

# STURMINSTER NEWTON TOWN COUNCIL

## MINUTES OF THE MEETING OF THE TOWN COUNCIL

held on Thursday 7<sup>th</sup> September 2023 at 7.15pm in The Council Chamber

Present:	
Cllr N Dobson	Cllr M Jones
Cllr A Donaldson	Cllr D Mantock
Cllr C Fraser	Cllr H Reed
Cllr H Lacey	Cllr J Rose

In Attendance: K Squire (Town Clerk) and L Plumridge (Assistant Town Clerk) and Dorset Councillor C Jones (arrived 8.10pm)

Members of the public: 11


Minute No.	Comments	RESOLUTION <i>The proposer is named first followed by the seconder</i>
23/24/114	<b>PUBLIC SESSION</b> A representative from the Scout Group thanked the Council for the recent inspection survey on the Scout building in Ricketts Lane and they will be attempting to rectify the defects to the building as quickly as possible She wanted to emphasise that the Scouts now had a new committee and new initiatives for encouraging young people to join the Scouts.  The Chairman of the Allotment Association expressed his enthusiasm for allotments and their importance to peoples' physical and mental wellbeing. He noted that Dorset Council had received developer contributions (Section 106 monies) from Bellway Homes as they had not provided allotments at the North Fields site. He requested the Town Council's help to secure this funding for the Allotment Association.	
23/24/115	<b>APOLOGIES FOR ABSENCE</b> Apologies for absence had been received from Cllr P Batstone. The apologies were accepted by the members present.	Cllr Reed Cllr Fraser
23/24/116	<b>DECLARATIONS OF INTEREST AND DISPENSATIONS</b> No interests were declared and no written requests for dispensation had been received.	
23/24/117	<b>MINUTES FROM THE PREVIOUS TOWN COUNCIL MEETING</b> The minutes of the previous Town Council meeting held on 17 <sup>th</sup> August 2023 having been circulated and publicised prior to the meeting, were taken as read and approved for signature by the Chairman as a true and correct record.	Cllr Reed Cllr Dobson
23/24/118	<b>PLANNING APPLICATION</b> <b>Application No:</b> P/FUL/2023/04535 <b>Location:</b> Barrow View Farm Broad Oak DT10 2HG <b>Proposal:</b> Demolition of existing farm buildings & erection of 2no. dwellings (Use Class C3), including landscaping & associated infrastructure <b>Observations:</b> This application is not compliant with Sturminster Newton Neighbourhood Plan as is not within the settlement boundary.	Cllr Lacey Cllr Reed



	Sturminster Newton Town Council request this application is considered by the Northern Committee.	
23/24/119	<b>CO-OPTION OF TOWN COUNCILLOR</b> This Agenda item was discussed after Agenda item 23/24/122.	
23/24/120	<p><b>YOUTH HUB UPDATE</b></p> <p>Cllr P Marks provided the following summary:  <u>Concept:</u> £250k is available from the William Williams charity for the provision of a Youth Hub in Sturminster Newton. The idea was for the youth club, Scouts and Homestart charity to all operate from the current Scout Hut at the Recreation Ground in Ricketts Lane. The Scouts agreed to the concept and the need to surrender their existing lease subject to being able to continue to use the building at the times they currently do. A representative for the Scouts is included on the new Youth Hub charity board. Designs for the building came in at over £450k which is too expensive so to progress the project the Council had to reconsider its options.</p> <p><u>Options:</u> The Council currently have planning permission to extend the workshop building and quotes to do this work at approx. £190k. The grounds team are working in an unacceptable environment and the Council have a duty of care to provide suitable working conditions. With new developments in the town, work will increase and there will be a greater need for space and storage. With the Youth Hub and the workshop quotes combined the total cost is £640k+ which would mean the Town Council taking on a loan for £390k. The Council therefore considered the idea of swapping the grounds building with the Scout Hut. Following consultation with youth organisations and young people, it has become apparent that there is a need for young people to relax in a safe space and mix with others as well as having organised activities available. The second option appeared to meet the needs of all 3 groups Scouts, youth club and grounds team. Preliminary designs were prepared and costed at approx. £190k for the Youth Hub building and £50k for the grounds workshop. However, although the project appeared to meet all criteria, the scheme was dismissed by the Scouts.</p> <p>Cllr Marks commented he was delighted to hear that the Scouts were 'on the up' in terms of scouting activity and the Council want to support the Scouting community. However, he was concerned that, having turned down the £250k project, they may saddle themselves with a building they are responsible to bring up to date and then have the constant maintenance burden in the future. He suggested the Council talk to the Scouts again about the project and also the lease.</p> <p>Cllr Jones commented that the Council needed to move on with the project without the involvement of the Scouts and following a meeting of the Youth Hub working group he had prepared plans to convert and extend the present grounds buildings to provide facilities both for a youth hub and grounds team. Initial conversations with William Williams Trustees intimated it was an option that the William Williams Charity would consider.</p> <p>Cllr Lacey requested that the Councillors take the plans away to consider and an estimate of costs be obtained so that Council could properly discuss the matter at a future meeting.</p>	
	Due to the building defects raised in the inspection survey, the immediate concern was that the Cheese Festival Board had requested to hire the	



