

## **MINUTES OF THE CROSSWAYS PARISH COUNCIL ANNUAL MEETING HELD ON THURSDAY 29 January 2026 IN THE VILLAGE HALL AT 7.00 PM**

PRESENT: Cllr Andrew Brewer (Chairman), Cllr Terrie Connor (Vice-Chairman) Cllr David Clippingdale, Cllr Robert Light, Cllr Scott Beeby and Cllr Andrew Ward.

4 members of the public

1. **TO RECEIVE AND APPROVE APOLOGIES FOR ABSENCE AND CONFIRM THE MEETING IS QUORATE.**

Apologies were received and accepted from Cllr Gary Childs and Cllr Nick Ireland. The Clerk confirmed the meeting was quorate.

2. **TO RECEIVE COMMENTS FROM THE PUBLIC** – no decisions will be made on issues raised, items requiring decisions will be added to the agenda for the next meeting.

No items or questions were raised.

3. **REPORT BY COMMUNITY POLICE OFFICER** The Clerk had distributed the report forwarded from PCSO Alison Donnison. Residents were encouraged to report any incident or suspicious activity to the Police [enquiries@dorset.pnn.police.uk](mailto:enquiries@dorset.pnn.police.uk).

4. **REPORT BY COUNTY COUNCILLOR NICK IRELAND**

Cllr Ireland provided his apologies. Dorset Council news on the Dorset Council website. <https://www.dorsetcouncil.gov.uk/your-council/about-your-council/dorset-council-news-magazine>

5. **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)

Cllr Brewer declared an interest in Planning Applications 8 (b) Land south of Warmwell Road. Planning application WD/D/16/000378. He advised that it was his intention to relinquish the chair for this item, remain in the room but not to speak or vote. Councillors agreed that this was acceptable.

6. **TO CONFIRM AND SIGN THE MINUTES OF THE PARISH COUNCIL MEETING HELD ON 27 NOVEMBER 2025. CIRCULATED TO MEMBERS PRIOR TO THE MEETING.**

The minutes of the Parish Council Meeting held on 27 November 2025 which had previously circulated to all members were **AGREED BY COUNCIL** and signed by the Chairman.

## 7. **MATTERS ARISING FROM THE MINUTES NOT ON THE AGENDA (FOR REPORT ONLY)**

No matters arising.

## 8. **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) Cllr Connor – Presentation - Parish Council Assessment of Planning Application P/OUT/2025/01234

The Chairman had circulated an e mail to all Councillors by way of background and update on the current situation. Cllr Connor provided a written report on her attendance at the Dorset Council Planning meeting to Councillors and then updated Councillors at the meeting. The Chairman thanked Cllr. Connor for her efforts and added that Cllr Ireland had also made representations to the meeting. He felt that the committee were not in a position to make an informed decision as they were not provided with all of the evidence that addressed concerns raised by the Parish Councillor and its residents. For example Highways hadn't commented on the Parish Council's comments regarding road safety and the vulnerable road user. There had been 29 objections from residents and the Council were disappointed that it was felt this was not large enough to be a considering factor. The Chairman encouraged everyone to read the Planning Officers report. There was discussion on the situation with regard to planning applications. It was noted that Nexus Planning were making a presentation to the Dorchester Civic Society on their development plans for Crossways. The Parish Council had no knowledge of these plans or had the courtesy of any contact from Nexus or Woodsford Farms. It was felt that the DDB (Defined Development Boundary) for Crossways offered no protection against hostile planning applications. The Chairman had proposed the calling of a Village Meeting so that residents were aware of the situation, the importance of making representations. It would also give the Parish Council greater authority in making its submissions. All Councillors agreed and it was felt that such a meeting should be held in mid March. The Chairman to work on dates and consideration given to the format and invitees as speakers.

### b) Planning application P/FUL/2026/00477 Proposal: Change of use from a C3 dwelling to C2 residential care home Location:1 Spitfire Close, Crossways DT2 8TZ. Councillor agreed to Object on the following points. The Council objected to the proposed change of use at 1 Spitfire Close from a C3 dwelling to a C2 residential care home. The site is located within a small residential cul-de-sac where the introduction of a C2 use would constitute a material intensification incompatible with the established character of the area. The proposal is likely to generate additional traffic, staff movements, and visitor activity that cannot be safely accommodated within the limited parking and narrow layout of Spitfire Close, resulting in harm to highway safety and residential amenity.

The application also lacks essential operational detail, such as resident numbers, staffing levels, and care requirements, making it impossible to fully assess the impact of the proposed use. The Council is not convinced that it would be

possible to accommodate six parking bays at the front of the property and that access to land at the rear would not be possible without encroaching on land owned by Crossways Parish Council.

