

MINUTES OF THE PARISH COUNCIL MEETING OF EAST STOKE PARISH COUNCIL  
HELD ON THURSDAY 6<sup>th</sup> SEPTEMBER 2018

PRESENT	Cllr Rebecca Cady (Chairman) Cllr Barry Quinn Cllr Chris Evans Cllr Tessa Wiltshire Cllr Julie Wright Cllr David Purshouse
APOLOGIES	Cllr Neill Child (Vice Chairman) Cllr Cherry Brooks (District Councillor) Cllr Miller (District Councillor) County Cllr Wharf
IN ATTENDANCE	4 Members of the Public Kevin House Environment Agency Catherine Farrugia Environment Agency Liz Maidment (Parish Clerk)

**1. The Moors At Arne Project**

Cllr Cady welcomed Kevin House and Catherine Farrugia from the Environment Agency to the meeting.

Mr House explained that the Shoreline Management Plan for the Poole Harbour area which stretches from Hengistbury Head to Durlston sets out the policy for managing the coastline in response to the threat of coastal flooding and the risks of erosion.

There will be rising sea levels over the next 30 years, which will mean a loss of inter-tidal features such as mudflats and salt marsh. For this reason, new places for coastal wildlife will need to be created. Initially they looked at three sites, Lytchett, Keyworth and Arne. The Lytchett area was not big enough and the landowner at Keyworth was against the project.

The preferred site is Arne as it is the right size and has willing landowners who are keen to recreate intertidal habitats. The aim is to build a new tidal embankment closer to the Arne Road and creating gaps in the existing bank bordering the harbour to allow the low lying land to be exposed to the tide. Shallow lagoon areas may also be constructed within the site to create a variety of habitats. They are not looking for a direct offsite mitigation. There has been lots of public engagements to inform local residents and an email and website has been set up. They will be holding a public event in the late autumn and they hope to submit the planning application in summer 2019. The date they propose, although this is an optimistic target is for the work to start in 2020.

The Environment Agency owns a piece of land in East Stoke which will have net gain biodiversity, but it is envisaged to be a low key project. There is no design as yet for the site, but they hope to reconnect ditches and old relic features. There is currently a tenant on site, also the FBA uses it and they were made aware of the project when the tenancy was first agreed. The land will still be viable for grazing, but they may have to use different breeds and reduce the quantity.

The Flood Warden stated that since the Keystone Project the water table has risen

and the ground is more saturated. None of the structures are currently maintained as it appears that there is no longer a management plan for this project. Concerns were raised as to whether properties will need to be pumped out more frequently. It was confirmed that the new project would be managed differently as the Environment Agency is solely responsible and is not a multiagency venture. It was asked by a member of the public that it would be interesting to see the data systems over the years. The Environment Agency has various bore holes monitoring the levels. They said that the new project will not increase water levels and the site will only hold water for a temporary time. It will be funded and a management plan will be put in place. Ms Farrugia said that she would be happy to visit people to discuss it on a one to one basis.

The project will investigate what measures are in place to protect properties and if it has a detrimental effect then the project will not go ahead.

It was agreed to invite Kevin House and Catherine Farrugia to another Parish Council meeting for them to give further updates and it was felt that other residents would like to hear more about it. They will also submit an article to the autumn newsletter.

## **2. Public Participation Time**

- a) A resident is not objecting to the planning application on Item 8/a, however, he commented upon the applicant has complained about other applications in that area would increase traffic flow and light pollution. He suggested that they should either have a condition to create passing spaces or have a new access built by Luckford Lake house.
- b) With more people using Binnegar Lane there has been an increase in the amount of litter. A resident would like to form a litter picking group to clear the road. Cllr Cady said unfortunately due to health and safety regulations they cannot be involved, but would like to support it by promoting the event. Cllr Quinn will see if the Dorset Waste Partnership can collect the bags afterwards.

## **3. Apologies**

Apologies were received and approved for Cllr Child, County Cllr Wharf, Cllr Brooks and Cllr Miller

## **4. Granting of Dispensation**

No applications for a dispensation had been made.

## **5. Declarations of Interest**

None

## **6. Minutes of the Parish Council meeting held on Thursday 2<sup>nd</sup> August 2018**

It was resolved that the minutes of the Parish Council meeting held on the 5<sup>th</sup> July 2018 were approved as a true account.

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

There were no matters arising and no further update on the village hall.

