

**WIMBORNE MINSTER TOWN COUNCIL**

**MINUTES** of an **EXTRAORDINARY MEETING** of the **TOWN COUNCIL** via video link held on **FRIDAY, 19 FEBRUARY 2021** at **11.00 am**

**MEMBERS PRESENT VIA VIDEO LINK**

**Cllr S K Bartlett – Town Mayor & Chairman of the Council**  
**Cllr K F Webb – Deputy Town Mayor & Vice-Chairman of the Council**

**Cllr D Burt (joined the meeting at 11.49 am)**

**Cllr C L Butter**

**Cllr C A Chedgy**

**Cllr L C Hinks**

**Cllr M J Hopkins**

**Cllr D J March**

**Cllr W J Richmond**

**Cllr A E Roberts**

**Cllr F Shirley**

**Cllr S Wheeler**

**MEMBER NOT PRESENT**

**Cllr M R Tidd**

**OFFICERS PRESENT VIA VIDEO LINK**

**Town Clerk**  
**Administration Officer**

**364** **PLANNING APPLICATION – 3/20/2172/FUL – SITE OF WIMBORNE MARKET**

Members considered the Town Council's formal response to this planning application for the redevelopment of the site of Wimborne Market:

*Construction of a continuing care community comprising 66 age restricted apartments, 26 age restricted bungalows, 6 age restricted chalet bungalows, one wellness centre, 9 open market houses, parking, highway improvements and pedestrian link.*

**RESOLVED** that the Town Council's comments on this application attached as **Appendix A** to these Minutes be forwarded to Dorset Council.

(Note: Cllr S K Bartlett asked it to be recorded that as Vice-Chairman of the Eastern Area Planning Committee of Dorset Council he did not take part in the voting on this matter. However, he did clarify

elements of Dorset Council planning policy which arose during the debate but did not express an opinion on the merits of the application.)

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### **LAND SOUTH OF PARMITER – ALLOTMENTS**

The Town Clerk submitted a report, a copy of which had been circulated to each Member and a copy of which appears as **Appendix B** to these Minutes in the Minute Book.

Dorset Council had asked whether the Town Council wished to accept the ownership and management of these allotments which had been provided by Wyatt Homes under the provisions of a Section 106 agreement.

The report set out the estimated administration and maintenance costs together with comparative rents charged for allotments located in East Dorset.

If the Town Council decided to accept Dorset Council's offer, it was asked to determine the rent and associated charges.

Dorset Council had indicated in the offer that residents of Colehill parish should be afforded an equal opportunity to apply for an allotment on this site. Members felt that as this was the case, Colehill Parish Council should be invited to contribute towards future maintenance costs based on the percentage of Colehill allotment holders to those from Wimborne Minster.

### **RESOLVED**

- a. **that the Town Council accepts, with thanks, the ownership of these allotments;**
- b. **that the higher rent per square metre set out in the report be applied to each allotment;**
- c. **that a deposit of £50 as suggested in the report be required from each allotment holder;**
- d. **that a one-off administration charge of £25 be levied from each applicant for an allotment;**
- e. **that Colehill Parish Council be asked to consider contributing to the future maintenance on a pro rata basis.**

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### **REDCOTTS RECREATION GROUND – ROUNDHOUSE**

The Town Clerk submitted an email from the occupants of one dwelling adjacent to the Recreation Ground, a copy of which had been circulated to each Member and a copy of which appears as **Appendix C** to these Minutes in the Minute Book.

Extraordinary Town Council – 19 February 2021

The occupants had asked the Town Council to consider removing the Roundhouse, which in their opinion, was a source of anti-social behaviour including drug dealing.

Similar requests had been considered by the Council over many years, the latest one in June 2018, which had been refused.

Following a lengthy debate during which Members discussed how to tackle anti-social behaviour by improving engagement with children and young adults, it was

**RESOLVED**

- a. that the request from the local residents be refused;
- b. that a report be presented to a future meeting with ideas for reducing anti-social behaviour and engaging with children and young adults.

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**EXCLUSION OF PRESS AND PUBLIC**

**RESOLVED that in view of the confidential nature of the business about to be transacted the press and public be excluded for the remainder of the meeting.**

(Meeting adjourned at 12.05 pm.)

(Meeting reconvened at 12.11 pm.)

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**REVIEW OF INTERNAL AUDIT**

See Confidential Minute 368/406.

