

## **EAST STOKE PARISH COUNCIL**

### **MINUTES OF THE EXTRAORDINARY MEETING OF EAST STOKE PARISH COUNCIL HELD ON MONDAY 23<sup>RD</sup> JUNE 2014**

<b>PRESENT</b>	Cllr Rebecca Cady Chairman Cllr Tib Axon Cllr Barry Quinn (District Councillor) Cllr Tessa Wiltshire (co-opted)
<b>APOLOGIES</b>	Cllr Neill Child Vice Chairman Cllr Christine Evans County Cllr Mike Lovell
<b>IN ATTENDANCE</b>	10 Members of the Public Mike Greslow, Assistant Planning Manager (South West), SITA Liz Maidment (Parish Clerk)

Due to there being a speaker from SITA it was agreed to start the meeting with Item 7 of the Agenda.

#### **7. Binnegar Common Land**

Mike Greslow from SITA, thanked everyone for their comments from the extraordinary meeting held on 27<sup>th</sup> May regarding SITA de-registering and simultaneously re-allocating other adjacent areas as Common Land. All the comments were taken on board and slight changes to the original plans have been made as a direct result of local residents' requests. Before the final submission a factsheet will be distributed to people living locally. In the Plan the "Red Area" will be de-registered and Stokeford Heath situated north of the Puddletown Road will not now be included in the proposed replacement land. The de-registered land will no longer be Common Land. The final decision will be authorised by the Secretary of State.

Slides were viewed showing the land where footpaths will be made. In Parcel 1 (Hines Pit) there will be a car park and signage directing people through the woodland. Gradually SITA will create a circular path around the site.

- i) Phil Redl, asked if the "Red" area (Release Land) on the plan is being drilled at the moment and if there has been planning permission for Area 3. Mr Greslow acknowledged that there hasn't been planning permission. A zigzag path will be created in Parcel 1 and a stile or gate will be used for the Public to gain access to Parcel 2. Parcel 4 will have no formalised paths and there will be an access track to the A352 it will not however have a car park. It is currently used for agriculture and it is undecided as to whether to graze or have it turned into heathland. The question of security was

brought up. It was stated that Common Land cannot be within 20 metres of a dwelling. There will either be a ditch or a buffer boundary to alleviate this problem.

- ii) Brian Willgress said that there has been a lot of drilling being done on land where SITA have assured him that they will not use for extraction until 2032. Mike Greslow's understanding was that it is for ground water boreholes. However, core samples may have been extracted from outside the released land, but he would need clarification from the Contractor, Raymond Brown. Mr Willgress also observed that buzzards have been disturbed during the nesting season and have not been seen since. Mike Greslow explained that the release land is part of the Dorset Minerals Plan. As the area is currently Common Land they have compensated this by assigning other areas to be Common Land instead.
- iii) Phil Redl wanted confirmation that the replacement land will never be used for extraction. Mike Greslow reiterated that the land will not be used as there are no minerals there, it is too close to properties and it is not part of the Dorset Mineral Plan which is in force until 2032.
- iv) Brian Willgress questioned if Mike Greslow knew how many people use the area and he did not know. The Open Space Society has suggested a car park, but it was agreed by the residents at the meeting that it is currently only used by local people and it should stay that way.
- v) RC asked who will police the areas as it could attract fly tipping, wilderness campers and travellers. It was felt that the footpaths should not be advertised. The specific details of who would manage the land are still in the preliminary planning stage.
- vi) Phil Redl said that extensive work has been carried out in the red area. Brian Willgress also replied that Stokeford Heath is classed as Open Access and there is a difference between that and Common Land. There has been sampling taking place but Mike Greslow didn't have enough technical knowledge to give more information.
- vii) Ros Ham inquired about what would happen to the water levels in the area as there was flooding on the field opposite Binnegar Lodge for a long time after the winter storms had taken place. The Environment Agency and DEFRA will conduct a pre-application consultation into the affects of the water table.
- viii) Jill Warren wanted to know if trucks will travel across the recently widen track and wanted confirmation that it is still classed as a walking path. The track was made wider for the local farmer to use.
- ix) Fenella Lewin questioned how the site will be managed. The management of the land is still to be decided upon. The consensus at the meeting was that Parcel 1 and 3 should remain as an agricultural field. The locals already use it to walk around the perimeter of the field and it was felt that it should not be artificially changed. The Statutory Consultees would like to make it an acid grassland feature as the field does not produce a good yield. It has not officially been decided as SITA are currently in discussions with the farmer.
- x) Phil Redl queried why old aerial photographs are used in the Plan. SITA are unable to get more updated ones. Phil Redl asked if he can obtain aerial

