***Bryanston Parish Council***

**Minutes of the Parish Council Meeting**

**13th July 2022 at The Old Powerhouse (The OP), Bryanston.**

**Councillors:** Cllr C Tompsett - Chairman, Cllr F Stocks, Cllr M Bird and Cllr C Moxham.

**In attendance:** Nicola Phillips – Clerk, Dorset Councillor Sherry Jespersen, Dan Gammon – Oak Vale Farms Ltd, Mr Richard Ball - Bryanston School and 30 members of the public.

*At this point that the Chairman introduced Mr Simon Fife, - Savills, Ms Aaron Wright - Taylor Wimpey Senior Planning Manager, Ms Luci - Taylor Wimpey and Mr Andy Martin – Marengo Communications.*

The Chairman opened the meeting welcoming everyone to the open meeting to discuss proposals from Taylor Wimpy development at Lower Bryanston Farm.

DC Cllr Sherry Jespersen stressed that there are certain matters that cannot be changed in the current reserved matters application. This includes the access to and from the development, which has already been approved under outline planning consent.

**Summary of the points raised by members of the public at the open meeting about the Taylor Wimpey proposals**:

* The original outline planning consent for access is for up to 75 houses. Taylor Wimpey will be building 75 dwellings, of which 23 will be classed as affordable.
* For their public consultation, Taylor Wimpey sent out over 200 letters to residents neighbouring the development site, mostly in Blandford St Mary, with only a few residents in Bryanston.
* It was also noted that an incorrect address for the development had been used on leaflets and building plans, stating it is in Blandford St Mary parish. Ms Wright, apologised for this mistake and this has been noted for future correspondence.  
  Cllr Stocks advised later in this public meeting that every document and drawing in the planning application, except the Application Form, had the incorrect site address, and the application must therefore be revised as a matter of urgency.
* Concerns were raised regarding one entrance/exit on the development. Cllr Jespersen reminded everyone that this is an item that cannot be changed as it has already been approved and is a condition set by Dorset Council. The speed limit on New Road was raised as a point of safety, particularly at the entrance/exit from the development site. It was noted that due to the size of the development, there maybe a case to request a reduction in the speed limit on New Road. Cllr Jespersen will investigate this further.
* Concerns were raised about the visual impact the new houses will have on existing resident’s properties, and the amount of screening to be provided to ensure their privacy.

Ms Wright reported that full details of screening and planting (including tree species to be planted) is available on Dorset Council’s planning website.

* Concerns were raised over the footpaths to and from the development. Ms Wright confirmed that the footpaths will be put to Dorset Council under 278 agreements, which will then be available for public viewing. Ms Wright also confirmed that an application to re-direct the existing public footpath through the development has already been submitted to Dorset Council Rights of Way Team, who have no objections to this being moved.
* Concerns were raised over drainage/scrape for the development. Ms Wright confirmed that a full assessment has already been completed and forms a part of the planning conditions that need to be agreed by Dorset Council before any work can start on the development.
* Concerns were raised over streetlights. Ms Wright will investigate the legal requirements for new developments, but Taylor Wimpey are aware of keeping light pollution to a minimum as it is a Dark Skies site.
* Ms Wright stated that the proposed house designs are available to view on the Dorset Council planning website.
* Ms Wright gave her contact email address for any resident who wishes to ask a question or to voice a concern.

***aaron.wright@taylorwimpey.com***

* Mr Martin of Marengo Communications expressed the importance of individual residents commenting on the proposed planning application, giving details of their concerns and/or making requests for changes.

The planning application number for the Lower Bryanston Farm development on the Dorset Council Planning site is P/**RES**/2022/03733.

Please email the Parish Clerk, if you are personally unable to leave a comment on the Dorset Council site. The Clerk will forward any comments to the Planning Team at Dorset Council. The Clerks email address:

[***clerk@bryanston***](mailto:bryanston@dorset-aptc.gov.uk)***-pc.gov.uk***

The Chairman thanked everyone for attending and reiterated the importance of residents commenting on this application.