The meeting closed at 12.14 pm.

Signed .....Date.....  
Town Mayor and Chairman of the Council

**Comments by Town Council on Planning Application 3/20/2172/FUL -  
Site of Wimborne Market**

1. Could Dorset Council consider whether this brownfield site would be suited for an alternative sustainable form of development?
2. The Town Council has concerns about the proposed road system but is mindful that the Case Officer has not yet received the comments of Dorset Highways on the application. However, whilst the Council would welcome an opportunity to see the comments of Dorset Highways the following two issues are of particular concern:
  - a. Station Terrace is unsuitable as an access for vehicular traffic and given the layout will be used extensively by vehicles to access the eastern part of the development.
  - b. The apparent narrowness of the road network within the development might not be able to allow access by ambulances and refuse vehicles due to parked vehicles. This should be checked carefully. Furthermore, the roads and footpaths should be designed and constructed to adoption standards.
3. With regard to 2 above, as part of the reconsideration, the Station Terrace access should not be capable of use by vehicular traffic and a new access provided using the Riverside Industrial Estate roads.
4. On-site parking spaces are inadequate given the likely number of vehicles which will be generated by this development.
5. Could Dorset Council seek to obtain more than its normal 10% of renewable energy provision on the site. The Town Council also hopes that the development meets the highest standards of sustainable design and construction. To this end, as part of the construction, provision should be made in the development for ground source heat pumps and photovoltaic panels to avoid the necessity to retrofit such renewable energy sources in the years to come. Charging points for electric vehicles should also be considered throughout the development.
6. If residents of the development are expected to walk to Wimborne Minster town centre, Station Terrace should be used for pedestrian access but not vehicular traffic. Added to this could consideration be given to providing a wider footway along Market Way to join Avenue Road, perhaps using a Section 106 agreement or CIL monies. This would prevent any future consideration of Market Way becoming a two-way traffic flow.
7. Given the Victorian and Edwardian designed dwellings in the immediate vicinity which form a special character area the proposed design of this

development is not sympathetic to this style and is out of keeping with those dwellings.

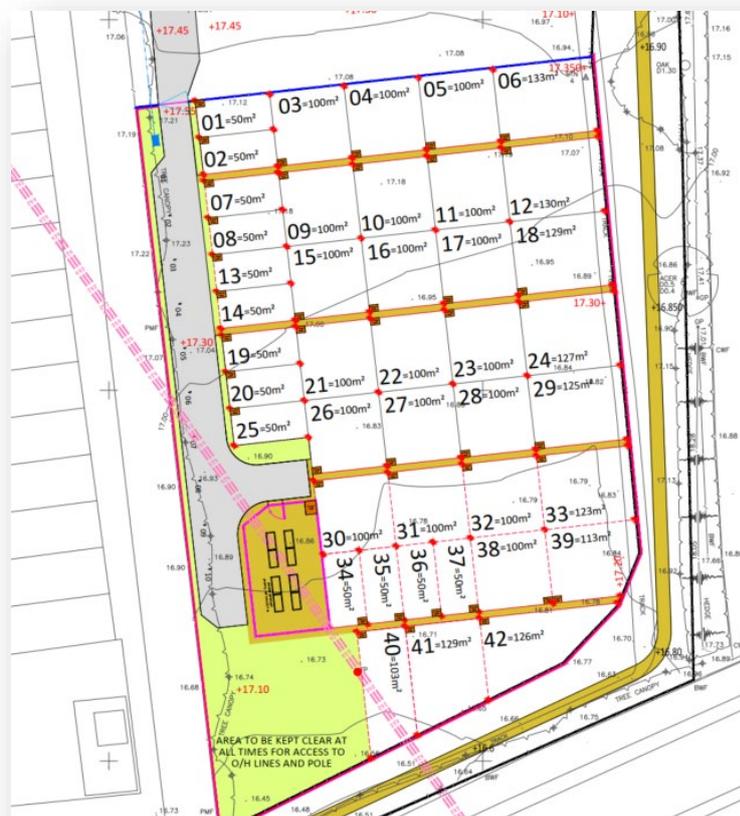
8. The proposed communal green spaces and allotments appear to be inadequate in size for the number of dwellings.
9. The Town Council supports the comments of EDEP on the landscaping proposals including in particular the removal of invasive species.
10. Whilst it is noted that the proposed café is intended for use by residents only the Town Council hopes that residents' guests will be able to use it so that residents have an opportunity to integrate with the wider community.
11. No provision appears to have been made in the development for a proportion of affordable homes. Please could this be addressed.
12. Could Dorset Council make every effort to ensure that the dwellings are occupied by existing Wimborne Minster residents thereby freeing up much needed family homes for local residents. Other areas of the country have managed to ensure this local connection.
13. If the development is approved, the Town Council wishes to be consulted on the proposed management plan for access to the site by construction vehicles.

