

EAST STOKE PARISH COUNCIL

MINUTES OF THE EXTRAORDINARY MEETING OF EAST STOKE PARISH COUNCIL HELD ON TUESDAY 27TH MAY 2014

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| PRESENT | Cllr Rebecca Cady, Chairman Cllr Neill Child, Vice Chairman Cllr Barry Quinn (District Councillor) Cllr Christine Evans |
| APOLOGIES | Cllr Tib Axon Cllr Tessa Wiltshire (Co-Opted) County Cllr Mike Lovell |
| IN ATTENDANCE | 4 members of the public Anthony Bird, Principal Planning Officer Development Management, PDC Liz Maidment (Parish Clerk) |

1 Public Participation Time

- a) Karen Barnes put in a request that emails are sent to residents informing them of events/news such as extraordinary meetings. It was noted that the details are on the website, but it was agreed to set up an email tree.
- b) Will Bond stated in the "Strategy for Managing Nitrogen in the Poole Harbour Catchment (2013)" it advises reducing agriculture by a third in the Frome Catchment area to reduce the amount of nitrate pollution within Poole Harbour. To overcome this problem Will Bond is considering the possibility of having a solar farm on part of his land instead of arable. He requested the views of residents at the meeting.
 - i) Karen Barnes expressed concerns that the Parish could be turning into a renewable energy zone.
 - ii) David Topp is worried about the decreasing levels of food production.
 - iii) BQ advised the meeting that PDC did not sign up to the Renewable Energy Strategy due to schemes that might affect the visual impact on the area. A renewable energy panel has been set up so that a suitable balance can be achieved by keeping the natural beauty of Purbeck, while meeting renewable energy requirements. The commutative effect is taken into account so the number and location of solar farms are taken into consideration.
- c) Paul Rogers stated that Woodlands Mews keeps on expanding and he is worried that it is being overdeveloped. He questioned whether there was planning permission for the first house. The main house can now be let out for 15 guests, the garage conversion is advertised for 6 people and the 2/3 accommodation unit is up to 12 people. Along with the tented campsite full capacity there could be up to 140 people.

Anthony Bird informed the meeting that people need to write into the Planning Department to express their views. Mr Bird outlined the history of Planning Applications regarding this particular accommodation unit. In 2007 it was changed from a shower block to four holding units. In 2010 it was converted into two units. Planning permission was refused as the building is within 400 metres of heathland. The PDC's view was that it did not warrant an investigation as two units had less impact than four. Woodlands Lodge is classified as C3, a dwelling house this means a house can be converted into a holiday let without planning permission.

On both the documentation and during the site visit it was stated that the shower block was unpopular with guests, but it has been found out that it has never been used as a

shower block. There are temporary shower/W.C facilities on site, but Anthony Bird confirmed that they have been put up without planning permission.

The septic tank has reached capacity and is overflowing. This has caused sewage to flow into a neighbouring garden. Anthony Bird has not received any written comments regarding foul drainage, but is aware of issues with surface water. Paul Rogers notified the Environment Agency who said that they would link through that there is an issue but this has not been done.

Action: BQ requested details of the contact in the Environment Agency so the potential health hazard is known to the relevant parties. Anthony Bird informed the meeting that they will be investigating the mobile shower unit.

- d) David Topp said that the footpaths are very overgrown. There is also a broken stile near the Labs.

Action: The Clerk will report it on the dorsetforyou public right of way portal.

- e) Karen Barnes reported a fallen tree on an unadopted road near Manor Farm and questioned who is responsible for it. Contractors are paid to cut back trees to the edge of the road.

Action: The Clerk will report it on the dorsetforyou portal.

2 **Apologies**

Apologies for absence had been received from Cllr Tib Axon, Cllr Tessa Wiltshire (Co-opted) and County Cllr Mike Lovell.

3 **Granting of Dispensations**

No applications for a dispensation had been made.

4 **Declarations of Interest**

None.

5 **Minutes of the Parish Council meeting held on Thursday 1st May 2014**

It was resolved that the minutes of the Parish Council meeting held on the 1st May 2014 were approved as a true account of the meeting and were duly signed.

6 **Matters arising from the minutes**

There were no matters arising from the minutes.

