

MINUTES OF THE PARISH COUNCIL MEETING OF EAST STOKE PARISH COUNCIL HELD
ON THURSDAY 10th SEPTEMBER 2015

PRESENT Cllr Rebecca Cady (Chairman)
 Cllr Neill Child (Vice Chairman)
 Cllr Christine Evans
 Cllr Barry Quinn
 Cllr Tessa Wiltshire
 Cllr Julie Wright

APOLOGIES Cllr Cherry Brooks (District Councillor)
 County Cllr Mike Lovell

IN ATTENDANCE 8 Members of the Public
 Trevor Badley, Minerals and Waste Planning Policy, DCC
 John Brown, Hanson
 Liz Maidment (Parish Clerk)

**1. Presentation from Trevor Badley, Minerals and Waste Policy, DCC.
Followed by a short question and answer session for members of the
Public and the Parish Council.**

a.

- i. The County Council and both Bournemouth and Poole Councils adopted the Bournemouth, Dorset and Poole Draft Mineral Sites Plan & Draft Waste Plan in 2014 but it was not site specific. The Plan is now to identify and designate the sites. The sites put forward as part of the Consultation includes 9 Sand and gravel sites which 2 of these are within East Stoke. The total sites are 3 building stone, 1 Portland Stone, 1 Recycled aggregates, 1 ball clay at Trigon Hill, 4 Purbeck Stone and 1 crushed rock. A document has been created called the Puddletown Road Area Policy which is an ecological plan to aspire for heathland restoration after the quarrying has taken place.
- ii. The timetable for the Consultation runs from July to Sep 2015. The Publication (Pre-Submission) March 2016, Submission Summer 2016, Examination Hearings Autumn 2016, Adoption Spring 2017.
- iii. Mrs Ham asked for clarification on what the codes and colours mean in the publication. Mr Badley confirmed that there is a separate copy that the codes are in and is happy to forward it onto her.
- iv. On the Sand and Gravel Area on the Search map the purple areas are where they have advised companies to apply. Mrs Ham commented that the whole of East Stoke is in one of the areas and expressed concern as to how much would be excavated. Cllr Child asked will overdevelopment be allowed. The team will work with Purbeck District Council and for example they would do prior extraction before other development is allowed on site.

- v. Mrs Ham asked why there is no landscaping along Puddletown Road. Mr Brown said it is not a completely worked out quarry so it is not possible to landscape at the moment, but they will put more trees and hedging. In the area the minerals are very deep, so it is more difficult to restore but there are restoration plans.
- vi. Mrs Burdon asked how the minerals would be extracted and would it mean that the trees would have to be taken down. Mr Badley said that Natural England can't support such a large area. A discussion between the relevant parties will take place in the Autumn to decide on an agreed area. The extraction work would involve felling trees, but restoration work will be carried out.
- vii. Mrs Burdon also asked how deep the sand is. It is approximately 53 metres but they will only go down to 17 metres due to the water table.
- viii. Cllr Quinn stated that they will be not really restoring but in fact only repairing it as it will have huge voids where previously it was flat. It was agreed that this would be the case as it would be not be practical to fill it in.
- ix. Cllr Child asked what the Forestry Commission's view of it is and would they like to put trees back. The Forestry Commission doesn't want a blanket of trees, but they envisage a more open vista. As a land owner they are supportive of this proposal and it will be a source of revenue for them.
- x. Mr Coates asked if there has been a survey of the wildlife. An ecological survey has been carried out, however it is not available yet, but when it is, it will be available to the public. During Phase 1 there will be an ecological assessment. It is an area of "Open Access" and Natural England want to keep it this way.
- xi. Mrs Ham stated that Criteria 19 is about the impact to existing properties and it states that there will be no lorries travelling along the A352. It was confirmed that the lorries would be using the Puddletown Road as the entrance will be located there.
- xii. Cllr Wiltshire said that the Forestry Commission have pledged to protect biodiversity and heritage. For example, in the Lepidoptera document it pledges to protect butterflies. It is also vital for the ancient monuments to be protected. Mr Brown confirmed that Hanson was not aware of this, but all these would be factored into the application. If the plans are adopted in Summer 2017 then they would go straight in with the planning application but there is no point in submitting the PA until the plan is adopted. The minimum time period would be one or two years, followed by a further two years for it to go through. This means it would take 6 to 8 years for it to go into operation. Cllr Wiltshire asked if the extraction would be staggered. The planning application has an end date, but the Council cannot tell companies as to when to start digging. It all depends on the state of the economy.
- xiii. Cllr Cady said that an email has been received by Ms Nicolson who was unable to attend the meeting but would like to ask some

questions. It was agreed that the email would be forward to Mr Badley who will answer them.

