer and reported that with help from Councillor Christopher she had now received a reply and had circulated it to Councillors prior to the meeting. Councillor Chubb asked whether anyone could apply for a Tree Preservation Order (TPO) on any tree, anywhere. A member of the public stated that a tree would be inspected by the Tree Officer and a decision made independently of anyone else as to whether the application is valid or invalid. The member of the public stated that just because a TPO is applied for and granted, it does not mean that work cannot be carried out on that tree, but that an application to carry out that work must be submitted.

The member of the public stated that this references an application made by local residents with whom he has had a conversation with previously and at the last meeting he had been accused of threatening the applicant. The member of the public stated that he had not but had just advised him of certain things which he thought might make his life easier and more successful in the future. The member of the public stated that he had chosen to ignore his advice and now the local resident has submitted an application dated 7 October for tree works on trees which are subject to a TPO which contains a false statement regarding the ownership of the land in question. The member of the public stated that he does believe that the local resident owns the land in that he has a title deed for it but unfortunately this is not borne out by the Land Registry. The member of the public also asked who is claiming agricultural reliefs and allowances on the land and stated that if the local resident doesn't own the land then he is making a fraudulent claim, if he does own it but it is not registered with the Land Registry then this is a fraudulent act and if someone else is claiming, then this presents another problem. The member of the public stated that he has brought these matters to the attention of the Tree Officer. The member of the public stated that he wishes to support the local community and had advised the local resident of the things he should do to make it easier for him.

Councillor Hibbard stated that the Parish Council was not discussing this application but the comments received from the Tree Officer with regard to TPO/2021/0042, Hursey Common, Common Hill, Broadwindsor, DT8 3LN. The member of the public stated that TPO/2021/0042 was an application to fell and carry out works to twenty-two trees. The Clerk stated that TPO/2021/0042 was the reference used by the Tree Officer for the TPO

application for Hursey Common and stated that the Parish Council has not received any application for the works as described by the member of the public from Dorset Council and therefore cannot discuss it at the meeting. The member of the public produced a paper copy of a document. Councillor Leader stated that he believed that the issue is that there has been a subsequent application by the local resident which has been submitted to Dorset Council but which has not been sent to the Parish Council for its comments. The member of the public stated that this was not true as the tree works application is dated 26 September with responses required by 15 October. Councillor Leader stated that until the Parish Council receives an application it cannot be considered and that there is a formal procedure which must be followed. The member of public stated that the Tree Preservation Officer at Dorset Council believes that the Parish Council has received it, Councillor Leader stated that if the Clerk hasn't received it, it hasn't been received. Councillor Hibbard read aloud the reply from James Bennett at Dorset Council relating to the Tree Preservation Order TPO/2021/0042. The member of the public stated that the tree works application was a linked document to the planning application and that the deadline for comments was 15 October. The member of the public stated that he was not trying to be difficult but just wanted to ensure that Councillors do their job properly and that local residents do not make false representations. The member of the public asked that the minutes record this. The local resident stated that their application was only dated 7 October and that Dorset Council has stated that they will respond by 10 December.

Councillor Leader asked whether the TPO for Hursey Common was a temporary one, a local resident stated that Dorset Council has six months, from the date on the order, in which to decide whether the order is to be confirmed or not. The Clerk agreed to contact Dorset Council the next day and report back to the Parish Council. Councillor Hibbard stated that the Parish Council can respond and suggested asking for an extension.

P/FUL/2021/03608, Land to the West of Higher Way

The Clerk reported that she had received the above application for the relocation of a farm access and construction of an access track and Councillor Hardwill agreed to lead on the consultation and report back at the next meeting.

c. Results

None.

