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Lyndhurst Road
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BROADMAYNE

APPROVAL OF PLANNING PERMISSION

**Town and Country Planning (Development Management Procedure) (England) Order 2015
(DMPO)**

Town and Country Planning Act 1990

This permission does not carry any approval or consent which may be required under any enactment, byelaw, order or regulation (eg in relation to Building Regulations or the Diversion of Footpaths etc) other than Section 57 of the Town and Country Planning Act 1990.

Application No: WD/D/19/000563

Location of Development:

THE OLD STABLES, OSMINGTON DROVE, BROADMAYNE, DORCHESTER, DT2 8EP

Description of Development:

Demolish existing conservatory and erect single storey oak framed rear extension

In pursuance of their powers under the above mentioned Act(s), West Dorset District Council **HEREBY GRANT PLANNING PERMISSION** for the development described in the application specified above, and the plans listed below.

**SUBJECT TO ATTACHED
SCHEDULE OF THREE CONDITIONS**

Signed: Nominated Officer

PLEASE REFER TO NOTES ENCLOSED

Dated: 26 April, 2019

Chief Executive: M Prosser

APPLICATION NO: WD/D/19/000563
THE OLD STABLES, OSMINGTON DROVE, BROADMAYNE, DORCHESTER, DT2 8EP
SCHEDULE OF CONDITIONS

1. The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan and Site Plans - Drawing Number PLA001 received on 18/02/2019

Existing and Proposed Floor Plans - Drawing Number PLA002 received on 18/02/2019

Existing and Proposed Elevations - Drawing Number PLA003 received on 18/02/2019

REASON: For the avoidance of doubt and in the interests of proper planning.

2. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.

REASON: This condition is required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

3. The development hereby approved shall be constructed of Softwood cladding, bricks and oak walls and a slate tiled roof.

REASON: In the interests of visual amenity.

NOTES TO APPLICANT

1. National Planning Policy Framework Statement

In accordance with paragraph 38 of the NPPF the council, as local planning authority, takes a positive approach to development proposals and is focused on providing sustainable development. The council works with applicants/agents in a positive and proactive manner by:

- offering a pre-application advice service, and
- as appropriate updating applications/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

In this case:

The application was acceptable as submitted and no further assistance was required.

Further application(s) should be submitted to this Council where the above condition(s) require the written approval of the local planning authority. All such applications must be made in writing and must be accompanied by the relevant fee. To apply please visit www.planningportal.co.uk.

Provision of new seats around village

1. It will be recalled that at the September 2018 meeting of the Parish Council it was suggested that some of the Community Infrastructure Levy (CIL) funding might be used to provide more seats around the village. After it was confirmed that CIL money can be spent on a broad range of projects, Cllr Eaglestone consulted with residents who had suggested that additional benches should be provided as to possible locations. The Clerk investigated possible models and, at the February 2019 meeting, the Parish Council agreed that a model or models made from recycled materials which would not require maintenance should be purchased. It was further agreed that Cllrs Eaglestone and Marriott should work with the Clerk on refining ideas for locations and models. Once the locations had been narrowed down, the Clerk met with the Community Highways Officer, Phil Goodland, to ensure that those locations which were within the highway were acceptable to the highway authority.

2. All of the information gathered is set out in this paper so that the Parish Council can take a decision on models and locations. It should be noted that the sum of money currently available under the CIL heading is **£1,778.18**. For the new financial year this is being shown under a separate heading in the reserves. (The total CIL payment in 2018 was £2,541 but a grant of £762.82 was made to Broadmayne Playing Fields Association for costs associated with the replacement of the play train.)

Possible locations

3. Are as follows:

(i) Outside the village hall, overlooking the playing field (to the right, when looking at the playing field, of the door out to the playing field). Not highway land but it will be necessary to check that both the Village Hall Management Committee and the Playing Fields Association are happy with the idea. It has been pointed out that the existing seat close to the village hall is the “wrong” side of the car park, views of the playing field being interrupted by parked cars.



