



MINUTES OF THE EXTRAORDINARY MEETING OF THE PARISH COUNCIL OF EAST
STOKE HELD ON TUESDAY 7TH MARCH 2023 AT LONGTHORNS
CAMPSITE

PRESENT	Cllr Rebecca Cady (Chairman) Cllr Neill Child (Vice Chairman) Cllr Barry Quinn Cllr Chris Evans Cllr Tessa Wiltshire Cllr Graeme Langley
APOLOGIES	Cllr Keith Evans
IN ATTENDANCE	Dorset Councillor Cherry Brooks 5 Members of the Public Liz Maidment (Parish Clerk)

1. Public participation period for 15 minutes

- a) A neighbour read out their objection to P/HOU/2023/00580. It is adjacent to Forge Cottage which is Grade II Listed and the proposal will not abide by Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as it will change the original appearance of the agricultural dwelling. Also, its setting in relation to the nearby Holme Bridge which is grade 2* listed. Concerns were also raised that the new window will overlook their garden.
- b) Clarification was sought on the February minutes as it stated that 35% of the population of East Stoke completed the Village Hall Questionnaire. It was confirmed that about 35% of households who were surveyed completed it, rather than 35% of the entire population.
- c) It was asked how members of the public can find out about Parish Council meetings. They are published on the noticeboards, Facebook and the Parish Council website.

2. Apologies

Apologies were received from Cllr Keith Evans.

3. Granting of Dispensation

No applications for a dispensation had been made.

4. Declarations of Interest

No declarations of interest had been made.

5. Planning Applications or Planning information received

- a) **P/HOU/2023/00388 - Grapevine Cottage A352 Binnegar Lane To Holmebridge Binnegar Dorset BH20 6AH.** Conversion of loft space within existing 1960s extension to listed cottage and addition of a single casement window to first floor.
No comments or objections.
- b) **P/LBC/2023/00390 - Grapevine Cottage A352 Binnegar Lane To Holmebridge Binnegar Dorset BH20 6AH.** Internal alterations to ground floor of existing 1960s extension to re-instate kitchen facilities and create home office
No comments or objections.
- c) **P/HOU/2023/00580 - The Forge Holmebridge Wareham BH20 6AF.** Single

storey side extensions, replace existing rooflights with dormer, new window to side elevation, form new front entrance door, replacement windows and replacement access gates.

East Stoke Parish Council has concerns regarding the application as it will change the characteristics of the Forge building and the setting of the adjacent Grade II Listed cottage and the Grade II* bridge. It will not abide by Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. It is required to have a special regard for the desirability of preserving the listed building or its setting or any features of special architectural or historic interest that it possesses. It is felt that the proposal will not retain the agricultural appearance of the original forge building which dated back to approximately C18 and it is understood was a condition of the 1988 planning consent. This has been a condition of other agricultural building conversions within the Parish and it was felt there should be a consistency of approach.

The proposed new window may infringe on the neighbour's privacy as it will overlook their garden. A possible option to overcome this is to install a small frosted window however even this will have a detrimental effect on the building's historical appearance.

6. Talk from Adam Bennett, Senior Associate Planning Consultant at Ken Parke Planning Consultants

The application was issued in 2018 however there has been a delay due to the SANG (Suitable Alternative Natural Green Space) mitigation. The purpose of a SANG is for it to be a recreational site, created to attract residents of new developments away from designated sites that are protected for their valuable ecology and are sensitive to recreational activities such as dog walking. Detailed reports have been published on a proposed SANG to the south of the A352 although there is potential for a different site to the west which is located on Suez land. Natural England's preferred option is the southern side as it is completely divorced from the heathland therefore the flora and fauna would be protected more. Natural England raised a connectivity concern within the western site, as with it being common land fences cannot be installed to prevent people from walking in certain areas. The SANG will be provided and maintained in perpetuity to be defined in the Section 106 Agreement as a period of 80 years. Initially, work will be required to plant trees etc but it will then become self managed.

Another reason for the delay in the application is the issue of phosphates. When there is excessive phosphorus this will increase the number of algae which in turn affects wading birds. The site falls into the Poole Harbour Catchment area and the current policy is any new developments will need to be phosphorus neutral. To become neutral some projects have purchased credits. Whereby a third party would deliver the mitigation measures with developers buying credits into the scheme. This has happened in the Solent region where a fish farm was used. However, in the Poole Catchment area, there are no available credits. Hopefully, phosphates will cease to be an issue if the Levelling Up and Regeneration Bill goes through in April. This is owing to the Bill requiring water companies to upgrade Waste Water Treatment Works in sensitive catchments by 2030. Part of this could be that developers would pay into a centralised pot to finance to improve treatment works. Nitrates are also a problem but they are easy to identify and remove.

