

EAST STOKE PARISH COUNCIL

MINUTES OF THE MEETING OF EAST STOKE PARISH COUNCIL HELD ON THURSDAY 6th JANUARY 2011

PRESENT Cllr Rebecca Cady, Chairman
Cllr Karen Barnes, Vice Chairman
Cllr Tib Axon
Cllr Damian Cullinane
Cllr Christine Evans

APOLOGIES Cllr Neill Child
Cllr Barry Quinn (District Cllr)

IN ATTENDANCE PCSO Stuart Hann
30 Members of the Public
Mrs Julie Wright (Parish Clerk)

1 Public Participation Time

Mr Tuthill wished to comment on the planning application 6/2010/0812. Mr Tuthill had seen Mr Helmore (Planning Officer at DCC). This is a landfill site and it was asked that the planning notice should be changed. 6,000 tonnes of waste has been used that had not been tested. The Environment Agency has said that this material is not fit for purpose.

Landfill sites devalue property – the devaluation depends on the infill. The Environment Agency won the case against Suttles transport. It was asked that the planning application was withdrawn but it wasn't.

2 Infinergy and the Alaska Wind Farm Community Benefits

Marlies Koutstaal and Herb Lindlahr attended to speak about the new option for Community Benefits.

Marlies Koutstaal started by explaining that all East Stoke residents had been sent a letter and leaflet explaining the new Option for Community Benefits – Local Energy Organisation (LEO).

The residents present stated that they had not received these.

Infinergy did not plan on giving a presentation so Cllr Cady suggested that this was run as a question and answer session.

Ms Koutstaal then gave a very brief explanation of how LEO came about. As part of the Wind Farm development Infinergy would give a set amount per megawatt of electricity to community initiatives. Residents close to the wind farm had asked why they couldn't personally benefit directly e.g. electricity from the wind farm. It is not possible to supply homes directly but so close residents can benefit LEO was set up. LEO will enable local residents to receive green energy at a reduced rate for the 25 years life span of the Wind Farm. Residents are being offered a 10% discount on Green Energy's Deep Green rate and an annual £100 rebate from LEO.

Mrs Topp asked what the cost per unit of electricity would be. The standing charge would be 14p/day, Deep Green Tariff 17.325p/day. Cost per unit of electricity 12.0p from Scottish and Southern Electricity, 11.6p Green Energy.

How long does it take to install the development? 2 years.

Regarding the query on the Climate Change Levy Charge Infinergy was not sure how this would work.

Mr Smyth asked if it was true that Infinergy would be paid three times as much per unit of electricity as they would be giving back in benefits. This payment comes from subsidies from the electricity companies.

Mr Naylor asked about the noise levels as it states in the small print if residents sign up to LEO then the Wind Farm can operate at higher noise levels. Miss Crow stated that for a peaceful night's sleep the background noise should not be more than 30 decibels this information comes from the World Health Organisation.

Mr Cross questioned how much would go into this fund. The amount would be £2,000 per installed megawatt of electricity per year for the lifetime of the project. This would be approximately £18,000 per year.

What would be the amount of electricity produced by the wind farm? 29 giga watts per year. These figures are produced from the wind speed data from the anemometer and meteorological weather station data. This data was not available to the planning board as it is not a material consideration.

Mr Redl quoted wind speed figures in the vicinity of the proposed Alaska wind farm of 5metres/second at a height of 45 metres. Based on these figures the output would only be 5% of that predicted. The community benefit would be provided whether the wind farm produces electricity or not.

The community benefits would be enforced by a section 106 agreement. The Trigon area would be eligible for community benefits as would other parishes close to the wind farm. The other parishes would only receive a 10% discount on the electricity.

Regarding a query on feed-in tariffs, this wind farm development would not be eligible as it only applies to those producing less than 5 megawatts of electricity.

Mr D Littlewood asked if Infinergy could provide proper montages and proper scale photographs. The meteorological mast is not seen in any photographs. In response these montages have been professionally crafted.

Mr Edwards spoke about the devaluation of property caused by wind farms which could be in the range of 25 - 40%. In America there have been property value guarantees given by developer of Wind Farms. Would Infinergy provide PVGs to show that there is no detrimental effect from the wind farm?

Mrs Naylor stated that due to the proposed development her home has already been devalued. Mr Littlewood said that in the initial information provided by Infinergy on the wind farm that it could cause devaluation of property.

The response from Infinergy was that land owner, Mr Will Bond, owns some of the closest properties and Estate Agents say that the wind farm would not make a difference

to property prices. The Burton Wold wind farm which is 100 metres from homes and in a valley where the turbines can be seen for miles away has not devalued the houses.

The Parish Council will ask for a condition to the planning application that the developer is to provide a Property Value Guarantee.

Does Infinergy have a view on why wind farms have a 2KM buffer zone?

The French government are considering a buffer zone (not in place at present) due to safety – ice throw/blades shear.

In response Infinergy replied that these buffer zones apply when there would be 13 or more turbines built in one area.

