

YETMINSTER AND RYME INTRINSECA PARISH COUNCIL
Draft Minutes for the meeting of the Parish Council on
30th April 2025 at 7.30pm at the Jubilee Hall, Yetminster

30.04.01 Present Cllr.Perlejewski (Chair); Cllr.Hughes (Vice Chair); Cllr.Louden; Mr Knott (YRIPC Gulley Officer); Cllr.Hughes; Cllr.Stewart; Cllr.Knight; Cllr.Hartwell & Ms Hole (Clerk) & 15 members of the public (M.O.P)

30.04.02 Welcome (Chairman)

The Chair welcomed all to the April meeting.

30.04.03 Apologies

DCllr Kippax; Mr Torrance (ARFO)

30.04.04 Declarations of Interests

Cllr.Perlejewski – Sports Club

Cllr.Hughes – Sports Club

30.04.05 Comments & Reports

Public period for comments and issues on the agenda

(Formulate this as Minute No. 30.04.07)

Caswell Energy Park caused a lot of discussion this evening.

We were told that the above was likely to be going to planning for approval in the next few days. Questions were raised regarding the barriers that were talked about at the recent Public meeting around the proposed site (it was said that they would be in the region of 2-4mt high).

Some trees would be cut down – not known how many as the existing woodland would be staying in the centre of the site.

Some residents were worried that Yetminster would be dug up once again in order to accommodate the cabling etc. as there is no grid across the A37 to connect to. The route was said to be undecided at this point. Some thought the route of the cabling would go down the edge of main road in order to make a connection somewhere.

A m.o.p. asked if Yetminster/Ryme Intrinseca would get any benefits from the above? The answer was 'No'. Although, it was suggested that they might provide Solar panels for the village hall roof. Some Community funding might be made available although we would have to apply for this similarly to 'Voltaire' who had said that this had to be done within a time frame.

The PC were asked 'What their view was on all of this?' The answer was that it was reluctantly all within the Government Agenda as they wish for this to happen.

It was said that the initial plans were deliberately 'gone Big' so that they could be made smaller at a later stage.

The other proposed Solar Farm near Bradford Abbas was discussed alongside the Caswell proposal. It was said that this would total around 1,000 acres of arable land being given up for Solar Farms. Such a large figure for a relatively small area. This represents too much arable land being given over to Solar Energy.

It was also suggested that the above new Solar Farm would cause traffic congestion, and that more abattoir traffic would be directed through the village.

It was decided to formulate a conservative response and ask our local Planning Consultant to write a report on our behalf, which might be presented to the planning officers giving reasons as to why this Solar Farm should not go ahead.

A m.o.p said that the farmer of the proposed land above had been claiming money from the Government Environmental Scheme over the past few years at one of the highest levels available. This land including 'Withy beds', has deer, badgers and other protected species all living on this site. He thought that this was 'Hypercritical' that this could happen, when now the farmer was putting in an application to change the use of the land to installing Solar panels which would bring in far more money over a period of 25years? How is this allowed to happen? It was said that the land around 'Cuckoo Hill, near the triangle at the edge of the village, represented beautiful countryside and natural views that shouldn't be destroyed.

It was suggested that the Dorset Wildlife Trust might be able to help & the CPRA.

The current neighbourhood plan supported the fields as untouchable.

Dorset Military Museum

A m.o.p said that she had been contacted by the above museum in connection with the Methodist memorial. They had wished to know what was happening to the memorial. It was explained that the property had been sold, photos of the memorial in situ had been taken. We were also told that 2 Stone masons had been approached and were giving quotes hopefully by the end of this week. Salisbury Diocese had said that we were unable to put it into St. Andrew's Church. Instead, it was proposed that an existing blocked off window in the Jubilee Hall would be removed and the memorial placed there. The memorial would be protected behind glass. Cllr. Hartwell said that he would like to see the names of the other soldiers who had also died and were missing from the memorial stone added to it. (Precept money will be used for funding the above) not CIL money. Many people will see it if placed in the Hall and it will be publicly visible on entering. It was suggested that the War Graves Society may be in a position to help – Cllr. Stewart is still awaiting a reply regarding this.

Tennis & Croquet Club concerns

Mr Strover was concerned if there would be a continuation of the same working relationship between the above clubs and the new management of the Sports Club? He was told that the existing Football Club Management team were interested in running the Sports club and were being interviewed in connection with this on Wednesday of next week. After this, consultation will take place between the Sports Club/Croquet & Tennis club. The relationship should remain the same.

Planning Application concern – The Post House, High Street, Yetminster P/VOC/2025/02235

Mr Strover read out his concerns over the above planning application which is situated next door to his property and has recently had some amendments made to it.

He stated that he had originally objected to the original application because of the smells & noise that the new commercial kitchen would introduce and that it did not go to Full planning.

He also stated that the Boundary wall between his property and that of the neighbour in question must not be abused. That there was to be no cladding on Mr Strover's property and that he would not allow any 'work people' associated with the new kitchen onto his property without his permission.

We were told that the new planning application has to be 'validated' by Parish Council and Cllr. Loudon said that we could not guarantee that there would be no smells or noise.

The change in the planning application consisted of a new extraction system which should be quieter than the original.

Mr Strover requested that the Parish Council should not validate that Planning Application, and that the PC should object once again to the new application because of noise, odour.

It was decided that the PC Planning team would formulate a response to the above.

Old Court House steps

It was asked if the Parish Council are taking on responsibility for the removal of these steps & paying the cost of their removal and the new setting back of these, who will be responsible for their upkeep?

The reply was it would be the owner of the property.

Yetminster Fair Association (July 19th)

A m.o.p asked questions about the setting up of the Fair and would they still be able to use the 'White lining machine?' He was advised to ask Mr Strover to be present, if possible, on the day of the fair, then under the insurance cover it would be permitted for the white lining machine to be used along with access to the Sports Club toilets & water tap, as the Croquet Club are also insured to use the above building and have their own key. We were told there are 2 sockets outside of building, but this is not enough therefore access is needed.

VE Day/VJ Day

VE day plans are in hand for next week and VJ Day plans are still to be thought about (August 12th).

20mph Speed Restriction application – progress report

A m.o.p asked about the above and what was happening.

The Clerk/Chair explained that we had had a letter about this explaining that we had received authority to move to Stage 2 with our application – *Formal Public Consultation*. It is important to note that there is a limited time frame to implement the scheme once legal powers have been granted. Therefore, it would be unwise to proceed with the public consultation until a delivery timeframe has been established.

