

MINUTES OF THE PARISH COUNCIL MEETING OF EAST STOKE PARISH
COUNCIL HELD ON THURSDAY 5th JANUARY 2017

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

APOLOGIES Cllr Neill Child (Vice Chairman)
 Cllr Cherry Brooks (District Councillor)
 County Cllr Lovell

IN ATTENDANCE 10 Members of the Public
 PCSO Wales
 PCSO Gowans
 District Cllr Brown
 Liz Maidment (Parish Clerk)

1. Public Participation Time.

- a) Mrs Dyer and Mrs Randle from the Wessex Dog Training Club inquired about using the Parish Land because the field which they currently use is often flooded. Cllr Quinn explained that it is hoped the Village Hall will be built on the land, however there are legal issues as it falls under the Village Green Enclosures Act. The ownership of the land was unknown for about 100 years until the deeds were located and the land has now been registered. Advice from a barrister has been sought on the legal implications hence at present a decision cannot be made as to whether it can be let out. There is also the issue that if the field is rented out, then it would have to go to tender. Mrs Randle questioned once the legality has been clarified will it be built on straight away. Ms Cady said it would be the start of the process, but she envisaged that it will take time before the first foundations are laid. The Parish Council will keep everyone informed of the process.
- b) Ms Crisp is also interested in the field and offered to maintain it. Cllr Cady explained that the current tender will be running for the next 15 months. Mrs Lunn asked about the tender and Cllr Cady clarified that the field is part of the whole maintenance tender for the Parish.

Due to the Police being in attendance Item 10 was moved forward.

10. Police issues to report or update on issues reported

- a) Cllr Quinn asked if there have been any updates on the gentleman who was run over near Monkey World. PCSO Wales said that he has not

received any more information, although he will find out if the gentleman had visited Monkey World.

- b) PCSO Wales stated that East Stoke is a low crime area and most offences relate to motoring. There have however been thefts from cars, but this has not actually taken place in East Stoke.
- c) Mrs Lunn said she had property stolen in October which she reported, but has not heard anything back.
- d) Recently there have been incidents of poaching and several people have been arrested.
- e) Cllr Wiltshire asked if the deer population is being monitored as they can cause serious road traffic accidents. PCSO Wales isn't aware that they are monitoring the numbers, but there are deer stalkers in the area.

2. Apologies

Apologies were accepted and approved for Cllr Child, Cllr Brooks and County Councillor 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 1st December 2016

It was resolved that the minutes of the Parish Council meeting held on the 1st December 2016 were approved as a true account. The minutes were then duly signed.

6. Matters arising from the minutes

Some of the newsletters were not delivered along Church Lane.

Action: The Clerk to change The Bungalow to Cllr Wiltshire's route.

7. Planning Applications or Planning Information received

a) 6/2016/0718 - Wareham Road (Kemps Country House), BH20 6AL.

Outline application to demolish existing annexe building and erect a terrace of six 3-bedroom dwellings and associated car parking with details of access, layout and scale.

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.

b) 6/2016/0728 - Manor Farm Caravan Park, East Stoke, BH20 6AN.

Demolish existing shop and erect detached three bed house with attached single garage and office

The Parish Council did not consider this application as the updated plan showing the proposed property outside the flood area was not included also there wasn't a Design and Access Statement.

8. Update on Previous Planning Applications or planning information

No updates have been received.

9. Reports from County and District Councillors

a) County

Cllr Quinn gave the County update due to the absence of County Cllr Lovell.

- i) Cllr Quinn with other council leaders attended a meeting with the Secretary of State for Communities and Local Government and

Dorset MPs to brief them on the proposals for Unitary Councils in Dorset on 30 November 2016. Councillors also received briefings on the Cornwall/Wiltshire experience on 2 December and the results of the consultation on 8 December. The recommendations will go before all Dorset Councils between 23-31 January 2017 for members to decide. PDC will be one of the last councils at their special meeting on 31 January. Note the normal council meeting is on 17 January.

