

## MINUTES OF THE PARISH COUNCIL MEETING OF EAST STOKE PARISH COUNCIL HELD ON THURSDAY 5<sup>th</sup> November 2015

**PRESENT** Cllr Rebecca Cady (Chairman)  
Cllr Neill Child (Vice Chairman) Chaired from Item 1n  
Cllr Cherry Brooks (District Councillor)  
Cllr Christine Evans  
Cllr Julie Wright  
Cllr Tessa Wiltshire

**APOLOGIES** Cllr Barry Quinn  
County Cllr Lovell  
Cllr Brown (District Councillor)  
Cllr Miller (District Councillor)

**IN ATTENDANCE** 14 Members of the Public  
PCSO Morton  
Liz Maidment (Parish Clerk)

### **1. Public Participation Time.**

Due to the number of the Members of Public attending the meeting Cllr Cady asked for a spokesperson to speak on behalf of the others regarding the incident at 'Woodlands'. She also asked if there were people who wanted to raise issues other than 'Woodlands' which there were.

- a)** Mr Rogers explained that there have been problems with noise coming from Woodlands for the past 3 years however the noisiest occasion happened on Saturday 31<sup>st</sup> October and the party did not finish until after 3am. Nuisances that occurred as well as the noise included strobe lighting, throwing glass bottles and parking in the road. The company that markets the property, Deluxe Holiday Homes, have been advertising it for hen and stag parties. On a previous occasion when he had complained to some partygoers he was threatened by six of them. People who have used the property have been told by the company that they can party as much as they like as there are no neighbours.
- b)** Mr Rogers said that there has been various planning applications which have gone through even though he raised various complaints. On one application he believes that there has been a breach of planning as Durdle Mews building now has an additional entrance door which is marketed as Durdle Mews 2. Therefore, it is classed as an additional dwelling rather than an extension to an original one.
- c)** Mr Reynolds stated that the party on 31<sup>st</sup> October was the worst one held at the property.
- d)** Ms Marriott-Cross said that there had also been a noisy party on Thursday 29<sup>th</sup> October which went on until after midnight. The party on the 31<sup>st</sup> had 150 people and there were cars parked in the road. People were trespassing into neighbouring properties including a field where horses were being kept. No residents slept that night.

- e) Mr Rogers found a smiley faces bag which is the sort used to put drugs in. It was said that the accommodation could sleep 92 but if this was being done, it would be a fire risk. A coach collected some of the partygoers in the early hours, but the party still continued.
- f) Cllr Brooks was informed by Ms Marriott-Cross at 17:30 of the party and Cllr Quinn was also notified. By 23:30 the noise level was very loud and Cllr Brooks telephoned the out of hours Environmental Service number, but nobody from the Department offered to visit the site. Ms Marriott-Cross also telephoned them and an Environmental Health Officer stayed at the site from 01:30 to 03:00.
- g) Cllr Brooks stated that according to the planning regulations on the 400metre buffer zone of an SSSI property it can be extended but new buildings cannot be built. The planning applications were allowed as there was no legal reason to refuse them, although there were concerns about the site being waterlogged. However, Cllr Brooks said that she will check with the Planning Department about Durdle Mews 2 and will speak to the General Manager who deals with anti-social complaints. A letter has been sent to Michele King, of Deluxe Homes, to explain that this type of event should not happen again and if it does then an Anti-Social Penalty notice would come into force. People were of the opinion that Mark Lewis still owns the site.
- h) Mr Whitmarsh asked if they have licenses to operate these type of parties.
- i) The noise disturbances also occur during the week and there is nobody on the site to police it. The danger that will occur is that more people will find out about the property due to word of mouth. The main house is currently up for sale, however one of the planning conditions is that the whole site would have to be sold together. Objections were raised about the planning permission for the conversion of the shop and toilet block. They were granted as ancillary to the main building but this is now being sold off separately. That means that the two other buildings will now be able to be sold as separate dwellings. Confirmation is sought to the planning terminology of the word "ancillary" and whether the selling of the main building contravenes any of the planning conditions.
- j) PCSO Morton was deployed to the location at 22:00 due to a complaint that cans were being thrown on the road. He no sign of people taking drugs. He was unaware that residents phoned after this time. People who contacted 101complaining of noise were informed that it was an environmental health matter. Ms Marriott-Cross said that there were people staggering in the road and it was very lucky that nobody was killed.
- k) Cllr Cady informed the meeting that she only heard about the issues two and a half hours before the Parish Council meeting. She expressed her opinion that it is difficult to support the community without the information and if she knew about the resident's meeting she would have attended. Ms Marriott-Cross said that she would have thought that Cllr Brooks as District Councillor would have notified the Parish Council. Cllr Brooks reiterated that Planning is looking at it and they will investigate the licenses.
- l) Mrs Lobb asked on behalf of Mrs Topp for an update on replacing the footbridge on the path towards Wool. Cllr Brooks said that a culvert is planned to replace the bridge and a site meeting took place with Cllr Quinn and County Cllr Lovell