It was suggested that we now write back to Dorset Council and say that we need to go ahead with this.

Report from Dorset Councillor Kippax

Countywide issues and more local concerns

Devolution

I previously reported that the Council was waiting for a letter from Central Government explaining why the Wessex Regional bid was not accepted. To the best of my knowledge no such letter has yet been received.

Local Budget setting/ Council Tax

I previously reported about features of the budget setting and how the key features and pressures.

In response to queries from a small number of Yetminster Ward residents about why Dorset Council Tax is so relatively high I asked a senior Finance Services officer for a summary explanation which I could provide. I have now been offered the following account (which is as brief as I can make it):

"The inequality in Council tax for Dorset residents is a topic which Councillors and MP's (of all Political parties) have for many years lobbied on. Dorset residents get a raw deal when it comes to how much funding is provided from Central Government (of all Political parties) with repeated calls for fairer funding as part of wider reform for Local Government funding.

When considering why Dorset Councils tax has had to increase year on year there are two key aspects:

- 1. Under funding of rural areas like Dorset, in favour of urban areas, in particular London*
- 2. Local demographics resulting in increased demand for statutory services*

Under funding

Analysis of the 23/24 budget identified that rural areas receive £111 less per head as part of the settlement analysis, meaning the majority of this shortfall ends up having to come from local tax.

Revenue Support Grant (RSG)

Since forming in 2019 up to the end of 2023/24 Dorset Council received a cumulative Revenue Support grant of £3.1m. For 2025/26 Dorset received £1.7m of this.

Councils in London received significantly more. e.g. Newham £46.3m Southwark £45.8m, Hackney £44.5m, Tower Hamlets £42.7m, Lambeth £40.5m, Westminster £37.9m and so the list goes on.

Previously the Rural Services Delivery Grant, for which Dorset received £3.2m was meant to reflect the pressures of rural service delivery. For 2025/26 this has been abolished so Dorset receives no direct grant to support with the acute rural pressures.

Demographic

The Council budget for 25/26 is net £417m of which £254m (60%) is spent on the Children's and Adult & Housing directorates, most of which are spent on meeting statutory need to some of our most vulnerable people and households. A third of the population in Dorset are over the age of 65 compared to an England average of 19%. This level of need coupled with almost no general funding (revenue support grant) puts huge pressure on the Councils budget each year and limits

options to meet the legal requirement to set a balanced budget to serve our communities.”

Planning enforcement

I am pleased to be able to report that the Dorset Council Enforcement Officer has informed both the Parish Council and me that an Enforcement Notice was served on the 15th April. This makes it feel like the matter is moving inexorably to a conclusion, albeit that may still be some way off.

Caswell Energy Park

As many residents and the Parish Council will be aware an application for the development of a solar park was the subject of a public consultation event held at the Village Hall on 23rd April.

I attended and was very pleased to see a substantial number of residents there as well. For myself I felt that the questions which I had were clearly answered by those who were on hand to so. I understand there has been a pre-planning application with Dorset Council Officers, as a result of which some small-scale modifications were made. I now look forward to understanding the views of the Parish Council as the application is progressed in the next few weeks or so.

Housing

Prompted by some information received from an initiative being undertaken elsewhere in the County I recently wrote to the Parish Council asking whether there was interest in conducting a housing needs survey. I look forward to hearing the views of the Council about this.

Drainage and the condition of Mill Lane

Together with the Highways Officer I recently visited Mill Lane to view problems reported about the condition of the road and consider the potential causes of its' deterioration. Since that time some remedial work has been completed but there continues to be concern that the underlying issue (drainage from higher land) remains unresolved. I will be speaking to the officer again to see what further can be done.

Chris Kippax
29th April 2025

Report from the Police

FORWARDED ON BEHALF OF PCC DAVID SIDWICK

Dear colleagues,

I am pleased to announce, following a one-year trial of road safety signage across North Dorset funded by my Office, the option to use the signs across the Dorset County area has been made possible thanks to the cooperation of Dorset Council.

Working alongside Dorset Council, several vivid 'Please Slow Down' signs will remain in North Dorset, with more being considered at strategic sites along roads where issues around speeding are causing concern.

The signs act as a very visual reminder to drivers to watch their speed, especially through small villages. The signs make motorists think about the speed they are driving at and question whether they concentrate fully on how they are driving on Dorset's roads.

I know from conversations with residents who live in more rural locations that enhancing road safety is a real priority for them - so I'm really pleased to be able to widen this initiative out to other areas across the Dorset Council area.

Dorset has an excellent Community Speed Watch scheme with 1,272 dedicated members, while Dorset Police and Dorset Council's Road Safety Teams also work tirelessly to keep us all safe and take dangerous drivers off our roads. However, they cannot be everywhere, and the signs will help remind drivers to watch their speed and be mindful of the consequences.

If residents within the Dorset Council area want a sign erected locally to help stop speeding, they should contact their local Parish/Town Council or local Dorset Council Ward Member in the first instance, who can then liaise with Dorset Council's Road Safety Team.

David Sidwick | Police & Crime Commissioner

(It was suggested that the Clerk write to Dorset Council requesting some of the 'Please Slow Down' signs).

Closure of Public Period

30.04.06 To approve the draft minutes for the meeting held on Wednesday 26th March 2025 (available on the Yetminster, Ryme Intrinseca and Hamlet Website)

To consider and note any changes felt necessary

Motioned to approve the minutes of the meeting of the 26th March 2025 (subject to the changes as identified) and that they are a true and accurate record.

Proposed by: Cllr.Louden; Seconded by: Cllr.Hughes Agreed by: All

30.04.07 Caswell Energy Park

Mr J Ellis sent his apologies in relation to the planned presentation of the proposal by Gridsource Ltd, Sky UK Development Ltd and Neo Environmental to construct the Caswell Energy Park on land within the parish. Mr Ellis has been invited to attend the next PC meeting on May 28th.

It was agreed that we should take on representations made by the public earlier this evening and ask our Planning Consultant to help us put together something against Caswell Energy Park's application.

(It was reiterated that the farmer concerned has received thousands of pounds of government money for protecting the land and now if successful with the above application would receive thousands more for not farming it).