## **8. Planning Applications or Planning Information received**

- a) **6/2018/0431 – Manor Farm, BH20 6AW.** Erect extension to storage building  
The Parish Council does not have any objections in principal but would like to know if there will be any additional lights, as already the site has very prominent lighting. Also, the application will cause additional traffic, including vehicles towing caravans and boats to be stored on site. Church Lane is a single track road with no passing spaces. Could there be a condition that passing spaces are created?

- b) **6/2018/0417 - Binnegar Hall, BH20 6AT.** Variation of condition 2 of planning permission 6/2015/0541 (Alterations, extensions and change of use of existing buildings to Class C3 residential use - 23 dwellings - 9 houses and 14 flats/maisonettes) alterations to the extension, doors and windows and detailing of the facade.

**No comments or objections**

- c) **6/2018/0382 – Kemps Country House, BH20 6AL.** Demolish existing annexe building and erect two terraces of three 3-bedroom dwellings and associated car parking.

**The Parish Council objects due to the following reasons:-**

- i. The application makes a point about the hotel business not being viable yet it has been trading successfully since the first applications for change of use in 2014 and 2015. We would reiterate the point that it specifically states in the adopted Local Plan that tourist accommodation should be safeguarded. This planning application to demolish the annexe building and erect six residential dwellings would therefore breach both this and also national policy.
- ii. The application does not conform to Spatial Objective 4 & 8 in that isn't supporting local communities or promote a prosperous local economy as it might result in staff redundancies and the tourist economy will suffer due to loss of some of the accommodation which is based in the hotel.
- iii. Although the hotel itself is not part of this application the Parish Council would like to highlight that it is a useful facility for residents of East Stoke as there is no village hall within the Parish and has in the recent past been used for several community events.
- iv. There are currently ground water problems within the vicinity of the site and the new proposal for six dwellings will only exacerbate the drainage issue which has caused flooding to the adjacent properties in Binnegar Lane over recent years. This is supported by the letter on file from Mr Bond relating to the previous applications. The waste water output from the six dwellings is likely to be considerably more than current hotel bedrooms.
- v. The existing building is below the natural ground level due to it being cut into the slope. New fencing would be erected to partition the gardens and this could create an even greater surface water flooding risk. The ground would become less porous due to the increase in additional parking spaces from the current eight to thirteen.
- vi. The street scene would be affected due to this overdevelopment as it will have a much larger footprint than the original building. The visual impact of the buildings will be greater in the short term until the newly planted trees reach maturity as the trees and shrubs that borders onto the A352 at the southwest corner will be removed. The proposal increases the amount of street lighting in this rural area.
- vii. The 2015 application for the annexe was for it to be converted into three residential dwellings by doubling the amount it will create an increase in the amount of cars using the entrance onto the A352. This stretch of road is particularly dangerous and there has been numerous accidents including 2 fatalities within the past 18 months at Stokeford and Worgret.

- viii. The demolition of the existing building might damage the roots of the oak tree situated in the north western corner of the site. A TPO for the felling of this tree was applied for (TWA/2016/0017) but it was refused as it is feasible to undertake a crown reduction instead of completely removing the tree.
  - ix. The new building will be located slightly further south, which will be closer to the Grange View property. Suitable screening would need to be erected otherwise the neighbours privacy would be affected. Consideration of the increase in noise pollution would also need to be taken into account.
- 9. Update on Previous Planning Applications or planning information 6/2018/0233 & 6/2018/0232 West Holme House, BH20 6AQ.** Create 3 dormer windows in the roof, insertion of a conservation grade rooflight on the first floor and new ground floor window on the north elevation . Extend boiler house on west elevation. **Withdrawn.**
- 10. Reports from County and District Councillors**
- a) County and District**
- i) Cllr Quinn gave updates on both County and District as the Councillors were absent.  
Fortnightly bulletins are now distributed to Parish Councils about the Local Government reorganisation. The Shadow Executive is in effect a cabinet and all the members have been assigned a Lead Member role for a themed area. The main aim is for the council to be safe, have a bank account and be legal on the day the new council starts. Most of the Task and Finishing groups were paused. The Electoral Boundary Review is currently out on consultation. The options for planning and licencing is being reviewed with some people thinking it should be done centrally with satellite teams. The interviews for the Chief Executive were on 6<sup>th</sup> September.
  - ii) The Planning Review now has a draft document. It has been recommended that it will go out in October for the public to comment upon it before it goes to the Secretary of State.
  - iii) The bollards have been removed near to the B3070/Holme Lane junction.
  - iv) The Bestival and Camp Bestival de-brief was on 4<sup>th</sup> September and overall the impression was that it went off quite well apart from the last night of Camp Bestival which had to be closed down due to bad weather. The close down worked well and the other businesses such as the food stalls were able to continue. The traffic management issues were fed back to the organisers. It was discussed about giving Parish Councils free tickets to appease residents and these tickets would be raffled off to fundraise for good causes. People who had tickets for the last day of Camp Bestival will be able to obtain refunds. The residents drop in session will be on Tuesday 6 November 2018 in the Harness Room at Lulworth Castle.
- 11. Police issues to report or update on issues reported.**
- i) There was an incident at Wood Street and Church Lane was closed off and it is believed that it was part of the investigations.
  - ii) Three bouquets of flowers have been stolen from the Churchyard.  
**Action:** The Clerk to contact the Vicar.
- 12. Camp Bestival/Bestival**  
Discussed 258/10/iv
- 13. Hethfelton Update**
- i) There has been some clearing with rhododendrons being thinned out.
  - ii) The statement has been sent off and the Mineral Sites Plan Examination will