	<p>Scout Hut for the Cheese Festival at the weekend. Alternative facilities could be provided by the grounds team.</p> <p><b>The Council resolved the Scout Hut should not be used for the Cheese Festival due to safety concerns highlighted in the building condition report.</b></p> <p>A vote of thanks was extended to Cllr Marks for his work on this project.</p>	<p>Cllr Donaldson Cllr Marks</p>
23/24/121	<p><b>THE MILL UPDATE</b></p> <p>Cllr Mantock recounted the problems being experienced at The Mill with some movement of the building, aggravated by milling.</p> <p>Cllr Mantock advised that a meeting had taken place between representatives of the Town Council (Cllrs Lacey and Mantock and the Town Clerk) and Fowler Fortescue, who manage Hinton St Mary Estates. They have agreed that remedial works as suggested by Philip Hughes (Conservation Building Consultant) be undertaken to try and rectify the current vibrations. This will likely be done in-house by the Heritage Trust members. Quotes will be obtained by Sturminster Newton Heritage Trust (SNHT) and the Town Clerk will check if the Council can meet the costs.</p> <p>Cllr Mantock noted this has been an anxious time for the SNHT volunteers and this is great news to hopefully solve the problems.</p> <p>The Council representatives also discussed with Fowler Fortescue the need for a longer lease as this will be a prerequisite for applying for significant funding grants which will be required to complete other restoration works. It was suggested a longer and clearer more modern lease would be better. This will be investigated, meanwhile the rolling lease will continue.</p>	<p>Action: Town Clerk</p>
23/24/122	<p><b>LAND TRANSFER AT NORTH FIELDS TO BELLWAY HOMES</b></p> <p>The Council resolved to sign the land transfer DT463156 Electricity Substation Site at Northfields to Bellway Homes.</p>	<p>Cllr Fraser Cllr Rose</p>
23/24/119	<p><b>CO-OPTION OF TOWN COUNCILLOR</b></p> <p>There were 2 applications for co-option.</p> <p><b>The Council voted by show of hands and resolved to co-opt Lee Cooper to the Town Council.</b></p> <p>Cllr Lee Cooper read out and signed the Declaration of Office</p>	
23/24/123	<p><b>WORKING GROUP FOR SECTION 106 MONIES FROM DORSET COUNCIL</b></p> <p>The Town Clerk outlined a need to form a working group to clarify all Section 106 monies allocated to the Sturminster Newton area.</p> <p>The Council resolved to form a working group as follows: <b>Cllrs Dobson, Donaldson, Mantock and Dorset Cllr Jones and to adopt the terms of reference as circulated.</b></p>	<p>Cllr Fraser Cllr Reed</p>
23/24/124	<p><b>APPROVAL OF PAYMENTS OVER £2000</b></p> <p><b>1 invoice:</b> Farnfields Solicitors – legal services in respect of draft lease for the Youth Hub, £2,400.</p> <p><b>The Council resolved to approve the invoices for payment.</b></p>	<p>Cllr Fraser Cllr Mantock</p>
23/24/125	<p><b>CORRESPONDENCE</b></p> <p>A letter had been received from a resident near Rolls Mill complaining about the number of signs outside the industrial estate. The Town Clerk will contact Dorset Council Highways.</p>	<p>Action: Town Clerk</p>



23/24/126	<b>TOWN CLERK'S REPORT</b> Reported that Wessex Water had requested to use a bollard in Riverside Meadows to house an equipment monitoring arial. They currently have some monitoring equipment within an existing manhole that sends data so they can monitor sewer and limit blockages and pollutions. Their equipment data is currently unreliable as the signal strength is poor. The Clerk had checked with the Grounds Manager and The Countryside Rangers and both were happy with the location.	
23/24/127	<b>TOWN MAYOR'S REPORT</b> The Mayor reported as follows: <u>Cheese Festival</u> - will commence at the weekend. <u>Open Day with the Police</u> – she has been invited to a Police Open Day on 22 <sup>nd</sup> September to hear about their Contact, Demand and Engagement Management project.	
23/24/128	<b>DORSET COUNCILLOR'S REPORT</b> Cllr Carole Jones reported: <ul style="list-style-type: none"> <li>• Dorset Council is looking to increase the number of young people in the 16 – 25 age group to work at the Council, not enough youth coming through.</li> <li>• Dorset Council has been chosen as 1 of 3 Councils in the UK to trial a family pathfinder scheme for early intervention.</li> <li>• The temporary traffic lights at the bridge have been temporarily removed for the Cheese Festival.</li> <li>• Works will continue at the bridge after the festival.</li> <li>• Parking at Northfields remains a big problem.</li> <li>• Dorset Council are liaising with Aldi for a lease at Rolls Mill.</li> <li>• The Pantry remains as busy as ever with an alarming increase in numbers of families joining.</li> </ul>	
23/24/129	<b>INFORMATION FROM MEMBERS</b> Cllr Marks – requested the need for new members for the Amenities Committee and Open Spaces Group. Cllr Donaldson – advised there had been some minor vandalism outside the library last Friday. Dorset Waste Partnership had swept Brinsley Close much to the please of the residents and the road is going to be resurfaced in September. Cllr Reed – noticed in the hot weather a lot of people sitting under the trees at entrance to Butts Pond Industrial Estate and wondered about the possibility of putting seating there. Cllr Mantock – advised she was involved with a Dorset Wildlife Trust project at St Mary's Church called Living Churchyards – this would provide an oasis for wildlife to exist and thrive. Cllr Jones – is continuing to repair the stone base of the column near the Co-op so that it can be illuminated again. He also mentioned vandalism at The Mill and asked if a CCTV camera could be installed as a deterrent. Cllr Dobson – work to the mural on the wall outside Hansoms has recommenced. Cllr Fraser – Wessex Water are investigating problems in Stalbridge Lane. Cllr Lacey – Ingrams, like Brinsley Close, will be resurfaced in September. She also noted that the parking lines in The Exchange had been refreshed.	

The Chairman closed the meeting at 9.08pm.

Approved on .....5/10/23..... Chairman's Signature .....