30.04.08 Matters arising and not covered elsewhere.

a. Action re the outstanding HMRC / PAYE difficulties – Acting RFO

Confirmation from the HMRC that the Clerk's Salary is below the PAYE threshold is still awaited.

b. War Memorial Relocation – WM Working Group

Cllr.Hartwell stated that he would share the quotes from the Stone Masons as soon as they were received with the PC members. Hopefully this will be by the end of this week.

c. Update re Expressions of Interest to Manage the Hamcrate Sports Club and Sports Field - Clerk.

An advertisement inviting expressions of interest was placed in the April edition of the Wriggle Valley Magazine. Yetminster United FC have submitted, by way of their expression of interest, a Development Plan outlining how they see the use of the Sports Club and Sports Field developing. As such only 1 expression of interest has been received, and arrangements are in hand to interview the applicant to enable a decision to be made as to the way forward next Wednesday 7th May.

d. Update re Transfer of Email Account from DAPTC and the initial provision of 1 x .gov.uk email addresses – Clerk

The Clerk confirmed that Simon from Banshee Technologies has been in touch and that the above can now go ahead at the Clerk's convenience and that this should be possible remotely.

e. Update re Land South of Folly Field Farm – Clerk

The Planning Enforcement Officer has confirmed that Enforcement Notices are being served on both the owner of the land and the owner of the vehicles, shipping containers etc. on the land and that these will be effective from 15th May 2025 unless an appeal is made. These notices require that the land be cleared of vehicles, shipping containers and other items of scrap, parts of vehicles, waste and other articles (not specifically associated with agriculture) as well any agricultural equipment or machinery not in a functioning state and they must cease using the land in this manner.

f. May 8th, 2025 – Victory in Europe Day (VE Day) – discussion

Arrangements are underway for the above. Posters etc are to be displayed around the village advertising the above.

g. Yetminster Walking Group – Yetminster Walks Booklet (CIL Project 7A) – CIL Lead

The YRIPC's Right of Way Officer, Sara Greenwood, is a founder member of the Yetminster Walking Group who have produced a booklet of local walks to promote health and wellbeing and to help residents and visitors to explore and enjoy our special local landscape. After confirmation from Dorset Council, the CIL Lead has been pleased to underwrite the cost of producing the booklet using CIL funding as an extension to the approved project to improve local Rights of Way. The booklet is available from either the Yetminster Walking Group (details on the parish website) or from the Old School Gallery.

h. Litter Picks

Yetminster Litter Pick, Saturday 29th March 2025 – Cllr Hartwell

The Litter Pick event on Saturday 29th March was highly successful. Sara Greenwood, the YRIPC's ROW Officer, did an excellent job organising bags, grabbers etc and made tea and cakes supplemented by extra bits that I provided. We had about 32 volunteers who picked up and scoured the village and surrounds for litter. The team that picked the most won a chocolate cake and overall, 130 kgs of waste was collected, which was taken to the Sherborne Household Recycling Centre for recycling. The centre of the village was remarkably litter free with the High Street only yielding 200 grams of litter! I

Ryme Intrinseca Litter Pick, Sunday 13th April - Cllr Perlejewski

Twenty-eight residents of Ryme Intrinseca took part in the annual Ryme litter pick on Sunday 13th April, collecting a large amount of rubbish including two tyres, building waste and numerous car parts. We are grateful to Dorset Council Waste Services who provided the litter pickers, gloves and high visibility jackets as well as collecting all the rubbish.

40 bags of rubbish were collected in total – it was said that the grass verges were far worse than the villages.

i. Installation of a bench to serve the Croquet Lawns – Clerk

Permission has been given by YRIPC members for the Croquet Club to install a bench on the Croquet Lawns for the club members to use with the proviso that any necessary realignment of the lawns to accommodate the proposed seat should not encroach, or otherwise impinge, on the use for the football pitch.

j. Permission for the Yetminster Fair Association to use the Allotment Central Path for pedestrian access to the Sports Field on Fair Day – Clerk

The Fair Association has submitted a request for them to use the Central Path at the Allotments on Fair Day. The Pathway will be marked, and Stewards will be on hand to ensure that fair goers behave responsibly, and individual plots are not damaged etc. Similar requests have been made and approved in previous years and the pathway used without problems and the Allotment Association has raised no objections. The Clerk has therefore agreed to this.

30.04.09 Matters for Decision

a. Application from a resident to become a Parish Council member of the YRIPC – Clerk

As reported at the last meeting (26.03.12) the Clerk has received an application from Ms J Smith to become a Councillor. The Clerk has met with Mrs Smith and is awaiting a decision from her as to whether or not she wishes to become involved with the Parish Council.

b. Bank Reconciliation for March 2025 – Acting RFO

	Current	Ringfenced	NP	CIL
Balance 1st April 2024	3,133.03	17,247.29	4,520.11	81,775.65
Balance as at 31st March 2025	11,913.37	24,539.60	4,870.59	74,024.16

