

EAST STOKE PARISH COUNCIL

MINUTES OF THE MEETING OF EAST STOKE PARISH COUNCIL HELD ON THURSDAY 5th SEPTEMBER 2013

PRESENT Cllr Rebecca Cady, Chairman
 Cllr Tib Axon
 Cllr Neill Child
 Cllr Christine Evans

APOLOGIES Cllr Barry Quinn (District Councillor)
 County Cllr Mike Lovell

IN ATTENDANCE Mr Keith Child, Purbeck District Council
 Mr John Colombi, Good Energy
 4 members of the public
 Julie Wright (Parish Clerk)

1 Mr Keith Child to talk about the Settlement Boundary review and the adopted affordable housing supplementary planning document

Mr Child gave an update on the work at Purbeck District Council (PDC) and the work that is underway and will take some years to complete.

a) The Local Plan was adopted at the end of 2012. This is the statutory planning document for the district. The Inspector at the examination of the plan wanted some policies to be reviewed before the end of the plan. The plan runs to 2027. Currently there is a partial review of the plan and this includes a review of the settlement boundaries. The maps from the old plan have been updated.

This plan set out the housing level and the Inspector asked that this is reviewed. It is possible that this will be modified as the plan did not meet the identified need. No decisions have been made on this – this will be looked at next year. All of the reviews will go out to consultation. Consult on final draft by 2016 and be examined in 2017.

b) Partial review of Settlement Boundaries

Town and large larger villagers have settlement boundaries but many smaller parishes do not. The background to settlement boundaries is that they are there to stop development spreading into the countryside.

If an area does not have a settlement boundary then it is classed as part of the countryside and the local plan's countryside policies are used. East Stoke currently does not have a settlement boundary and there are no plans by PDC to have settlement boundaries for the areas that currently do not have one. This would not stop development in areas without a settlement boundary as housing can occur on a rural exception site. Information on settlement boundaries is attached to these minutes.

c) Neighbourhood Plans

Currently there are three neighbourhood plans being started in Purbeck - Arne, Bere Regis and Lytchett Matravers. Once a neighbourhood plan is approved it is a statutory document. Neighbourhood plans should encourage development. Preparing a Neighbourhood plan is very time consuming. The plan would have to conform to the National Planning Policy Framework and PDC's Local Plan. A question was made about the cost of producing a plan – this depends on the amount of work but it would be thousands of pounds. There is a government grant of up to £7,000 and PDC offers grants up to £5,000. Once a plan is confirmed then a Parish could receive up to 25% of the Community Infrastructure levy (CIL), if no plan then a Parish would receive up to 15% of

CIL. If a parish like East Stoke wants a settlement boundary then it will need to do a neighbourhood plan. A fact sheet on Neighbourhood Plans is attached to the minutes.

d) Update on the Affordable Housing Supplementary planning document

This document was adopted in April 2013. The main aspect is that it facilitates an element of market housing in a rural exception site. No fixed ratio has been set i.e. how many affordable housing to the market value housing. The assumption is that the majority of housing would be affordable homes but no numbers have been set.

e) Policy for self build affordable home

This is for those people on the housing register to build their own home. Funding may be available from the government and there are conditions. A sheet explaining the full criteria is attached to the minutes.

Is the parish council aware of any rural exception sites in the parish or anyone who would be interested in the self build affordable homes?

The Chairman reported that Chris McDermott had carried out an affordable housing need for East Stoke. Would PDC want the Parish Council to identify sites? The plan has not identified sites. Are PDC looking for sites? PDC will depend on people bringing the site forward.

How would people know that the land could be a rural exception site?

Exception sites are areas where housing would not usually occur. These sites could be identified by the Parish Council.

Would you bring semi-derelict properties into the affordable housing scheme? This would be considered on a case by case basis. PDC are trying to get empty properties back into use. The Parish Council can let PDC know of empty properties and who are their owners. There is more flexibility about bringing buildings in the countryside back into use. There are not many empty properties in Purbeck.