shots for himself to use and Mike Greslow is happy for this to be done. He also questioned why there was not a leaflet drop regarding the meeting to households in close proximity to the site. There were leaflets distributed to residents south of Parcel 4 and 5. RC declared that at least 3 members of the Parish Council who live nearby did not receive any information through their doors. Mike Greslow confirmed that 25 leaflets were issued, but he gave them to the local site staff to be delivered and this task might not have been carried out.

- xi) Brian Willgress asked why there has to be drilling this time of year and queried if they allowed to drill at 7am. SITA have to drill in order to provide results to the Dorset Mineral Plan but Mike Greslow did confirm that drilling should not have occurred so early in the morning. It was also questioned why the roads were made 25ft wide.
- xii) BQ informed the meeting that the County Archaeologist and Enforcement Officer visited Battery Bank and have observed it to be no more destructed than what has happened over a number of years.
- xiii) Jill Warren inquired if SITA have to abide by SSSI rules. The only part of land which is SSSI is in the south eastern patch. Development can take place over 250 metres away, but there are lots of stringent regulations.
- xiv) Both Martine Tighe-Hudman and Ros Ham voiced concerns that SITA have made a major visual impact along the Puddletown Road and asked why the company did not try to hide their workings.
- xv) Fiona Russell asked if they do dig a ditch to separate the dwellings from the common land would that discourage the neighbours from walking there. A fence would not be suitable, but a natural barrier, for example gorse would be more agreeable.
- xvi) Brian Willgress asked if the woodland has been maintained as it is currently inundated with rhododendrons. £20K has been spent maintaining it since SITA acquired the land. An open day will take place in September. It was agreed that it would be a good idea to arrange a site visit walk, so that local residents can see for themselves what SITA propose.
- xvii) RC requested that all participants at the meeting should email their questions via the Clerk to SITA so that all the items can be answered.

## **1. Public Participation Time**

Liz Maidment was thanked by Ros Ham for sending out round robin emails regarding current issues within East Stoke. It was noted that more residents need to send the Parish Clerk their email addresses so that they can also obtain useful information more quickly.

## **2 Apologies**

Apologies for absence had been received from Cllr Neill Child, Cllr Christine Evans and County Cllr Mike Lovell

## **3 Granting of Dispensations**

No applications for a dispensation had been made.

- 4      Declarations of Interest**  
None.
- 5      Minutes of the Extraordinary Parish Council meeting held on Tuesday 27<sup>th</sup> May 2014**  
It was resolved that the minutes of the Parish Council meeting held on the 27<sup>th</sup> May were approved as a true account of the meeting and were duly signed.
- 6      Matters arising from the minutes**  
There were no matters arising from the minutes.
- 8      Reports from County and District Councillors**  
**a)   County Cllr Lovell**  
There were no reports from County  
  
**b)   District Cllr Quinn**  
There were no reports from District
- 9      Register of Members Interests Form**  
The forms have now all been signed and collected apart from one.
- 10     Railway Crossings**  
a) Simon Goldsack has made a complaint regarding unauthorised closures of the Holmebridge Crossing as this has affected trade at Holme Nursery and have delayed motorists driving to Lulworth. He is currently awaiting a reply from Network Rail. Exactly the same problems have been occurring at the Wareham Train Station crossing and this has been reported in the Bournemouth Echo. It was suggested that if problems arise they need to close the railway instead of the highways.  
b) Brian Willgress asked if Network Rail are monitoring the amount of time the barrier is down. It appears the barriers in East Stoke go down as soon as Eastbound trains pass through Wool. The works should have been completed by the 12<sup>th</sup> June however it is still currently being monitored from Basingstoke. It is unknown whether the gates are now functioning automatically. On one occurrence an ambulance car with the blue lights on had to wait three minutes for the barriers to be raised. There used to be a discretion to override it for emergency vehicles. It was also asked if the MOD is aware that they can go straight through. A letter has been sent to the MOD but it may not have been disseminated to all the drivers.
- 11     Any issue to report to the Police or, Update on Issues reported**  
There were no reports from the Police.
- 12     Highways Issues**  
**a)   Update on issues reported**  
i) The tree stump along the A352 has been cut down right down with

only a small stump remaining.

ii) An assessment needs to be done on the A352 opposite the Parish Land as water accumulates on the road due to a natural spring. The issue maybe resolved by fitting a springbox.