Motioned to approve the March 2025 Bank Reconciliation Statements

Proposed by: Cllr. Hughes; Seconded by: Cllr. Knight; Agreed by: All

c. Financial Statement for March 2025 - Acting RFO

Description	Income	Expenditure	Transfer	
Brought Forward				4,242.79
03/03/2025 Transfer from Treasurers Account to General Fund (HMRC Vat Refund 2023/2024)			- 1,001.83	3,240.96
03/03/2025 Transfer from Grant Fund to Treasurers Account (St A, St H + WVM)			1,450.00	4,690.96
03/03/2025 Transfer from Treasurer's Account to WVT fund (Fair Grant 4/11/2024)			- 200.00	4,490.96
03/03/2025 Transfer to Allotment Fund (1 x Rent Nov 06/11/2024)			- 20.00	4,470.96
03/03/2025 Transfer from Allotment Account Fund to Treasurer's Account (Tree removal 7/10/2024)			300.00	4,770.96
03/03/2025 Transfer from CIL Account to Treasurers Account (Supplementary Hamcrate Path)			897.50	5,668.46
03/03/2025 Transfer from Treasurers Account			- 100.00	5,568.46
05/03/2025 ICO ZA223310 (Information Commission Office)		47.00		5,521.46
05/03/2025 St Hypolytus PCC Grant 2024/2025		550.00		4,971.46
05/03/2025 St Andrews PCC YRIPC Grant 2024/2025		650.00		4,321.46
05/03/2025 Water2Business (Hamcrate Water)		149.66		4,171.80
05/03/2025 Wriggle Valley Magazine Grant 2024/2025		250.00		3,921.80
06/03/2025 Transfer from Allotment Fund for Skip less VAT			331.00	4,252.80
06/03/2026 YSH Invoice 145357 (Skip Hire for Allotments)		397.20		3,855.60
07/03/2025 DAPTC Invoice 2428		150.00		3,705.60
Interest SA	19.73			
Interest NPA	3.57			
Interest CILSA	63.20			
07/03/2025 Mrs J Hole (Clerk's Salary February) NB - Expenses total £61.90 - overclaim £7.65 to be adjusted		560.11		3,145.49
13/03/2025 Allotment Rent 2025	20.00			3,165.49
17/03/2025 Allotment Rent 2025	20.00			3,185.49
17/03/2025 Allotment Rent 2025	20.00			3,205.49
17/03/2025 Allotment Rent 2025	10.00			3,215.49
17/03/2025 Allotment Rent 2025	20.00			3,235.49
17/03/2025 Allotment Rent 2025	40.00			3,275.49
18/03/2025 Sherborne Branch (Plus Bus Contributions Thornhacket & Bradford Abbas)	300.00			3,575.49
18/03/2025 Service Charges		4.25		3,571.24
18/03/2025 Allotment Rent 2025	40.00			3,611.24
24/03/2025 Allotment Rent 2025	20.00			3,631.24
24/03/2025 Allotment Rent 2025	40.00			3,671.24
25/03/2025 Allotment Rent 2025	20.00			3,691.24
25/03/2025 Allotment Rent 2025	40.00			3,731.24
25/03/2025 Allotment Rent 2025	20.00			3,751.24
26/03/2025 M Miles Groundworks (Clearing Allotment Skip)		165.00		3,586.24
26/03/2025 Sherborne Branch (Allotment Rent)	40.00			3,626.24
31/03/2025 Allotment Rent 2025	40.00			3,666.24
31/03/2025 Allotment Rent 2025	20.00			3,686.24
31/02/2025 Transfer from Treasurers Account to WVT Fund (Leigh PC WVT Plus Bus contribution 10/02/2024)			- 100.00	3,586.24
31/03/2025 Transfer from Allotment Fund to cover Clearing of Allotment Skip			165.00	3,751.24
31/03/2025 Transfer from Treasurers Account to Plu Bus Fund (Cont Thornhacket & Bradford Abbas 18/03/2024)			- 300.00	3,451.24
31/03/2025 Transfer from CIL Fund - Project 11			8,395.65	11,846.89
31/03/2025 Allotment Rent 2025	40.00			11,886.89
31/03/2025 Transfer from CIL Account to Treasurers Account (X2 Connect Ltd CIL ROW Walking Book)			26.48	11,913.37
	836.50	2,923.22	9,843.80	
CF(Less interest shown against individual accounts)				11,913.37

Motioned to approve Financial Statement for March 2025 at a balance of £11,913.37

Proposed by: Cllr. Stewart; Seconded by: Cllr. Loudon; Agreed by: All

d. Quarterly Financial Report (4th Quarter 2024/ 2025) – Acting RFO – Appendix A

The quarterly review of Income and Expenditure is intended to enable members to satisfy themselves that the YRIPC is operating and performing within its Precepted Budget and Ringfenced Funds. The ARFO is pleased to confirm that the missing 0.02p from the 3rd Quarter Report has been found and the necessary corrections made. On the figures provided the YRIPC had sufficient funds to cater for the precepted expenditure, but it should continue not to be complacent, and an element of caution should continue to be exercised as, in endeavouring to limit increases when setting the 2025/2026 precept there is little leeway for unforeseen outlay.

Motioned to note and approve the 4th Quarterly Financial Report for 2024/2025

Proposed by: Cllr. Hartwell; Seconded by: Cllr. Hughes; Agreed by: All

e. Approval of KTD as the YRIPC Grounds Contractor – Clerk

Members will be aware that KTD have been the Council's Grounds Contractor for a number of years and have "Preferred Contractor" status as they are felt to both offer value for money and are helpful in undertaking additional work when requested. When preparing the 2025/2026 Precept they were asked to provide a quotation and submitted a tender price of £2,800.00 which is similar to the quotation for 2024/2025 and is felt to offer "Best Value" but approval to use KTD was not subsequently sought, and the purpose of this motion is to remedy this.

Motioned to accept the quotation from KTD for the 2025/2026 Grounds maintenance at a cost of £2,800.00 and which is included within the Precept calculation for this year.

Proposed by: Cllr.Hughes; Seconded by:Cllr.Hartwell; Agreed by:All

f. Refurbishment of the "Triangle" Seat – Acting Clerk /ARFO

Members will recall that the decision to replace the existing seat at the triangle with a "Lest We Forget" tribute seat meant that the original seat could be used elsewhere. A quotation has therefore been obtained from J Bennett Joinery for its removal and refurbishment for a cost of £375.74 + VAT. Although there will be an additional cost to reinstall the seat (position dependent on Highways approval) it is felt to be comparable with the purchase of a new seat of similar quality and is seen as a useful asset "recycling" exercise. The ARFO confirms that funding can be made available. The Hamcrate Allotment Association are willing to take the seat for use at the allotments should approval not been given for the proposed refurbishment.

Motioned to approve the removal and refurbishment of the existing "Triangle Seat" at a total cost of £375.74 + VAT on the understanding that there will an additional reinstallation cost once a suitable site has been confirmed.

Proposed by: Cllr.Hughes; Seconded by: Cllr.Louden; Agreed by: All

g. CIL Project 9 – Access for All – Appendix A - CIL Lead

Members will recall that this project relates to the setting back of the Entrance Steps at the Old Court House, High Street, Yetminster and the installation of a gate and railings. 2 have now quoted for the work, Luke Grafton Stonemason Ltd has tendered a price of £5,999.00 and the other, Bamfords Construction Ltd, a price of £4,433.20. Both quotes are + VAT which, although not payable from CIL funding, can be reclaimed by YRIPC. Neither company have quoted for the installation of the gate and railings as these are under discussion with the Conservation Officer and will be an additional cost which can be met from the CIL fund.

CIL funding was agreed at £3,500 which was based on the cost of comparable work elsewhere although the property used for this comparison was not a listed building. Also, at the time the project was submitted for inclusion in the CIL funding programme, Parish Councils were exempt from fees associated with planning advice etc. The CIL Lead confirms that the increase in funding costs can be catered for from cancelled projects and underspends within the CIL programme and that some form of contributory funding may be available from Dorset Highways which is being pursued. The owner of the building is also willing to contribute towards the costs.