Mr Ham asked who would manage the community fund and tariffs. The Parish Council would decide who is responsible – trustees/subcommittee.

Cllr Barnes said that if all households signed up to LEO then there would be no money for other community benefits.

It is only the household that is eligible for benefits not the householder. If the number of households in the parish increased then these would not be eligible for the zxCommunity Benefit.

Cllr Cullinane asked what happens after the 25 years. The wind farm would be decommissioned or Infinergy may resubmit a planning application to extend the planning permission.

Dr Lyons wanted the £20,000 to go towards a guarantee of property value rather than LEO. Use the money for Community Benefit for insurance for the PVG.

Cllr Cady summed up the public participation time by informing Infinergy that the residents were not happy with what is currently being offered. Please use this as a consultation for the idea as what Community Benefit the residents would prefer. Infinergy agreed that they would take this as a consultation on Community Benefits.

Infinergy stated that some of the LEO comment cards are being returned. Cllr Cady said that this could be because people require more information on LEO.

Other comments made: this area is too small to take the impact of the large turbines. Mr Tuthill commented on the loss of property values through a landfill site and wind farm too.

The depth of feeling at the meeting can't be considered as a planning concern. The loss of property value leads to a lower council tax and therefore less revenue for PDC. At present there is a devaluation case going to court.

Cllr Cady closed the public participation time at 7.45pm.

3 Apologies for absence

Apologies were received from Cllr Barry Quinn, Cllr Neill Child and County Cllr Mike Lovell.

4 Declarations of personal or prejudicial interest in any items on the agenda

None.

5 Minutes of the meeting held on Monday 13th December 2010

It was resolved that the minutes of the meeting held on the 13th December were approved and signed.

6 Matters arising from the above minutes

The planning letter to Bridget Downton will be resent to Cllrs Cady and Barnes for their comments.

The clerk will contact Cllr Quinn to see if there is any update on Long Coppice and the removal of the hedge.

7 Clerk's report on actions from last meeting

The Chairman read out the Clerk's report, a copy of which is attached to these minutes.

Comments to be made by the Parish Council in reply to Bridget Downton's response to the Parish Council are that Infinergy were allowed 10 minutes and the Planning Board made time for the applicant to speak at the end of the meeting so it would have been possible to make the same arrangements for the Parish Council. Cllr Barnes had tried to find out when she would be speaking at the Planning Board meeting. PDC couldn't say when Cllr Barnes would be speaking or if she would be speaking at all.

The Parish Council should be given prior notice if the order of speaking is to be deviated from and also given the same time as the applicant as they are representing the Parish.

Action: The Clerk will write to Bridget Downton with these comments

8 Planning Application

- a) **6/2007/0812** - Hill View Farm, East Stoke, Wareham, Dorset, BH20 6AW. Importation and spreading of fill to be followed by top soiling to create level field surface suitable for ongoing agriculture activities

Mr Whitmarsh was asked what the infill material was. It has been classed as waste. The infill material is not harmful, it is screened building waste, soils and aggregates. The Environment Agency is happy to leave it there.

The Parish Council's response will be that:

The Parish Council on behalf of local residents need absolute assurance that:

- This is not considered a Waste Management Facility.
- The quality of materials used for the infill is fit for purpose and that there are no harmful substances within the soil.
- Adequate and effective land drainage will be installed such that neighbouring properties will not be affected.
- There is not a problem over gas migration.

- b) **6/2010/0815** – West Holme Manor, West Holme BH20 6AQ Erect studio extension. Refurbishment and extension of generator house to form ancillary accommodation. Create new driveway. Remove two telegraph poles. Place electricity supply underground.

The Parish Council has **no objection** to this planning application.

9 Reports from County and District Councillors

a) County Cllr Lovell

No report.

b) District Cllr Quinn

District Cllr Quinn sent a report this was read out by the Chairman.

Missed Rubbish/Recycling Collections – collections were missed due to the snow during December. District Cllr Quinn is going to refer this to the Overview and Scrutiny group.

In the wet weather the blue recycling bags contents get wet and become very heavy. The Parish Council's comments are that money has been saved by these missed collections and residents should get a rebate on their Council Tax.

The District Council should consider other ways of communicating what happens when rubbish/recycling collections are missed e.g. radio or TV advertising.

10 Keystone Project update

No update available.

11 Police Update

A verbal update was given PCSO Hann.

a) 'Camp Bestival 2011'

Production traffic will be directed to East Lulworth using the B3070.

Action: The Clerk will find out the route to be taken by the people attending 'Camp Bestival 2011' from Mr J Alford at DCC Highways.

b) Travellers

There have been movements in Moreton due to an eviction; at present there are 30 vehicles on private land in Moreton but none have moved to Hethfelton.

c) Burglary

December has been a bad month for burglary both dwellings and non-dwellings. In Purbeck crime is decreasing overall but burglaries are on the increase. PCSO Hann gave advice on making sure outbuildings are securely locked.

d) The police would like to put an A4 sheet in with the next Parish Council newsletter that goes out at Easter.

e) The motorbike that goes through East Stoke on the A352 was reported again. PC N Spencer has carried out several speed checks and these will continue. Speeding in East Stoke will continue to be checked by both the Police and the Dorset Safety Camera Partnership.