Action: The Clerk to forward the email onto Mr Badley.

2. Presentation from Will Bond about a proposed solar installation. Followed by a short question and answer session for members of the Public and the Parish Council.

- a) The new application is smaller than what was proposed. The actual panels do not have a drip line and the gap between the panels will be $\frac{3}{4}$ inch which will allow the rainwater to go through. It will be landscaped by both new and existing hedging. The properties at Middlefield Cottages will not see the installation apart from the four who have dormer conversions. There will be brief glimpses of it from the train and the A352. The gap between the fields will be widened so it will be less visibly intrusive from the top of the hills.
- b) Solar installations cannot be near coasts due to sea mist and also the salt. Also, this area has one of the highest rates of sunshine in the Country. There will not be many more applications due to there not being capacity on the grid. Including this proposed one the total amount of land in the East Stoke Parish used for solar will be 2%.
- c) At the moment the fields are half arable and half sheep. Once the panels are up the arable part will be lost.
- d) It was suggested that the panels should be placed on the roofs, but the amount of roof space available wouldn't be enough to make a grid connection worthwhile. All energy is subsidised including fossil fuels.
- e) The benefits include details of the "Community Ownership Models Under the Feed-In Tariff Scheme". The guidance states that a fifth of the project can be brought in shares by the community. Another document is called "Local Supply Options for Selling Your Energy Locally". However, there are no definite schemes for this yet as it is just a discussion document.
- f) The installation will encourage more biodiversity, including wild flowers. It could be a potential habitat for solitary bees as they would be able to burrow. The welfare of the sheep would improve as the panels would create some shade for them. The Poole Harbour Catchment Initiative states that the harbour is full of algae and to decrease it the amount of nitrogen in it needs to be lower. To resolve the issue farmers in the area will have to reduce the amount of pesticides used. With solar panels instead of arable there will be no need for them.
- g) The project will donate £1000 per megawatt to the local community which equates to £12,000 a year or £360,000 over a 30 year period.
- h) Mrs Burdon asked if the substations would be used for the wind turbines as well. Mr Bond confirmed that it will.
- i) Mr Coates stated that he has just moved here due to its rural setting, but he feels with all these proposals in the area it will become a lot more industrialised. Mr Bond said that he will not be able to see them from his property. It was asked how it will be reverted back and the intention is for it to go back to agriculture. But over the life of the solar installation, there will be extra wildlife due to the low intensity agriculture.

- j) Cllr Wiltshire asked, how much it could reduce by before it becomes unviable. It is difficult to tell as the Government policies keep on changing. Mr Bond is unsure what the minimum would be.
- k) Cllr Quinn asked if it were to downsize has Mr Bond got a preferred area he would use. He hasn't as it would depend on how much it would be decreased by. The installation will not be as visible as the one on the outskirts of Blandford.

3. Public Participation Time.

- a) Mrs Ham told the meeting that people can help themselves to the "Stay Safe" Police leaflets that were displayed. Also, to get regular updates from the Police she recommended people to sign up for the Dorset Alert.
- b) Mrs Burdon asked if anyone knew who an elderly woman who has been seen walking down the road in nightwear as the Police were concerned about her. Cllr Wright commented that she has also seen her out walking with a Zimmer frame. Mr Bond said that he knew of her and she is ok as she has been doing the walk from Holmebridge to East Holme once a week for the past five years.

4. Apologies

Apologies were accepted and approved for Cllr Brooks and County Cllr Lovell

5. Granting of Dispensation

No applications for a dispensation had been made.

6. Declarations of Interest

None

7. Minutes of the Parish Council meeting held on Thursday 13th August 2015

It was resolved that the minutes of the Parish Council meeting held on the 13th August 2015 were approved as a true account and were duly signed.

8. Matters arising from the minutes

- a) There have been incidents again of motorbikes using SITA Land. Cllr Quinn and other local residents have called the Police but they were unable to catch them. Cllr Quinn raised the issue at the Binnegar Quarry meeting that more fencing is required. PC Jephcott has said that the Police do what they can but are limited as they cannot go into the quarry.