(ii) In the old bus shelter at the cross roads. Not highway land.



(iii) In the grass verge at the junction of Rectory Road and Conway Drive. This is highway land but Phil Goodland could see no problem in a seat being placed here.



(iv) In the grass verge on Knighton Lane, north of Old Brickfields. This is highway land but Phil Goodland could see no problem in a seat being placed here.



(v) In the grass verge on Knighton Lane, north of Spring Gardens. This is highway land but Phil Goodland could see no problem in a seat being placed here. There is a slope on this so the seat would need at the school end of the verge where it is flat.



(vi) In the grass verge on Knighton Lane, south of Spring Gardens. This is highway land but Phil Goodland could see no problem in a seat being placed here.



Cost of benches

4. Costings obtained from two possible providers of recycled seats are as follows:

(i) Green Scheme Solutions Ltd.

They say: Please find attached a quotation for the supply of two Chelsea benches, plus ground fixings for either soft or hard ground (concrete/tarmac). Installation of the benches on to hard ground is straightforward for someone with basic DIY skills as it involves screwing brackets to fix to the bench and the solid floor. If the benches are being installed onto soft ground, a hole is dug for a rod to go into the ground which is then screwed to the bench – again this is straightforward. We do provide a nationwide installation service which

has our minimum call out charge of £270 (ex VAT). Current delivery time for the Chelsea benches is approx. 5 weeks.

Chelsea bench made from recycled plastic - brown planks with black legs (two benches) £378.00 x 2 = £756.00

Soft/hard ground fixings for two benches £30.00 x 2 = £60.00

Carriage = £95.00

Total = £911 + VAT @ 20% (£182.20) = £1,093.20



(ii) NBB Recycled Furniture

We sought information on two models from this firm, the Chichester and the Park Seat. They say: *With regards to the Chichester and Park Seat, the main difference is that the Chichester comes from another supplier. This means that the bench has a 5-8 week lead time. However, the Park Seat is manufactured from ourselves and has a 5-10 working day lead time.*

Chichester Bench (3 seat, in brown): two at £480.00 = £960.00 + VAT (£192.00) = £1152 (free delivery)

Park Seat (seats 3/4 in brown): two at £470.00 = £940.00 + VAT (£188) = £1128 (free delivery)

Fixing kits for these models would mean an extra £28.80 for tarmac fixing, £24.00 for concrete fixing and up to £116.40 for grass anchoring (that price includes tools for the job).

(See end of paper for pictures.)

5. Installation

As regards installation, Phil Goodland said that the highways department are able to do this and he has asked for an estimate from the works team. Unfortunately, despite a reminder this has yet to arrive. Green Scheme Solutions do provide a installation service of their own (see above).

By way of comparison, when the most recent seat was installed in Knighton Lane in 2008, it cost £550 + VAT to have a concrete base put in with the bench then secured to that.

DECISIONS NEEDED:

- (i) Do you wish to proceed with this project?
- (ii) If so, where would you like to locate the new seat or seats?
- (iii) Which model would you prefer?
- (iv) Who should be engaged to manage the installation?

Park Seat With Back

Fantastic multi-purpose seat

- Manufactured from **100% recycled plastic**
- Dense solid material - chip, crack and splinter proof and vandal resistant
- Easy to clean and **low maintenance**
- See page 29 for optional anchor kits
- Please note 1200mm length has 2 legs
- Overall seat height: 488mm
- **Free delivery** to UK mainland*



Available in
7 Colours



Park Seat With Back					
Code	Colour	Seats	L x D x H (mm)	Price	
RFPBE07	BLK, BRN	2	1200 x 440 x 870	£280	
RFPBE08	BLU,CBY,GRN,L,BRN GRV	2	1200 x 440 x 870	£290	
RFPBE01	BLK, BRN	3	1500 x 440 x 870	£410	
RFPBE02	BLU,CBY,GRN,L,BRN GRV	3	1500 x 440 x 870	£430	
RFPBE03	BLK, BRN	4	2000 x 440 x 870	£470	
RFPBE04	BLU,CBY,GRN,L,BRN GRV	4	2000 x 440 x 870	£475	

For All!

