

MINUTES OF MEETING OF EAST STOKE PARISH COUNCIL HELD ON THURSDAY 5TH OCTOBER 2006.

PRESENT

Cllr Barry Quinn – Chairman
Cllr Simon Cross – Vice Chairman
Cllr Tib Axon
Cllr Rebecca Cady
Cllr Neill Child
Cllr Paul Whitmarsh

MEMBERS OF PARISH

PRESENT

Gillian and Jane Topp, David Curtis, Beverly and Kingsley Elliott

APOLOGIES

Cllr Adrian Cullinane

DECLARATIONS OF INTEREST

1. Simon Cross declared an undisclosed prejudicial interest with regard to Mr and Mrs Elliott's Planning Application.
2. Barry Quinn declared a personal interest with regard to Kemps Hotel Planning Application by being a neighbour to the property.
3. Paul Whitmarsh declared a prejudicial interest in Planning Application for Mr J. Barnes
4. Neill Child declared a prejudicial interest in Planning Application for Hollybush Hotels (Kemps Hotel) by knowing the applicant who was the Chairman of Weymouth Football Club in which he was a shareholder.

MINUTES

The Minutes of the last meeting held on 7th September as already circulated were signed as a correct by the acting chairman of this meeting.

As the members of the parish present were attending to hear the discussions on planning applications, the Chairman took the decision to deal with these applications before Matters Arising from the last minutes

PLANNING APPLICATIONS

1. 6/2006/765 - Hollybush Leisure Co. re Kemps Hotel – Extensions and alterations to hotel to provide new kitchen, dining/function room, staff accommodation and to convert first floor of annexe to bedrooms. Cllr Neill Child retired from the meeting. After discussion and viewing of the plans, the Council had no objections but made the following observations:-
 - Foul sewerage existing treatment plant. Assurance was needed that this plant would cope with additional sewerage of new bedrooms and toilets. There had been problems with sewerage in the past.
 - The Tree must remain in front of the new extensions.Clerk to write to case officer detailing these points.
2. 6/2006/793 – Mr Spicer, Poachers Lair – Erection of building for personal cars, motor cycles and memorabilia. Council felt this proposed building within the AONB area was too large and too high for the purpose as stated. Clerk to write to Case Officer.
3. 6/2006/766 – G. Patten, West Holme Cottage (Retrospective) – Erection of double garage, revised design, part built with previously granted permission 6/1993/545. Although it was not possible to view the original plans, the Council had been advised that this new application showed the garage to be some 50% larger than the original permission granted. The Council was not happy about this revision in design which would make the overall area of the floor too

large and the height excessive. Therefore the Clerk was asked to write to the case officer and ask that this application be referred to the planning board.

4. 6/2006/802 – CJ Barnes, Luckford Wood House – Change of use of garage to living accommodation. Councillor Whitmarsh retired from the meeting whilst discussion took place. It was noted from the Design and Access Statement that Paragraph 2 states that “the first floor of the garage has for many years been used as living accommodation and contains a bed/sitting room and bathroom. With regard to this point Council felt the Enforcement Officer should be asked if a permission of change of use for the garage had ever been applied for in the past. There were concerns over the increased number of cars parking on the adjoining verges and 3 letters from neighbouring properties had been lodged with PDC. Copies had been made available to the Parish Council. These properties also had concerns over light intrusion and the noise impact of extra traffic. After discussion the Parish Council asked that the Clerk write to Case Officer John Hartigan outlining the concerns of the Council as follows and to make the planning board aware of these points:-
 - It would set a dangerous precedent if garages were allowed to be converted to residential use.
 - This property is within the AONB
 - There would be extra noise and light intrusion if the garage were turned into residential use which would be detrimental to the immediate local community.
 - There already exists a problem with campsite and bed and breakfast customers from Luckford Wood House parking on the neighbouring verges and any increase in residential use would only exacerbate this issue.
 - A further application for another garage could follow if the present application were to be approved.
 - The Parish Council would question the stated extra demand in the area for self catering accommodation which was outlined in the Design and Access statementThe Council also asked the Clerk to write to the Enforcement Officer with regard to the stated past use of the garage as accommodation and also ask him to investigate another wooden building that was reported to be behind the double gates at the side of the property.
5. 6/2006/836 – K. Elliott, Woodlands Park Campsite – Change of use of shower block to 4 Holiday Studio Flats, demolition of garage and construction of new shower block, laundry and wash up building. Councillor Cross retired from the meeting whilst this application was discussed. After looking at the plans, a lengthy discussion followed. The majority of the Councillors supported the application on its aesthetic impression within the established site through re-use of existing buildings. However, this would be within the AONB and approval of the application would set a dangerous precedent for any further applications for holiday chalets in the future. Erection of chalets represents a change of use of the established campsite. Council requests that the application be referred to the planning board. Should this application be approved it was felt there should be a condition of approval that it was limited development for holiday purposes only.
6. 6/2006/816 – Monkey World, Longthorns – Erection of 4 administration cabins. It was unclear from the application whether these cabins were to replace the 4 cabins approved under application 6/2004/515. Councillors asked the Clerk to write to PDC again requesting that this application be referred to the planning board, that they made a site visit and defer the application until this had been done. Also the Clerk was asked to question whether PDC hold a plan of what has already been approved at Monkey World over the past years.

