

MINUTES OF AN EXTRAORDINARY PARISH COUNCIL MEETING OF EAST STOKE
PARISH COUNCIL HELD ON THURSDAY 21ST MARCH 2019

PRESENT Cllr Rebecca Cady (Chairman)
 Neill Child (Vice Chairman)
 Cllr Tessa Wiltshire
 Cllr Barry Quinn
 Cllr Julie Wright
 Cllr David Purshouse
 Cllr Chris Evans

APOLOGIES County Cllr Wharf

IN ATTENDANCE 10 Members of the Public
 Adam Bennett, Town Planning Consultant at Ken Parke Planning
 Nick Couling, Project Manager / Land Acquisition at Westcoast
 Developments
 District Cllr Brooks
 Liz Maidment (Parish Clerk)

1. Presentation from Adam Bennett, Town Planning Consultant at Ken Parke Planning Consultants.

Cllr Cady welcomed everyone to the meeting and explained that an extraordinary meeting was called to discuss the Binnegar Hall development. It was asked if any members of the public would like to discuss any other matters before the start of the presentation. No items were discussed but it was questioned if the public could have longer than 15 minutes participation time. On the Parish Council's Standing Orders it states that the public participation time should not exceed 15 minutes.

Binnegar Hall was a residential care complex, but this has now ceased and is now owned by Westcoast (Purbeck) Ltd. In 2015 planning was granted to convert the existing buildings to residential use.

- The Parish is currently without a village hall and there have been discussions to provide a facility on site as part of the s106 agreement. The application will include 48 dwellings, footways and an additional bus stop.
- The hope is to have a conversation with the bus companies to improve the local service.
- The Purbeck Plan has been submitted which in it states that 80% of the land is protected due to AONB status, whereas this site does not sit within any protected landscape or ecological designations. The national policy is to use previously developed land and the site is classed as brownfield. 40% of the houses which equates to 19 dwellings will be affordable.
- The village hall will be 150 square metres and will have 20 parking spaces.
- As part of the application they will provide provision of Sustainable Alternative Natural Greenspace (SANG) which will be land to the west of the site that is owned by Suez. New footway routes will connect the site with the land.
- The access points have undergone improvement and the western entrance has been increased in size in order for two cars to pass. The eastern entrance will be retained for emergency use only. Tree works have been undertaken to improve the visibility splay at both junctions to make it highway compliant.
- There will be a surface water attenuation pond at the south eastern side which will accommodate all surface water drainage from the site.

2. Public Participation Time for 15 Minutes

- a) It was asked if all the tree works have now been finished and if the site would be visible from the A352. The site will be hidden from the road. The trees along the A352 perimeter have been surveyed and they will all be kept. There are currently trees in the middle of the site and it was questioned if these would be removed, all the trees will be kept as they fall under a tree preservation order.
- b) A resident asked about the planning restrictions and if a bat survey has been conducted. They have been in liaison with their ecologist and Natural England and have discovered a bat roost in the roof void so no work has been undertaken in this area. A European protected species licence has been applied for.
- c) It was questioned if the Suez land will still be classed as common land. It was confirmed that it will be but it will not have all the constraints. A resident raised concerns that under the new status certain regulations like dogs being kept on leads during the nesting season will no longer apply. With the SANG land it can never be developed. There will be better access to the land and there will be parking spaces available which will also be used by the village hall. A formal legal agreement will be made between the developer, Suez and Council. At a later stage a management company will be responsible for the land.
- d) It was noted that elements of the Planning, Design and Access Statement are inaccurate as some of it is out of date for example Barclays in Wareham have now closed. Adam Bennett said the document was submitted in 2018 when all the information was correct at that time. He agreed that the document will be updated and will reflect the new local plan.
- e) It was asked if there will be another opportunity to ask questions about the development. At this stage it is only the outline planning. A full planning application will be submitted which will include the design of the properties and it will then be discussed again. A planning meeting of the unitary council will take place in May/June 2019. Members of the public may attend but they will have to register to speak.
- f) There are concerns regarding the A352 as the development is situated on the 40/50mph changeover and there have been no recognition of the contours of the road. The position of the new bus stop and crossing is after the hill where the 50mph limit is so vehicles will not be slowing down. It was asked if the crossing and bus stop could be moved further down where there is better visibility. The new layout meets the visibility distance standards of 50/60mph in all directions, but the exact location is not a fundamental issue and can be moved if need be.
- g) Due to the rural location it is expected that a larger proportion of journeys will be undertaken by private transport compared to urban areas where there is more frequent public transport services. The national policy reflects this issue, however the developer will contact the bus companies to try to increase the number of services. The survey which was conducted states that the A352 is currently under capacity. A member of the public has read in one of the documents that there would be ½ a car journey per household per day. This was agreed that the statistic is unlikely.
- h) The main tranche within the estate will be adopted and will be compatible for refuse collections and emergency vehicles. The smaller roads will be designed to be more in keeping with the rural area and will use a different road surface. The western entrance will be expanded to allow for two cars to pass.