- c) Planning application WD/D/16/000378 Proposal: Full planning permission for the erection of 99 open market dwellings & affordable dwellings, a new doctors surgery, a replacement village hall, a car park, a new village green, new vehicular and pedestrian accesses and works to Warmwell Road. An outline application for the erection of 401 open market and affordable dwellings, the provision of 2.5ha of employment land, new vehicular and pedestrian accesses, roads, footpaths and cycleways, a car park for the proposed Site of Alternative Natural Greenspace (SANG) and 2 pumping stations; and a full application for the change of use of 22.4ha of land to Site of Alternative Natural Greenspace (SANG). Location: Land South of Warmwell Road, Warmwell Road, Crossways. Councillors were keen to hold a public meeting in March. As previously declared and agreed Cllr Brewer was not part of the discussion but remained in the room. Cllr Connor chaired the item. Councillors confirmed that the Council were still convinced that a Health Hub was more appropriate than a new doctors surgery. Given the previous reluctance of the local GP to take on larger premises It was important that the CCG and the Atrium were consulted regarding the viability of a doctors surgery. Councillors also felt that due to the time lapse Crossways had several other applications all of which had changed the nature of the village. In particular the delay with this application had seen a deterioration in the fabric of the existing Village Hall and that it would be detrimental to the village if the building of the replacement was not in the early phases of this development.

## 9. ITEMS

- a) **Silverlake Allotments – Update**  
Cllr Scott Beeby confirmed that Allotment holders had been asked to remove their property from the boundary to a distance of one metre so Steve Manuel could continue with the work to maintain the boundary. Clerk to collaborate with allotment holders and Steve Manuel to get the work completed.
- b) **Water Supply (Water Fittings) regulations 1999 – The Allotments adjacent to Woodsford Nursery, Crossways, Dorchester - update.**  
The Clerk confirmed an IBC had been installed and the ball cock shut off as instructed. J Miles from Wessex Water had confirmed approval.
- c) **Pavilion report**  
The Chairman had circulated a full report to all Councillors for information. Cllr Connor confirmed that she would take over the management of the Pavilion & Sports Field. The clerk would forward the email address of the Football Club. The Chairman agreed to contact Wessex Internet with regards to installation of broadband with a view to installing a HIVE (a remote operation system for heating)

## 10. CORRESPONDENCE

All correspondence has been forwarded to Councillors for information.

## 11. FINANCE AND PAYMENTS OF ACCOUNTS

- a) To receive and approve the November 2025 – January 2026 payment list circulated to Councillors prior to the meeting.
- b) Financial Report and bank reconciliation including earmarked reserves circulated prior to the meeting **COUNCIL APPROVED** the payments and receipts from the last meeting. Bank reconciliation signed in the meeting.
- c) The **COUNCIL APPROVED** Earmarked and general reserves.

Date	Transaction No	Payment to	Payment Description	Total (inc)	VAT
01/11/2025	131	S Manuel	Half yearly shrub cut (second) ad post installation	£850.00	£0.00
01/11/2025	134	Central Southern Security Ltd	Invoice 210738 - site visit new door contact (Zone 5) Sports Pavilion	£60.00	£10.00
07/11/2025	135	V M Philips	Telephone (Apr25 to Oct 25 alternates)	£204.00	£34.04
10/11/2025	137	Andrew Brewer	Whisky gift box - CPC gift to resident at 100 years - Minutes 13. a) - 30-Oct-2025	£37.99	£6.33
12/11/2025	138	British Gas	Pavilion - Gas bill	£180.86	£8.61
12/11/2025	139	HSBC	Commission/bank charges	£1.00	£0.00
19/11/2025	140	Dorset Council (DWP)	DWP DD - Wheelie bin rental/collection Sports Field (140ltr), Mem Park (140ltr), and Park Entrance 240ltr - October 2025	£99.14	£0.00
27/11/2025	147	Hampshire Trust Bank	Initial deposit into CPC's Hampshire Trust account for CILs	£10.00	£0.00
01/12/2025	148	Louis Knight Electrical Ltd	Fitting of replacement LED strip lights in garage of sports pavilion	£102.00	£17.00
01/12/2025	149	Lewis Palmer Plumbing Limited	Replace boiler , new valves, programmer, TRVs on radiators, flush system, certificate and 10yr warranty	£4,575.60	£762.60
02/12/2025	150	Hampshire Trust Bank	2nd test deposit into CPC's Hampshire Trust account for CILs. Unable to login	£10.00	£0.00
02/12/2025	151	Hampshire Trust Bank	3rd deposit (limited to £10k per day, so excess to £80k transferred	£1,403.85	£0.00
03/12/2025	152	Hampshire Trust Bank	first of the eight £10k payments	£10,000.00	£0.00
04/12/2025	153	Hampshire Trust Bank	second of the eight £10k payments	£10,000.00	£0.00
06/12/2025	154	Hampshire Trust Bank	third of the eight £10k payments	£10,000.00	£0.00
07/12/2025	155	Hampshire Trust Bank	Fourth of the eight £10k payments	£10,000.00	£0.00
09/12/2025	156	British Gas	Pavilion - electricity bill	£29.85	£1.42
13/12/2025	157	HSBC	Commission/bank charges	£1.00	£0.00

