

EAST STOKE PARISH COUNCIL

MINUTES OF THE MEETING OF EAST STOKE PARISH COUNCIL HELD ON THURSDAY 6th SEPTEMBER 2012

PRESENT	Cllr Rebecca Cady, Chairman Cllr Tib Axon Cllr Neill Child, Vice Chairman Cllr Christine Evans Cllr Adrian Naylor
APOLOGIES	Cllr Karen Barnes Cllr Barry Quinn (District Councillor) County Cllr Mike Lovell PCSO Stuart Hann
IN ATTENDANCE	3 Members of the Public Julie Wright (Parish Clerk)

1 Public Participation Time

- a) Network Rail had not responded to the Parish Council's enquiry about when trains are allowed to sound their horns. Mr David Topp stated that the train horns have not been sounding at unsocial hours.
- b) Mr Ady Pitman, Village Hall Committee Chairman, stated that the Village Hall Committee has received their charitable status. Grants are available for play equipment.
- c) The Village Fete will take place this Saturday 8th September.
- d) A query was raised about the Parish Land status.
The Chairman read out the report provided by Cllr Quinn.

It is confirmed that the Parish Land is a village green (VG29) but Cllr Quinn has yet to enquire as whether part of the land could be de-registered to potentially accommodate a Village Hall and whether the cost would be the same (i.e. in the order of £4,000). However the Village Hall Committee is pursuing the development of the old site so this may be nugatory effort. The issues surrounding the fences are still to be resolved but it is unclear at the moment as to which legislation has precedence.

Cllr Quinn has been in contact with the Land Registry by email over the last couple of months and by phone this week to try and establish what happened after Simon Cross submitted the affidavit signed by Tib Axon. Cllr Quinn has now received a copy of the Land Registry letter sent to Simon Cross in December 2008 which cancelled the claim for adverse possession. Cllr Quinn will try and follow this up.

Cllr Quinn's report stated that the problem is that the Land Registry seems reluctant to have personal visits and this is a complicated saga. They are not able to advise us on the quality/quantity of the evidence, the main piece of which resides in the County Records Office and they almost certainly will not let me borrow it to support our application. It is also the case that there needs to be a valuation of the land in order to complete the registration of this land.

Action: The Clerk will ask Cllr Barnes if she can contact Joy Cross to see if Hardy Estate Agents will still carry out the valuation of the Parish Land. If they

cannot it was suggested that Simon Cross may know of someone who can do it or Symonds and Sampson may do this for us at little or no cost.

2 Apologies for absence

Apologies were accepted and approved for Cllr Karen Barnes and Cllr Barry Quinn.

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

None.

4 Minutes of the previous meeting held on Thursday 9th August 2012

It was resolved that the minutes of the Parish Council meeting held on the 9th August were approved as a true account of the meeting and were duly signed.

5 Matters arising from the minutes

Clarification of minute 180/1 c) Cllr Quinn had been for a walk along the river at East Stoke with the Environment Agency.

Cllr Quinn joined the Flood Warden, Mr Burden, and Mrs Topp for a site meeting with Gary Cleaver from Dorset County Council's Flood Risk Management Team to look at the recent flooding problems in Church Lane and Holmebridge. This meeting was arranged by Mrs Topp

6 Register of Members Interest form

Completed forms have been received from Cllr Axon and Cllr Quinn.

7 Planning Applications

a) **6/2012/0494** - Binnegar Environmental Park, Puddletown Road, East Stoke, BH20 . Provision of external storage areas for baled recyclable materials.

The area is very well screened.

It was resolved that the Parish Council has no objections to this application.

8 Update on Previous Planning Application(s) or Planning Information received

a) **Alaska Wind Farm** (6/2010/0082).

An application for a Judicial Review has been lodged but it is thought that PDC have no involvement in this process.

b) **6/2010/0243** - Highwood Lane (Highwood Mead). Existing use of the land as access track, siting of mobile home and use as garden in association with cottage. Certificate of Lawfulness - Existing. **Refused.**

c) **6/2011/0010** – Bindon Lane (Woodlands Lodge), East Stoke, BH20 6AS. Change of use of shower block to form one self contained holiday letting unit. Carry out external alterations and insert additional windows. **Refused.**

d) **Wall at Long Coppice, Bindon Lane**

The owners commissioned a planning consultant to assist in arguing their case that the brick walls now erected are sited at a point which is not adjacent to the highway. The walls therefore represent permitted development and do not require planning permission.