As part of the proposal for the southern site, various road improvements will have to be constructed including a pedestrian crossing island, road widening and the layby closest to Holmebridge to be extended. The 40mph zone will be increased by 560 metres to just east of Honeysuckle Cottage. It was commented upon that it was disappointing that it did not go as far as the Holmebridge junction.

A member of the public asked about the business case currently being written. It was confirmed that it is being prepared but it will not form part of the planning application. It will include financial costings including salary provision for a caretaker, and details of the S106 Heads of Terms blueprint. Once the specification has been agreed upon with all the

stakeholders, then the agreement will become binding. The S106 will be signed once the planning application has been agreed upon.

The hall will be designed by the developer's architect. The timings of the build will be agreed by the case officers, as it will start after a certain percentage of the dwellings have been built. It was suggested that one of the conditions is that the hall should be completed before the houses are occupied. The hall will be pledged to the Parish Council who will act as custodians who then, in turn, appoint the Village Hall Committee to run it. The Committee is small and is looking for more volunteers as currently some of the Parish Councillors are dual hatted as they also sit on the Committee. The survey has shown that 11.6% of the respondents are willing to serve on the committee and 39.1% replied as a maybe.

7. **Planning Application 6/2018/0228 - Binnegar Hall, Worgret Road, East Stoke, BH20 6AT.** Proposal: Redevelopment for 48 Dwellinghouses & Village Hall including access improvements, parking & landscaping Location: Binnegar Hall.
The Parish Council's response to the application is included in Appendix 1 and information on the case for a village hall is in Appendix 2.
8. **Update on Previous Applications or planning information**
P/NMA/2022/07485 - Fair Santon, Bindon Lane. Non-material to reduce the size of the extension to planning permission 6/2021/0275 (Rear single storey pitched roof extension).
Granted. Noted
9. **Date of Parish Council Meeting and any other business**

The next meeting will be held at Longthorns Campsite on Thursday 6th April 2023

With no further business to transact the Chairman closed the meeting at 20:13

Appendix 1

SANG

The Parish Council's preferred option would be to have the SANG on the western side which is currently owned by Suez as it is easily and safely accessible by residents whereas the southern site would require people to cross the often-busy A352.

Even with the 40mph zone being extended and a pedestrian refuge it would still be extremely dangerous for pedestrians crossing in particular as it is foreseen that unaccompanied children from the proposed development would use the SANG. In the Road Safety Audit dated January 2022 it states "The proposed island will therefore be situated directly in front of westbound vehicles at a distance in excess of 60 metres in advance of the feature and not clearly visible. As such, a westbound may not become aware of the refuge island at a safe distance and attempt to overtake a vehicle on approach which could lead to a vehicle colliding with the island." Even with the recommended westbound entry taper being elongated and a solid white centre line, vehicles will still be tempted to overtake especially as 9% of traffic are large vehicles such as towing caravans.

As the A352 is a rural road and does not have street lighting, drivers may not be aware of people trying to cross the road, especially during dark winter evenings. The SANG will be used by dog walkers and a high percentage of people walk their dogs at dawn or dusk due to work commitments.

Cllrs are dubious about the safety of the chicane proposed in the Technical Report for the reasons given above. There is virtually no comment from DC Highways on the proposed scheme other than references to the footpath width on the northern side of the crossing point and calling for an additional strip of presumably grassed area between the 2m wide footpath and the carriageway.

However, the thing that is not addressed is the movement of tanks and transporters if they put the island in. The Technical Report on the proposed crossing makes no reference to tanks and it is not clear whether the authors were even aware that they regularly use the A352. The movement on tracks is mainly transiting between Bovington and Lulworth but vehicles on transporters are generally units from other locations to use the ranges at Lulworth. The site visit by the authors of the report was conducted on Tuesday 21 Sept 2021 between 1100-1200 with very limited observations on traffic conditions and infrastructure.

The verge at the crossing point is barely 2m wide so little scope for widening it without taking out the established hedges. The refuge island is also 2m wide and the road 6.75m. Challenger 2 is 3.5m wide but 4.2m with the additional armour packs on the sides. The width on transporters or other large military vehicles such as the Trojan engineer tank is not known but considerable widening beyond what is being proposed is likely to be required to accommodate these movements. The relocation of telegraph poles and utilities on the south side of the road will also need to take into account the drainage ditch but it is still predicted that the refuge island will quickly be damaged by tracked vehicles. This could create debris in the centre of the road presenting danger to other users.

The Armour Centre in Bovington or MoD generally does not seem to have been consulted to provide authoritative comment.

Due to these reasons, the Parish Council feels that the safety of people crossing the road should be more important than the possible damage of walkers destroying flora and fauna on the heathland therefore the western side should be used for the SANG.

Drainage and Flooding

One resident from along the A352 south of the development has raised concerns about drainage and the impact on septic tanks. The Planning Consultant at our meeting did refer to the need for additional sewage treatment plant in response to a question from a member of the public about nitrates. We also note that the report from the Flood Risk Management Team has not been updated although we are aware that infiltration testing for surface water run-off has been conducted by the developer.

