

# LEIGH PARISH COUNCIL

## Minutes of a Parish Council Meeting held at Leigh Village Hall at 7-30pm on Tuesday 19 March 2019

Present: Cllr Bennett (Chairman), Cllrs Bugler, Dixon (from Item 6.1), Read and Vincent

In attendance: 7 x Members of the public.

### ITEM NO

### AGENDA ITEM

#### Opening Remarks.

The Chairman welcomed those who remained after the conclusion of the preceding Village Meeting. As usual, he explained that this was a Parish Council Meeting at which there was no right of interjection from the floor. However, before this Parish Council Meeting started, there was the opportunity for any Leigh parish residents present to raise issues for the Parish Council's future consideration. No issues were raised from the floor. The Chairman therefore declared the start of the Parish Council Meeting.

1. Apologies for Absence: Cllrs Scutt & West
2. Declarations of Interest: Cllr Vincent Item 6.
3. **LEIGH PARISH COUNCIL MINUTES**

The draft minutes of the Leigh Parish Council Meeting held on 15<sup>th</sup> January 2019 had been circulated and publicised shortly after that date. There were no subsequent corrections proposed and the minutes were therefore agreed.

3.1. The Chairman formally signed the minutes.

3.2. There were no Matters Arising that were not already on the publicised agenda for this meeting.

#### 4. **FINANCES – OVERVIEW**

##### 4.1. Current FY.

4.1.1. The Chairman referred to the accounts spreadsheets circulated before the meeting. He expanded on the sub-account balances, including the unallocated funds that currently stood at £8,710.87 prior to any transfer of funds to a new Village Green sub-account (for ease of understanding, the spread sheets circulated showed the impact of Item 4.1.3 below, assuming it was agreed).

4.1.2. A VAT reclaim for financial year 2017/18 has been submitted to the value of £393, subject to acceptance by HMRC. The Clerk stated it was essential that invoices were addressed to Leigh Parish Council; if this was not the case, a replacement must be requested.

4.1.3. In order to progress the Village Green project, the Chairman recommended £5000 be transferred from the unallocated funds to a new Village Green sub-account. Accordingly, Cllr Bugler proposed the establishment of a Village Green sub account, to which £5000 should now be transferred from the currently unallocated funds. Seconded Cllr Vincent. Agreed unanimously.

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The remaining unallocated funds therefore now stood at £3,710.87. The Chairman stated that this was sufficient to see the PC through to the end of this FY.

### 4.2. FY 2019-20: budget revision

The Budget for FY 2019-20 had been agreed at the January meeting. This had shown an expected surplus of c.£2750 for that FY. However, for the Village Green project to now progress, two additional lines were now proposed for addition to this budget: a new line showing an annual repayment of £2500 for repayment of the associated PWLB capital funding and associated annual interest; and the transfer into the Village Green sub account of £250 in order to build up funds for development of the green.

It was therefore resolved that the FY 2019-20 budget should be amended to show:

4.2.1. Village Green: PWBL loan repayment budget line £2500 – Proposed Cllr Bugler, agreed unanimously.

4.2.2. Village Green sub account: transfer £250 for anticipated other expenses – Proposed Cllr Vincent, agreed unanimously.

The addition of these two budget lines would result in a planned surplus of £19.00 for FY 2019-20.

Should the Council decide not to proceed with the Village Green project and its associated borrowings, the above sums would remain as unallocated surplus for FY 2019-20.

## 5. **PLAYPARK**

5.1. Cllr Bugler reported that the Playpark Phase 1 was complete but for grass sowing being held pending the ground drying sufficiently. Security fencing remained in place until the grass was established. The redundant slide has been sold and now removed from the old site. (Road sign indicating a playground in South Street was still to be removed by DCC Highways.)

5.2. Payment of associated invoices. The main bill had been paid.

5.3. Update on transfer of funds. £3500 raised by the Play Park Committee has now been transferred to LPC, and placed in the LPC PP sub account. This would permit payment of further associated bills by LPC. Some funds were retained by the Play Park committee in order to facilitate future fundraising and to fund the formal opening event.