MINUTES

The Minutes of the last meeting held on 7th September as already circulated were signed by Vice Chairman Simon Cross who was acting chairman for this meeting.

MATTERS ARISING

1. Monkey World – It was noted that these minutes stated that planning application no. 646 had been withdrawn. This was in fact incorrect and this application for one replacement cabin was approved on 13th September.
2. War Memorial – The Chairman confirmed the refurbishment was almost complete. Brickwork had been cleaned and the stone work repaired. Remaining work to be done was to tidy up frontage, repair the wall and replace posts. The owner of The Tower had been asked to remove the holly trees as the memorial could incur further damage if this work was not carried out.
3. Affordable Housing – Simon Cross had not yet completed his list of those people interested. Mike Lovell gave Simon 6 application forms for interested parties to complete and hand in to Purbeck Housing Trust.
4. Rabbits – Simon Cross has in hand.
5. Parish Land – Clerk had been informed Mrs Tubbs wished to continue her lease for another year and would be forwarding cheque for £360.
6. PCSO Lindy Christopher emailed Clerk to establish dates of future Parish Council meetings. She would hope to attend either meeting in November or December.
7. Heritage and Historical Project – Meeting held on 22nd September. Project for Ruins of Old St. Mary's up and running. Public meeting to be held on 19th October. Mrs Axon to notify Eileen Hardy of date of this meeting.
8. PDC Assessment of Parish Plan – A review from DCC had been received. There was support for key objectives except status for Quiet Lanes. Steering committee meeting to be held next week to determine the way ahead.
9. Christmas Card – Simon Cross had contacted Peter Sills but he did not have a 'snowy' picture of the Parish.
10. Enforcement Matters
 - (a) Goldys Farm Shop – No planning application yet submitted. Temporary permission will be sought.
 - (b) Land south of Frome Vale – Photographs of reinstatement works received – no site inspection yet carried out to verify compliance with planning control to date.
 - (c) Long Coppice – Storage container now located within domestic curtilage and planning permission not required.

BUSINESS OF MEETING

1. District Councillor's Report – In the absence of Tim Mills Mike Lovell reported that the PDC Core Strategy Preferred Options Document was to go to Public Consultation until 10th November. He suggested the Parish Council take a good look at this document. There was particular reference to the Government's demand to increase housing in the area.
2. County Council Report – Mike Lovell reported on the county Council consultation on the bus service through the area. With regard to the review of the rural libraries, a formula had been worked out to save most of these facilities. All services were being looked into.
3. Highway Issues – It was noted the cat's eyes on some bends of the A352 were missing. Paul Whitmarsh to look into. County Highways were still not in favour of wooden posts being erected in Church Lane, as they were worried about the visibility of these posts. Mike Lovell offered to contact Richard Bastow.
4. Future of Village Hall – This matter needed to be moved forward. Need for affordable housing to be established.
5. Newsletter – Clerk to start and email Chairman and Vice Chairman for inclusion of some items. Possible delivery 28th October.
6. Police – Letter received dated 28th September asking for response to their letter of 12th July. Vice Chairman to view letter with regard to libellous comment. Chairman to draft response together with evidence to back up comments. Simon Cross to view and Clerk to type letter.

7. PDC letter received re Audit Commission. Affordable housing meeting 30th October. Simon Cross for action.
8. PDC Core Strategy Development Plan. Comments by 10th November. Also meeting to be held 12th October. Simon Cross to peruse document.
9. Air Ambulance – Request for donation. Declined. Letter to file.
10. Parish Boundaries – Letter received from Peter Aston. The Chairman pointed out that No. 4 on this sheet was not correct.
11. Letter received re Dorset Partnership for Older People (POPP) Chairman asked Tib Axon to look at letter and report at next meeting.
12. Halcrow River Frome Water Level – Letter received re meeting 18th October at Moreton re management plan for the Frome which would raise the river levels and have implications for Wareham and Arne. Chairman to advise Clerk of Arne Parish Council to see if she was aware of this meeting.
13. Email from DAPTC re New Planning Guide. Response within two weeks. Clerk to forward email to each councillor.
14. Transfer of Funds – The Chairman suggested the Council transfer £5000 from the current account to the savings account. All agreed. Letter to be drawn up to Lloyds Bank.

FINANCE

1. Wessex Water – Water charges £10.99
2. Clerk – Two months salary and expenses - £352.99

These Accounts were approved for payment.

Second instalment of Precept received £2310.

DATE OF NEXT MEETING

2nd November.

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Chairman

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Date