## Wimborne Minster Town Council Extraordinary Meeting

**Subject:** Appendix B – Land South of Parmiter -  
**Date:** Allotments 19 February 2021

### Introduction and Background

In November 2018, the Town Council agreed to accept the ownership of community allotments being provided by Wyatt Homes under the provisions of a section 106 agreement. The matter did not progress because of local government re-organisation in Dorset. The ownership of the allotments has now been transferred to Dorset Council, which is now asking the Town Council whether it wishes to continue with the original proposal to accept the ownership and management of them. There will be no cost of transfer to the Town Council nor will the allotments have any maintenance contribution from the developer (as with some of the other assets).



The approved scheme consists of:

- 1 x Water Trough
- 1 x Shed to each plot.
- 13 x Small plots (50m<sup>2</sup>) - Designed to be near parking to assist people with mobility issues.
- 29 x Varying sized plots (100m<sup>2</sup>-133m<sup>2</sup>) – For any allotment needs, including families.

- A Disability Discrimination Act compliant zone: -  
This specifically designed area will benefit wheelchair users by providing raised beds. The area will be fenced off so that it can be a dementia friendly zone too, as it is separated from the other plots allowing people to feel secure in the designated area. Enquiries are being made of a nearby DDA site and it is hoped to be able to suggest to the Council at the meeting what the criteria could be for residents to be able to apply for one of these allotments.

Dorset Council will be carrying out additional work on the site once the weather improves and the allotments should be ready to be transferred in Spring 2021.

Dorset Council's intention was that the allotments would be made available for residents in the parishes of Wimborne Minster and Colehill.

The Town Council is asked to consider whether it wishes to be involved in providing and delivering this service to its parishioners and those of its immediate neighbour, Colehill. There are several other allotment sites located in East Dorset and the charges for these are as follows:

Location:	Deposit:	Size 1	Size 2	Size 3	Association?
Corfe Mullen	None	£25p.a. 125sqm	£12.50p.a. 62.5sqm	£10p.a.*	No
Deans Court	£50	£50p.a. 100sqm	£35 75sqm	£25 50sqm	No
Verwood	£50	£70p.a.	£37 p.a.		Yes
West Moors	None	£65p.a. 126sqm	£45p.a. 76.5sqm	£40p.a. 63sqm	No
Wimborne Cemetery	No deposit but admin fee of £25	£67 190.1sqm	£47 95.1sqm		No

\*raised and starter plots.

As can be seen, the plots are not a standard size and therefore it is difficult to compare prices on a like for like basis.

### **Deposit**

It is suggested that a deposit scheme be introduced so that if an allotment holder fails to maintain their allotment to an acceptable standard then the money can be used to offset the cost of returning it to a satisfactory condition. However, this would only be following two letters requesting that the allotment holder carries out the necessary improvements. It is suggested that this be fixed initially at £50.

## **Rent**

The figures in the table above show rent of between £0.20 per sqm and 0.63 per sqm.

The following shows likely income using different rates:

<b>Rent</b>	<b>Rent per small plot per annum</b>	<b>Total small plot income per annum</b>	<b>Rent per large plot per annum (based on 110sqm)</b>	<b>Total Large plot income (based on 110sqm)</b>	<b>Total</b>
£0.20 per sqm	£10	£130	£22	£638	£768
£0.50 per sqm	£25	£325	£55	£1,595	£1,920
£0.60 per sqm	£30	£390	£66	£1,914	£2,304

## **Administration and Maintenance Costs**

Initial setting up of licences, site viewings 20 hours. (The intention would be to use Wimborne Cemetery's allotment agreement as a template, suitably amended for the Town Council.)

Ongoing maintenance of allotment waiting list – 1 hour per month.  
Quarterly site inspection – 2 hrs per quarter

Signage will be required estimated £200.