take place from 25-27 September and 2-4<sup>th</sup> October. With the East Stoke slots being Sessions 9 and 14.

#### 14. Highways Issues

- a) **Update on issues reported**  
No updates
- b) **Manor Lane Junction**  
No updates
- c) **Litter in Binnegar Lane**  
Discussed 258/2/b
- d) **Other Issues**  
No issues to report.

#### 15. Consultations for consideration or New Items for Discussion/Consideration

- a) Dorset AONB Management Plan 2019-2024 consultation draft available for comment. The consultation runs until the 3rd October. Full details of how to respond and document downloads can be found at <https://www.dorsetaonb.org.uk/the-dorset-aonb/management-plan>. **Noted.**
- b) Housing Green Paper. A new deal for social housing', proposes a rebalancing of the relationship between residents and landlords. More details can be found at [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/733605/A\\_new\\_deal\\_for\\_social\\_housing\\_web\\_accessible.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/733605/A_new_deal_for_social_housing_web_accessible.pdf). **Noted.**
- c) Government Shale Gas Exploration and Production Planning Consultations. <https://www.gov.uk/government/news/ministers-seek-views-on-shale-planning-reforms> and <https://www.gov.uk/government/consultations/inclusion-of-shale-gas-production-projects-in-the-nationally-significant-infrastructure-project-nsip-regime>. The deadline for responses is 25 October 2018. **Noted.**
- d) Simplified planning for the Dorset Innovation Park moves a step closer. A Local Development Order (LDO) has been submitted as a proposed means of simplifying the planning process for a key Dorset employment site. A questionnaire in response to the consultation will be available online from 28 August 2018 at [www.surveymonkey.com/r/dorset-LDO](http://www.surveymonkey.com/r/dorset-LDO). **Noted.**
- e) Consultation: LGA green paper for adult social care and wellbeing. <https://www.futureofadultsocialcare.co.uk/wp-content/uploads/2018/07/The-lives-we-want-to-lead-LGA-Green-Paper-July-2018.pdf>. The deadline for responses is 12th September. **Noted.**

#### 16. Correspondence Received

All of the following items of correspondence were circulated prior to the meeting.

- a) New bike shelters + surface dressing moves north. Latest Travel and Transport Newsletter which includes an update on Woolbridge. **Noted.**
- b) A Matter of Life and Death. A complaint regarding Dorset Clinical Commissioning Group's Clinical Services Review. **Noted.**
- c) Dorset Clinical Commissioning Group statement on information relating to the CSR judicial review. Response about the details stated in the "A Matter of Life and Death" email. **Noted.**