Benches and Seating

CUSTOM PLAQUES
See Page 32

For All

Benches and Seating

Chichester Seat

Great for walkways and pavements

- Dense solid material - chip, crack and splinter proof and vandal resistant
- Easy to clean and **low maintenance** - no surface treatment or staining required
- **UV resistant and safe** - it is non toxic and chemically inert
- Choose from **Brown** or **Dark Brown**
- Seats 3 people
- **Free delivery** to UK mainland*

Available in
2 Colours



Chichester Seat						
Code	Description	Colour	L x D x H (mm)	Weight (kg)	Price	
RFHHBH007	Seat 5 Slats	DRK BRN	2000 x 450 x 800	85	£480	
RFHHBH008	Seat 7 Slats	BRN	2000 x 450 x 800	87	£520	

Item 1: from Dorset Community Action



Join our new DCA Associate Scheme

Do you want to feel more connected to your community?

- **Do you want to know what the voluntary sector is doing in Dorset?**
- **Would you like to have greater engagement with your community?**

Then become a Dorset Community Action Associate today.

Dorset Community Action (DCA) is your local Rural Community Council – our aim is to support communities to be able to be as self-sustaining as possible. To do this we support Dorset's thriving, innovative and diverse Voluntary, Community and Social Enterprise (VCSE) sector. Our new Associate package has been developed with **Parish & Town Councils** in mind, to keep you connected to the VCSE sector and to support you to deliver your message to the community.

JOIN TODAY & SHOW YOUR SUPPORT FOR DORSET'S VOLUNTARY SECTOR

Associate Membership benefits (non-VCSE individual, statutory & business)

- Our fortnightly ebuletin – an exclusive membership newsletter and funding information email, sent directly to the inbox of your nominated trustee/member of staff within your organisation;
- Email invitations to all DCA training events, networking events and hosted events. Including our Annual Funding Fair and Conference;
- Opportunities to take part in VCSE sector surveys and "have your say" consultation activities;
- A new reduced members only rate for all advertisements, event promotion and job adverts;

- A new reduced members only rate for all DCA training;
- A new reduced members only rate for all funding events, hosted events and our annual conference.

The cost for the DCA Associate package is £25 per year for statutory bodies such as Parish Councils.

Item 2: Exchange between Clerk and Dorset Waste Partnership

Message sent:

At the January meeting of Broadmayne Parish Council a local resident spoke during the public participation session, complaining about fly-tipping on Watergates Lane, which adjoins her property. She had reported the matter to DWP. She spoke again at the March meeting and said that there had been a meeting between her and DWP officers. She said that the outcome of this was that the DWP officers agreed to put up some signage and to make a letter drop to houses in Watergates Lane but that nothing had happened. Broadmayne Parish Councillors asked me to follow up on this (which is why I asked Cllr Thacker if he could give me a contact name).

Would it be possible to give me an update on the situation at Watergates Lane?

Reply received:

Thank you for your email which I have now looked into. Regarding Watergates Lane, I have spoken to the enforcement team and they are not aware of anyone at the DWP agreeing to put up any signs in the area. We have discussed the issues that you are facing and the team have advised that it is mainly garden waste that seems to be deposited on this strip of land. They have also advised that it would be difficult to prevent fly-tipping here with any physical measures, however we do have two suggestions for actions that the parish council could discuss and look to take forward:

1. The parish council could order and place (following suitable permissions) some clear signage on this strip of land indicating that it is not there for the deposition of garden wastes and/or any other fly-tipped wastes
2. A letter could be delivered to the adjoining residences, from the Parish Council, addressed to houses in both Old Brickfields and Watergates Lane asking householders not to use this strip of land for the deposition of waste, in particular green wastes.