The accidents at the Holmebridge junction are down to poor driving decisions/driver error.

Evidence on speed is to go in the next Parish Council newsletter.

12 Highways Issues

a) Parish Maintenance Unit (PMU)

No issues to report

b) Other Highways Issues

A pothole (A4 size) is on the Puddletown Road opposite the Binnegar Lane junction.

Action: The Clerk will report this on-line.

13 East Stoke Crossing Update

No update was received.

14 Finger post at East Stoke Crossing

Action: To keep on future agendas until the fingerpost has been replaced.

15 Reports from Councillors- Meetings and Training

No one had attended any training or meetings.

16 Planter for War Memorial

This will be on next month's agenda.

17 Fyler and Butler graves

The Clerk will add this item on the next agenda.

18 Fisherman's Stone bench in Water meadow

Action: The Clerk will add this item to the next agenda.

19 Parish Plan Update

This item will be added to next month's agenda.

20 Invitations

a) Dorset Waste Forum to be held on 21st January 2011 at 10am, Dorchester Corn Exchange. The Clerk will respond stating that no one is available to attend.

b) Purbeck Housing Group Meeting to be held on Monday 10th January 2011. No one was available to attend.

21 Grit Bins

The Clerk had circulated the prices of grit bins from three companies. Cllr Barnes will find out from highways where the grit bins can be sited at Middlefield Cottages, the crossroads of Holme Lane/Church Lane and one at the top of Church Lane.

It was proposed by Cllr Cady that three 7L green grit bins would be purchased from Viatic at a cost of £80.00 per bin and total carriage charge of £38.00. This was seconded by Cllr Barnes and unanimously approved. **Resolved.**

22 Signage

Mr Davies had responded to the Parish Council's email. Mr Davies could not find any planning permissions for these signs and asked if the Parish Council wished to refer these for enforcement. It was agreed that this matter should be referred to the Enforcement Officer.

Action: The Clerk will report the signage to PDC Enforcement and the sign for 'Gourmet Burgers' on the Puddletown Road.

23 Correspondence Received

All correspondence had been circulated via email prior to the meeting.

- a) DCC addressing Budget Deficit On-line panel and Changes to Library Services and Part Night Street Lighting
 - i) Part Night Street Lighting

The Parish Council objects to the part night street lighting as the Parish does not have many street lights and it turning them off for a few hours will not make any significant savings. The lights at Middlefield Cottages need to be there for the residents' security due to recent burglaries in the area.
 - ii) Libraries

The Parish Council feels there should not be any closures of libraries and object to these proposals due to the benefit they provide to the community.
- b) PDC Refuse and Recycling Collections

This was discussed at minute no 160/9b).
- c) PDC proposed Wind Farm – does the PC have suggestions as to how the adverse impacts could be mitigated?

The Parish Council feels that the visual impact cannot be mitigated against, as mitigation by planting trees would not be immediate.
Planning conditions from the Public Participation Period – a Property Value Guarantee and the decommissioning of the wind turbines after the 25 years.
- d) Letter from Mr Martin Wright regarding the Traffic using Bindon/Holme Lane

Mr Stubbs from Highway's Traffic Management is to be invited to the next Parish Council meeting and this will be one item for discussion.
- e) DCC information on Winter Maintenance of Roads and leaflet

The Clerk had asked for some copies of the winter maintenance leaflet for the Parish Cllrs.
- f) Purbeck Forest Design Plan – there will be a consultation later this year, **noted**.

24 Finance

a) The third quarter budget report – December 2010

The Clerk explained that the administration budget would be under spent and adding to this the increase in money received for burials at the end of the financial year these would cancel out any overspend in the Clerk's salary.

b) Donation requests

Donation requests were received from Victim Support and Citizen's Advice Bureau. These will be considered at the March meeting.

c) Budget 2011-2012 and Precept 2011/12

i) Budget 2011-2012

It was agreed to earmark £2,000 and not £2,500 to the fund for the new Village Hall, this would allow the Parish Council to keep the Precept at its current level of £5,500.

ii) Precept 2011/12

It was proposed by Cllr Cady and seconded by Cllr Evans that the Precept for the next financial year 2011/12 is £5,500, this was unanimously approved. **Resolved.**

d) Trimming back of the hedge in the Churchyard

The Clerk will find out the exact cost from Weld Spray Contracting how much trimming the hedge would cost for one cut and two cuts a year.

Cllr Barnes will also find out the price for doing this work.

25 Matters for discussion and/ or inclusion on next Agenda

Items for next agenda: Parish Land tender and a new internal auditor (this could be advertised on the DAPTC website and notice boards).

26 Date of Next Meeting

The next meeting will be held on Thursday 3rd February 2011 at 7pm.

Chairman: **Date:**

DRAFT