

DEWLISH PARISH COUNCIL

WARDON HILL FARM, LONG ASH LANE, DORCHESTER, DORSET, DT2 9PW

Amanda Crocker, Clerk

Tel: 07855 396073

Email clerk@dewlishparishcouncil.gov.uk

Dear Councillor,

16th September 2025

You are hereby summoned to attend a meeting of Dewlish Parish Council on Monday 22nd September 2025 commencing 7.30pm at Dewlish Village Hall.

Amanda Crocker,
Clerk

AGENDA

1. Period for public participation
2. Apologies for absence
3. Declaration of pecuniary and other interests
4. To agree the minutes of the meeting held on 28th July 2025
5. Matters Arising from previous minutes for report only
6. To receive the Dorset Councillor's report - attached
7. Finance
 - (a) To note the Clerk's pay increase of 3.2% in line with the national pay award
 - (b) To authorise the payment of accounts - attached
 - (c) To confirm the reconciliation of accounts - attached
 - (d) To agree the position against budget - attached
8. To receive reports on the following matters and to agree actions
 - (a) Planning –
 - (i) To consider a response to the Dorset Local Plan consultation
 - (b) Police, Traffic and Roads –
 - (i) Police report August 2025
 - (c) Parish Amenities and Rights of Way
 - (i) To receive an update on locating a bench at the top of Pound Lane
 - (ii) To receive an update on the Land Registry application
 - (iii) To consider the installation of planters at the village boundaries
 - (iv) To consider the conversion of verge from Moats Cottages to the church to a path
 - (v) To consider a replacement seat by the bus shelter
9. To consider a response to the Parish Council survey
10. To receive reports from Parish Councillors
11. Date of Next Meeting

Report to the parish council 30/8/2025

Cllr Jill Haynes Chalk Valleys Ward

Dear Clerks, councillors and members of the public please find below my report for August 2025. I have concentrated this report on the new Local Plan Consultation which is a complex document, and it is vital that as many people as possible get involved and make comments. The best way to do this is online and the details of how to do this are at the bottom of this report.

The consultation on the first draft of this Local Plan opened on 18th August 25 and will run until 13th October 25. The principal purpose of this first informal consultation is to identify offers of land brought forward by developers and landowners. This land is not purely for housing but also includes employment land, land for potential solar and wind farms and sites for Gypsy and Travellers and is looking at a vision for 2043.

Planning Authorities must include all offers of land in the consultation. If the council does not do this then it can be open to legal challenge from a landowner or developer whose land has been subject to an internal "sifting" process and therefore not included in proposed land allocations in the consultation process.

This is an informal consultation which gives communities, parish councils, other interested organisations and local members the opportunity to challenge land being offered for development. Approximately 50% of the proposed sites are likely to fall away as they are found unsuitable for a variety of reasons.

Central Government has imposed an 80% increase in the statutory housing targets which the council must provide land allocation. The council must now provide 3264 new houses per year for the life of the plan; this is for the Dorset council area and does not include Bournemouth, Christchurch and Poole Council area of Dorset.

From October this year Dorset Council will no longer have a 5 year housing land supply. Without this 5 year supply there is a presumption of permission for most developments. Even if the council refuse developments they are likely to win on appeal without the 5 year land supply.

There are currently 10,000 planning permissions for housing granted but not being developed. In addition, there are further sites in either the old District Council Local Plans or designated development areas in Neighbourhood Plans which account for 12,00 more houses. This still leaves the council needing to find land for a further 25,000 houses. As far as I am aware the Secretary of State has not been challenged on the proposed numbers for Dorset by either the Leader of the Council or the Cabinet member. We should not just give in but fight this massive rise in housing numbers without any needs assessment; but there does not appear to be an appetite for this in the current leadership.

The new plan must be ready to go to the Secretary of State by December 2026 and the Draft Plan will be will need to be published by the middle of next year for further public comment. The final draft will also include a series of new planning policies.

Some of the changes to policy are out for consultation at the moment and in particular I would like to draw attention to the removal of development boundaries/envelopes in our towns and our larger villages. In the Chalk Valleys Ward this applies only to Cerne Abbas but also will affect our local towns of Dorchester, Sherborne and Blandford. I find that I cannot agree to the removal of this protection just to enable further development. We must have some form of control on where additional development happens in bigger settlements.