Action: The Clerk to email Cllr Quinn for an update.

- m) Mrs Lobb also asked how often the bin at the Churchyard is emptied.  
Cllr Brooks is currently liaising with Purbeck District Council

**Action:** Cllr Brooks to chase. The Clerk to contact Mrs Topp.

- n) Mrs Lobb said that at the Village Hall Committee meeting held on 29<sup>th</sup> October it was agreed that they cannot go forward with the project until they gain permission to build on parish land. Therefore, the Committee requests that the Parish Council should fund the cost of a legal opinion on the validity of the proposal. Cllr Cady asked if Mrs Lobb can obtain quotes from legal sources so that the Parish Council can discuss it at the next meeting.

**Cllr Cady departed early. Cllr Child undertook Chairman's duties.**

It was noted that it is a grey area as it dates back to a Victorian Law which states that if it enhances the area, then authority can be given to build on it. Cllr Child advised that counsel's opinion will be needed rather than a solicitors. Cllr Brooks asked if the old site could be used as an alternative. The land would only be available for 30 years. Mr Rogers asked if there could be a discussion with SITA to see if 3 acres of their land could be used in lieu for 40 years.

**Action:** The item will be added to next month's agenda.

- o) Mr Rogers submitted a pre-application advice form to Mr Bird at the Planning Department on 3<sup>rd</sup> July and enclosed the fee, but he has not heard anything back from him.

**Action:** Cllr Brooks to make inquiries.

**Cllr Brooks departed early.**

## **2. Apologies**

Apologies were accepted and approved for Cllr Quinn and County Cllr Lovell.

## **3. Granting of Dispensation**

No applications for a dispensation had been made.

## **4. Declarations of Interest**

None

## **5. Minutes of the Parish Council meeting held on Thursday 1<sup>st</sup> October 2015**

It was resolved that the minutes of the Parish Council meeting held on the 1<sup>st</sup> October 2015 were approved as a true account and were duly signed.

## **6. Matters arising from the minutes**

Cllr Wiltshire suggested that the Ironman event to be held next year which replaces Challenge Weymouth should use locals with local knowledge or equip the marshals with better information about the area. This is especially relevant as this event will attract more entrants, as participants will earn points towards the World Championship. It was considered that this point should be brought up at the de-brief meeting.

**7. Planning Applications or Planning Information received**

**6/2015/0421 Binnegar Quarry** Reconsultation exercise on current planning application accompanied by an environmental impact statement.

Changes have been made, including to the water course. There will be a culvert or pipe under the A352 that will carry the water to two ditches either side of the railway line. A small mound adjacent to it will be removed.

Concerns were raised that the ditches will have to be maintained, and according to Common Law this would be the responsibility of the land owner. It was suggested that a condition should be put in place stating the ditches need to be kept in good order.

**Action:** The Clerk to submit comments to the Director for Environment and the Economy.

**8. Update on Previous Planning Applications or planning information**

**a) 2015/0516 Stokeford Farm** - Construction of a 12 MW solar photovoltaic park with ground mounted photovoltaic arrays and ancillary equipment including substations, inverters, fencing and security cameras. **Approved.**

**b) Mineral Development Plan, Hethfelton Wood**

Cllr Wiltshire telephoned Trevor Badley to see whether a new proposal has been put forward by Hansons/Forestry Commission but nothing has been submitted yet. There is due to be another round of consultations next year.

It was noted that the other proposed sites have all the detailed information, including the exact size of the development. With Hethfelton Wood it is difficult to evaluate without specific area plans of the prospective site.

Natural England is against the development but would be content if only part of it was used. They felt that the most suitable area would be where there is already planning permission. A letter was written to Richard Drax MP, but the response stated that he does not get involved with planning matters and suggested liaising with the District Councillors.