**The Chairman opened the Council Meeting:**

**22/14. To received and accept apologies of absence and declaration of interest and dispensations**

Cllr Gale

**22/15. Approve the Minutes of the Parish Council Meeting dated the 11th of May 2022.**

The minutes were proposed by Cllr Stocks and seconded by Cllr Moxham that the contents were a true and accurate record, and the minutes were signed by the Chairman.

**RESOLVED:** to approve the minutes dated the 19th of May 2021 (21/5 – no budgetary requirements)

**Matters arising from the meeting:**

* Setting up Charity for the benefit of the village – After debate, it was agreed to name the new charity, Bryanston Parish Community Charity. It was also agreed that the charity will benefit residents of Bryanston Parish Community. It was also agreed to advertise for residents of the Parish to come forward to be a trustee for the Charity. **Action – Chairman/Clerk**
* Portman Mews lights – The Clerk has contacted Stonewater Association, who have agreed to add looking at the streetlights to their work schedule.
* Dorset Council are aware of the empty property at 7 Bryanston.
* Tourist Brown Signs - The Clerk has asked Dorset Council for the cost to supply 2 tourist brown signs for The Old Powerhouse.
* Dog Signs – The Clerk is still awaiting a delivery of signs from Dorset Council’s Environment Team. This will be chased up.

**Action - Clerk**

* The Community Governance review was being discussed at Dorset Council full committee at the same time as the Bryanston Parish Council meeting. It is hoped Dorset Council will agree their recommendation that Bryanston Parish Council will remain an independent Parish with its own Parish Council.
* Donation for Village Newsletter – after debate, Cllr Tompsett proposed to grant £250.00 to the Bryanston Newsletter, this was seconded by Cllr Moxham, all in favor.
  + RESOLVED to award a grant of £250.00 to Bryanston Newsletter (22/15 – grants)

**22/16. Co-option for new Councillor –** There were no applicants.

**22/17. Receive report from Dorset Council representative**

Cllr Jespersen will circulate a report, which will be available on the Parish Councils website, once received.

**22/18. Officers’ reports:**

**Vice Chairman report -** had been noted for comments on the proposed Lower Bryanston development.

**Bryanston School –** reports that Adders have been seen on the School Grounds. Please be carful when walking your dogs. The School has cut the whole verge along New Road, which has caused complaints from residents. It was agreed to ask Bryanston School to only cut back a minimum of 1m off the road edge to ensure visibility whilst allowing wildflowers to thrive. It was also reported that dog fouling is getting worse on School land. Dog walkers are reminded that it is an offence not to pick up after their dog and to please think of the people having to maintain the land where their dogs are walked. The Clerk will speak to Richard Ball to suggest that we invite the Dorset Dog Warden to visit on random times, as they have the power to issue an on-the-spot fines to any dog walker not picking up after their dog. **Action- Clerk**

**Highways –** Nothing further to report

**Environment Team –** Cllr Moxham asked for the Parish Council to review their grass cutting areas, to see if there are areas that can be left to grow without causing health and safety issues. This was agreed.

**Planning –** Cllr Stocks reported the following on planning:

**P/RES/2022/03733** - Land North-East of Lower Bryanston Farm, Fair Mile Road - **RECOMMEND: OBJECTION**, for the reasons set out in the formal letter of objection to be submitted to Dorset Council on 14 July 2022, and Dorset Council be informed accordingly. The formal letter will be available to see on the Parish Council website. All agreed.

**P/HOU/2022/03712** – 64 The Cliff – no objections, all agreed.

**P/FUL/2022/03963** - Deer Park, Crown Meadows, Blandford Forum -Objection under the following ground, the site is within the Blandford St. Mary and Bryanston Conservation Area, but no Heritage Statement has been submitted to support the application.