7 **Planning Applications**

- a) **6/2014/0190** – Mark Lewis, Woodlands Mews, Bindon Lane, BH20 6AS. Extension of two existing holiday accommodation units into the existing shell of a toilet and shower block immediately behind the units

The Parish Council **objects** to this planning permission due to:-

- i) One of the reasons for the planning permission was due to the level of noise from the shower block. However, this was found to be untrue as the shower block has never been completed. Also, it was felt that in order for an application to go through there needs to be planning permission for another shower/toilet block. This includes any modular/portacabin shower blocks located within the site.
- ii) There are drainage issues on the campsite that needs to be rectified.
- iii) There will be more vehicles on this site and this will increase traffic on an already busy single lane highway
- iv) At the moment there isn't enough parking for residents and the additional application will only increase the pressure on limited parking spaces. Within the PA there was no mention of additional spaces.

b) **The District of Purbeck (Hilltop, East Stoke) Tree Preservation Order 2014**

This is a result of a pre-application discussion

c) **Update on Previous Planning Applications**

There were no further updates regarding other planning permissions.

8 Reports from County and District Councillors

a) County Cllr Lovell

No report.

b) District Cllr Quinn

BQ was successful in the District Elections. There is now no overall control in Purbeck District Council.

9 Highways Issues

a) Update on issues reported

No updates were reported

b) Other Issues

i) Binnegar Lane 'No SITA Access sign'

The signs are now up, but lorries are still continuing to go up the road. There is still, however no "No SITA" sign and "Except for Loading" sign is still up. It was noted that one incident recently involved a lorry reversing up Binnegar Lane. SITA had to have a Traffic Management Plan and it is their responsibility to enforce it. If this is not observed, then they would be in breach of this plan.

Action: BQ will investigate it further and if unsuccessful will contact the Chief Executive at the County Council.

c) Other Highways Issues.

i) Steve Harris from Wessex Ground Services has informed BQ that a big hole has appeared due to a tree falling down at Stokeford. The footpath is owned by Will Bond, but as the Council has been using it for over 20 years, then, it was felt that the responsibility falls on the PC to maintain it. It was suggested that the soil from the corner of the churchyard could be used to fill the hole

Action: The Clerk will ask Wessex Ground Services for a quote to fill in the hole by using the soil in the churchyard.

ii) Due to the downpour that happened on the 27th May Highwood became flooded again. An email has been sent out from Highways stating that there will be re-surfacing of the Highwood Road from 11th to 25th July. The road will be closed from 8:30 to 16:30 daily, the road will be open at night and on weekends. Mike Lovell has sent a letter raising his concerns that it is in the middle of the holiday season and this will be very problematic. It was felt that there was no point re-surfacing until the problem of drainage was resolved. There also needs to be organised a place where vehicles can be left on the escape side

10 Consultations for consideration or New Items for Discussion/Consideration

a) Upcoming DAPTC courses and seminars

No comments

b) Town and Parish Council Planning Training Plan 2014/15

A lot of the training will be taking place during the day. A lot of the Councillors have day jobs so will find attending difficult

Action: The Clerk will email Bridget Downton explaining that daytime training is not convenient to a lot of Councillors

11 East Stoke Level Crossing

The level crossings have now been done. There are however a lot of vehicles parked at the Holme Crossing and by the old church. This is due to people working in the vehicles to sort out the electronics. There has been no update from Network Rail and it was felt

that more communication is needed between NR and the local communities. At Holmebridge the ramps still need to be dealt with.

13 Insurance Renewal

The insurance renewal was approved. It was agreed that Came and Co should continue as they gave a quote of £332.78. Norris & Fisher could not match the price and their quote came in at £640.16. A form and later a phone call request were done to AON but they did not reply. Came and Co offered an annual premium of £316.14 if the Parish Council signs a 3 year binding agreement to stay with them until 2017. It was agreed that it was better to continue with an annual renewal as the discount offered was not substantial.

The following business could not be carried out as it had passed the 9pm deadline. The rest of the Agenda will be discussed on Thursday 5th June.

12 Parish Land

14 Solar Park Update

15 Holmebridge Noticeboard

16 Correspondence Received

a) Ask Dorset – Public Engagement

b) New – Social Media Seminar on 3rd July 2014

c) Revised list of PDC meetings open to the public

d) Dorset Waste Partnership – removal of some recycling banks from June

e) Planning Act 2008 Navitus Bay Development Ltd The Proposed Navitus Bay Wind Park Order

17 Finance

a) To note the following receipt

Parish of Wool and East Stoke Memorial application (Kathleen Muriel Barnes) £258.00

Parish of Wool and East Stoke Burial (Jane Langdown) £110.00

Parish of Wool and East Stoke Burial (John Kingman) £258.00

b) To approve the following payments

Mr B. Quinn reimbursement of printing costs for newsletter £18. 00

c) Internal Audit

18 Items for information or next agenda

19 Next Parish Council Meeting – To be discussed

The Chairman closed the meeting at 9:07pm.

Chairman:..... Date:.....