10. BROADWINDSOR COMMUNITY PUB PROPOSAL

a. Update Report and Review of Business Plan

Councillor Leader stated that at the previous Parish Council meeting he had been pleased to report that things had progressed forward with Palmers, and although no deal had yet been signed, the position was looking very promising. Councillor Leader stated that the main method of fundraising would be through a share offer, very similar to the Community Shop and that approximately £30,000 was required to be raised in order to get the pub up and running. Councillor Leader stated that at least £8,000 alone was needed to be spent on

equipping the kitchen. Councillor Leader stated that at the last meeting a sum of £1800 was proposed as a grant from the Parish Council and on behalf of the Steering Group, he thanked the Council for this offer. Councillor Leader stated that as a new business, most of the money required was for start-up costs and asked the Parish Council to consider providing three years of grant upfront with the understanding that no request for funds would be made in year 2 and year 3. Councillor Leader stated that the new business had been set up as a not for profit social enterprise and that any profit would be ploughed back into the business and that the aspiration was to open during the Christmas and New Year period. Councillor Leader stated that the grant funding would provide a significant headstart for the project and stated that a document detailing the financial position over the next three years had been circulated to Councillors and that Sandra Burrows had carried out a great deal of work on the budget and was at the meeting to answer any questions regarding finance.

Sandra Burrows stated that she would like to highlight a couple of points and stated that when the finance document refers to community, this does not mean just the people of Broadwindsor, it refers to the wider community across the Grouped Parish area. Sandra Burrows also stated that the community pub will not be in competition with any other pub or business in the area and stated that the intention is to work alongside them. Sandra Burrows stated that there had been comments made about the community pub selling drinks more cheaply and she wanted to state that this would not be the case and that the pub will be run on a commercial basis and will not be putting any other business at risk. Sandra Burrows stated that the finance document as circulated was very much a working document and that over time, expenses will change but stated that the income figures are firm and will not change. Sandra Burrows stated that the income figures have been based on informed figures of turnover by the previous Palmers' tenants and stated that they have not been over ambitious in year 1, year 2 looks better with the aim of being able to achieve 95% of the previous tenant's turnover and in year 3, the aim is to achieve 5% more.

Councillor Leader stated that the project has been developed in co-operation with other businesses and stated that throughout the whole process there has been communication with the Royal Oak at Drimpton and that the Landlord's aim is also to work collaboratively with the community pub. Councillor Leader stated that there are many joint working practices which can be adopted to benefit both pubs. Councillor Sewell asked whether they would form a buying group, Councillor Leader stated that all options were being considered including food purchase and food production. Councillor Frampton stated that in his experience, new landlords have a honeymoon period in year 1 and then the business tails off after that and asked how the community pub will create a viable business when others over many years have not been able to. Sandra Burrows stated that the difference is that this will be run by the community for the community and that a management team which will include those with industry experience will be in place to support the landlord. Sandra

Burrows stated that the community involvement provides the staying power and that there will not be the same pressures faced by commercial tenants.

A member of the public stated that after speaking with many former Palmers landlords, they all have said that they receive a very good deal for the first couple of years and then the deal from Palmers is not good at all. Councillor Leader stated that the White Lion is somewhat restricted by a number of physical factors which do impact on the viability of a business but stated that even so, the pub has in the past made a profit for its landlords. The management team know of these restrictions and still believe that they can generate a business which is sustainable. Councillor Hughes stated that in these difficult times the brewing industry is changing and Palmers may see the idea of community pubs as a way forward, and may see the White Lion as a template for the future and stated that it would not be in their interest to be unhelpful. Councillor Sewell stated that with the expertise on the management committee it will be easier for them to stand up to Palmers than landlords. Councillor Leader stated that when Palmers first approached, the deal that was offered was totally unacceptable and that they turned this down. A two month process followed with tough negotiations and the deal that is now on offer is totally different to the first one. Councillor Leader stated that the management committee are prepared to continue with this approach.

Councillor Chubb asked whether business rates were zero rated, Sandra Burrows stated that they were and that she had received confirmation of this from Dorset Council. Councillor Chubb asked whether any grants were available, Councillor Leader stated that grants for pubs were extremely difficult to obtain given the inclusion of alcohol and that they had looked at many different funds. Sandra Burrows stated that there had been a grant scheme for pubs which had ended in March and because they will not own the freehold or have a twenty-five year lease, they are not eligible to apply for the Government's Community Ownership Fund. Councillor Chubb asked what would happen if the business wasn't viable in future years, Councillor Leader informed that there is a six month break clause for both parties and that a fixtures and fittings element of £7000 with depreciation would have to be paid back. Councillor Chubb asked whether the level of salaries on offer would attract two people, Councillor Leader stated that the hospitality market is still feeling the impact of COVID and that it will be a challenge to get the right people at a reasonable price but that the team believe that they can do it. Councillor Chubb asked whether the management committee are prepared to wait in order to secure the right people, Councillor Leader stated that they were and stated that they were looking forward with a degree of positivity and that from once having five pubs in Broadwindsor, there are now none and that this is an opportunity to resurrect one. Councillor Chubb stated that he would support the proposal to provide three years of grant upfront, Councillor Bassett stated that he would be prepared to second this proposal.

