

MINUTES OF THE CROSSWAYS PARISH COUNCIL MEETING
HELD ON THURSDAY 31st October 2024 at 7.00 P.M.

PRESENT: Cllr Andrew Brewer (Chairman), Cllr David Harris, Cllr Gary Childs, Cllr R Light, Cllr D Clippingdale, Cllr S Beeby (left at 8.15 pm) and Cllr Terrie Connor

9 members of the public

AGENDA

1. TO RECEIVE AND APPROVE APOLOGIES FOR ABSENCE AND NOTE QUORUM

Apologies were received and accepted from Cllr G Joynson. The Clerk confirmed the meeting was quorate.

2. PRESENTATION BY WILL VICARY, MANAGING DIRECTOR, HABITAT FIRST GROUP
E: wvicary@habitatfirstgroup.com

Will Vicary provided an informative update of how the Silverlake development is progressing. He advised that 141 properties now occupied and 68 people employed in the site management area. Of these the majority lived in Crossways with Silverlake attracting in the region of 6,500 visitors per annum. It was envisaged that the total number of properties to be built would be scaled back from the original 1,000 to 650 built over a further 10-15 year period. These properties fell into two categories – those used as second ‘holiday’ homes and those purchasing to let out as investment properties. His presentation provided a detailed plan of the development and an opportunity for the meeting to ask questions. A café, adventure play area, beach and tennis courts have been approved for Osprey Island. The proposal includes garden plots and boat stores with landscaping and carparking. Holiday homeowners purchasing a waterfront plot in Deansely Point will have a private island plot included in their purchase.

The application can be viewed using the references provided, below, on the Dorset Council website. <https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning/planning-application-search-and-comment>

P/RES/2024/03988 : Osprey Island Silverlake Crossways DT2 8WB. Reserved matters for the approval of the appearance, landscaping, layout, and scale of the area named Osprey Island of the Silverlake development, comprising garden plots, a cafe/shop, toilets, bin and boat stores, adventure play area, beach, tennis court, and associated landscape and infrastructure including access roads and car parking in relation to Outline approval 1/D/13/001112. Granted.

Will confirmed that the Winter season didn’t attract so many visitors. Nature at Silverlake is thriving.

3. TO RECEIVE COMMENTS FROM THE PUBLIC –

The Chairman confirmed there has been no further developments on the potential planning application for the land known as ‘Hangar field’ owned by Woodsford Farm. Members of the Public shared their comments on the recent ‘consultation’ exercise. The Chairman explained that until such time as a formal application was submitted all the Council could do was speculate and it was noted that no further communication had been received from the consultants. He repeated that it was important that the Parish Council knows what the feelings of the residents are. There had been an application received for

the demolition of Egdon House. For more information please see Page 16 of “The Bridge Magazine”. The Chairman confirmed that comments from residents were welcomed so the Council know how best to support the community. Cllr Harris also encouraged all residents to use the Dorset Council Planning Portal to register their comments/feedback. P/FUL/2024/05618 <https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning/planning-application-search-and-comment>

4. **REPORT BY COMMUNITY POLICE OFFICER** The Clerk had distributed the report forwarded from PCSO Alison Donnison. Residents were encouraged to report to the Police enquiries@dorset.pnn.police.uk.
5. **REPORT BY COUNTY COUNCILLOR –**
Cllr Ireland reported that he had attended a conference in Harrogate. It was confirmed that housing targets were encouraging Dorset Council to facilitate more housing. For full update on Dorset Council news please see the attached link.
<https://www.dorsetcouncil.gov.uk/w/dorset-council-news-magazine-issue-13-november-2024>
6. **RECEIVE DECLARATIONS OF INTEREST** for items on the agenda below, including. Disclosable Pecuniary Interests that members may have in agenda items that accord with the requirements of the parish Council’s Code of Conduct and to consider any prior requests from members for Dispensations that accord with the Localism Act 2011 Section 33 (b-e). (NB this does not preclude any later declarations) None.
7. **CONFIRM MINUTES OF THE MEETING OF THE PARISH COUNCIL HELD ON 26 September 2024**
It was proposed by Cllr Harris seconded by Cllr Light and approved unanimously.
RESOLVED that the Minutes of the Council Meeting held on 26 September 2024 be approved as a true record and duly signed.
8. **MATTERS ARISING FROM THE MINUTES NOT ON THE AGENDA (FOR REPORT ONLY)** No matters arising.
9. **PLANNING APPLICATIONS**
To note Planning Decisions received from the Planning Authority
To note Planning Enforcement Complaints received by the Planning Authority
To consider the status report from the Planning Authority
 - a) Planning application P/FUL/2023/03982 Proposal: Extraction of approximately 11.5 million tonnes of sand and gravel, in phased working, together with importation of aggregates and cement, construction of a car park, internal haul road, bridged conveyor crossing, erection of a site office, aggregate processing plant, aggregate bagging plant, ready mix concrete plant, and ancillary buildings. Restoration to water bodies and agriculture, with biodiversity enhancements. Location: Land at Hurst Farm and Station Road, Moreton, Dorchester DT2 8RA. Councillors noted.
 - b) Planning application P/RES/2024/05750 Proposal: Reserved matters for the approval of the appearance, landscaping, layout and scale of the areas named Laverack Lakeside & Reddington Rise of the Silverlake development, comprising accommodation for the Dorset Spa, Wild Kitchens, housekeeping / refuse /