Central Government has withdrawn all funding for Neighbourhood Plans and as they are expensive to create or renew it is likely that they will become obsolete and not influence planning decisions as they become out of date. This is a terrible move and takes away any local say in development by the local community. We can no longer rely on Neighbourhood

Plans to provide local protection. The only way going forward for local people to have a say in future development is for a strong voice in these Dorset Local Plan Consultations. There are a number of anomalies in the draft document! For example, at 5.2 in the document there is the proposal to remove the boundaries and call these “flexible settlements”. However, just a few pages on there is a proposed policy of allowing up to 30 houses at a time outside the development boundary as long as the development abuts the existing boundary!! These 30 house developments would not be permitted in the green belt (which is only in the east of the county anyway). The new policy states these small developments would help local developers but to my knowledge there are no small developers who could manage as many as 30 houses. They either do 1 or 2 houses or they are like Frys and Wyatts and do about 150 at a time. The new policy also proposes that a second 30 house development in the same settlement cannot be granted unless the first one is started. I feel that this should say completed not started, we all know developers put in the drive entrance – that counts as started – and then they sit on the asset; hence the 10,000 granted permissions which are not built.

At no point is there mention of appropriate infrastructure to go with new developments. This can have a very detrimental effect, particularly in rural areas. No access to GP surgeries, insufficient places in schools and limited public transport. This also does not address the cost to the council itself in bussing children to school and providing social care to adults in rural areas.

Finally, despite the Government requirement to provide the land allocation for all this additional housing I can’t ever see it working as we struggle to get the existing allocation of 1793. How will we get developers geared up to build all these extra houses in a time of a slow economy and just two years to build and complete these houses? What I believe will happen is that we will agree a plan and set out in 2027 but do not complete the target number. What happens then is that the number we do not get built is added to the 3246 required in 2028 total plus a buffer which the Government sets making a substantially larger total number requiring to be built that year – a target which is also missed and so the numbers game continues. Meanwhile as we haven’t met our targets then most development will be granted on appeal whether, we like it or not!!

I am most disappointed that the current administration has not gone with the two new settlements that were being proposed after the last local plan consultation in 2023. If they had there would have been the possibility to masterplan the new developments to ensure appropriate infrastructure, and we would not be getting these pepper pot developments with no additional facilities. There would also have been a reason to challenge the timing of the building as this would have been spread throughout the period of the plan in a similar way to the Poundbury development.

Public information sessions are being held nearby on both the Local Plan and the Local Transport Plan. Please get involved and ensure that the voice of our rural communities is heard.

Blandford	9 th September at Royal British Legion Club	2pm – 7pm
Dorchester	11 th September at the Corn Exchange	2pm – 7pm
Sherborne	7 th October at the Digby Hall	2pm – 7pm

View the documents and complete the response questionnaire at:
dorsetcouncil.gov.uk/dorset-is-changing

There are a lot of questions but you don’t have to answer all of them just those that are relevant to you and your community,

Kind regards Jill

Payments Requested - September 2025

Date	Payee	Comments	Folio	Precept £
01.08.25	HugoFox	Email hosting - August 2025	DDR13/25	20.99
28.05.25	Gallagher	Insurance renewal	BACS075	732.44
01.07.25	Hugo Fox	Email hosting July 2025	DDR11/25	20.99
20.07.25	HMRC	July 2025 PAYE	BACS076	43.00
20.07.25	A Crocker	July 2025 salary + expenses	BACS077	226.22
10.07.25	Lloyds	Account fees 10.06.25 to 09.07.25	DDR12/25	4.25
25.08.25	A Crocker	August 2025 salary + expenses	BACS078	243.04
25.08.25	HMRC	August 2025 PAYE	BACS079	43.2
22.08.25	Hugo Fox	Web hosting August 2025	DDR14/25	11.99
22.07.25	Hugo Fox	Web hosting July 2025	DDR15/25	11.99
11.08.25	Lloyds	Account fees 10.07.25 to 09.08.25	DDR16/25	4.25
01.09.25	Hugo Fox	Email hosting September 25	DDR17/25	20.99
16.09.25	A Crocker	September 2025 salary	BACS080	231.18
16.09.25	HMRC	September 2025 PAYE	BACS081	51.2
16.09.25	M Fell	Repairs to bus shelter	BACS082	30.59
10.09.25	Lloyds	Account fees 10.8 to 09.09.25	DDR18/25	4.25
Total amount requested				1700.57