- ii) The Ironman held in Weymouth was called Called to Account on 7th December and it was arranged by Cllr Wharf. The organisers have been told in no uncertain terms by members that the failures on the past two events need to be rectified for the 2017 event. Cllr Quinn provided input to the Call to Account in the form of the process adopted in Purbeck but to date there has been no further update from Richard Drax MP on a response from the Minister to the matter of updating the laws governing cycling events.
- iii) The recommendations from the meeting of the Partial Review Advisory Group (PRAG) on 3 Nov went to full Council on 13 December 2016. At that meeting it was agreed that a letter would be sent to the Secretary of State for Communities and Local Government (as the Planning Inspectorate reports to him) to inform him of the actions arising from the consultation and the consequent delay in completing the review. This is to put down a formal marker as the delay does carry a risk of a speculative large planning application. This approach is somewhat vindicated by the fact that the Government is issuing a housing white paper later this month. The Planning Advisory Service (PAS) an independent body which is part of the Local Government Association has been asked to conduct an independent review of the Partial Review process and particularly the SHMA methodology. A start-up meeting was held on 14 November and a progress meeting is scheduled for 12 January. It is likely that the Partial Review may now become a Full Review of the Local Plan

b) District Councillor Brown

- i) A meeting will take place in Wool at the start of February with Network Rail. Cllr Brown asked if there were any issues that East Stoke would like to raise. Cllr Cady said there are still ongoing problems with the waiting time at Holmebridge crossing. During busy times it causes a major safety concern as the traffic backs onto the A352.
- ii) Cllr Brown explained that there was an old footpath that went to Monkey World but it has been closed down. Cllr Quinn had a meeting with the County Councillor Wharf and Tony Smale from Friends of Wool Station on the 5th January to discuss the way forward. At a previous site meeting Cllr Quinn had with Steve Howard from County they investigated if they could do a similar path to the one built in Binnegar. There are three proposed

options: eastern side which would be approximately £250K, western side which will be slightly less or to use the old footpath that goes behind Monkey World. The preferred route would be the eastern side because unlike the other side that has many landowners this mainly falls on Drax land. The footpath will be constructed by using either compacted gravel or tarmac. The County Council will undertake an internal feasibility study before any decision is made. It is required that further liaison with Monkey World will be necessary. Within the plans it is not proposed to construct a pedestrian crossing.

11. River Frome Issues

No updates were given.

12. Maintenance of beech hedge

If the beech hedge was cut by another contractor, it would be in breach of the tender. It was agreed that the work should be carried out for the sum of £180.

13. Village Hall Update

a) The Barrister's advice document has now been received however it states what the Village Hall Committee already knew and didn't explain the Victorian legislation. Therefore, it still leaves the dilemma as to whether the land can be legally built on. It is not Common Land but it might have been previously as the Land Registry folder containing the documents have been lost. Cllr Quinn will try and obtain the information from County. The Parish Council at present are not prepared to pay the bill as the advice given is not robust enough to stand up in a court of law.

b) The old site cannot be used as the lease is too short. There is a need for a hall as the village does not have a hub for example a school or church. An alternative could be to build a sports pavilion on the Parish Land but the difficulty is that the actual field is not large enough for a sports ground such as a football pitch. Cllr Quinn will contact the Barrister and explain that the Parish Council at present are not prepared to pay the bill as the questions which were specifically raised were answered in an inconclusive way.

Action: Cllr Quinn to contact the Barrister, Felicity Thomas.

14. Parish Land enquires

This item was discussed minute number 238/1

15. Repairs to Fyler Headstone

There have been no further updates.

16. Review Standing Orders and Financial Regulations

The Financial Regulations are still being reviewed by Cllr Wright, she will give the Clerk the altered version who will then distribute it to the rest of the Council.

17. BT removal of kiosk

The Parish Council has advised that the kiosk should be removed as no alternative uses for it were deemed suitable.

18. Highways Issues

a) Update on issues reported

The potholes along Church Lane have been filled in.

- b) The traffic survey will take place from Monday 3rd April which is the first week of the Easter Holidays. It was questioned whether it will be for 7 days or just Monday to Friday.

Action: The Clerk to contact Highways for clarification.

- c) Footpath to Monkey World

This item was discussed Minute Number 238/9/b/i

- d) RTAs on 5th and 11th December

The incident involving the tractor on the 11th December was caused by a motorist overtaking two cars on the brow of a hill. The Stokeford collision on the 5th December was a head on accident.

- e) Other Issues

There are no other issues.

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

- a) An application for a variation for a Premises Licence at Lulworth Castle.

The variation is to allow for a second festival to be held each year, to increase the capacity and to amend the timings for the second festival only.

- i) The Bestival Festival is potentially relocating from the Isle of Wight to Lulworth Castle and will take place from 7th to 10th September. The application for the variation was received before Christmas and there is a 28 day period for representations. Even though it is presently being advertised and tickets are being sold, the event has not been authorised as it will be subject to a hearing.