Members are reminded that there is a certain urgency necessary as the Parish Council's Safety Officer has advised that the intrusion of the Old Court House steps onto the pavement is a safety issue.

The CIL Lead, although accepting that there are only 2 competitive quotations recommends that the contract be let to Bamfords Construction Ltd as this appears to offer better value for money and their tendering documentation is fuller.

Motioned to accept the quotation from Bamfords Construction Ltd to the sum of £4,433.20 + VAT for the relocation of the entrance steps at the Old Court House as per CIL Project 9.

Proposed by: Cllr.Hughes; Seconded by: Cllr.Knight; Agreed by: All

h. Request from the Chair of the Yetminster Fair Association re the use of the Hamcrate Sports Club - All.

The Council have previously explained to the Chair of the YFA that the present tenants of the Sports Club, will surrender their lease at the end of May. It was also confirmed that the Parish Council would be seeking expressions of interest from parties who may be willing to take on a new lease, although it was recognised that this process may not be finalised by the time of the Fair in

July. Notwithstanding this, assurances were given that the YFA can use the field, and it was confirmed that this would also be a condition of any further lease.
The Croquet Club President will be asked if he can be present on the day of the Fair because of Insurance reasons.

30.04.10 Planning

Planning Application: P/FUL/2025/01784

Proposal: Change of use of land and retain gravelled parking area, fence, gates and timber shed to Rowan Cottage - no objection with recommendation of a condition that it is only to be used for domestic purposes associated with the occupancy and use of Rowan Cottage.

Planning application: P/CLP/2025/01880

Proposal: Install dormer window and carry out internal alterations - somewhat cautious as to the scale of the proposed replacement "dormer window" construction and also concerns with regard to privacy issues relating to adjacent properties in St Osmonds Close

Planning application: P/HOU/2025/02043

Proposal: Erection of a single storey side extension with both pitched tiled & flat roofs and external alterations and the raising of the ridge of the garage roof to allow thermal insulation. Reduction of the size of existing oil storage building – no objection but commented on apparent increase in size of building when compared to adjacent bungalows, need to provide matching materials, higher roof line to garage but accepted that this provides a better balance to the building and proposal to provide a 2metre high fence and potential to introduce a sense of fortress type development that in this open estate would appear at odds with the overall character of the area. There have since been slight modifications – no fence to be built.

Planning application: P/CLE/2025/01379

Three Wishes Paddock, Coles Lane, Yetminster

2 buildings on site used for agriculture and storage constructed over 10 years ago. 1 building constructed c.7 years ago has been used as a dwelling house for over 4 years. A m.o.p. said that this house had not been lived in for as long as 4 years and that running water had only been put in in the last 12 months.

30.04.11 Correspondence

Quotation received from Bamfords Construction for the alteration to 'The Old Court House, Yetminster' – steps alteration

Magna Housing – have written to say that they are in the process of assessing defibrillator installations across their premises and will write again once this process has been carried out and decisions made.

Letter from John & Mary Strover with regards to the purchase of a new bench to be placed near the croquet pitch near North side of lawn & fence.

30.04.12 Urgent matters to report from members

Bamford Construction have given a quote for the removal of the steps in front of 'The Old Court House' and setting back of these, as currently this is seen as a 'road safety hazard' and is causing pedestrians to walk around these steps onto the road in order to continue along the pavement.

The 30/de restriction signs on the approach to Yetminster have been vandalised and one of these has been pulled out of the ground and thrown into the hedge. This has now been reported to Dorset Council so far nothing has happened. Likewise, the Elmsford Bridge sign was reported missing by the Clerk earlier this year and that has not yet been replaced.

A letter has been received from the Magna Housing Association saying that they will only provide electricity for a new defibrillator at the Meadens site. They will also not hold any responsibility for the equipment, be liable for any costs related to its upkeep, or replacement and that the community will be responsible for arranging the installation through a qualified electrician and covering all associated costs.

(The Clerk will write to their Solicitor (who sent the above letter) saying that we were asking for them to buy and install a defibrillator at the above site not the Parish Council).

Hamcrate Playarea equipment – The Annual ROSPA inspection is due to be carried out in May 25. Some work may be needed on the Slide & the Bouncer – Cllr.Plaise has been looking into this on behalf of the Parish Council.

30.04.13 Items for the next agenda

Bier House – ownership and responsibilities (June mtg)

Request by the Jubilee Hall Committee for help with funding recent tree works deemed necessary as they were causing damage to the walls and foundation of the Bier House.

VJ Celebration/plans
Sports Club – new Management
Cost of Methodist War Memorial installation
Village Meeting – (14th May)
Caswell Energy Park

The above meeting closed at 8.45pm

Next Meeting of the Parish Council – 28th May 2025 (Annual Parish Council Meeting)

Jeanette Hole - Parish Clerk

Yetminster & Ryme Intrinseca Parish Council

yetminster@dorset-aptc.gov.uk / 01963 23254

**Where the Appendices for the Agenda / Minutes are felt to be too long for the notice boards
then these are available on the Yetminster, Ryme Intrinseca and Hamlet Website -**

<https://yetminsterparishes.gov.uk/council/meetings>

DRAFT

Appendix A - CIL Project 9 – Access for All

Members will recall that this project relates to the setting back of the Entrance Steps at the Old Court House, High Street, Yetminster. Approval for the project was given in December 2021 and the necessary Planning Permissions (the Old Court House is a Grade II listed building, and the listing includes the steps) have been obtained.

The work requires the removal of the existing stone steps (the bottom step is Blue Lias Stone and is particularly friable) and cutting back of the stone slab forming the building entrance, the excavation of the soil to enable formed concrete step foundations and the relaying of the original stone steps onto this so as to set back the steps and enable the full width of the pavement to be available. Highways have advised that Section 8 safety precautions will need to be considered.

A specification and tender document have been developed and although a total of 7 companies have been approached only 2 have actually quoted for the work. Reasons given for not quoting were that the project was too small, that it was too far away as to be uneconomical and that the work was too complex to provide an accurate costing. Of the 2 quotes received one, Luke Grafton Stonemason Ltd is for £5,999.00 + VAT and the other, Bamfords Construction Ltd, is for £4,433.20 +VAT (VAT is not payable from CIL funding and the YRIPC are able to reclaim this directly from HMRC) . Neither company have quoted for the installation of railings and the fitting of a gate to the stairs as these are under discussion with the Conservation Officer with the intention of drawing up a specification and obtaining costs for this and apportioning further CIL funding. It is worth noting that it is hoped to reuse an ornamental metal gate from a building in Sherborne with the rails and posts etc. being manufactured locally.