If these actions do not lead to any improvement in the situation, then we can look to see if the enforcement team can assist in any other way.

Item 3: From Crossways Youth and Community Centre

Crossways Youth and Community Centre,
Old Farm Way,
Crossways,
DT2 8TU



5th April 2019

Dear Councillors

As you may be aware Crossways Youth and Community Centre (CYCC) currently runs a Youth Club on a Friday evening for the young people of Crossways and the surrounding villages.

We are a registered charity, that receives no funding, and all trustees are volunteers.

We are currently fundraising for new play facilities within the grounds, and as young people from your community are registered and attend our Youth Club, we were hoping you may consider kindly donating funds towards our charity.

Not only do we have the Youth Club on a Friday evening, other local community groups also use our premises on a regular basis. These include a parent and toddler group, Brownies, U3A and a martial arts group.

If you would like to view our facilities and see what we have to offer, then please do not hesitate to contact myself or one of the other trustees.

I look forward to hearing from you.

Yours sincerely

Charmaine Denny

Secretary

Item 4: From Oneill Homer: Neighbourhood Planning

Dear Janet,

Further to our attendance at the DAPTC event in March I just wanted to get in touch to let you know who we are.

I note that your Council has decided that the neighbourhood planning process is at this time too time consuming and costly to undertake. I also noticed that your Council has prepared a Parish Plan for your area. The enormous amount of work already fed into a Parish Plan could be a good foundation for a Neighbourhood Plan. Alternatively, there are other 'tools' that Parish Councils can use to deliver all kinds of benefits for their communities such as Community Right to Build Orders or Neighbourhood Development Orders etc.

We are also aware, as I am sure you are, that the preparation of a new Local Plan for Dorset might mean that planning policy becomes more remote from local communities making the value of neighbourhood planning greater in the coming years.

We are planners, designers, architects and masterplanners. We help towns and villages plan for affordable homes, set up design guidance, and protect precious community facilities. We specialise in neighbourhood planning and since 2012 we have helped 126 Neighbourhood Plan projects across 47 different local planning authority areas. 50 of the plans we have seen through to the end have now been successfully made, with a number at examination and referendum stages.

In the event that your Council considers that it may be worth exploring other methods to potentially deliver, say for example low cost small family homes, then please do not hesitate to contact me to discuss how we may be able to support such a project or indeed how we support neighbourhood planning projects if your Council reconsiders its position.

Kind regards

Leani

Leani Haim

Principal Planner

oneill homer

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T 020 8977 2175

W www.oneillhomer.co.uk

Item 5: From Dorset Council

Dear Parish Clerk

I am writing to provide you with advanced notice that we will be undertaking a formal public consultation on the proposed modifications to the Mineral Sites Plan. The consultation is due to take place between **Thursday 9 May and Thursday 20 June 2019**, however precise dates are subject to change. You will be notified again at the start of the consultation with further details of the consultation and availability of the document.

As you may be aware, the Mineral Sites Plan is being prepared to accompany the Minerals Strategy (2014). It identifies sites for future quarrying of sand and gravel and building stones to meet national, regional and local needs. This final consultation, will give you the opportunity to comment on the proposed modifications to the Mineral Sites Plan that arose through the examination process.

The purpose of this email is firstly, to provide you with as much notice as possible of the consultation period. We are also aware of the forthcoming Parish and Town Council elections. Please let us know if there are likely to be any changes to the contact details for your council that might arise, as soon as possible, so that we can make sure that you are properly consulted on the Mineral Sites Plan.

Do you have a parish newsletter/website?

If you have a newsletter we would like to include a short article about the consultation documents and provide details of how representations can be made. Please let me know the relevant copy deadline. We would also be happy to provide some text for inclusion on your website if you have one.

Please do not hesitate to contact me if you would like any further information.