- ii) Unlike the family oriented Camp Bestival it will attract a younger clientele with the average age being 20. The event attracts up to 25,000 people and the local vicinity including the highways and retail facilities just about manage with this amount of people. Anything larger would envisage major problems, especially on the roads as Bestival will take place during term time when the roads are generally busier with commuters and parents on school runs. Camp Bestival aims to attract 50,000 people. Due to this reason, the scale of the event is not suitable for the infrastructure that we have in this County.

- iii) Figures obtained from the 2016 festival show a total of 202 crimes were reported. Drugs are the major problem at the event and Police seized £175,000 worth of drugs from last year's festival. Will the additional policing be funded by Camp Bestival or will it have to be paid for by the Dorset taxpayer? Also, would Dorset Police have enough resources available to manage the event properly and cope with a potential crime rise in the local area due to the amount of people attending who are on drugs?

- iv) There may be delays in people entering the site as previous years there has been a need for Police Officers and drugs dogs to be on duty at the entrance. This important safety procedure might discourage people from leaving the site during the course of the weekend to visit tourist attractions or retail outlets therefore the local community might not financially benefit from this event.

- v) Due to these reasons the Parish Council is against the variation of the licence.
- b) Town and Parish Precept. The Estimated Parish Precept 2017/18 needs to be returned by the 23 January 2017.
This item would be included in Item 21/C
- c) Extraordinary Chief Executive's Circular - DAPTC Subscription Charges for 2017/2018.
The increase to the subscription will be 2%, which will mean it will rise by £2.37.

19. Correspondence Received

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

- a) Have Your Say on Changes to Dorset's Concessionary Pass Scheme – Consultation. Dorset Travel proposes removal of free travel before 0930 on routes that have no other services until after 1030. The consultation runs for six weeks from 1 December until 13 January. **Noted.**
- b) Purbeck Local Plan Partial Review: Frequently Asked Questions. The list can be accessed online: <https://www.dorsetforyou.gov.uk/purbeck-partial-review> **Noted.**
- c) News release - Residents and evidence back change to local government structures in Dorset. The full public consultation results and the case for change are available, along with the financial assessment at: www.resapingyourcouncils.uk **Noted.**
- d) Broadband opportunity for your parish. Businesses and residents with broadband connections of less than 2Mbps can apply for a subsidy towards the installation of a satellite or wireless broadband connection. **Noted.**
- e) CSR Consultation. The Clinical Services Review public consultation will run until the 28th February. **Noted.**
- f) The Purbeck District Council (Years of ordinary elections of parish councillors) Order 2016. The terms of office for those parish councillors elected in May 2014 should be extended from May 2018 to May 2019. **Noted.**
- g) Merry Christmas from all the staff and Executive Committee Members of the Dorset Association of Parish and Town Councils (DAPTC). **Noted.**
- h) No extension of referendum principles. Council tax referendum principles have not been extended to parish and town councils in 2017/18. **Noted.**
- i) Have your say – Council tax funding for Dorset Police. Consultation on raising the Council Tax to a maximum rise 1.99%. This would cost a band D household an extra £3.80 per year. **Noted.**
- j) DCN Briefing on Provisional Local Government Finance Settlement 2017/18. Details are given on the New Homes Bonus. **Noted.**
- k) Getting ready for winter - Remember 105 in case of a power cut. New 105 call service to report power cuts.
The number will be advertised in the spring newsletter.
- l) Follow up from DAPTC Clerks Seminar - Royal Funeral Protocol. **Noted.**

19. Finance

a) The following receipt was noted:

Funeral Fees for R.D. Warren £274.00

b) Payment

	Amount	Cheque No
Miss E Maidment December Salary	£213.88	000530

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

The cheque to Felicity Thomas for £2160 was not authorised due to the discussion held during Minute Number 238/13/b.

c) Budget 2017/18 and setting of the Precept.

The draft budget was considered and the final spreadsheet will be sent out to Councillors via email. Cllr Wright requested that next year's draft budget should be sent out before Christmas in order to give Councillors enough time to fully analyse it.

It was proposed by Cllr Wright and seconded by Cllr Cady that the precept for 2017/18 would be £8750. This was unanimously approved and resolved.

20. Items for Information or next agenda

Cllr Cady gave her apologies for February's meeting. The meeting will therefore be chaired by Cllr Child.

21. Date of the Next Parish Council Meeting.

The next meeting will be held on Thursday 2nd February at 7pm.

With no further business to transact the Chairman closed the meeting at 20:59hrs.

Chairman:Date.....