**b) Other Issues**

i) Binnegar Lane “No SITA Access sign”

There has been no further updates regarding this issue.

ii) Potholes by Stokeford Cottages

The householder concerned has investigated hiring a vibration box, but has discovered that they can only be used/hired by councils.

**Action:** Clerk to email Highways to see if they can hire one.

**13 Maintenance quotes from Wessex Ground Maintenance**

Wessex Ground Maintenance has given a quote for carrying out work to fill the hole left from a tree coming down at the Old Village Hall site. They have quoted £60 (excluding VAT) and they will use the soil, which is in the Churchyard. It was agreed that it was a reasonable amount. They also quoted £320 (excluding VAT) to chainsaw/brushcut the gorse and other scub around the perimeter of the Parish Land. The Parish Council is legally obliged to attain three quotes if the work carried out is over £100. It was agreed that the waste can be burnt as a bonfire on the site.

**Action:** Clerk to notify Wessex Gound Maintenance to do the work, filling in the hole, but will make them aware that the Parish Council will have to obtain other quotes regarding the Parish Land. Also, obtain quotes from other gardening companies.

**14 Stationery request for A4 paper and dividers**

The Clerk requested a stationery order for A4 paper and dividers. Three quotes were given by Viking, Staples and Tesco. Tesco was the cheapest option and will be purchased from that retailer.

**15 Consultations for consideration or New Items for Discussion/Consideration**

a) Major fund to invest £700,000 in health and wellbeing community projects

The letter has been forwarded to the Village Hall Committee.

b) Letter from Trees for Dorset. It was agreed that the tree will need to be replaced and a suitable tree guard to protect it from deer will be needed. RC obtained a quote for replacing the tree of £30 from Holme Nurseries. It was questioned if another tree species could be planted instead, of a Silver Birch. Also, the site at the Parish Land is very gravelly, so it maybe more appropriate to plant it in the Churchyard. Where it can be monitored more closely and it will be easier to water as there is a tap located there. The planting needs to take place in the autumn therefore a decision of which tree specsis and location can be finalised at a later date.

**Action:** The Clerk to reply to Rachel Palmer to inform her that a new tree

will be purchased and will be planted in the autumn. The Clerk will also contact Karen Barnes to see if she has the original plaque.

## **16 Correspondence Received**

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

- a) The next Police and Crime Commissioner Purbeck Community Forum - Tuesday 24th June 2014 at Wareham Corn Exchange.
- b) Temporary road closure –Holme Level Crossing (B3070) – POSTPONED
- c) Purbeck District Council office holders agreed
- d) PHCI March/May 2014 Update

## **17 Finance**

### **a) Payments**

It was agreed that the cost of hiring the conference room at the FBA was reasonable and the amount has stayed the same over several years

Payee	Amount	Cheque No
Liz Maidment 2 <sup>nd</sup> Class Stamps x 12	£6.36	000424
FBA Conference Room Hire 2014	£120.00	000423

## **5 Items for information or next agenda**

- a) Jenn Pope from Jumpstart Sustainability and Will Bond will be discussing plans for a solar installation at Stokeford Farm.
- b) Woodlands Mews planning application. BQ has not heard anything.
- c) There has been some complaints regarding maintenance of the Churchyard. The grass was quite long and after it was cut the grass was not collected. Wessex Ground Services have acknowledged that it was not up to standard as the wrong type of machinery was used. They are now in the process of rectifying it. The company have noticed that the grass along the footpath is growing quickly and have asked if they need additional cuts. The Council agreed that the amount of times it needs to be cut does not need to be increased.

**Action:** The Clerk to notify Wessex Ground Services that additional cuts of the footpath do not need to be done.

- d) It was noted that the grass in the tarmac section near Kerroo Mooar is very high.

**Action:** The Clerk input the details onto the Dorsetforyou website.

## **26 Date of the Next Parish Council Meeting –**

The next meeting will be held on Thursday 3<sup>rd</sup> July 2014

With no further business to transact the Chairman closed the meeting at 8:40pm

Chairman: ..... Date .....