recycling stores and boat stores, beach, tennis court, and associated landscape and infrastructure including access roads and car parking to Outline approval 1/D/13/001112. Location: Laverack Lakeside & Reddington Rise, Silverlake, Crossways DT2 8WB. Approval

- c) Planning application P/NMA/2024/05889 Proposal: Nonmaterial amendment - removal of condition 8 of planning permission WD/D/20/000673 - to allow occupation of dwellings without the condition to erect additional signage as this will be addressed with the introduction of obligations as per deed of variation reference P/PO/2023/05545 Location: Land West Of Frome Valley Road, Crossways. Councillors noted.
- d) Planning application P/FUL/2024/05618 Proposal: Demolition of existing dwelling and erection of 9 x dwellings with associated access and parking Location: Egdon House Woodsford Signals Railway Crossing to Junction Dick O' Th' Banks Road, Crossways, DT2 8BT. Councillors unanimously agreed to Recommend Objection due to overdevelopment, access concerns due to being in the 60 mph and road prone to flooding, the building is of historical national interest as the Control Tower of RAF Warmwell (the only RAF base in Dorset). Clerk to respond on planning portal.
- e) Planning application P/MPO/2023/05545 Proposal: Modification of planning obligations relating to planning permission number WD/D/17/003036 - to allow the introduction of phasing, to introduce a definitions and clauses with respect to Section 73 permissions, confirmation of SANG provision, and to introduce provisions to secure the funding of additional signage at the Woodsford 37 Automatic Half Barrier crossing (revised description). Location: Land West of Frome Valley Road, Crossways. Council noted.

10. ITEMS

- a) Update from Dorset Council Rights of Way regarding Combe Way. New Footpath – pre application consultation – Crossways
The Chairman confirmed that the Council will continue to negotiate with the Authorities until it is determined which authority owns the land and with-it responsibility for the trees. The Council agreed that The Clerk should forward correspondence to Magna which had been sent to Dorset Council. This would ensure all authorities were aware of the most up to date circumstances. Councillors confirmed the stance that the Chairman had taken and that would, in the interests of safety to property and lives ensure that every effort was made to ensure a conclusion is reached on this matter. This had to be balanced with the budgetary pressures that a large estate of land and association trees and vegetation has on the Precept requirements of Crossways Parish Council. The Chairman reminded the Councillors that a previous motion had been made that no further open spaces were to be added, it was noted that more recent schemes did not include such areas, in favour of SANGs leaving Crossways in a unique and unfortunate position compared with the neighbouring Councils.
- b) Woodland Trust Application – Tree planting in Crossways
The Clerk confirmed trees were available for planting in appropriate locations around the parish. Councillors would consider those areas in need of planting and provide to the Clerk. The Memorial Park was considered as an suitable location.

- c) Announcement – Application for Goal Posts now approved and the football team waiting for new goal posts to arrive.
Councillors noted.
- d) Announcement – New Memorial benches now in place.
Councillors were delighted that the benches were in place ready for Remembrance Day. The Chairman confirmed the wreath laying would take place on the 10 November 2024 following a service in the Village Hall. Cllr Beeby confirmed the Memorial area would be tidied this weekend. The Chairman encouraged Councillors to get involved.
- e) The Chairman had updated Councillors on the maintenance works being carried out to the showers and toilets in the changing rooms. Post meeting note: The contracts would carry out the works next week and due to additional repair works the costs of the works was envisaged to be approximately £100 - £100 more.