5.4. The Formal opening of the new Playpark was planned for Saturday 6 April.

## 6. **VILLAGE GREEN PROJECT**

Details of the latest developments (including the proposed borrowing requirement) with regard to the PC's ongoing aspiration to purchase the field adjacent to the Village Hall in order to establish a Village Green had been widely circulated to the parish (Wriggle Valley Magazine; noticeboards; village web site) prior to this meeting. The associated Village Meeting, for parishioners to question the PC and express their views, had immediately preceded this Parish Council meeting.

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NO

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At the end of the above Village Meeting, an informal vote had been taken to gauge the current support of the proposed purchase: of the 16 parishioners who attended, 14 were in favour, nil against and 2 abstentions.

Minutes of the Village Meeting would be published separately.

Following this most recent village consultation, and the extensive preparatory work that had been taken by Councillors since the Chairman had been notified that the owner of the field adjacent to the Village Hall was now prepared to sell a 99 year lease, the Parish Council was asked to now formally consider and vote on the necessary steps to progress the Village Green project.

Leigh PC accordingly resolved to:

6.1. **Approve** the pre-circulated 'statement of intended use' for incorporation into the lease contract for the 4.03 acre field adjacent to the Village Hall. Proposer: Cllr Vincent; Votes for: 5 – Unanimous.

6.2. **Approve** – The 'Report to Leigh Parish Council – Business case for establishing a Village Green in Leigh, using a loan for the purchase of 99 year lease on a 4.03 acre field' dated 12 March 2019. Proposer: Cllr Bugler; Votes for: 5 – Unanimous.

6.3. **Approve** an application to the Secretary of State for Housing, Communities and Local Government, through DAPTC, for his approval that Leigh Parish Council is a suitable body that may accordingly borrow money. Proposer: Cllr Vincent; votes for: 5 – Unanimous.

6.3.1. On receipt of the necessary approval at 6.3 above, **approve** an application to the UK DMO Public Works Loan Board to borrow £40,000, via the PWLB's Annuity fixed rate scheme, to be repaid over 20 years, for the purpose of funding the purchase of a 99 year lease on 4.03 acres of land adjacent to Leigh Village Hall, and thereafter establish on this land a Village Green for the benefit of the residents of Leigh Parish and others.

In accordance with the PWLB's website, the loan would be at a fixed rate of c.2.30% (the exact rate will be determined on the day the loan commences). This meant that the associated combined annual loan repayments and interest would be around £2,500pa, payable by LPC.

The parish's present annual precept would not need to be increased in order to meet this annual repayment.

Proposer: Cllr Bugler; votes for: 5 – Unanimous.

6.4. On receipt of the above capital loan, **approve** the purchase of a 99-year lease on the identified field, for the sum of £30,000. Proposer: Cllr Bennett; Votes for: 5 – Unanimous.

6.4. **Approve** the payment of the associated ground rent of one peppercorn for each year of the 99 year lease. Proposer: Cllr Dixon; Votes for: 5 – Unanimous.

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6.5. **Approve** the associated reasonable professional costs of the seller's and Leigh PC's solicitors, and seller's agents' fees, for undertaking the above purchase, at an estimated total cost of around £5100 + VAT.

Proposer: Cllr Bennett; Votes for: 5 – Unanimous.

At conclusion of this agenda item, the Chairman thanked all the Councillors for their valuable contributions with regard to preparing the Village Green business plan and project up to this stage.

### 7. **BOYLES TRUST**

Those parishioners interested in volunteering for appointment as the Leigh Trustee for the Boyles Foundation had been asked to submit a written application, by 9<sup>th</sup> March 2019, for the LPC's consideration. Of three initial enquiries, only one formal application was received by the above date. Mr Chris Fox was accordingly nominated as Leigh's representative Trustee.

The Chairman undertook to write to those who had formally applied, and to inform them of LPC's decision.

### 8 **PLANNING**

The following changes were noted since the previous meeting:

- WD/D/18/002789 – Meadow View, Chetnole Rd, DT9 6HL. Full planning permission. Response: no objection and Approved 12 March 2019.
- WD/D/18/002740 – Deansbrook Farm DT2 7BG. Listed Planning consent for porch. Supported. Waiting for permission
- WD/D/18/001955 – 3 x Cottages adjacent to Drovers – Approved 18 Feb 19 (subject to conditions)
- WD/D/18/002918 & 002919 – Carpenters' Arms splitting property into 2 x dwellings. No LPC objection submitted.
- WD/D/18/003003: Replacement Windows in front elevation – Greylands. No LPC Objection submitted.
- Guyers Retrospective Listed Building Consent. Refused 13 Feb '19

The formerly separate Dorset Districts for planning matters have now been linked into a consolidated system.