9. Planning Applications or Planning Information received

- a) **Tree Preservation Order 2015, Kemps Country House Hotel**
The trees in question are located at the front of the property and the deadline date for objections is 24th September.
- b) **6/2015/0516 Stokeford Farm.** Construction of a 12 MW solar Photovoltaic park with ground mounted photovoltaic arrays and ancillary equipment including substations, invertors, fencing and security cameras.
Cllr Cady expressed the opinion that it is too big. Cllr Child agreed but stated the problem is that everyone uses electricity as demand must be

met somehow. It was questioned if it needed to be so big and it was agreed that East Stoke is already doing a lot as there is an existing solar farm, a planned wind farm and the mineral extraction. Mr Bond was asked if the land would be used for anything else and he replied that by having the installation, fertiliser would not be used. After 25 years the ground would become heathland and on the southern part it would revert to grass. The intention is after the 25 year period the land will then be used for agriculture. He has been made offers by a number of developers to buy the land, but he is keen to keep it and to maintain it in good condition. Cllr Wiltshire asked if a condition could be put in place to control screening and have confirmation that it would be maintained. The community benefit would be £12,000 a year that equates to £300,000 over the 25 year lifespan. It was agreed that a vote should take place. **The voting resulted 4 in favour, 1 no opinion, 1 against.**

10. Update on Previous Planning Applications or planning information
a) Bournemouth, Dorset and Poole Draft Mineral Sites Plan.

- i) Cllr Wiltshire felt that it is difficult to comment on the Hethfelton Wood site due to the fact that the exact area has not been decided upon. Mr Coates, a local resident who is a keen ornithologist has spotted nightjars. Cllr Wiltshire expressed that she believes the most beautiful part of it is on the northern side. There are various ancient monuments and ecological risk zones located all over the site which is shown on the "Magic" plan. It is a local amenity which many locals use. The Forestry Commission was invited to attend this meeting, but they declined. The Parish Council is of the opinion that as the Forestry Commission are the landowners then it is important for them to be represented. It was agreed that the email in which they declined to attend this meeting should be forwarded onto County and Richard Drax MP.
- ii) Cllr Quinn stated that there are two sites locally that have been shortlisted on the Waste Plan. The first is Dorset Green at Winfrith and the second is the Binnegar Environmental Park, where a materials recycling facility was constructed but has now been mothballed. Dorset Green is currently being marketed as a High-Tec business park and it was felt that it would not be appropriate to have a waste site there. It would also entail 10 lorries a day travelling through the already bottlenecked village of Wool. The Binnegar site has easier vehicular access and the 10 lorry movements a day would travel along the Puddletown Rd. It was agreed that the preferred option would be Binnegar.
- iii) The Puddletown Road Area Policy is about restoration, but it is not a defined document. The area loops down south of the A352 but as that land is classed as AONB the Parish Council is of the opinion that the boundary should have been the A352.

Action: Cllr Wiltshire and Parish Clerk to draft an email to Richard Drax and to submit the Parish Council's comments on the Plan.

- b) **6/2015/0287** Hazel Lodge, Bindon Lane. Erect rear conservatory extension. **Approved.**

11. Reports from County and District Councillors

- a) **County Cllr Lovell**

No report

- b) **District Cllr Brooks**

No report.

Cllr Quinn gave the following District and County updates.

- i) The Combined authority is still ongoing and there has been concerns regarding the power of veto and sovereignty over local issues, therefore a meeting with the two Purbeck MPs has been set up to clarify these issues so that the council can make an informed decision by November.
- ii) The District has decided that everyone should pay something towards council tax, but other Dorset Councils were more sceptical. But the evidence has shown that Purbeck's approach was successful as the majority of the claimants were able to meet their council tax liability. A new scheme for council tax discounts has been introduced as part of the Government Welfare Reforms.
- iii) Binnegar Hall has been sold and it has been anticipated that there will be planning applications for this.
- iv) There was a site visit of Binnegar Quarry by the Inspector that was also attended by Gareth Phillips of SITA, Ralph Holmes of Open Spaces, Cllr Quinn and local residents who had raised objections were invited. During the visit Gareth Phillips produced the unilateral obligation, but there was no mention of the management plan. There are still concerns about the bridleway exits onto the A352 and the ditch behind the houses could be frequented by motorbikes.
Action: Cllr Quinn to write the Parish Council's response to the Inspector.
- v) Highways will be relining the camera scales and the "Slow" in two locations will be refreshed.
- vi) There is now additional signage along the River Lab Footpath stating that it is passable in dry weather and County Cllr Lovell will pursue the work on the culvert solution.