Best Regards

Emma Macdonald

Senior Planning Officer

Planning and Community Services

Dorset Council



Dorset Association of Parish & Town Councils

(Affiliated to the National Association of Local Councils)

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To all Parish and Town Councils in DAPTC Membership

3 May 2019

Dear Colleagues

The new unitary councils are established, their councillors elected, and we move into a new era for local government in Dorset.

Over the coming year both Dorset Council and Bournemouth, Christchurch and Poole (BCP) Council will be developing their new working practices and, more importantly, their relationship with their parish and town councils. Their new working practices are inextricably linked to the relationship with parish and town councils, their only local government link to local communities. Our aim must be to influence the shape of those working practices so that we, in partnership with them, can address local priorities for the communities we know well and represent.

During the process of the re-organisation to establish the new councils, DAPTC has made its presence felt. DAPTC representatives have attended meetings of the committees setting up the two new unitary authorities (Dorset Council and BCP Council). The past Chairman plus the Chief Executive submitted statements reminding these meetings of the importance of parish and town councils and our willingness to be involved. Our Chief Executive has worked tirelessly to develop a relationship with the executive officers of both new councils and was even invited onto one of the selection panels for the Dorset Council senior leadership officers.

The time has now come to press home our case for greater involvement in shaping the working practices referred to earlier and to do so by demonstrating the important work undertaken by us as parish and town councils.

I have 4 requests to you:

1. In order to build our case, DAPTC need examples of parish and town council's work in the community. I am, therefore, asking you to complete the attached form with examples of work you regularly undertake or service you provide to your communities. Things such as providing dog waste bins or SIDs through to managing markets or providing community transport. Please don't get hung up on including everything. We are specifically looking for examples that demonstrate the strategic importance of what you do in terms of wider debates such as improving the health and wellbeing of local residents, improving community safety and/or supporting the local economy & environment.

If you can include any photographs with your reply, they would help illustrate your examples.

2. If you are involved in supporting any community projects, please give some brief detail on the form of the projects' aims and how they are being funded and managed.
3. I have been asked by Dorset Council to make a request to our member Councils to confirm that there are no matters outstanding from work with the former councils which have not been picked up and carried forward. If there is, please email rebecca.forrester@dorsetcouncil.gov.uk
4. **Appointing representatives to DAPTC area committees and/or Town & Larger Parish Council committees**

With the start of the new unitary councils, it is more important than ever for your council to be represented at DAPTC area committees and events. Each council is entitled to have up **TWO** representatives. You may wish to consider having either the Council Chairman or (if your council has committees), a Chairman of a relevant Committee as one of your representatives. (A form for these details was sent to clerks with the recent DAPTC subscription invoice)

This is a real opportunity for you as parish and town councils, through DAPTC, to influence the way services are delivered in Dorset. To make the most of this opportunity the DAPTC needs your examples and experiences to make the case. It is much better to make a case at the start of a relationship with the unitary councils to start to build partnerships.

Please can the form be returned to the DAPTC office by 31 July.

Congratulations on becoming or continuing as a parish or town councillor and I wish you a fulfilling journey as a truly local councillor working for your communities.

Yours faithfully



Councillor Alan Thacker

Chairman

DAPTC information form – May 2019

Please complete and return to the DAPTC office by 31 July

Please supply any PHOTOS to illustrate your examples

Name of Council.....

1.(a)	Please give examples of work that your council regularly undertakes or service it provides to your community. Please tick any strategic aims that they contribute to such as the health & wellbeing of your community			
		Health & wellbeing	Community safety	Environment & economy
1.(b)	Are any of the above examples provided in partnership with a local authority or public organisation? If so, please give the name of the organisation(s).			
	Form continues on next page			
2.	If your council is involved in supporting any community projects, please give some brief			

	details of the projects' aims and how they are being funded and managed.

Please supply any PHOTOGRAPHS to illustrate any of your examples in your reply

Many thanks