CIL funding was agreed at £3,500 which was based on the cost of comparable work elsewhere although the property used was not a listed building. Also, at the time the project was submitted for inclusion in the CIL funding programme, Parish Councils were exempt from fees associated with planning advice etc.

The CIL Lead confirms that the increase in funding costs can be catered for from cancelled projects and underspends within the CIL programme. Additionally, it is understood that Dorset Highways may have access to funding where projects are to improve mobility access, and the owner of the Old Court House has also offered to contribute to the cost of the work.

Members are reminded that there is a certain urgency necessary as the Parish Council's Safety Officer has advised that the intrusion of the Old Court House steps onto the pavement is a safety issue.

The CIL Lead, although accepting that there are only 2 competitive quotations (7 companies have been approached) recommends that the contract be let to Bamfords Construction Ltd as this appears to offer better value for money and their tendering documentation is fuller.

Motioned to accept the quotation from Bamfords Construction Ltd to the sum of £4,433.20 + VAT for the relocation of the entrance steps at the Old Court House as per CIL Project 9.

David Torrance
YRIPC CIL Lead
08 04 2024

**Appendix A –Yetminster & Ryme Intrinseca Parish Council
Quarterly Financial Report – 4th Quarter 2024/2025**

Introduction

This report by the Acting Responsible Finance Officer (ARFO) provides a review of the YRIPC's Financial Year for the fourth quarter of 2024 to 2025 and offers an explanation, where necessary, for both over and underspends as against the set precept for the year. It is intended to enable members to be aware of the Council's financial status and to have some reassurance for the year end.

For Decision

Background:

The YRIPC, as a public body, is required to keep a record of its finances so as to regulate its use of public money and so as to be seen to be both transparent and accountable in its transactions. It is required to appoint a Responsible Finance Officer to ensure that its accounting practices meet the various regulatory controls and guidance. To this end it uses a purpose designed Excel Spreadsheet which serves as a Ledger and as a Cashbook. It is fair to say that the format of this is somewhat of a living document as it continues to develop over time and with the recommendations of the Council's internal auditor.

The Ledger / Cashbook is used to record all transactions on a monthly basis as either income, expenditure or internal transfer. VAT where appropriate is identified along with the VAT registration number to enable the annual VAT claim to be made. The income and expenditure components are identified separately in the main body of the Ledger / Cashbook to enable fiscal monitoring over the year and comparison against the precept on a monthly, quarterly and end of year basis. This process has been generally "automated" within the Excel spreadsheet following advice from the auditor. The monthly and quarterly cumulative transactions are compared to the relevant bank statements.

Ledger / Cashbook reports are provided to the members at the monthly meeting of the Parish Council together with a comparison of the end of period statements against the beginning of the year figures.

Importantly the Ledger / Cashbook is only as accurate as the information added to it and the manner in which this is used. Failure to settle an invoice or to make a necessary transfer at the right time will have the capacity to present inaccuracies and will need explanation when carried over to a new fiscal year.

Administration:

In reviewing the Ledger / Cashbook report for the 4th quarter it is pleasing to note that invoices have generally been paid within good time which is positive as the council tends to deal with small local businesses whose financial safety is limited.

An outstanding issue is the transfer of funds to the Hinckley & Rugby Building Society (27.11.08 e) in order to seek protection under the FSA umbrella. This transfer is now in hand and the necessary account is expected to be opened and active by the time of the April meeting.

The precept set for 2024/2025 was £26,822.00 and this was derived from an estimated expenditure of £28,887.00 and an estimated income of £2,065.00.

Within the 3rd Quarter Financial Table balances there was a discrepancy of 0.02p. The ARFO is pleased to confirm the reasons for this have been determined and the necessary changes made so that the balances for the 4th Quarter are correct.

Income

Income in this quarter is again primarily from contributions to the Wriggle Valley Transport initiative for which the Council acts as account holder. The interest on the three savings accounts at the end of the year amounts to £1,188.94 and with this the Community Fund now stands at £2,0318.52 and although somewhat delayed, arrangements are in hand for the Chair and the ARFO to meet with the manager of Sherborne Citizens Advice to discuss the criteria to be used in administering the fund.

It should be noted that VAT for 2023/2024 has been reclaimed at a value of £1001.83. Arrangements are in hand to claim VAT for 2024/2025.

Expenditure

Primary expenditure within the fourth quarter has been due repairs necessary to the Hamcrate Sports Club which, as owner of the building, were the responsibility of the Council. and which totalled £2,727.40. The Council is therefore grateful to the leaseholder, YCSC, for its contribution of £2,319.95 towards this cost. Additionally, it was necessary to repair the collapsed fence between the Meadens Open Space and Bucklers Mead. The usual annual grant payments were made to assist with the maintenance of the two church yards and to help support the publication of the Wriggle Valley Magazine. Grants were increased this year although the £500 annual payment to NORDCAT was not made as their Community Transport Service ceased its operations. NB: The Plus Bus / Wriggle Valley Transport initiative now provides a service to Yeovil and to Sherborne and is supported by the Council through the CIL funding regime and also local contributions and funding from various Parish Council's.

Summary

On the figures provided the YRIPC had sufficient funds to cater for the precepted expenditure, but it should however continue not to be complacent, and an element of caution should still be exercised as, in endeavouring to limit increases when setting the 2025/2026 precept there is little leeway for unforeseen outlay.

The Report for the third quarter is attached below.