Reconciliation of Accounts

Balance b/fwd	From 31.03.25		19797.29
Add:	Income year to date		3695.81
Less:	Expenditure to date		3320.78
Balance as at 16th September 2025			20172.32
Funded by:			
Deposit account	00260298	173.10	
Current account	01230392	20316.44	
			20489.54
Add:	Uncleared Income		
			0.00
Less: Uncleared Expenditure			
16.09.25	A Crocker	September 2025 wages + expenses	231.18
16.09.25	HMRC	September 2025 PAYE	51.20
16.09.25	M Fell	Reimburse cost re bus shelter	30.59
		Account charges 10.08.25 to	
10.09.25	Lloyds	09.09.25	4.25
			317.22
Balance as at 16th September 2025			20172.32
Difference			0.00

Budget Monitoring for the year ended 31st March 2026

Description	2024/25 Budget	Actual	Balance	
<u>Receipts</u>	-			
Account Interest	100.00	81.23	(18.77)	
Precept	6,300.00	3,150.00	(3,150.00)	
CIL receipts		0.00	0.00	
Misc income		99.39	99.39	
VAT refunded		365.19	365.19	
Total receipts	6,400.00	3,695.81	(2,704.19)	0.00
<u>Payments</u>				
DAPTC Subs. + other subs	175.00	190.00	(15.00)	
Insurance	760.00	732.44	27.56	
Training	100.00	18.75	81.25	
Wages - Clerk	2,715.00	1,333.80	1,381.20	
Clerk Expenses - mileage	60.00	77.66	(17.66)	
Bank Charges		25.50	(25.50)	
Office costs	250.00	54.66	195.34	
Postage	50.00	0.00	50.00	
Computer costs- web hosting	300.00	164.88	135.12	
Telephones		97.62	(97.62)	
Venue hire	200.00	0.00	200.00	
Grass cutting	250.00	0.00	250.00	
Audit fees	90.00	162.42	(72.42)	
Honorarium			0.00	
Defib Maintenance	130.00	0.00	130.00	
Contingencies	150.00	40.00	110.00	
Election costs		0.00	0.00	
Grants	500.00	350.00	150.00	
Bridge upgrade		0.00	0.00	
Asset maintenance	700.00	25.49	674.51	
VAT		47.56	(47.56)	
Total payments	0.00	6,430.00	3,320.78	3,109.22
Balance b/fwd from 31.03.25	19,797.29		Monies held in bank	20,489.54
Income to date	3695.81	23,493.10		
<u>Earmarked Reserves</u>			Add:	
Election costs	400.00		Income not cleared	
Training	181.25		Less:	
Venue hire	600.00			
Grass cutting	750.00			
Audit fee	2.58			
Telephone box maintenance	200.00		Cheques not cleared	(317.22)
Upgrade of The Green	5,099.39			
CIL receipts	2,390.01			
General asset maintenance	1,732.85	11,356.08	Earmarked funds	(11,356.08)
Expenses for current year to date	3,320.78			
		3,320.78		
Balance available not yet committed		8,816.24	General Reserve	8,816.24

Dorchester Rural East Neighbourhood Policing Team Crime Report

August 2025

Dear Councillors,

Below is a breakdown of crimes/incidents that have occurred in your areas during the month of August

N.B. Any crimes/incidents of a sensitive nature are not in this report, e.g., of a personal nature or which may identify individuals. Road traffic incidents are not included in this report.

- We continue to patrol all areas and are using social media to keep members of the public apprised of our actions.