### 9. **FLOOD ALLEVIATION**

9.1. Construction of four moderate and two very minor choke points has been completed about a mile upstream of Bridge Garage. It is hoped that this Phase 1 work will be sufficient to alleviate the flash flooding that has previously occurred about once a year at Bridge Garage, stores and post office.

The Chairman thanked Cllr Vincent and Ilchester Estates for their willing cooperation in the task. It was now a case of waiting to assess the effect.

9.2. FWAG(SW) had settled the invoice in full. In accordance with previous agreements; LPC was now liable for 40% of the total cost. Payment of this share

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(£1324.80) was recommended. Refer to Item 14 for approval for payment.

The Chairman stated that he had since applied to SSE for a grant towards the cost of the PC's share.

### 10. **LITTER.**

**10.1. Report on Litter Pick.** The Chairman thanked Paul Orchard for his organizing an effective village litter pick for 22 January – 3 February 2019. He noted that the village still suffered from a major number of discarded wine and whiskey bottles on the route leading from Sherborne towards Batcombe.

**10.2. Relocation of Litter Bin.** The Chairman noted that a proposed nil cost relocation (including emptying contract) had been sought by the Village Hall committee. The litter bin previously located near the Village stores would now be moved to the vicinity of the Village Hall.

### 11. **COMMUNITY SPEED WATCH**

A request for a volunteer leader for the Speed Watch Team was in March's Wriggle Valley Magazine, but had elicited no response. As matters stood the scheme would not operate in the village without a leader to organize future watches.

### 12. **LOCAL ELECTIONS – MAY 2019**

All Parish Councillors for Leigh will stand down from their positions on 1 May. Local elections will be held on 2 May 2019; Councillors may stand for re-election. Under local government procedures, a formal election would only be held if there were more Nominations than vacancies (7). The deadline for Nominations was 4 April; any associated need for the conduct of a formal election would be identified on 5 April.

### 13. **FOOTPATHS & BYEWAYS**

The level of access to Bailey Drove T338 was still being deliberated and expected to take some time in legal process.

### 14. **APPROVAL OF PAYMENTS**

The following invoices and payments were approved:

- Audit Fee (2017/18) of £48 to PKF Littlejohn – Proposed Cllr Bugler; seconded Cllr Vincent
- See Item 9.2: Flood Alleviation FWAG(SW) Invoice £1324.80 (including VAT) Proposed: Cllr Read; seconded Cllr Dixon
- Reimbursement of Cllr Dixon, having paid £85 to WDCC for the Village Green pre-app planning fee. To be paid from VG sub account. Proposed: Cllr Vincent; Seconded Cllr Bugler.
- Reimbursement of Cllr Bennett, having paid £500 to Battens for the Village Green project search fee. To be paid from Village Green sub account. Proposed: Cllr Dixon; seconded: Cllr Bugler.
- Parish Clerk: Salary: £298-91; Expenses: £23-66. Proposer Cllr Vincent;

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seconded Cllr Dixon.

**15. CORRESPONDENCE RECEIVED.**

- Dorset Best Villages Competition – paperwork received and circulated, although it was considered that there was a lot going on in parallel, which made input for 2019 unrealistic.
- Local Services Leaflets Order. Parish Clerk to request a reasonable number of printed copies for location in the Post Office and other locations in the village, rather than a door to door distribution. Also, to arrange for the document's location or link to the Village Website.

**16. ITEMS OF AN URGENT NATURE – SUBJECT TO CHAIRMAN'S APPROVAL.**  
Nil added.

**17. DATES OF NEXT MEETINGS:**

Next meeting 7-30pm on Tuesday 21<sup>st</sup> May 2019; to be preceded by Village AGM at 7pm

- 16<sup>th</sup> July 2019 – 7-30pm
- 17 September 2019 - 7-30pm
- 19 November 2019 – 7-30pm