Motioned to note and approve the Acting RFO's 4th Quarter 2024/2025 Financial Report

Author: D Torrance
Acting RFO – YRIPC
18/04/2025

4th Quarter Statement of Accounts Table

Cost Centre Report		Budget 24/25	Quarterly 1st April 24 / June 24	Quarterly 2nd July 24 / Sept 24	Quarterly 3rd Oct 24 / Dec 24	Quarterly 4th Jan 25 / Mar 25
B/F wrd from 2023/2024			106,676.08	106,676.08	106,676.08	106,676.08
Income						
	Bank Interest	350.00	335.95	637.48	907.32	1,188.94
	Misc	200.00	0.00	2,500.00	2,500.00	2,500.00
	Allotment Rents - no charge plots (£80)	940.00	760.00	880.00	900.00	1,350.00
	Other Income	25.00	25.00	525.00	725.00	2,126.83
	NP Income	0.00	0.00	0.00	0.00	0.00
	Income from Sports Club	200.00	0.00	0.00	0.00	2,727.40
	Water Reimbursement (Scouts, Allotments & Sports Club)	350.00	0.00	0.00	0.00	245.50
	Precept	26822.00	13,411.00	26,822.00	26,822.00	26,822.00
	CIL (Developments)	N/A			399.97	399.97
	Total Income	28,887.00	14,531.95	31,364.48	32,254.29	37,360.64
Expenditure						
Admin	Management Expenses	0.00				
	Clerks Salary 1	5,842.00	1,460.16	2,920.32	4,380.46	5,848.32
	Clerks Additional Hours (96hrs?)	760.00	0.00	0.00	0.00	0.00
	Clerks Salary (National Increase?)	800.00	0.00	0.00	161.28	180.48
	Clerks Expenses (£18/mth)	216.00	129.00	262.50	387.00	531.80
	MS Office 365 Licence	50.00	0.00	58.33	58.33	58.33
	IT Ongoing Support (MP contract)	120.00	0.00	91.67	91.67	91.67
	MS Office Home (Now Cancelled)	65.00	0.00	0.00	0.00	0.00
	Virus Software (2yr Contract)	53.00	0.00	0.00	0.00	0.00
	Accounting Software (SCRIBE)(Now Cancelled)	0.00	0.00	0.00	0.00	0.00
	Audit (Internal)	900.00	149.33	149.33	149.33	359.33
	Audit (External)	350.00	0.00	210.00		0.00
	Hall Hire YRIPC Mtgs (x 10)	250.00	149.00	149.00	284.00	284.00
	YRIPC Website Maintenance	200.00	0.00	102.82	225.57	225.57
	YRIPC Website Domain Name	147.00	0.00	0.00	0.00	0.00
	YRIPC Email Address	127.00	0.00	0.00	0.00	0.00
	YRIPC Website SSL Certificate	120.00	0.00	0.00	0.00	0.00
	YRIPC Public Liability Insurance	2,337.00	2,533.23	2,533.23	2,533.23	2,533.23
	DAPTC membership & 5GB Storage	495.00	443.36	443.36	443.36	443.36
	NSALG (£66.00)	65.00	0.00	0.00	66.00	66.00
	CPRE Membership	0.00	0.00	0.00	0.00	0.00
	YRIPC General Expenses	100.00	0.00	40.00	40.00	102.24
	Training & Courses	150.00	0.00	0.00	40.00	40.00
Assets	Asset Maintenance	450.00	0.00	150.00	151.00	261.00
	Asset Insurance	0.00	0.00	0.00	0.00	0.00
	Defibrillator Maintenance	450.00	0.00	0.00	165.00	165.00
	Water	600.00	145.00	573.03	573.03	812.69
	Clubhouse Building Insurance	0.00	0.00	0.00	0.00	0.00
	Clubhouse Electricity	0.00	0.00	0.00	0.00	0.00
	Clubhouse Water	0.00	0.00	0.00	0.00	0.00
	Clubhouse Rates	0.00	0.00	0.00	0.00	0.00
	Clubhouse Repairs	500.00	0.00	0.00	0.00	2,320.88
	Playing Fields Grass Cutting	0.00	0.00	0.00	0.00	0.00
	Fingerpost Renovation	0.00	24.07	24.07	24.07	24.07
	Allotment Maintenance	250.00	15.40	165.40	415.40	911.40
	Allotment Improvements (Fencing 10yr plan)	1,000.00	0.00	0.00	0.00	0.00
	Playground Maintenance	150.00	78.00	1,143.00	1,143.00	1,143.00
	Playground Improvement (5yr plan)	300.00	0.00	0.00	0.00	0.00
Parish	Grass cutting Contract	3,960.00	990.00	2,130.00	3,380.00	3,380.00
	Fencing & Grounds maintenance	150.00	0.00	100.00	100.00	570.00
	Waste Bins	650.00	810.16	810.16	910.16	1,060.16
	Contingency Repair Fund	500.00	0.00	0.00	0.00	0.00
	Hamlet Notice board refurbishment	0.00	0.00	0.00	0.00	0.00
	Ryme In' Notice Board Replacement	2,300.00	0.00	1,175.00	2,350.00	2,350.00
Planning	Planning Advice	800.00	262.50	262.50	262.50	262.50
	NP Monitoring	400.00	0.00	0.00	0.00	0.00
Grants	WVM donation	250.00	0.00	0.00	0.00	250.00
	NORDCAT	600.00	0.00	0.00	0.00	0.00
	St Andrews	650.00	0.00	0.00	0.00	650.00
	St Hippolytus	550.00	0.00	0.00	0.00	550.00
	St A's Clock Maintenance (Refurb in 2023)	200.00	0.00	0.00	0.00	0.00
	FOYS	30.00	0.00	0.00	0.00	0.00
Yetminster Projects	Community Fund	0.00	0.00	0.00	0.00	0.00
	Funding for specific projects	350.00	0.00	0.00	407.50	827.50
	Sub Total	28,237.00	7,189.21	13,493.72	18,951.89	26,302.53
CIL	CIL Project Spend	0.00	180.00	419.99	419.99	1,343.97
	Sub Total		180.00	419.99	419.99	1,343.97
VAT	VAT against expenditure		258.80	330.80	495.30	1,042.50
	Revised Total Expenditure		7,628.01	14,244.51	19,867.18	28,689.00
	Total Income - Total Expenditure		113,580.02	123,796.05	119,063.19	115,347.72