A comment was made that there are no concessions (i.e. reduction in planning fees) to developers who build affordable homes and these are not profit making schemes. The Chairman asked if this point could be taken back to PDC. This new plan means that smaller schemes will provide affordable housing.

The Chairman thanked Mr Child for attending

2 Public Participation Time

a) Mrs Burden asked if there was an update from County regarding the fallen trees in the river. Cllr Lovell is following this up at County.

b) The camper van at Holme Bridge has gone.

3 Apologies

Apologies for absence had been received from Cllr Barry Quinn.

4 Granting of Dispensations

No applications for a dispensation had been made.

5 Declarations of Interest

None.

6 **Minutes of the Parish Council meeting held on Thursday 1st August 2013**

It was resolved that the minutes of the Parish Council meeting held on the 1st August were approved as a true account of the meeting and were duly signed.

7 **Matters arising from the minutes**

There were no matter arising from the minutes.

8 **Planning Applications**

- a) **6/2013/0446** - Tout Hill, Woolbridge BH20 6HH. Construction of a solar park, including ground mounted solar voltaic arrays, transformer housings, security fencing, landscaping and other associated works.

It was confirmed that there would still be sheep grazing. The time scale for building the site would be eight weeks.

The administration and management of the community fund of £5,000 is usually decided by Parish Councils.

The Parish Council has **no objections** to this planning application. This stretch of road has seen a number of accidents, several of them fatal so the Parish Council wants to ensure the safety of all road users. Highways should have a management plan that would involve traffic control of construction traffic entering and leaving the site.

9 **Update on Previous Planning Applications or planning information**

- a) **6/1998/0014** - Binnegar Quarry, Puddletown Road, East Stoke, Wareham, Dorset, BH20 6AH. Determination of conditions for mineral site. **Withdrawn.**
- b) **6/2011/0440** - Hyde Pit, Gallows Hill, East Stoke, Wareham, Dorset. Development of a new concrete batching plant and associated development. **Approved** with conditions.
- c) **6/2012/0633** - Binnegar Quarry & Environmental Park, Puddletown Road, East Stoke, Wareham, Dorset, BH20 6AH. Section 73 application to defer the requirement within Condition 28 of 6/2007/0516 to close the existing access and allow its retention and use for a period of 3 years. **Grant of planning approval** with conditions.
- d) **6/2013/0364** - Binnegar Quarry Wareham ECO- Park, Puddletown Road, East Stoke, Wareham, Dorset. Removal of condition 4 (Hours of use) of 6/2012/0402 - to allow unrestricted use of site offices and welfare facilities. **Grant of planning approval** with conditions.
- e) **6/2013/0365** - Quarry Wareham ECO- Park, Puddletown Road, East Stoke, Wareham, Dorset. Application to permit the erection and installation of a single storey 'Portacabin' type unit directly on top of an existing single storey 'Portacabin' type unit thereby creating a 2 storey welfare cabin for use by site staff. **Grant of planning approval** with conditions.

10 **Reports from County and District Councillors**

- a) County Cllr Lovell
No report.
- b) District Cllr Quinn
- i) **Partnership** Cllr Quinn was at a Member Briefing (along with Mike Lovell) tonight in East Dorset. The Business Case is progressing and there is the second Project Board meeting tomorrow. Do not believe some of the misinformation published in the Gazette. The final report will be debated at a special meeting of Council on 28th October 2013.