Councillor Harris thanked Councillor Leader for providing financial information and asked where the rent or cost of lease was to be found. Councillor Leader confirmed that this would be a tenancy arrangement on a staggered basis, with year 1 starting low and increasing to 8% of turnover which would include both food and drink in year 3. Sandra Burrows stated that these figures were included under 'Property Costs' which also includes a fixture and fittings deposit of £7000 paid over three years, but weighted more towards year 3 when profit would be expected to be higher. Sandra Burrows stated that there was also a deposit of £4000, of which 50% had to be paid upfront from funds raised and the remaining amount paid by the end of year 2.

Councillor Chubb stated that Palmers is a large business with many properties and despite criticism from some, they do actively do things for the community. Councillor Chubb asked whether they could be approached to discuss the possibility of setting up a fund to support community pubs. Councillor Leader stated that he does sense a change taking place at Palmers, an incremental one and that they may in the future take a more enlightened approach, particularly to rural pubs which are really struggling. Councillor Hardwill asked why a community pub is needed as the Comrades Arms is operating well from Comrades Hall. Councillor Sewell stated that having alcohol stored in the Lewesdon Room, precludes others from using the space. Councillor Rowe stated that so much hard work and effort has gone into the community pub and that she felt inspired after the comments made by Councillor Hughes at the last meeting, 'if you don't try, you'll never know'. Councillor Rowe stated that the Parish Council should support this and should possibly offer more. Councillor Hibbard asked that if there were no objections, that the new grant amount of £5400 be added to the agenda for November and that Item 8k be removed from this agenda. A member of the public asked whether both amounts including a figure of £8000, should be added to the agenda for November, Councillor Hibbard stated that the £5400 represented three years of an annual grant of £1800.

11. BRIDPORT LOCAL AREA PARTNERSHIP (BLAP)

a. Overview of Role and Membership

Councillor Sewell stated that Dorset Council has withdrawn all funding from the Beaminster and Villages Local Area Partnership (BAVLAP) and that only two councils now remain members, Broadwindsor Grouped Parish and Thorncombe. Councillor Sewell suggested that the Parish Council may now wish to join the Bridport Local Area Partnership (BLAP) and stated that if councils all join together, they have a stronger voice. Councillor Sewell stated that BAVLAP has approximately £1000 of funds left which if it ceases to operate, will most likely be passed on to BLAP. Councillor Sewell stated that the Parish Council paid a nominal fee of £100 to join BAVLAP and that funds were used to support administration which was provided through Dorset Community Action (DCA). Councillor Chubb asked if the Parish Council could still use the services of DCA without being a member of BLAP, Councillor Sewell stated that you can if you are a member of DCA which costs £25 per year. Councillor

Sewell asked Councillors to review the documents as circulated and suggested that this matter be discussed at the next meeting.

12. ADOPTION OF NEW CODE OF CONDUCT

The Clerk reported that she had previously circulated the new LGA Code of Conduct and had asked Councillors for feedback following the DAPTC training as to whether the Parish Council would wish to adopt it. The Clerk stated that this had been adopted by Dorset Council and that all parish and town councils were being encouraged to adopt to ensure uniformity. Councillor Sewell stated that it is written in plain English and is easy to understand and proposed that the Parish Council adopt it.

Resolved: Proposed by Councillor Sewell, seconded by Councillor Chubb and agreed by a show of hands, the Council unanimously approved the adoption of the new Code of Conduct.

13. PUBLICATION OF DRAFT MINUTES PROPOSAL

The Clerk stated that this had been raised by a member of the public and been briefly discussed at the last meeting and that she had been asked to add to the agenda for October. The Clerk stated that this was a sensible proposal, a system which should be adopted and that she would be able to circulate a draft for Councillors to review prior to publishing online.

Resolved: Proposed by Councillor Chubb, seconded by Councillor Leader and agreed by a show of hands, the Council unanimously agreed to publish draft minutes.