PDC consequently sought a legal opinion from the planning solicitor as to whether the erection of the walls and their siting requires express planning permission. Her view was that the walls do not require planning permission as she does not consider that they are situated adjacent to the highway. The Officers had asked the owners to consider tapering the wall down and towards the entrance to minimise the visual impact in the AONB. This would be similar to the work done at Rose Cottage on the A352 although the proximity to the highway in that case is closer.

However the owners would not appear to have pursued this and PDC have closed the enforcement file confirming that no further action will be taken.

e) **Holme Nurseries (6/2012/0378)**

This is a non-delegated application so it will be going to Planning Board probably in October as an archaeological survey has been requested. The Horticultural Appraisal has been completed and supports the application but the AONB Partnership report recommends that the building is situated in the main complex to minimise the cumulative impact on the AONB from an expanding site. It is recommended that Councillors read these reports.

f) **Roebuck Farm.**

This property is on the market. The planning consent for an essential agricultural worker's dwelling has not been fully implemented and the permission expires in 2013. The Symonds and Sampson advert carried in the Advertiser is misleading as it does not refer to this tie on the planning consent, any buyer therefore would have to prove that they have a sustainable agricultural business in order that they could complete the build in accordance with the approved plans.

9 **Reports from County and District Councillors**

a) County Cllr Lovell

No report.

b) District Cllr Quinn

i) As a rule any information from the District Council that Parishes/Parish Councillors should be aware of is circulated via email as soon as Cllr Quinn receives it. Some information may only need to go to the clerk and/or to the Chairman and Vice Chairman for consideration or action.

ii) **Renewable Energy Strategy.** A report was brought to Policy Group to endorse the strategy and there was strong objection from CPRE as they believe it is carte blanche to erect lots more wind turbines to meet the targets. This was denied by Bridget Downton but the endorsement was deferred to enable members to have a full brief on the subject as there has been no member involvement for the past year.

iii) **Boundary Review.** The Local Government Boundary Commission's report is due by the end of September, there is no indication at this stage whether they will go along with the PDC suggested warding pattern.

A report with the terms of reference for the Community Governance Review will go to Council on 11th September and it is intended to complete the review within twelve months commencing mid-January. This is to consider tidying up some of the Parish boundaries for example the properties at the bottom of Wood Street, the farm in Wood Street and the farm at the top of Highwood are more logically situated in East Stoke.

iv) **Housing Needs Survey.** In addition to the agenda item, Cllr Quinn was approached by Synergy a little while ago regarding the potential development at Middlefield for another 6 dwellings. This has been on the cards for a couple of years as Synergy and PDC try and address social housing needs across the District. At present the Parish Council are awaiting the completion of the Housing Needs Survey this autumn so they will know the housing needs of the parish.

v) **Bestival.** The issues raised at the last meeting will be reported at the next debrief.

- vi) **Campsite Policy Review.** PDC is currently conducting a review of all campsites in the District with the intention of making a policy for the control of campsites so that standards are improved and there is a more level playing field. Members were briefed 2 weeks ago on this task which gets the planning and environmental health departments working together.

10 **Police Update**

PCSO Hann sent an email which was read out by the Chairman. Thanks were given to the Parish Council members who had reported suspicious vehicles and their occupants in recent weeks, this is as always appreciated. A recent lead theft in the village highlights the potential value of remaining vigilant; as a result of that particular crime the Police were able to offer some substantive advice on reducing the vulnerability to further crime. Whilst the domestic burglary rate remains low in Purbeck, the safer neighbourhood team are always keen to offer advice to any resident who feels any aspect of their property may be vulnerable to theft or break-in.

It was reported that the Travellers are back on Forestry Commission Land at Affpuddle.
Action: The Clerk will find out if the Travellers are back in this area.

11 **Update on the flooding on B3070**

Following the site meeting with Gary Cleaver (see item 181/5) an enforcement notice has been served on Mr Stephen Goldsack instructing him to clear the ditch running east from the culvert running under the B3070 in accordance with the Keystone Management Plan (a condition of the planning consent). This work is to be completed by September 30th 2012 and should prevent the problem reported in item 180/12 of last month's minutes.

12 **River Frome Issues**

The river level is still very high.

13 **Footpaths/ Bridleways**

a) Update on issues reported

The Clerk reported the wet Bridleway that goes to Rushton. Mr Steve Kourik, Countryside Access Officer, will be walking this bridleway to investigate this issue within the next week.

14 **Highways Issues**

a) Dorset Highways Satisfaction survey. Closing date 19th October 2012.

This survey is for the Parish Councillors to complete.

b) Naming of Roundabout at junction of A352/C6. Suggestion 'Woolbridge roundabout'. Does the Parish Council want their name included on the sign?