11. CORRESPONDENCE

The Clerk confirmed that all correspondence had been reported to Councillors or had been dealt with on the meeting Agenda.

12. FINANCE AND PAYMENTS OF ACCOUNTS

- a) Finances - documents circulated prior to the meeting. **COUNCIL APPROVED** the payments below since the last meeting and to note receipts.
- b) To approve the bank reconciliation – **COUNCIL APPROVED** – signed by Cllr Harris
- c) Clerk report Council Audits had not been able to complete the review work to enable the smaller authority to publish the required documentation in line with statutory requirements. The recommended document has been placed on the parish website. Once completed a final report will be provided detailing any qualifications and 'other' matters.

Date	Transaction No	Payment to	Payment Description	Total (inc)	VAT
30/09/2024	72	Woodsford Farms	Allotment rental	£50.00	£0.00
01/10/2024	73	Water2Business	Water bill - pavilion	£143.16	£0.00
09/10/2024	74	British Gas	Electricity bill - pavilion	£37.36	£1.78
13/10/2024	75	HSBC	Bank charges	£8.00	£0.00
16/10/2024	76	Dorset Waste Partnership (Dorset Council)	DWP DD - Wheelie bin rental/collection Sports Field (140ltr), Mem Park (140ltr), and Park Entrance 240ltr - Sep 2024	£96.72	£0.00
28/10/2024	77	British Gas	Gas bill - pavilion	£44.80	£2.13
TOTALS				£380.04	£3.91

Income since 26 September 2024

27/09/2024	Dorset Council (Precept payment #2)	£	31,953.00
16/10/2024	Interest (A/C 11726560)	£	3.38
22/10/2024	Interest (A/C 41408887)	£	30.91

25/10/2024	Allotment Society (Crossways Allotment)	£ 300.00
28/10/2024	CIL Neighbourhood payment (DC Voucher number 1901238809)	£ 68,204.48
Total income		<u>£ 100,491.77</u>

Total Expenditure this Financial Year	<u>£ 32,669.64</u>
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Total Income this Financial Year	<u>£ 134,694.81</u>
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Account balances as at 31 October 2024

A/C 41408887 - Money Manager Account	£ 19,412.92
A/C 41408879 - Community Account	£ 164,954.15
A/C 11726560 - Sports Field account	<u>£ 2,124.84</u>
Total balance	<u>£ 186,491.91</u>

The Clerk recommends transferring £100,000.00 to the Money Manager Account A/C 41408887 to accrue maximum interest potential.

COUNCIL APPROVED the transfer.

non-standard Invoices received since 26 September to be approved.

COUNCIL APPROVED payments

13/10/2024	Reimbursement to Clerk – purchase of wreaths from RBL	£ 42.98
23/10/2024	Hardy Tree Surgeons – Inv #4851 Trees #69, #71, #148	£ 1,278.00
24/10/2024	Clerk – internet security McAfee order #CS3595128658	£ 54.99
30/10/2024	Cleaner War memorial	£ 37.00
30/10/2024	Steve Manuel – clean war memorial, replace seats, remove concrete	£ 500.00

The summary of this report, plus any other payments authorised at the meeting to be included within the Minutes will include totals but will exclude any details of any personal payments to employees.

12. REPORTS FROM COMMITTEES AND REPRESENTATIVES (Information Only)

- a) Cllr Childs reported temporary traffic lights for Wessex Internet works which took place near Green Lane. It appeared that due notice of the road closure was not given, and Councillors were unaware that it was happening. Any concerns questions please contact www.wessexinternet.com or 0333 240 7997.

13. CONTRACT OF EMPLOYMENT

This was discussed in a closed session, with the exclusion of the press and public. The following information was noted. From 1 April 2025, SCP 32 will apply, plus any percentage increase from the national pay award for 2025/2026 (not yet published).

DATE AND TIME OF NEXT MEETING

The next council meeting was due to be held on Thursday 28 November 2024.

There being no other business the Chairman thanked Councillors and public for their attendance and input and closed the meeting at 8.29 pm

Signed.....Chairman.....2024