13/12/2025	158	Hampshire Trust Bank	Fifth of the eight £10k payments	<b>£10,000.00</b>	<b>£0.00</b>
15/12/2025	159	Hampshire Trust Bank	Sixth of the eight £10k payments	<b>£10,000.00</b>	<b>£0.00</b>
16/12/2025	160	Dorset Council (DWP)	DWP DD - Wheelie bin rental/collection Sports Field (140ltr), Mem Park (140ltr), and Park Entrance 240ltr - November 2025	<b>£117.14</b>	<b>£0.00</b>
20/12/2025	162	Hampshire Trust Bank	Seventh of the eight £10k payments	<b>£10,000.00</b>	<b>£0.00</b>
23/12/2025	164	British Gas	Pavilion - Gas bill	<b>£190.51</b>	<b>£9.07</b>
23/12/2025	169	Hampshire Trust Bank	Final (eighth of the eight £10k payments - all CIL now in	<b>£10,000.00</b>	<b>£0.00</b>
12/01/2026	171	British Gas	Pavilion - electricity bill	<b>£24.43</b>	<b>£1.16</b>
12/01/2026	172	HSBC	Commission/bank charges	<b>£1.00</b>	<b>£0.00</b>
19/01/2026	173	Dorset Council (DWP)	DWP DD - Wheelie bin rental/collection Sports Field (140ltr), Mem Park (140ltr), and Park Entrance 240ltr - December 2025	<b>£148.71</b>	<b>£0.00</b>
21/01/2026	174	British Gas	Pavilion - Gas bill	<b>£294.06</b>	<b>£0.00</b>
<b>TOTALS</b>				<b>£88,341.14</b>	<b>£850.23</b>

#### Income since 30 October 2025

01/11/2025	Interest payment from Redwood Bank	£	266.92
16/11/2025	Interest for A/C ****6560	£	2.61
22/11/2025	Interest for A/C ****8887	£	48.25
01/12/2025	Interest payment from Redwood Bank	£	250.37
16/12/2025	Interest for A/C ****6560	£	2.49
22/12/2025	Interest for A/C ****8887	£	46.74
01/01/2026	Interest payment from Redwood Bank	£	250.52
16/01/2026	Interest for A/C ****6560	£	2.58
22/01/2026	Interest for A/C ****8887	£	48.36
Total income		£	<u>918.84</u>

#### Total Expenditure this Financial Year

**£ 148,951.33**

(including £81,423.85 to new Hampshire Bank)

#### Total Income this Financial Year

**£ 248,764.40**

(including £81,423.85 to new Hampshire Bank)

#### Account balances as at 29 January 2026

HSBC A/C ****8879 - Community Account	£	59,203.20
HSBC A/C ****8887 - Money Manager Account	£	40,718.31

HSBC A/C ****6560 - Sports Field account	£ 2,169.21
Redwood Bank (A/C ****4964) – Savings account	£ 80,000.00
Hampshire Trust Bank (A/C ****4184) – CIL Savings account	<u>£ 81,423.85</u>
Total balance	<b><u>£ 263,578.09</u></b>

**Payments to be approved by the Council for invoices received since the last meeting**

31/12/2025	Legg & Son (bus shelter cleansing)	£ 78.41
12/01/2026	Hardy Tree Surgeons (Tree 81 reducing)	£ 540.00
20/01/2026	Fireline Limited (pavilion equipment inspection/testing)	£ 101.52
21/01/2026	Shoetrees – A Brewer – Keys Pavilion	£ 24.00

**CIL Income**

Previous CIL income of £81,423.85, comprising £68,184.03 and £13,289.82, received from Dorset Council, has been deposited into a separate new account (Hampshire Trust Bank).

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/individuals.

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 or directly associated with employees. Report **APPROVED BY COUNCIL**.

**12. Reports from Committees and Representatives (Information Only)**

- a) Cllr Light reported that the Church benefice are now looking for a new Rector the post has not yet been advertised but would be based in Crossways.
- b) The Chairman has received a request to support the school with a presentation to Year 3 pupils regarding the history of the village in the village hall. He was delighted to be able to do this.

**13. ITEMS FOR NEXT MONTH AND OTHER BUSINESS**

- a) Contact the Clerk with any items for the Agenda

**DATE AND TIME OF NEXT MEETING** Next meeting – Thursday 26 February 2026  
Crossways Village Hall, Crossways.

There being no further business the meeting was closed at 8.25 pm.

Signed.....(Chairman).....2026