

ARDLEY with FEWCOTT PARISH COUNCIL

Minutes of the Ardley with Fewcott Parish Council on Monday 12th October 2020

Present: Cllrs H Jenkins, N Lewis, E Key and J Mills.

Apologies: Cllr A Killick Cllr I Corkin (CDC/OCC)

Members of the public: 2

Representatives of the Fox and Hounds PH : 2

Parishioner's Issues

The Fox and Hounds

Matthew Thame and Paul Fong attended to explain proposals for the Fox and hounds now that a planning application had been lodged. They explained that the plans were designed to be flexible and versatile, giving a café option in daytime with alcohol during the evening, together with some (limited) residential development, which had been designed to provide additional housing options for the local community, in that, although residential development was required to improve the site's viability, they were designed as starter homes or houses into which existing village residents could downsize.

Current proposals include 2 residential properties in the barn, conversion of a wing of the existing property, and a 1 bedroom flat above the commercial premises. The aim will be to attract pedestrian visitors to the shop, but the development is planned to include 11 parking places for residents, and 8 for visitors to the shop/café.

Concern was expressed that the layby fronting the property had been included in the proposals, and use of this on a busy road could prove dangerous. There was also concern about the adequacy of the parking provision and how the development would relate to proposals for the Bucknell lane, B430 junction in the Dorchester masterplan.

It was confirmed that, while the Developer believes adequate car provision has been made, they are in conversation with OCC Highways about the proposals.

Currently it is hoped that a decision on the application will be made by 29/10 20.

Potholes

The cChairman agreed to walk the village to look at road condition shortly.

Vegetation

The Council was asked to consider strimming the nettles by Manor farm/Church road, to consider replacing trees removed from Ardley Wood and to ask the Church to replace the bollards that had been knocked over.

11. Declarations of interest

None.

12. Minutes of the meeting of 12th July 2020

The Council agreed that the minutes of the meeting of the 12th July 2020 were an accurate record of the proceedings.

13. Councillors Report

None.

14. Matters arising/Parish matters

- a) Rural Housing
Tenants for these properties will be allocated via CDC's hosing waiting list.
- b) Ardley Woods
Ongoing.
- c) MCNP –
The MCNP is expected to comment on the proposals for the Fox and Hounds.
- d) Dorchester masterplan
Current proposals include provision for managing cross country traffic.
- e) White lion Fewcott
There are currently proposals at an early stage to downsize the pub and create 2 additional dwellings. This will be discussed again once a planning application has been submitted.
- f) Grass cutting
It was agreed that grass cutting should be extended, nettles strimmed, and the bushes by Ardley House trimmed back

15. Finance

The Council noted the financial report contained in Appendix 1 and authorised the following payments:-

<i>Cheque Number</i>	<i>Payee</i>	<i>Reason</i>	<i>Amount</i>
100772	RT Gardens	grass	£696.00
100773	RT Gardens	grass	£696.00
100774	cancelled		
100775	Information Commissioner	registration	£40.00
100776	CDC	Dog bins	£480.80
100777	Mrs A Davies	CI salary and exp	2£269.42
100778	HMRC	CI tax	67.20
100779	Mr a Lambourne	Internal audit	£23.10

16. Planning

Fox and hounds

While the Parish Council is broadly supportive of the proposals, there were concerns that the current proposals are an overdevelopment of the site, and adequate consideration has not been given to traffic/parking issues.

The residential development is close to the site boundary and is likely to impact on adjoining properties, and the Council would be very concerned if the lack of parking encouraged visitors spread their parking throughout the Village. Parking on highway verges could present a danger to highway users, especially close to a busy junction.

It was also felt that there was insufficient outside space for the café to attract young families.

17. Reports from meetings - to receive any reports; for information.

None

18. Items for information or next Agenda

COVID donation to the VH
Traffic calming

19. Date of next meeting

The next meeting will be Monday 14th November 2020 - via a virtual meeting.

Signed by.....

Ardley w. Fewcott Parish Council			Monthly Financial Report	
			Parish Council Meeting	12 October 2020
Payments processed since last meeting				£2,386.64
	16-Jul-20	nicholsons	100767	£1,284.00
	16-Jul-20	RT	100768	£696.00
	16-Jul-20	A Davies	100769	£269.24
	16-Jul-20	HMRC	100770	£67.40
	16-Jul-20	A Davies	100771	£70.00
Receipts processed since previous report				£6,528.17
	18-Sep-20	CDC		£6,526.00
	07-Sep-20	bank		£2.10
	07-Sep-20	bank		£0.07
Bank Reconciliation			Statement dated	30 September 2020
		Inquiry account		£515.24
		Savings account		£15,200.46
		Current account		£30,787.40
Items not yet cleared:				
	Receipts	None		
	Payments	None		
			Net Total	£46,503.10