3. Apologies

Apologies were received and approved for County Cllr Wharf

4. Granting of Dispensation

No applications for a dispensation had been made.

5. Declarations of Interest

Due to the site being within the Parish and plans for a village hall, advice was sought and approved by the Purbeck District Council solicitor.

6. Minutes of the Parish Council meeting held on Thursday 7th March 2019

It was resolved that the minutes of the Parish Council meeting held on the 7th March 2019 were approved as a true account.

7. Matters arising from the minutes

The felling and stacking of timber has now been finished in Hethfelton Wood however, there has been no news on the haulage. The parking restrictions are still enforced and the Parish Council does not know when or if it will be lifted.

8. Planning Applications or Planning Information received

a) **6/2019/0098, Binnegar Hall, BH20 6AT. Convert existing flat to 2 flats.**

The Parish Council has **no comments or objections** to this planning application.

b) **6/2018/0228, Binnegar Hall, BH20 6AT. Redevelopment for 48 Dwelling houses & Village Hall including access improvements, parking & landscaping.**

The Parish Council has **no objections** in principle to the planning application, however the following matters would need to be addressed.

i) There are concerns over the location of the proposed pedestrian crossing and the bus stops. The plans show a crossing point with tactile paving, not controlled, immediately to the east of western (main vehicular) access point to the site. Just to the east of that is an indicative bus stop on the south side. Both of these appear to lie on the upward/downward hill contour, and are pretty much at the spot where from east to west the speed limit reduces from 50 to 40. Further to the east, so nearer to the eastern entrance, is a second indicative bus stop, on the north side, which we are under the impression that it can be reached by the planned pavement extension. The concern the Parish Council has is about the south side: visibility onto the crossing from either direction, bus stop alongside this crossing, inviting passengers to use this place to cross. It is particularly relevant that the bus stop and crossing could easily serve, 20 – 30 children from over 70 dwellings. They would be returning from afternoon school in Wareham, many unaccompanied, and with even a little careless behaviour and showing off could cause a serious accident.

Under the present speed limit the Parish Council thinks the crossing and bus stop could only safely be moved to the west, and this would provide an advantage for Middlefield as well. If the speed limit were to be reduced to 40mph from the B3070 as we are going to request, then this could be reassessed.

ii) Since 2010 there have been seventeen road traffic accidents on the A352 between the B3070 junction and Middlefield. This includes four serious accidents and one fatality which happened directly opposite the Binnegar Hall grounds. To alleviate the danger of vehicles using the entrances and pedestrian safety the Parish Council strongly advises that the entire stretch of road has a 40mph restriction and this would also be beneficial for the new bus stops.

iii) There have been problems with unauthorised motorbikes using the proposed SANG land. A condition needs to be put in place that it cannot be accessed by motorised vehicles. For road safety purposes, we advise that a deer fence is erected around the perimeter of the housing development with the SANG land.

iv) The pavement along the A352 has deteriorated in recent years due to the financial constraints of the Highways Department at the County Council. Due to East Stoke being a small Parish Council the precept is not large enough to

employ a lengthsman. Therefore, the Parish Council proposes that the management committee of the Farrer Estate maintains the pavement annually and the money is deducted from the CIL payment. County Cllr Brooks said that a decision will be made the week commencing 25th March at Cabinet to have proactive maintenance units and this should go through within five years.

- v) There are a number of inaccuracies within the Planning, Design and Access Statement which need to be amended before the full planning application is submitted. On item 9.56 it states "The village does not at present have a village/community hall and instead relies upon use of St Mary's Church". The Church was ceased being used in 1988 and it has now been converted into three private dwellings. 1.3 needs to be modified to state that the Purbeck District Local Plan has been submitted and various statements will need to reflect this. Other facts that need to be updated include omitting that there are job opportunities as Purbeck District Council and the demise of some banking facilities in Wareham.
- vi) The full planning application will go back to the Parish Council and will be discussed. The developers will be in attendance at the meeting to answer any questions. In the S106 agreement it will transfer the village hall to the Parish Council. At present it is a "blank canvas" and the two parties will discuss whether it is gifted or leased. A long term plan will be agreed to the maintenance and landscaping and a possibility is there could be a small fee charged to the new properties to help maintain it.
- vii) If the planning application is passed it was requested that all contractor vehicles are directed to the correct site as there have been incidents of vans travelling down wrongs tracks and causing damage.
- viii) The site is registered with PDC as a brownfield site for up to 80 dwellings.

9. Finance

The following payments were approved.

	Amount	Cheque No
Reimburse E Maidment for printer and ink cartridges	£68.12	000750

10. Items for Information or next agenda

- a) Cllr Wright is unable to attend the DAPTC meeting, which takes place the following week and she ask if anybody would like to take her place. Cllr Child said he maybe able to attend.
- b) The newsletters will be collected from Cllr Cady's house.
- c) Cllr Wright sends her apologies for the next meeting.

11. Date of the Next Parish Council Meeting

The next meeting will be held on Thursday 4th April at 7pm.

With no further business to transact the Chairman closed the meeting at 20.04

Chairman:

Date.....