The site is outside of the settlement boundary of Blandford Forum and is therefore classed as the ‘countryside’ – “Land outside of the settlement boundaries for the towns and larger villages identified in Local Plan Part 1”. The relevant Local Plan Policy is ’20: Countryside’. Policy 20 states: Development in the countryside outside defined settlement boundaries will only be permitted if:

a it is of a type appropriate in the countryside, as set out in the relevant policies of the Local Plan, summarised in Figure 8.5; or

b for any other type of development, it can be demonstrated that there is an ‘overriding need’ for it to be located in the countryside.

None of the types of development in Figure 8.5 are relevant to this application. The thrust of Policy 20 is restraint. The test is for an overriding local need for a countryside location – none is demonstrated in this application. All agreed.

**DAPTC –** The Clerk will ask DAPTC to discuss the matter that Town and Parish Councils are not consulted when tree work applications are received and also why residents are no longer being consulted directly by Dorset Council when planning applications from neighbours have been applied for!

**Footpaths –** Graham Stanley from Dorset Council Rangers is looking at footpath issues.

**Bryanston Estate –** nothing to report.

**A350 group –** Nothing to report.

**The Old Powerhouse –** Cllr Moxham reported the following: Tried a few different things since the sun came out.

Have hosted many foody afternoons with a steady response, Bryanston saw their first Beer & Music Festival ever which had us running. Karaoke was interesting, and the Father’s Day surprise went down a treat. Garden tidy ups are a regular feature in the calendar now to get people involved and meeting each other but is still to see enough residents to keep on top of things. And still hold our popular monthly quiz. Business generally is picking up well now and are lucky to have a strong team of staff behind us, so will soon be recruiting for more help on party nights, as events are starting to come back to a more normal capacity. Are always making improvements to our venue, so now are working on the outside boasting a patio shelter (just completed), and improved garden space, front appearance. Recently seen Blandford Cubs & Scouts, Blandford Panto auditions and charity meetings, so I am pleased to report the space is getting well used, and by all ages. We just have the common issue of new visitors getting lost on route. Bryanston village seems to be a hidden gem, let alone The OP tucked away down in the valley. Better signage is on our agenda. Are constantly strengthening the bond between villages within our Parish. We hope to liaise regularly with Durweston Village Hall so that events are not duplicated in our area at the same time, in order to maximise support without stepping on each other’s toes. We have seen an increase in Durweston residents using The OP since the Jubilee event so to reciprocate that for now, Bryanston & Durwestons St Nicks Cafe sign stays up to advertise what the brilliant volunteers host there every week to help keep our church. Huge thanks to them, and if you have not been yet I urge you to visit. Opening up our building on Jubilee weekend was crucial as it allowed everyone to have a good look around at ease and see what we offer. This leaves me to personally thank the key players involved recently allowing our events to happen: the 'Jubbly' team of residents who put the village day together clocking up at least 5 months of planning and goodness knows how many steps on the day. Dan Gammon and his team for all the time, machinery and stock borrowed and care they put into our vision, as it wouldn't have happened without them. Bryanston School & the Stables for providing equipment. Liziz Dogs for hosting a dog competition, and the long list of residents who gave their time either before during or after the event, to help us build, transport/deliver, set up, man or break down aspects of the events. It went very smoothly.

The OP looks forward to the next village get together and meeting even more of you.

**Blandford + Neighbourhood plan -** The Blandford+ Neighbourhood Plan Steering Group, which includes Bryanston, Blandford St Mary and Blandford Forum, is undertaking a Modification project to the Made Neighbourhood Plan 2013-2033. This is necessary to reflect changes in legislation, especially to the National Planning Policy Framework (NPPF) and to local changes. The Made Plan is giving our parish some protection from speculative development until 22nd June 2023, subject to Dorset Council continuing to meet certain thresholds. The main purpose of making these modifications to the Made Plan is to continue to secure the benefit of the protection from speculative development after 22nd June 2023. The B+ Steering Group is also taking the opportunity to develop some of the other policies in more detail, through specific subject Task Teams. Cllrs Stocks and Tompsett, as part of the Design Task Team, are making modifications to Policy B13, ‘Managing Design in the Conservation Area: Bryanston’ with the aim of ensuring the character of Bryanston is strongly considered in planning applications. Once the modifications have been made, they will be put out for public consultation, followed by a re-examination of the NP (unless the nature of the Plan has changed, when another public referendum will be necessary).