Loss of agricultural land

Another issue with using the southern side is that the parcel of land would be taken out of agricultural use. The UK produces less than two-thirds of the food it needs, down from a peak of 78% in the mid-1980s. With the ongoing war in Ukraine and the climate crisis, it has become even more essential to utilise every field to help eliminate the problems of food security. Especially as within the Parish 25 hectares of land has been taken out of production recently to instal a solar farm.

Appendix 2

The Case for a Village Hall in East Stoke

Background

East Stoke Parish had a village hall in the form of a World War 1 barrack hut paid for by local benefactors and brought to the Parish in 1920 to provide a social hub. This was similar to the halls acquired by many parishes in Purbeck. From the time the Parish Council was formed in 1894 it variously held its meetings in the School, Reading Room and the Hut. The former two facilities closed in the 1970's and by 2008 the latter had reached the end of its useful life.

In 2004 the Parish Council agreed to produce a Parish Plan which was completed in 2006 and subsequently adopted by Purbeck District Council. One of the issues identified and supported by the community was the need for a new village hall.

Since 2008, a rebuild committee supported by the Parish Council has been striving to achieve a replacement community facility. However, achievement of that goal has been hampered by the lack of a suitable site either on long term lease or owned by the community. The committee were only able to obtain a 30-year lease on the original hall site but without a long-term lease of around 99 years they were unable to obtain grant funding. The committee is established as a registered charity and has been fundraising during this time but it only raises relatively small amounts so other funding is essential. This long delay should not be interpreted as lack of need.

The Parish Council does own land adjacent to the Black Dog pub but it is covered by two Victorian statutes, the Enclosures Act 1870 and the Village Greens Act. The Parish Council in 2015 engaged a Barrister to give an opinion as to whether it would be possible to erect a village hall on the land. She came to the conclusion that as there was a lack of case law that it would be difficult and expensive to challenge.

The rebuild committee also actively tried to another site within the Parish by writing to various landowners without success.

In 2008 the Parish Council was given access and actually encouraged to use the facilities at the River Laboratories then owned by the Freshwater Biological Association (FBA) after the hut was condemned but it was not available for social functions. Use by the East Stoke history group and a yoga class was permitted though. However, in 2019 the FBA sold the River Laboratories, this was then followed by the Covid pandemic which forced meetings online. After considering various options permission was given to use the club room at the Longthorns campsite. Whilst this has been appreciated, usage is not guaranteed and there can be occasions when the facilities are not be available due to other functions taking place.

We are now at the point where Westcoast Developments (Purbeck) Ltd, the developers of the Farrer Estate are trying to progress the planning S106 agreement with Dorset Council which commits them to provide a village hall as part of that development. The draft Heads of Terms have been agreed by the Parish Council although further discussion will be required as the legal documents are prepared.

The Parish Council has resurveyed East Stoke residents on the need for a village hall as the previous surveys that were carried a number of years ago are out of date given the number of new people that

have moved into the parish. The survey was conducted largely electronically but with hard copies delivered to those not online. It explained that East Stoke being a largely dispersed community is not a typical Dorset village like Wool so its needs are slightly different but not unique. There are other similar parishes that have successful village halls.

The survey was not prescriptive and invited additional comments. We received responses from around 35% of households and the results which are broadly supportive of the need for a hall are summarised in the Appendix.

A Business Case reflecting the identified needs is currently work in progress. It will be further developed as the design of the building is matured by the developer in consultation with Dorset Council and the community. In the interim a working group from the Parish Council has been engaging with neighbouring communities to look at village hall operating and management models, lessons learnt and best practice.

Expected Benefits

A Village Hall would provide a focal point for the Parish Community, hosting various events reflected in the survey responses. These included hobby clubs, celebratory events like birthday parties, community meetings and potential facility for offsite business meetings as well as providing the Parish Council a permanent facility to hold meetings, manage and conduct parish business.

Organisers of local events have over the years needed to look outside of East Stoke for facilities to hold functions and meetings.

The building will be a modern construction so should require minimal maintenance and have relatively low running costs. However, a management committee will be required although this is not necessarily an onerous task perhaps meeting quarterly and arranging fundraising activities such as fetes, quizzes and fun dog shows which have been very popular in the past.

Targeted Community Services

The Parish Council as the elected representatives of the local community in East Stoke will be a key user of the village hall for regular monthly meetings. It is also expected that the building would act as a polling station for local and general elections as it did previously and is the case in other parishes.

In addition to the local residents of all age groups having facilities to socially interact and reduce loneliness it provides a base for learning opportunities, use by outreach organisations such as Citizens Advice or health services. This latter usage could include slimming clubs, dance and fitness classes.

Similarly, other communities hold a weekly produce market or even facilitate use by the Post Office.

There were no requests in the survey responses for a badminton court so the Parish Council believes it should not influence the building's size or design.