**9. Reports from County and District Councillors**

**a) County Cllr Lovell**

No report.

**b) District Cllr Brooks**

Cllr Child read out an email from Cllr Brooks stating the district report.

**i)** An inclusion of the clause on meeting the housing needs of local people will go to PDC in December. This is due to a judicial review of Ealing LBC's allocation policy which has found it unlawful for an allocation policy to exclude anyone who has a 'reasonable preference'.

**ii)** The Council have agreed up to £3,000 per home to insulate them. Residents of these homes are often elderly and on low incomes. These will be allocated on first come first served basis.

- iii) The annual homeless count will be held across Dorset to identify the number of homeless people sleeping rough in November.
- iv) The current focus of attention for the combined authority is to submit an application for all 9 authorities in Dorset to form a Combined Authority. To date, only East Dorset District Council has deferred consideration until their scrutiny committee and Cabinet have considered the matter. It is hoped they will consider the issue in December.
- v) The superfast broadband for East Stoke is now available. The ISPs will not automatically switch people over, so residents will need to contact their telephone provider to upgrade. It usually entails an 18 month contract and a small price increase. The bandwidth seems to have risen from as low as 1.9 to upwards of 26/28. Cllr Evans commented that she has tried to apply, but was told that she cannot as her property lies over three miles away from the nearest box which is in Wareham.
- vi) The bid for Dorset Green has been submitted and the result is expected in the Chancellor's Autumn Statement on 25th November.
- vii) The developers for Navitus Bay have decided not to appeal against the decision not to allow an offshore wind farm.
- viii) The Purbeck Information Centre has won Silver in the Dorset Tourism Awards for the work they do in the area. Gold was won by Bournemouth TIC and Bronze went to Swanage.
- ix) There are several planning sessions scheduled which are important for Parish Councils to attend. This is particularly vital in light of the agenda for localism and for Parishes to be able to comment prior to approval/rejection. East Stoke was represented by Cllr Brooks but she has requested that an additional Councillor should attend as she cannot partake in planning discussions at the Parish Council due to her sitting on the District Planning Committee.
- x) The Partial Review Group has agreed that officers should continue to explore possible development sites in the Green Belt. They are looking at areas where boundaries are not in logical lines and they will make their recommendations soon. This will involve effectively trying to 'tidy up' boundary lines that may release small parcels of building land. A workshop has been held with key stakeholders and the preferred options document is due to be presented to the Partial Review Advisory Group in December.

10. **Police Update**  
See minute 222/1/J
11. **River Frome Issues**  
The flood wardens intend to go to the Flood Wardens meeting.
12. **Topple Testing**  
Cllr Child said that he is willing to help with the Topple Testing but it was agreed that it will be added to next month's Agenda.  
**Action:** The Clerk to add it to the Agenda
13. **East Stoke and Wool Community Chest**  
The funds have been distributed to the following groups: - East Stoke Village Hall Committee, Bovington Skate Park, Wool Preschool and Wool W.I. The next meeting will take place in the Spring. The question was raised whether the Village Hall Committee could apply to help fund the cost of the required legal advice. Cllr Evans confirmed they could as an award was granted to a group to cover legal expenses.
14. **Highways Issues**  
a) Update on issues reported  
The bridleways and overgrown verges were reported.  
b) Temporary traffic regulation notice Bovington Lane. In operation 6<sup>th</sup> November from 19:30 to 21:15. **Noted.**  
c) Temporary closure of B3070 at Holme Level Crossing. These works are programmed for two nights - commencing at 23.45hrs, Monday 16 November until 06.30hrs, Tuesday 17 November 2015 and commencing again at 23.45hrs, Tuesday 17 November until 06.30hrs, Wednesday 18 November 2015, two period of 6.75 hours.  
The signs have already been put up.  
d) Other Issues  
It was observed recently at the Wool crossing that a blue light ambulance had to wait for the barriers to be lifted.
15. **Consultations for consideration or New Items for Discussion/Consideration**  
a) Local electoral arrangements finalised for Dorset County Council. The recommendations propose that Dorset should be represented by 46 county councillors in the future. It also proposes that those councillors should represent 34 single-member electoral divisions and six two-member electoral divisions across the county.  
East Stoke will be in the South Purbeck Ward.  
b) Dorset Association of Parish and Town Councils (DAPTC) - AGM Saturday 7th November 2015. Names attending must be submitted by 2<sup>nd</sup> November. **Noted.**  
c) Motions to be discussed at the DAPTC AGM. **Noted.**  
d) Rough Sleeper Estimate 10 November 2015. To be undertaken by local authorities.  
**Action:** The Clerk to email back the response.