4th Quarter Statement of Bank Accounts Table

		Quarterley 1st April 24 / June 24	Quarterley 2nd July 24/Sept 24	Quarterley 3rd Oct 24/Dec 24	Quarterley 4th Jan25 /Mar25
Reserves					
Lloyds Treasurers account	3,113.03	9,701.02	18,599.36	6,066.66	11,913.37
BB Inst online 69734768 CIL account	81,775.65				
1st Quarter CIL Transfer in	0.00	0.00			
1st Quarter CIL Transfer Out	0.00	0.00			
1st Quarter CIL Interest	265.33	265.33			
		82,040.98			
2nd Quarter CIL Transfer In	0.00		0.00		
2nd Quarter CIL Transfer Out	239.99		239.99		
CIL Interest	235.39		235.39		
			82,036.38		
3rd Quarter CIL Transfer In	0.00			0.00	
3rd Quarter CIL Transfer Out	0.00			0.00	
CIL Interest	204.70			204.70	
				82,241.08	
4th Quarter CIL Transfer In	0.00				0.00
4th Quarter CIL Transfer Out	8422.13				8,422.13
CIL Interest	205.21				205.21
					74,024.16
BB Inst online 64025560 NP account	4,520.11				
1st Quarter NP Transfer in	0.00	0.00			
1st Quarter NP Transfer Out	0.00	0.00			
1st Quarter NP Interest	14.66	14.66			
		4,534.77			
2nd Quarter NP Transfer In	0.00		0.00		
2nd Quarter NP Transfer Out	0.00		0.00		
NP Interest	13.03		13.03		
			4,547.80		
3rd Quarter NP Transfer In	0.00			0.00	
3rd Quarter NP Transfer Out	0.00			0.00	
NP Interest	11.35			11.35	
				4,559.15	
4th Quarter NP Transfer In	300.00				300.00
4th Quarter NP Transfer Out	0.00				0.00
NP Interest	11.44				11.44
					4,870.59
BB Inst online 63669660 Savings Account	17,247.29				
1st Quarter Savings Transfer In	0.00	0.00			
1st Quarter Savings Transfer Out	0.00	0.00			
Sav Interest	55.96	55.96			
		17,303.25			
2nd Quarter Savings Transfer In	2,471.15		2,471.15		
2nd Quarter Savings Transfer Out	1,215.00		1,215.00		
Sav Interest	53.11		53.11		
			18,612.51		
3rd Quarter Savings Transfer In	7530.00			7,530.00	
3rd Quarter Savings Transfer Out	0.00			0.00	
Sav Interest	53.79			53.79	
				26,196.30	
4th Quarter Savings Transfer In	1721.83				1,721.83
4th Quarter Savings Transfer Out	3,443.50				3,443.50
Sav Interest	64.97				64.97
					24,539.60
	102,135.97	113,580.02	123,796.05	119,063.19	115,347.72

Outstanding Items

(20/04/2025)

YRIPC Outstanding Items					
Date	Priority	Contact	Subject	Description	Actions
2018	M	PG	Land South of Folly Fields Farm	Illegal Use	Ongoing continuing referral to Enforcement
					Informed situation "sensitive" 30/08/2024
					D Cllr Kippax involved 30/08/2024
					15 /11/2024 Mtg to be arranged with Manager
					15th May Enforcement Notices requiring Containers , vehicles etc removed will come into force
07/2024	M	PG	New Chimney to Hill House	No planning consent	Planning Enf informed 3/07/ 2023
					Enforcement chased - 25/08/2024
					D Cllr Kippax involved 30/08/2024
04/2024	H	M Cllr	Tree Strategy	Requirement under Duty of Care	Potential contractors identified who can undertake survey
					Specificaton drafted and sent out for quotations 12/04/2024
					One contractor declined to quote. Responses from others awaited June 24.
					Further contractor asked to quote 05/01/2025
					Conrtator declined to quote - further efforts being made to undertake survey
	M	TL	Installation of SIDs	Speeding Issues /complements 20mph limits	Sites identified by RS Off & speed levels taken
					Linked to applications for 20mph speed limits - decisions expected Sept / Oct
					Notified 26/11/2024 that applications have passed 1 stage - stage 2 consultation in 3/4 months
					22/04/2025 Road Safety Team being contacted for update
07/2021	H	PAG	Play Area Bench	Sec 106 purchase for play area	Purchased but awaiting installation
					Under review 05/08/2024
					Arrangements in hand to install 02/01/2025
05/2024	L	CLERK	Provision of NB at Upbury Grange	New NB to involve residents	CIL project awaiting approval
					In hand awaiting confirmation of prices 15/11/2024
					Quote being sought for installation 15/12/2025
					Quote Approved (26.03.08 (e) and installation scheduled for June
2020	L		Emergency Plan	Requirement to have an EP in place	Plan Drafted
					Submitted for comment but advised that it needs updating 24.11.21
					Cllr Hughs updating
2021	L		Collection & storage of YRIPC records	Records are held by a previous Clerk	Cllr Cox has offered to store records on a temporary basis
					Prices for storage sought but expensive June 22
					JC phoned/emailed but no response and formal request sent 21/04/2024
01/2024	M	Chair & WMG	Methodist Church, Chapel Lane	Notified that Chapel closed for worship	Enquiry re situation to area Methodist office
					Response received - furture to be decided by area priest
					Notified that Chapel to be sold - AP meeting with agents (Oct 24)

01/2024	M	WNG	War Memorial re above	Danger of losing village asset	Notified that Chapel closed for worship but the agent agrees to its removal
					Initial Contact with War Memorial Tust 30/10/2024
					Working party created to determine new location (Nov 24)
					Quotations for work being sought. St Andrews PCC have declined installatrion within the Chruch. Consideraion being given to external installation at the Jubilee Hall
04/2020	H	HWG	Fencing at Hamcrate Allotments (identifide as desirable in Allotmnet Report	Deer problems increasing - level raised from desirable to required	Fencing spec drafted 16/08/2023
					Perrett Fencing (preferred contractor) asked to quote 21/12/2023 KTD asked to quote but declined.
					Site visit & quote awaited
					Contractor not quoting - need to contact allotment tenants re north end and fencing difficulties
					Allotment holders indicate that sheds can be moved. Quotations sought from 4 contractors 15/03/24
					Contractor for Play Area provided advice - contact made with allotment tenants - possisble to move sheds etc. Expressisons of interest etc to be sought
					3 further conatrctors asked to quote 23/05/2024 Site meeting and quote received from Sharman Fencing 05/06/2024
					Remaining contractors chased but no response. Further contrator asked to quote 28/10/2024 and indication that they would within 3 weeks.
					Further Contractor to quote - site meeting 06/01/2025 -
					Temporary fencing to be installed 26.03.08 (d) - Insurance being clarified before project finalised
15/01/20	H	PG	Upbury Farm	Work without planning premission	Planning Enf contacted 20/01/2024
					D Cllr Kippax involved 30/08/2024
					Retrospective Planning Application made 29/01/2025 and awaiting decision