Total staff time for the first year (assuming all allotments are let) 40 hours  
Total estimated first year staffing costs to the Town Council £780 (based on current pay rates)

It is recommended that an administration fee be charged of £25 per allotment holder to assist with staff costs of preparing the initial licence and site visit.

## **Ongoing costs**

It is not expected that any input will be required by the Grounds Team in the first year but there may be some maintenance required in subsequent years to the paths and fencing. This is difficult to quantify in terms of time at this stage.

The Town Council will be responsible for paying the metered water account. There will be conditions applied to the allotment agreement to deter excessive water consumption. However, the actual consumption is difficult to estimate in the first year. Using the Cemetery allotments as a guide it is expected to be in the region of £10 per month.

## **Costs Summary – First Year**

<b>Rent</b>	<b>Total annual rental income</b>	<b>Admin Fee</b>	<b>Total Income</b>	<b>Total Cost to Council</b>	<b>Surplus</b>
£0.20 per sqm	£768	£1,050	£1,818	£1,100	£718
£0.50 per sqm	£1,920	£1,050	£2,970	£1,100	£1,870
£0.60 per sqm	£2,304	£1,050	£3,354	£1,100	£2,254

The costs and income for subsequent years will vary depending on the number of allotments which are vacated.

## **Current Waiting List**

The Town Council has been holding a waiting list for allotments since 2019 and there are currently 25 applicants wishing to use the Parmiter allotments. In addition, Colehill Parish Council also has a waiting list on which there are 15 applicants. A further, 29 are on the Town Council's waiting list for the Cranborne allotments which are due to be completed by summer 2021 and similarly transferred to the Town Council.

## **Final Considerations**

Whilst the administration of the allotments would not produce a large income for the Town Council, it would enable the Council to engage with the community and provide an additional recreational activity, similar to other nearby parishes.

If the Town Council does not accept ownership, Colehill Parish Council will be offered the allotments.

## **Decisions required**

1. Does the Town Council wish to proceed with the offer to accept the ownership and management of these allotments?
2. If so, to determine the rent for each size of allotment based on a price per square metre, whether a deposit should be required and, if so, how much and whether to charge an administration fee.

**Redcotts Recreation Ground – Roundhouse**

To whom it may concern,

We note in the Recreation Grounds Inspection Report of February 2021 for Redcotts Recreation Ground that “The bases of the main support timbers on the octagon shelter are seriously rotten with little remaining in places. The roof weight is supported currently by the cross timbers resting on the brick walls rather than also being anchored on the structural uprights.”

We are writing to request that rather than repairing the shelter, it is instead removed.

We live in Wimborne, by Redcotts Park. Anti-social behaviour, including drug dealing, at Redcotts has been well documented in the past. At the Wimborne Council meeting in June 2018 [Rec-Leisure-Tuesday-5-June-2018.pdf \(wimborne.gov.uk\)](#), Sgt. Travers of the Wimborne Town, Colehill and Leigh Park Police Neighbourhood Team put in a request to have the octagon shelter removed in an attempt to deter anti social behaviour and drug offences that were reported to be taking place there. Unfortunately this was refused [Rec-Leisure.pdf June 2018 (wimborne.gov.uk)] along with a later suggestion in September 2018 to insert lighting in an attempt to deter anti social behaviour. The minutes at each of these meetings concluded with the council saying they would monitor the situation.

As you are probably aware, the anti social behaviour has continued on and off, with the cold winter months quieter although surprisingly not immune to the odd party nights, and with regular gatherings taking place throughout the summer months. Sadly in July 2020 a young lady lost her life there due to drug misuse.

We have tolerated night time noise from the shelter for years. On what we would deem a ‘good’ night, a group will be present laughing and joking with loud music on until approximately 11.00 p.m. to 12 midnight. On a ‘bad’ night, a group will be present, whose loud techno style music and loud shrieking continues until the early hours, with such sounds suggesting those present are in a very heightened state of mind.

Our view, like Sgt. Travers’, is that the shelter should be removed. In our opinion, it is not used as a shelter, but is a magnet for anti social behaviour. We are regular users of the park and we do not see the shelter being used other than by youths gathering there, day and night. Parents who may have previously used it whilst waiting to collect their children from Wimborne First School no longer have the need since the relocation of the school. We have never seen it use by fitness groups.

Please will the Council consider our request for the removal of the shelter.

We look forward to hearing from you.

Yours faithfully