- e) NALC and SLCC issue further advice on Auto-Enrolment Pension changes that are coming to ALL town and parish councils.

Cllr Wiltshire has been researching this as it applies to her company's employees and there are brackets depending on what pay structure they are on. Anybody can apply and it was noted that the Local Government Pension Scheme could be used. The staging date for the Parish Council is 1<sup>st</sup> January 2017. It was agreed that this item should be put on January 2016's Agenda.

**Action:** The Clerk to add it to January 2016's Agenda.

- f) Working Together Report - Town and Parish Councils Agenda Item. The report contains recommendations on changing the way Dorset County Council and Parish & Town Councils work together. Comments need to be submitted by 30th November.

**Action:** Cllr Child will undertake research into this report.

## 16. Correspondence Received

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

- a) Government Public Consultation - onshore oil and gas licensing. The outcome of the meeting with Oliver Letwin MP will be reported at the DAPTC AGM on 7<sup>th</sup> November.  
The Clerk emailed Richard Drax MP to notify him that the Parish Council were not informed about the Consultation through the appropriate channels. An email response was sent by his assistant stating it was a County matter, however it was felt that the response was couched in inappropriate terms.  
**Action:** The Clerk to forward email onto Cllr Quinn to investigate.
- b) Invitation to engagement workshops - Youth Services in Dorset. These workshops were held in October. **Noted.**
- c) Economic Impact of the Jurassic Coast and Dorset AONB: your help needed. The survey is now closed. **Noted.**
- d) Powers of Town and Parish Councils to issue Fixed Penalty Notices.  
<https://www.gov.uk/guidance/parish-councils-fixed-penalty-notice#your-enforcement-powers>. **Noted.**
- e) Purbeck District Council has launched a Self-Build register.  
<https://www.dorsetforyou.com/purbeck/self-build>.
- f) Purbeck Local Plan Partial Review Advisory Group - October 2015 Briefing Note. **Noted.**
- g) Training Reminders- Interpreting plans / How the system works. To be held on 4<sup>th</sup> November and 23<sup>rd</sup> November at 18:15 to 20:30. **Noted.**
- h) Help and Care - Wareham Workshop. Personal Care 20<sup>th</sup> November and What is Caring? 15<sup>th</sup> December. **Noted.**
- i) News release - Awards for tourist information centres in Purbeck. Cllr Brooks attended.

- j) Elections for 3 Directly Elected members of Smaller Councils' Committee 2016-2017. **Noted.**
- k) Winfrith Site Stakeholder Group Meeting to be held on 3<sup>rd</sup> November at 14:00hrs. **Noted.**

**17. Finance**

- a) The following receipt was noted:  

Second half of Precept/Grant	£4250.00	
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- b) Payments

	Amount	Cheque No
Miss E Maidment October Salary	£211.76	000485
Wessex Grounds Services, Grounds Maintenance Jul-Oct 15		
	£692.10	000486
Royal British Legion donation	£30.00	000487
- c) Second Quarter Bank reconciliation 2015/16  
The bank reconciliation, bank statements and a copy of the Receipts and Payments Cashbook were circulated with the papers for this meeting. The bank reconciliation at 30<sup>th</sup> September 2015 agreed with the Receipts and Payments Cashbook balance of £28,130.82.

**18. Items for Information or next agenda**

- a) Cllr Child attended the Purbeck Community Resilience Event on the 21st October. It was suggested that local communities produce an emergency plan which includes a list of vulnerable people and also a list of people who might be able to help in emergencies for example if they have a tractor. It was agreed that this should be discussed at the next meeting.  
**Action:** The Clerk to add the item to the Agenda.
- b) Cllr Wright asked for an update on the Keystone Project. It was suggested that Cllr Brooks and Cllr Quinn would know more.

**19. Date of the Next Parish Council Meeting.**

The next meeting will be held on Thursday 3<sup>rd</sup> December 2015 at 7pm.

With no further business to transact the Chairman closed the meeting at 20.50hrs.

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