- ii) **Fly Tipping** Jill Jackson has been out to the rubbish on the A352 at Hethfelton this morning - no incriminating evidence found but it will be cleared.
- iii) **Campervan at Holmebridge** The Police seemed unable to deal with this and it took nearly a month to move it. Cllr Quinn has been in touch with Tony Burt at Highways and he has provided advice on what the police should have done under Highways Legislation. Cllr Quinn will liaise with the Safer Neighbourhood Team.
- iv) **Enforcement** Cllr Quinn has raised a case about the new fence at Reed Cottage following a comment made to Cllr Quinn. The officers are mindful of the need to be consistent in our approach i.e. as with 1, Middlefield, Birchwood and April and Rose Cottages.
- v) **Binnegar Quarry Liaison Group** Cllr Quinn attended a meeting last week and there were no real issues. They did have a small fire but this was quickly dealt with by staff although Fire Service attended. There were a couple of incidents with trucks in the lane last month but hopefully it is now under control and Steve Cornwell from DCC is chasing up the "No SITA Access" sign. Area B1 at the top of Binnegar Lane on right will be worked for about 18 months starting shortly. The next meeting is in January and it may then go to a twice yearly cycle.
- vi) **Wind Farms** There was a member's briefing on Navitus Bay last week there will be a special planning board on 10th October although this will not decide the application merely comment on it. Decision is with the Secretary of State on recommendation of Planning Inspectorate. They also said that Mr Bayliss had applied to appeal against the Judge's ruling in the Statutory Review for Master's Pit wind farm.
- vii) **Budget** There was a Members Budget Workshop on Tuesday in preparation for setting our budget and Cllr Quinn has recommended that PDC hold a similar briefing for Parish Councils on the impact of the localisation of Council Tax support in preparation for setting the precept.
- viii) **Economic Development** There will be a Members Workshop on Wednesday 11th September to determine priorities for encouraging economic development in Purbeck.

11 **River Frome Issues and update on any flooding issues**

- a) There are some points that the flood wardens have raised and these are being chased up with Mike Lovell who is asking Mr Munro (DCC) for a response.
Action: The Clerk will contact Cllr Lovell to see how far he has got with this.

12 **Parish Land Update on Registration**

The Statutory Declarations were completed and the submission went in on 20th August after finally getting an appointment as Cllr Quinn's ID had to be verified. No further feedback on this but the Land Registry did say that given the nature of the application they would be doing a bit of digging. The trees were intended to go along the southern boundary but the Jubilee silver birch suffered a bit in the heat.

The Parish Council agreed to planting trees on the Parish Land in the autumn.

13 **Any issue to report to the Police**

None. The public were requested to email any issues to the Parish Council and not leave problems until the next meeting.

14 **Highways Issues**

- a) Update on issues reported
None.

Action: The Clerk will ask for an update on the timescale for the installation of the automatic barrier/CCTV at East Stoke Level Crossing and to see if Network Rail will fund the replacement finger for the fingerpost.
DCC Highways will be asked for an update on the signs for Church Lane

b) Other Highways issues

- i) There are some traffic signs that need collecting at Rushton Lane that are completely overgrown.

Action: The Clerk will ask for Highways to remove the sign.

15 **Community Governance Review**

Action: The Chairman will request template letters from PDC as the Clerk and Cllr Quinn have asked but these have not been received. Once these have been received the Clerk will send these out to the properties and the Parish Councils concerned.

16 **Consultations or New Items for Discussion**

a) Rural Fair Share Petition

Cllr Quinn has started a petition so the Parish Council will not start their own petition.

b) Dorset AONB Partnership's draft Management Plan for 2014-2019.

This will be read and considered at the next meeting.

Action: The Clerk will add this consultation to the next agenda.

c) Aster homes want to know if the Parish Council is supportive of any of the sites identified for affordable housing at Middlefields.

There is some interest in building additional affordable housing at Middlefield following the Housing Needs Survey but it would need to satisfy flood risk and parking issues.

In principle the Parish Council has no issue with any of the three sites although there are a number of technical issues that could be a problem.

d) Arne Parish Council's application to designate a neighbourhood plan area (Arne parish boundary). Noted.

e) The Parish Councils thoughts on the current DAPTC newsletter communication.

Suggestions were to have an app for tablets/phones and to send via email so this can be circulated this way. Councils should request if they would like a paper copy.

f) Purbeck District Council (PDC) is conducting a partial review of the Purbeck Local Plan Part 1: Planning Purbeck's Future. PDC would like your views on – 'What do you think are the key issues surrounding the sustainable development of Purbeck that the PLP1 partial review should address?' Closing date 31st December 2013.

This item will be added to the next agenda.

g) Navitus Bay Wind Park consultations – Section 42, Section 48 and Local Community Consultation. **Noted.**

17 **Parish Council Website**

A response had been received from the Village Hall Committee.