14. CLIMATE CHANGE EMERGENCY

a. Working Group Update

No report.

15. ALLOTMENTS

No report.

16. HIGHWAYS

a. Report from the Footpaths Officer

Councillor Rowe stated that she was very pleased to report that at long last there is a good system in place for reporting problems with footpaths and that it is working well. Councillor Rowe stated that when she receives notice of a problem, she reports online to Dorset Council and also encourages the person raising the matter to report online. Councillor Rowe stated that once reported she receives a response and informed when the job has been completed. Councillor Harris stated that Dorset Council has given a priority of six months to look at them, Councillor Rowe stated that she believed it to be eight weeks.

A member of the public reported that the Chard Turnpike Trust milestone which had been erected in 1757 had been painted that day and that an initial coat of enamel had also gone on. The member of the public stated that a signwriter will be tidying up the lettering next week. Councillor Curtis stated that he had seen a vision mirror at this location, Councillor

Chubb stated that this would not have come from Dorset Council and the member of the public stated that it was being removed. The member of the public stated that the Milestone Society would be visiting to check that work had been carried out correctly and stated that this milestone was the last surviving Chard Turnpike milestone.

b. Verge Management in the Grouped Parish Area

This item was discussed previously in the meeting.

c. Maintenance of Back Lane Update

The Clerk stated that she had contacted Magna Housing on a number of occasions in order to arrange a site visit to Back Lane and stated that a reply had not been forthcoming. The Clerk stated that she would persevere.

d. Salt Bins and Dumpy Bags 2021/22 Season

The Clerk reported that Dorset Council will start to fill community grit bins from mid-October and stated that if bins are cracked or damaged, to let her know. Councillor Bassett asked about the new bin for Drimpton, the Clerk stated that she had approval to purchase it and asked how it would be installed. The Clerk stated that she would circulate the different specifications available and then proceed to purchase. Councillor Hardwill asked about dumpy bags, the Clerk stated that dumpy bags can be purchased for £65.00 (ex VAT), large salt bins for £52.00 (ex VAT) and small salt bins for £34.50 (ex VAT). The Clerk stated that the first bin fill is free and then any additional refills will be charged. Councillor Hibbard stated that if any are required to inform the Clerk.

A member of the public stated that he lived on the Drimpton Road and wanted to know why from Drimpton to Sandpits Farm the speed limit was 40 mph, then it increased to the national speed limit and then to 20 mph. The member of the public stated that he could not understand why the limit was not 40 mph to the village. Councillor Chubb stated that there had been a fatal accident a few years ago and after that the 40 mph limit was introduced. The member of the public stated that he had seen many accidents since living there. Councillor Hibbard stated that he did not understand either and that the Parish Council had tried on many occasions over the years to have speed limits revised, Councillor Sewell stated that it was perhaps time to revisit this matter for the whole of the Grouped Parish and Councillor Hibbard stated that this should be added to the November agenda.

17. AFFORDABLE HOUSING

a. Report from the Broadwindsor Group Parish Community Land Trust

No update.

18. MATTERS OF INTEREST AND INFORMATION

a. Items for next Agenda from Members of the Council

None.

b. Items for next Agenda from Members of the Public

None.

19. PUBLIC PARTICIPATION

Residents were invited to give their views and ask questions of the Parish Council on any outstanding issues on this Agenda or raise issues for future consideration. There were no comments.

20. DATE OF NEXT MEETING

The Clerk confirmed that the date of the next meeting is 8 November at Blackdown Village Hall.

21. FMR TRUST

a. To receive the Finance Report (Balance £3,218.65 as of 30 September 2021)

The Clerk referred Trustees to a spreadsheet highlighting income and expenditure which had previously been circulated. The current balance as of the 30 September was £3,218.65. There were no questions.

b. To approve payment of £234.72 for Broadwindsor Group Parish Council (Trust Administration)

Resolved: Proposed by Councillor Hibbard, seconded by Councillor Sewell and agreed by a show of hands, Trustees unanimously approved payment b.

22. CLOSE

The meeting of the Parish Council was formally closed at 9.35 pm and the meeting of the FMR Trust was formally closed at 9.37 pm. Councillor Hibbard thanked everyone for attending.