Dorchester NPT website address is [Dorchester | Your area | Dorset Police | Dorset Police](#)

Our Face Book Page address is: www.facebook.com/DorchesterPolice/

Our Twitter Page is: <https://twitter.com/DorchesterPolice>

Our Instagram Page is: <https://www.instagram.com/dorchesterpolice/>

Dorset Alert messaging system registration to receive messages is:

<https://www.dorsetalert.co.uk/pages/2451/1/Register.html>

Contacting Dorset Police (non-emergency)

Do it Online: [Contact us | Dorset Police](#)

Telephone: 101 *(Calls to the 101 non-emergency number from both landlines and mobiles are free)

To report information to the police with 100% anonymity, contact the independent charity Crimestoppers online at www.crimestoppers-uk.org or call Freephone 0800 555 111

DFCA

Broadmayne Parish Council:

12/08/2025 Report of cannabis smell on a regular basis on a footpath at rear of residential houses. It is claimed to happen at least twice a day for around 20 minutes. Attended and coincidentally they were in the lane and although I could not get to speak to them due to access, strong words of advice were passed, and they left the area. Informant believes they have not returned.

Knightsford Parish Council (Tincleton/West Knighton/West Stafford/Woodsford):

12/08/2025 – Occurred 30/07/2025- Van/Quad bike accessed farmland and possibly running over hares, Males seen with dogs on land and presumed hare coursing.

DFCB

Crossways Parish Council:

04/08/2025 Warmwell Holiday Park – dog bite to human – under investigation

08/08/2025 Crossways – adult and baby clothes, baby food and inhalers left by Crossways surgery. Unable to identify who it belonged to, or if it was meant to be discarded.

18/08/2025 Crossways – anti-social riding of illegal electric bike. Riders identified and spoken to.

28/08/2025 Crossways – possible stolen bike

Osmington Parish Council:

12/08/2025 Laser shone at aircraft from the Osmington area.

- 22/08/2025 Poxwell – chopped up deer parts left in area. Wildlife crime.
- 24/08/2025 Osmington – speeding motorbikes. Bike recovered not reported as stolen. Previous keeper details only.

Owermoigne Parish Council:

No Reports

DFCC

Cheselbourne Parish Council:

No Reports

Dewlish Parish Council:

No Reports

Puddletown/Tolpuddle/Athelhampton/Burleston Parish Council:

- 20/08/2025 Puddletown – a white transit van with two males were tampering with a motorcycle, left the area when challenged,
- 22/08/2025 Puddletown Forest – criminal damage to a bowl burrow tumulus, as a result of dens and camps being built. Lots of litter in the area, beer cans left around.
- 24/08/2025 Troytown – theft of caravan – unsure exactly when stolen between 17/08/2025 – 23/08/2025.
- 30/08/2025 Southover – Antisocial behaviour at Fishing Lake. Unclear if fish have been stolen.
- 31/08/2025 Puddletown Forest – occurred 27/08 – loud shotgun noise, disturbed horses. Possible poachers

DFCD

Buckland Newton Parish Council:

Melcombe Bingham Parish Council:

No Reports

Piddle Valley Parish Council:

- 04/08/2025 Report of break to gym on Enterprise Park, confirmed by chairman – not an attempted break and no items stolen.
- 06/08/2025 Anti-social behaviour by youths around 10 years old in Builder's yard on Enterprise Industrial Estate.

COMMUNITY CONTACT POINTS

A Community Contact Point is a pop-up event where you can speak to me to discuss an issue and receive crime prevention advice. You can also report a crime (incident) or discuss any issues affecting you or your community.

This is a drop-in style event with no need to make an appointment.

05/09/2025 16:30 – 17:30 Spar Puddletown

There may be additional Community Contact Point other than shown above, these will be advertised by Dorchester Police on the Dorset Police website and the Dorchester Police Facebook Page.

In addition, PCSO Donnison will be attending the following events:

25/09/2025 St Marys Middle School Puddletown – Student Council (this is not a public event)

IMPORTANCE OF REPORTING INCIDENTS

Please report any incidents either via 101 or online via the Contact Us Section on the Dorset Police Website:

[Contact us | Dorset Police](#)

Dorset Police does not have the ability to monitor Community social media groups and valuable intelligence can be missed.

In addition, if there is an ongoing problem, for example anti-social behaviour, I am unable to seek support for additional police resources to address the issues.

Regards

PCSO 6500 Alison Donnison

Dorchester East Rural Neighbourhood Policing Team