- 12. a) **This matter was discussed 220/8/a**

- b) The Forestry Commission solicitor is currently dealing the traveller site.

13. River Frome Issues

There were no further updates.

14. Items for Autumn Newsletter

Subjects to be included are Dorset Police, Hawkins Trust, Community Chest and possibly the tank anniversary. The distribution will take place over the half term week (week commencing 26th October).

Action: The Clerk to email the Councillors before the next meeting for more ideas.

15. East Stoke and Wool Community Chest

The closing date for the next round of applications is the 4th October.

16. Railway Crossing Issues

The railway crossing in Wool will be closed overnight in mid-September for repairs. There was a failure at the East Stoke Crossing due to someone trying to break into the control box.

17. Highways Issues

a) Update on issues reported

i) Challenge Weymouth

It was noted that only one of the two Councillors who live on the route has received a leaflet through her door. It is important to gather feedback of any problems before the debrief takes place.

ii) Speeding on A352

The Police were using a speed camera on 10th September and have caught various vehicles speeding, including someone doing 69mph in a 40 zone.

b) Other Issues

i) Cllr Child commented that he noticed during the recent wet weather that all the gullies are blocked.

18. Consultations for consideration or New Items for Discussion/Consideration

a) Input requested on Purbeck District Council's SHLAA. Response by 25th September. It is the latest draft Strategic Housing Land Availability Assessment. **Noted.**

b) Code of Conduct – training on the ethical framework offered at Purbeck District Council. Date to be confirmed.

Cllr Quinn stated that this is a worthwhile training for Councillors as there have been issues with this within other Parish Councils.

c) Invitation from Purbeck Citizen's Advice Bureau for a representative from the Parish Council to attend Trustee Board Meetings. The AGM is on 30th September at 7:15pm and other dates will be finalised.

The Parish Council would like to send a representative, but will need confirmation on when the dates will be.

Action: Clerk to email back asking for more details.

19. Correspondence Received

All of the following items of correspondence were circulated prior to the Meeting

a) Partial Review Town and parish council drop-in, 7 September 2015 10am-1.00pm and 5.00pm - 8pm. **Noted.**

- b) DAPTC AGM Proposals – Deadline 17th August. Reminder to councils if they have a resolution that they wish to propose at the DAPTC AGM. **Noted.**
- c) Dorset Local Access Forum Recruitment - Deadline: Friday 11 September 2015. **Noted.**
- d) What do you think about new waste sites? Councils are asking for your comments about future waste and quarry sites in Dorset, Bournemouth and Poole. **Noted.**
- e) 25 days to go - European triathlon in Dorset. **Noted.**
- f) A338 roadworks - everything you need to know. Between 6 September 2015 and 31 May 2016 the stretch of dual carriageway between Ashley Heath Roundabout and Blackwater Junction will be completely rebuilt. **Noted.**
- g) Dorset Highways Councillors Satisfaction Survey 2015 – Closing date 4th Sept. **Noted.**
- h) Training Reminder - What needs planning permission. Tuesday, 15 September 2015 2:30pm – 4:45pm. **Noted.**
- i) Are you taking the Purbeck Pledge? Residents and organisations around the district are planning to give up or cut down their alcohol consumption for the 31 days of October 2015. **Noted.**
- j) Dorset Armed forces veterans' web pages launched. The pages, which can be found at www.dorsetforyou.com/veterans-support. **Noted.**

20. Finance

a) To approve the following payments	Amount	Cheque No
Miss E Maidment August Salary	£211.76	000480
Re-imburse Miss E Maidment for Water Services Bill	£11.84	000481
Anatrack Ltd East Stoke Website	£99.00	000482

It was **resolved** that the above payment schedule was paid

21. Items for Information or next agenda

The newsletter will be delivered over Half Term

22. Date of the Next Parish Council Meeting.

The next meeting will be held on Thursday 1st October 2015 at 7pm.

With no further business to transact the Chairman closed the meeting at 9.21pm.

Chairman:Date.....