The name was agreed by the Parish Council and the Parish Council would like their name on the sign.

Action: The Clerk will inform Mr Howard of the Parish Council's decisions.

c) Any highways issues to report

- i) The condition of the A352 on the opposite carriage way to the side of the road near Keroo Moor.
- ii) The overgrown hedges and bracken in Bindon Lane.

Action: The Clerk will report these issues.

d) Update on previous issues reported

- i) The reflective bollard near Wood Street is still overgrown with bracken.

Action: The Clerk will re-report this issue.

15 **Parish Land**
See minute 1 c).

16 **Maintenance of St. Mary's Ruins**
A post has been purchased.

17 **Consultations or items for consideration**

a) Minerals Core Strategy

Mr Cullinane had looked at the Draft Minerals Core Strategy.

The Parish Council will not be making any comments about this consultation.

b) Parish Housing Needs Survey letter

The letter was agreed. The letter and survey will be sent out with the next Parish Council newsletter in October.

Action: The Clerk will send Mrs Mc Dermott a copy of the Parish Council's headed paper and the Chairman's signature.

c) Tenancy Strategy Consultation

The Parish Council made no comments on this consultation.

d) Draft Joint Health and well-being Strategy

This will be considered at the next meeting.

Action: The Chairman will report on this consultation at the next meeting.

18 **Invitations**

a) Invitation to attend the Police and Crime Commissioner Conference on the 12th September at the Dorford Centre, Dorchester, 2pm-5pm.
No one will be attending.

b) Invitation to a Community Lunch from Dorset Community Action and Synergy Housing to be held on Tuesday 18th September 2012 at 9.30am until 1.30pm. Lunch costs £4.00.
No one was available to attend.

c) Invitation to a meeting about winter plans. Monday 10th September, 3pm-5pm and Tuesday 11th September 7pm - 9pm at the Charminster Depot.
No one was available to attend.

19 **Correspondence Received**

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

a) Funding is available from Dorset County Council's Community Fund. Details passed on to the Village Hall Committee.

b) Details about the annual Volunteer Awards Evening on 25th October for volunteer groups in the community.

c) Information on the Purbeck Good Neighbours scheme from Dorset POPP. Poster on notice boards.

d) On 15th November 2012 there is an election for a Police and Crime Commissioner. The Police and Crime Commissioner will replace the Police Authority and will be responsible for setting local community safety priorities and commissioning services to address them.

e) Temporary closure of Holme, No 31 level crossing. It will come into operation from 23.30 Hrs on Monday 3rd September to 06.30hrs on Tuesday 4th September and from

23.30hrs on Tuesday 4th September to 06.30 on Wednesday 5th September 2012 two periods of 7 hours.

- f) Community Buying Unlimited – register if your interest in rural dual fuel. Fairer electricity prices for rural customers. www.ruraldualfuel.co.uk

It was reported that on Thursday 20th September between 10am – 8pm there will be a public exhibition about the plans for the East Stoke crossing. Letters had been delivered to some residents in Church Lane and there was an article in this evening's Dorset Echo.

Cllr Lovell had not responded to Cllr Cady's email that reported the East Stoke crossing being closed (180/13 a) ii)).

Two incidents have occurred at this crossing with the gates being opened to allow vehicles to cross when it was unsafe to do so. The driver of one of trains which had to stop reported one of these incidents.

Action: The Clerk will report this to Network Rail as they need to mitigate against these incidents happening again.

20 Finance

a) Payments

Payee	Amount	Cheque Number
Talk Talk Business (Annual Mailbox Fee)	£43.20	000362

It was **resolved** that the above invoice was paid.

21 DAPTC Training Courses

- a) Councillors - Powers and Duties, 20th September, Dorchester Youth Association, 7pm -9pm, £20.00. This course has been cancelled.
- b) Budgeting/Precepts, 27th September, Stoborough Village Hall, 2pm – 4pm, £20.00
The Clerk will attend this training course.
- c) Councillors – Making your Council meetings work, 9th October, Dorchester Youth Association, 7pm - 9pm, £20.00. No one will be attending this training.

22 Items for Information or the next agenda

- a) Item for next agenda - Parish Land.
- b) The churchyard water butt needs refilling.
- c) Cllr Naylor gave his apologies for October's meeting.

23 Date of Next Meeting

The next Parish Council Meeting is to be held on Thursday 4th October 2012 at 7pm.

With no further business to transact the Chairman closed the meeting at 8.05pm.

Chairman:.....

Date:.....