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- d) Reminder - DAPTC AGM timetable and proposal process. The deadline for the receipt of the proposals is Monday 6th August 2018. **Noted.**
- e) Temporary Traffic Regulation Notice, Rushton Level Crossing, East Stoke. It will come into operation from 23:00 hrs on Saturday 11<sup>th</sup> August until 09:00hrs on Sunday 12<sup>th</sup> August. **Noted.**
- f) Temporary Traffic Regulation Notice, East Stoke Level Crossing, East Stoke. It will come into operation from 23:00 hrs on Saturday 11th August until 09:00hrs on Sunday 12th August. **Noted.**
- g) DAPTC Chairman's statement to Shadow Overview & Scrutiny Committee CE Circular – Transfer of Assets. The Shadow Dorset Executive Committee has decided principles for transfer of assets to local councils. Details are in draft minute 18 at <http://shadowcouncil.dorset.gov.uk/ieListDocuments.aspx?CId=136&MId=134&Ver=4> **Noted.**
- h) Confirm Report: Road works report – Purbeck. Work includes Woolbridge and the level crossings at East Stoke and Rushton. **Noted.**
- i) Press release from Dorset Police re recent incident. The “Meet the Team” events will be outside the Spa shop in Wool during the second week of August. **Noted.**
- j) Camp Bestival and Bestival Safety Advisory Group De-brief. This meeting will now take place on Tuesday 4 September at the Council offices. **Noted.**
- k) Dorset Clinical Commissioning Group statement on information relating to the CSR judicial review - additional information. Information has been added to the Dorset Vision’s website. **Noted.**
- l) Camp Bestival & Bestival - Public Meeting. The residents de-brief meeting will take place between 18:00 and 20:00 on Tuesday 6 November 2018 in the Harness Room at the Lulworth Estate. **Noted.**
- m) Swanage Ferry Tolls. The PDC Solicitor asked if the Council objected, and if it did would it want to come under the Purbeck umbrella at the inquiry. **Noted.**
- n) Monthly Report \_ County. Update on the unitary proposal and details on Dorset’s Special Educational Needs provision. Plans are in place to create eight specialist bases in mainstream schools across the county to cater for children with complex communication needs as well as the creation of a new special school at the former Bovington Middle School. **Noted.**
- o) Busy Summer Emphasises Need For Police Merger. [www.futurepolicing.co.uk](http://www.futurepolicing.co.uk) for more information about the proposed merger and to complete survey. The survey is open until Monday 27 August. **Noted.**
- p) TEN notification. For a Wedding Fair at Longthorns Farm on 16<sup>th</sup> September 2018. **Noted.**
- q) Proposed Ward Boundary Review. Suggestion from Wareham St Martin Parish Council.  
Cllr Quinn submitted a response via email. It was suggested by Corfe Parish Council that East Stoke should be grouped with Arne.
- r) LCR Autumn 2018 Survey. Survey on councillor training to be submitted by the 10<sup>th</sup> September.

[https://www.surveymonkey.co.uk/r/LCRopinon13?utm\\_source=Members&utm\\_campaign=8970ffc43f-EMAIL\\_CAMPAIGN\\_2018\\_08\\_15\\_03\\_01&utm\\_medium=email&utm\\_term=0\\_206970988f-8970ffc43f-323671197](https://www.surveymonkey.co.uk/r/LCRopinon13?utm_source=Members&utm_campaign=8970ffc43f-EMAIL_CAMPAIGN_2018_08_15_03_01&utm_medium=email&utm_term=0_206970988f-8970ffc43f-323671197) **Noted.**

- s) Update on Healthy Homes Dorset. The organisation's aim is to support residents across Dorset who may be suffering a cold home, have high electricity, gas or oil bills, struggling financially or need assistance during a power cut. **Noted.**

#### 17. Finance

a) Payments	Amount	Cheque No
Miss E Maidment August Salary	£213.17	000728
Dorset County Pension Fund	£62.03	000729

It was resolved that the above payment schedule was approved.

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

- a) The silhouettes will be delivered within a fortnight. Possible locations include the post box, pub and Holme Gardens. Due to receiving the silhouettes the Parish Council is required to host an event. It was agreed to hold the service at 3pm and to serve refreshments afterwards at the River Laboratories.  
**Action:** The Clerk to check whether the Vicar is available and to book the River Laboratories.
- b) Ideas for the autumn newsletter were the Police, Remembrance Sunday, ESWCC, Hawkins Trust, Hethfelton, Woolbridge, Holyrood Church and the Arne Moors Project.
- c) Cllr Evans will be unable to attend the next meeting.

#### 20. Date of the Next Parish Council Meeting

The next meeting will be held on Thursday 4<sup>th</sup> at 7pm.

With no further business to transact the Chairman closed the meeting at 21.15

Chairman:

Date.....

Chairman's Initials

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