**22/19. Finance**

The Clerk had circulated the Payment Schedule and Financial statement for June 2022, which was agreed via email.

The Clerk tabled the Payment Schedule and Financial statement for July for the sum of £1771.99. This was proposed by Cllr Moxham and seconded by Cllr Tompsett, all agreed, and signed by the Chairman. Details are as below:



**RESOLVED**: to pay the payment on the schedule for the sum of £1771.99 (22/18 current account).

The Clerk tabled the bank reconciliation for July, which all Councillors agreed to be correct.

**22/20. Chairman report**

It was lovely to see so many people at the joint Bryanston and Durweston Jubilee weekend in early June. A series of events included Thursday 2nd, organised by Bryanston, at The Old Powerhouse, with a large turnout of residents enjoying a sunny day with a delicious free ploughman’s lunch, dog show, live music, and Tug ‘o War competition, all washed down with a drink from The OP! A live music festival was well attended on Friday and Saturday at The Old Powerhouse for the wider community. Finally, the Sunday tea, parade, and good old fashioned fun activities, organised by Durweston at the village hall, rounded off a memorable weekend.

Many thanks must go to all the volunteers who worked so hard to stage the Jubilee events, from both villages, and to the sponsors who made it all possible. A big thank you must go to the Bryanston Estate, Mrs Dina Bird, Meyer’s Estate Agents, and the Parish Council who all donated funds for the Thursday event, and to the many people who donated prizes and suppliers who sold food at cost to ensure we had a great feast. The parish now has a lovely crab apple tree, planted to celebrate the Platinum Jubilee, by the side of the Old Powerhouse, and kindly donated by Bartlett Tree Experts. Thank you to Neil Campbell who sourced the tree and gave so much help to ensure the tree got off to a good start. The Leaf Open Farm Day on Sunday 12th June was a huge success and all credit to Dairy Farmer Dan Gammon, his staff and volunteers. Oak Vale Farms Ltd run two dairy farms around Bryanston & Winterborne Stickland. Around 700 people took up the invitation to explore Old Park Farm, Bryanston, to see what happens on a dairy farm, to meet some of the animals, to see the farm machinery and to earn about dairy farming. Hopefully the Open Day will be repeated in future years as it was a great success. A planning application has been submitted by Taylor Wimpey (Dorset Council application number: P/RES/2022/03733) to build 75 dwellings at the bottom of New Road/Lower Bryanston Farm. Once built, excluding Bryanston School, the number of homes in Bryanston will have increased by 44%. This is a significant increase and will see a road entrance approximately where the yellow grit bin is situated near the bottom of New Road. The Parish Council urges all residents to look at this application and to comment as they see fit. The Parish Council will continue to work very hard to protect the character of the village, using the relevant policies in the Blandford+ Neighbourhood Plan. The development site forms an important gateway to the Dorset AONB, Bryanston Conservation Area and to the town of Blandford Forum.

**22/21. Clerk report –** Tabled concerns that have been raised by a local resident, regarding the safety of the local wildlife. There has been a few incidences, where a hedgehog ha been run down. After debate, it was agreed to obtain some notices asking for drivers to be cautious of wildlife crossing the road. **Action - Clerk**

**22/22. Items for the next agenda and date of next meeting.**

Co-option for new member.

**Date of next meeting 14th September 2022, to be held at The Old Powerhouse, Bryanston at 7.00pm.**

**Should you wish to contact the Clerk please use the email address below:**

[***clerk@bryanston***](mailto:bryanston@dorset-aptc.gov.uk)***-pc.gov.uk***

***Website -*** [***www.bryanston-pc.gov.uk***](http://www.bryanston-pc.gov.uk)

**There being no other business, the meeting closed at 20.41pm.**