

Yeohead & Castleton Parish Council

Minutes of the Annual Council Meeting on 1st of May 2025 at 7.30 pm in Osborne Village Hall

The following were present: Councillors Perryman, Dillon, Simnett, Wheadon, Dorset Cllr Legg and the Clerk.

- 25.01 **Apologies for absence:** Cllrs Lacey and Stubbs
- 25.02 **Election of Chairman:** Cllr Jason Perryman was unanimously re-elected Chairman
- 25.03 **Election of Vice Chairman:** Cllr Peter Simnett was unanimously re-elected Vice Chairman
- 25.04 **Declarations of interest:** Cllr Dillon declared an interest in item 16 and planning item: Land at Wyke.
- 25.05 **Declarations of any conflict of interest with the parish council auditors, BDO:** None declared
- 25.06 **The minutes of the meeting held 6th of March 2025** were confirmed and signed.
- 25.07 **Matters arising:** None
- 25.08 **Adjournment Session:**
Land at Wyke, proposed solar farm: Cllr Legg reported that he had written to the planning officer dealing with the application for an Environmental Impact Assessment Screening Opinion, to request that Dorset Council does require an EIA.
Neighbourhood Plan: Cllr Legg confirmed that the process is still at a very early stage and that Yeohead & Castleton should be involved in the steering group.
There is as yet no date set for the next Engaging with Parishes meeting.
- 25.09 **The financial report for the year 2025-26** to date was received and accepted. Payments in accordance with budget were approved: Clerk salary: £398.50. The increase in the clerk's salary is in line with the NALC recommendation for 2024-25 as agreed in this year's budget; Osborne Play Field Association £825; Poyntington Village Hall £825; Osborne Village Hall £20 hall hire; Community First Insurance £371.46
- 25.10 **The Risk Assessment and list of assets** were reviewed and approved.
- 25.11 **Internal Audit** The internal audit was received and noted following completion by Mr Nigel Masters, for which the Council was appreciative. On his advice, the council will endeavour to make all payments by bank transfer to avoid the issues that can arise from uncashed cheques.
- 25.12 **The Annual Governance Statement** was considered, approved and signed.
- 25.13 **The Statement of Accounts** for 2024-25 was considered, approved and signed.
- 25.14 **Audit exemption.** The council is not required to have an external audit, and an exemption certificate was considered, approved and signed
- 25.15 **Insurance Policy** The council reviewed the quotes received and agreed to the policy from Community First Insurance which is part of a long term agreement. Payment, which is within budget, was approved.

Planning Matters

Planning matters dealt with since the last meeting for approval or to be decided at this meeting are in bold:

| Name | Details /Reference | Status |
|--|---|--|
| New Barton Farmhouse Marston Road Sherborne | P/PAPA/2025/02320 Renew agricultural vehicular access track from Hardings Hse Lane. | Information only |
| Land At Wyke Farm Wyke Sherborne | P/ESC/2025/02279 Environmental Impact Assessment Screening Opinion | PC: An EIA should be required. |
| Patson Hill Farm Patson Hill Lane Tren | P/FUL/2025/02046 Erection of extension to the south-west of the building. Change of use of part of the building from general industrial (B2 Use) to Sui Generis to accomodate an ancillary sampling room, to include toilets, bar & keg storeCreation of additional parking area. | No objection subject to access for increased number of vehicles is fully considered. |
| The Dairy Farm Lower Boyston Lane Osborne | P/PAEW2/2025/01745 Excavation to form an extension to an existing agricultural dirty water lagoon. | Information only |
| The Dairy Farm Lower Boyston Lane Osborne | P/PABA2/2025/01744 Erect extension to existing agricultural buildings to cover open cow loafing yards (fouled). | Information only Prior Approval Granted 24.03.25 |
| Bedmill Farm, Bradford Rd, Sherborne | P/PAPA/2025/01371 Form new farm track | Prior Approval Not Required 18.03.25 |
| Blackmarsh Farm, Dodds Cross | P/LBC/2025/00373 Install glazed window/door unit. | No objection Granted 17.03.25 |
| Blackmarsh Farm, Dodds Cross | P/FUL/2025/00243 Change of use of agricultural barn to a farm shop and installation of glazed window/door unit | No objection Granted 14.03.25 |
| Mushroom Farm Cow Lane Poyntington | P/FUL/2022/02416 Erect 2 No. dwellings (Class C3), new vehicular accesses and associated works. Demolish existing agricultural buildings and polytunnels. | Objection Refused16.07.24 Appeal Objection Awaiting decision |

- 25.17 **Proposed new solar farm at Wyke:** Neither the parish council nor Cllr Legg had been consulted on the recent Environmental Impact Assessment Screening Opinion request. RWE is claiming that due to the alterations to the scheme, an EIA is no longer required. The council agreed that the clerk should write to Dorset Council to say that it considers an EIA should still be an essential requirement.
- 25.18 **Highways Issues:**
- a. B3145 junction with Clatcombe Lane: It was reported that a larger mirror has been installed. However, Cllr Simnett had not received notice to meet with the Road Safety Officer to review the mirror as had been expected.
 - b. Fingerposts: The council agreed that the wording on the Poyntington finger should be reduced to allow use of a narrower piece of wood. Cllr Perryman kindly confirmed that he can supply the wood.
 - c. West Down Farm culvert: Problems with water on the road caused by the culvert had been reported directly to Dorset Council by the landowner. It is believed that the issue has now been dealt with.
- 25.19 **Mobile signal improvement:** Support from all 4 parish councils having been confirmed, Atlas are now approaching the landowners in the area preferred for the mast.
- 25.20 **Neighbourhood Plan, update:** It was agreed that the clerk would write to Sherborne Town Council to ask for clarification on proposed visits and meetings with Fera Urbanism the NP consultants.
- 25.21 **Request from Sherborne Castle Estates for double yellow lines on New Road, Castleton, update:** The white lines proposed and agreed by Dorset Council have not been installed. The clerk will write to remind them.
- 25.22 **Drains in Goathill:** Deferred to next meeting.
- 25.23 **Play Areas, Osborne annual inspection:** Fields in Trust have informed the council that the inspection will now be subject to a charge. The Play Area Committee has agreed to pay this annual fee.
- 25.24 **Items for the next Agenda:** Send to clerk
- 25.25 **Dates of future meetings:**
- 3 July, Poyntington
 - 4 September, Osborne
 - 6 November, Poyntington

The meeting closed at 8.25 pm.