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**MINUTES OF MEETING OF EAST STOKE PARISH COUNCIL HELD ON
26TH JUNE 2008.**

PRESENT

Cllr Neill Child (Chairman)
Cllr Barry Quinn (District Councillor)
Cllr Tib Axon
Cllr Karen Barnes
Cllr Damian Cullinane
Cllr Paul Whitmarsh

APOLOGIES

Cllr Rebecca Cady

IN ATTENDANCE

Jane Topp

PLANNING APPLICATIONS for consideration

1. 6/2008/381 (Delegated) – Mr and Mrs Topp, Manor Farm Caravan Park - Variation of conditions 3 and 4 of PP 6/2004/0465 to allow all year round use with no time limit on length of stay.

Cllr Barnes declared a personal and prejudicial interest by being related to the applicant.

Cllr Barry Quinn declared a personal interest in that he had met Mr and Mrs Topp socially in the past as part of the Parish Plan work.

Cllr Barnes told the meeting that she was opposed to this application as her property was just 2m from the fence of the caravan park and 4m to the nearest caravan. She produced photos of the campsite taken from her property and advised she was able to hear conversations from the nearest caravan.

Although she was happy with the caravan park licence as it stands as it meant there were no caravans on site from October to March so she and her family were able to enjoy six months privacy. Her privacy would be severely affected if the site was used all year round. She had written a letter to PDC.

Cllr Barnes left the meeting whilst discussions took place.

Jane Topp, partner in the business of Manor Farm Caravan Park, advised the meeting that seasonal caravaners were now asking to leave their caravans on site so they could have use of them for longer in the year. Over the last few years, seasons had changed and people were staying later in the year.

District Councillor Barry Quinn advised that his main concern was the relief from the condition of timing of length of stay. He considered the length of stay should be no more than 21 consecutive nights. If this was extended people could live on site permanently, irrespective of their nominated place of permanent residence.

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Planners at Purbeck District Council had written to David and Gillian Topp and appeared not to be supportive of the application and had sited reasons stated in the Appeal Decision of J. Barnes. These were not felt to be relevant by councillors in this case.

Paul Whitmarsh was of the opinion that the length of stay should remain as under the current licence if the site was open 12 months of the year. Although this business was well established and had been running for 30 years, Karen Barnes concerns were valid and should be taken into account.

The Parish Council felt if the application is successful the following restrictions should apply:-

- (a) A review of the situation should be undertaken in one year's time.
- (b) The number of caravans in use out of the main season should be limited.
- (c) Location of caravans on site out of the main season should be restricted to pitches away from property Manor Farm.
- (d) The length of stay in any caravan should continue to be restricted to 21 consecutive days.

A vote was taken on the application as it stands now. One Councillor was in Favour and the rest against.

If the above restrictions were imposed all councillors would agree with Approval of the application. Clerk to write to case officer John Hartigan.

2. 6/2008/384 – Non Delegated MAJOR development – West Holme Farm (Holme Nurseries), Wareham Rationalization of existing garden centre and replacement of buildings.

After viewing the plans and attachments, the general feeling of the Parish Council was these works would be beneficial by tidying up and enhancing the business.

No objections from neighbours had been received by the Parish Council. Good access and screening had been put in place.

The Parish Council recommended approval of this application. Clerk to write to case officer John Hartigan.

3. 6/2008/385 – Non Delegated MINOR development – West Holme Farm (Holme Nurseries), Wareham. Temporary tearoom and reposition existing polytunnel.

The Parish Council questioned the wording of 'temporary'. This could mean there could be a time limit before a permanent building was erected or alternatively until the building was replaced by a more permanent building.

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Clerk to write to case officer John Hartigan to clarify this point. Apart from this the Parish Council had no objections.

4. 6/2008/393 – Non Delegated MINOR development – Land adjacent to West Holme Crossroads, West Holme – Erect agricultural barn.

It was pointed out that the previous approved application 6/2006/373 in the report attached from Symonds and Sampson it was stated that “the buildings that are the subject of this application are no longer required for the agricultural enterprises”. It was questioned that as that building was not needed two years ago, why was there a new application for another agricultural barn.

Therefore the Parish Council were not convinced there is a demonstrated need for an additional barn.

The Parish Council also questioned the ownership of the land on which this barn would be built. The site is very near to West Holme Heath, having regard to heath land management.

A vote was taken and one councillor was in favour with four against.

Clerk to write to case officer John Hartigan.

5. Other Matters of Interest

It was reported that 3 footpaths namely; Highwood, Squirrell Cottage and the Line Gates at Rushton are overgrown. The Clerk was asked to contact FLO Ian Howlett.

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Chairman

Date

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