Action: The Chairman will liaise with Vicki Haskell about a shared website and report back at the next meeting.

Mrs Ham had sent a letter asking if the Village Hall Committee could put permanent hooks into the wall by the wall memorial for their banner advertising their fundraising events. The Parish Council would not want any permanent fixings in the wall.

Action: The Clerk will need to find out if having advertising banners on the wall would have an effect on the Parish Council's insurance.

18 **New Notice board to replace the one at the Old Post Office**

There had been no response to a poster on the notice board by the Old Post Office.

Action: The Clerk will find out if Highways will allow the notice board to be located at Holme Bridge.

19 **Correspondence Received.**

- a) Poster for free health checks by the PDSA for dogs during early October. Poster put up in notice boards.
- b) Flyer for the Village Hall fete to be held on 7th September.
- c) Letters that will be sent to residents about the new recycling and rubbish collection service.
- d) A letter, advert and press release for recruitment of new members to the Dorset Local Access Forum. Poster on notice boards
- e) Information about a Mapping Service.
- f) Bournemouth University's Day School Courses - Archaeology in Action being run September to November.
- g) A leaflet 'A-board Enforcement Policy' and the Dorset County Council policy for A-board advertising signs.
- h) Part-night Street lighting being implemented over next few months. See Dorset for You website for frequently asked questions on this project.
- i) Update on the street cleansing arrangements within Purbeck when the current contract with SITA comes to an end this November.
- j) Rural Community Energy Fund. This has been sent to the Village Hall Committee.
- k) Phase 4 Navitus Bay Wind Park Public Consultation. Poster on notice boards.
- l) Police and Crime Commissioner's summer newsletter.
- m) Update on the five Purbeck District Council Consultations planning enforcement policy; management strategy for camping and caravanning sites; community infrastructure levy (CIL) - draft charging schedule and priorities for spending; economic development strategy; and planning application validation list and the timetable for the next steps.
- n) A poster about the DIAL Access Dorset. DIAL Access Dorset is a dedicated telephone helpline to provide information and advice to disabled people, older people and carers, on all aspects of independent living. It is open Monday to Friday, 10am to 4pm.
- o) A poster for Dorset Police's recruitment of special constables.
- p) An invitation to Neighbourhood Planning & Community Rights event to be held on Monday 4th November.

20 **Finance**

a) **Receipts**

It was **noted** that £107.00 has been received for a memorial stone for Mrs A Axon.

b) **Payments**

Payee	Amount	Cheque Number
Mrs J Wright (backdated pay April – July)	£6.62	000392
Mrs J Wright (August salary)	£168.21	000392
Talk Talk Business (Annual mailbox fee)	£46.80	000393
Wessex Water bill	£14.18	000394

It was **resolved** that the above payment schedule was paid

c) **Parish land fencing quotes**

One quote had been received..

d) **Annual Return**

i) External auditor's report

The External Auditor's report was circulated with the papers for this meeting. This report was **noted**.

ii) Completion of the Annual Return year ending 31st March 2013.

It was proposed by Cllr Child, seconded by Cllr Evans and it was **resolved** that the Annual Return year ending 31st March 2013 was accepted and approved.

21 **DAPTC Training Courses**

a) Essential Finance, 26th September, Dorchester Youth Association, 9.30am – 12.30pm, £25

b) Budgeting/Precepts, 14th October, 2pm – 4pm, Lodors Village Hall, £25

c) Making your Council Meetings Work, 17th October, 7pm – 9pm, County Hall, Dorchester, £25. The Clerk will attend.

d) Chairmans Seminar, 13th November, 7pm -9pm, County Hall, Dorchester, £25

e) Councillors Update, 26th November, 7pm -9pm, County Hall, Dorchester, £25

22 **Items for information or next agenda**

a) Autumn newsletter – items Cllr vacancies, new recycling service, interesting historical snippet.

23 **Date of Next Meeting**

The next meeting will be held on Thursday 3rd October 2013 at 7pm.

With no further business to transact the Chairman closed the meeting at 9.10pm.

Chairman:.....

Date:.....