

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

PRESENT

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

APOLOGIES

Cllr Adrian Cullinane

DECLARATIONS OF INTEREST

Cllr Axon declared an interest in planning application number 6/2005/1137 as mother of the applicant.

MINUTES of the last meeting held on 1st December as already circulated were signed as a correct record.

MATTERS ARISING

1. Planning Application for Monkey World – Chairman reported that the site visit which was arranged before the meeting of the Planning Board had been cancelled. The possible reason for this was thought to be due to an error on the current application regarding incorrect height of the buildings and their contour siting being in contravention of planning rules. This had not been noticed by planning officers at the time of submission. Publicity in the local newspapers followed stating that as the application had been deferred they would now revert to an application already approved for orang-utan building. The Chairman asked the Clerk to write to MP Jim Knight asking for a face to face meeting to be set up before the next Parish Council meeting in order that certain issues could be discussed namely:-
 - The way Jim Cronin courts publicity which is generally one-sided with local newspapers.
 - Mr Cronin appears contemptuous of the planning processes.
 - He denies there is any long term plan for the site but the newspaper articles demonstrate that clearly there is.
 - What is the limit of development on the site?
Neill Child offered to get in touch with Neil Butterworth of the Echo who made the report on Monkey World to try and present a balanced point of view.
2. Planning Application for Roebuck Farm – A site meeting had taken place before the application was to be discussed by the planning board. There had been a full representation by the Parish and the Chairman and Vice Chairman had attended. A summary of the points raised at this meeting were:-

- Soil contamination – Local knowledge that soil had been fertilised in the last two years and therefore a soil test was required to establish if organic farming could proceed. If contaminated business enterprise was in doubt.
- Non-compliance with planning conditions – Caravan belonging to previous owner was still on site even though planning officers were adamant this had been removed. Had anything else overlooked?
- Business case – Had projection figures been checked? An independent agricultural assessment had been requested by PDC.
- Quality of Land – Poor, evidence that existing pond had already been despoiled.
- Unreasonable Acreage – Cannot support animal numbers suggested.
- Mobile Home – The term ‘temporary’ was misleading as this was a prefabricated timber house that would require dismantling and reassembly on an agreed new site.
- Financial security – If permission was granted and the venture failed the applicants would not have the money to return site to its natural condition. Therefore a financial bond should be put in place.

Chairman asked Simon Cross to check and see if mobile home had now been removed.

3. Parish Plan – Chairman reported he had received a letter from SWAN who had taken over the administration and funding of Parish Plans. This ended on 31st March and therefore the Parish Plan must be completed by that time and the funding reconciled. Chairman reported the draft was nearly complete and there was a Steering Committee meeting arranged for 26th January to review this draft. It was hoped to publish the final copy as soon as possible after that date and send an electronic copy to SWAN.
4. War Memorial – Nothing further had been heard. Chairman had e-mailed Sara to see if she had heard anything from the War Memorial Trust.
5. Village Hall – This would be progressed at a later stage as part of the findings in the Parish Plan.
6. PMU's – Clerk had received reply from Jon Munslow who had appointed Amy Holleyman as new Routine Maintenance Technician and the contact point for PMU liaison. Chairman asked the Clerk to contact Amy the following day to set up a meeting outside the old Village Hall with the Chairman and Paul Whitmarsh to discuss PMU's and other issues. The PMU was due in East Stoke this month and it was hoped to set up a meeting before they arrived. The Chairman asked Simon Cross to check for any obstructions and road repairs in Holme and Bindon Lanes, he would check Binnegar area, Neill to check Holmebridge and Becky to check Highwood. Simon Cross reported there were overhanging trees east of Highwood Crossroads opposite Luckford Cottage. The Chairman asked the Clerk to add 'Highway Condition and Maintenance' to the monthly agendas. Liaison councillor for PMU's to be Paul Whitmarsh
7. Holmebridge Repairs – Chairman reported Peter Burden liaising over amount of stone dumped and now restricting the flow of the river.
8. Parish Land – Simon Cross reported this was still on-going.
9. Rabbits – Clerk reported she had spoken with Andy Timms who had requested permission from landowner of adjoining field to churchyard to enable him to go on the land and use ferrets and nets to catch the rabbits. He had heard from the Police that shooting was not allowed so near the highway. Rebecca Cady advised this field belonged to William Bond but was leased to Leigh Haskell. A letter would be written to Mr Bond and copied to Mr Haskell.
10. Christmas Cards – Chairman advised the 40 packs of cards had been received later than expected. Approximately £20 profit had so far been made as there were still some packs that had not been sold. This could be mentioned in the next newsletter.

11. Gallows Hill – Nothing further to report.
12. Police Re-organisation – Chairman reported that this issue had been raised at the recent Purbeck Community Partnership meeting. The consultation on this re-organisation had been rushed and nobody had any confidence over this matter. This was reflected in the Parish Plan. Further meetings of the PC Partnership would be held once a year.
13. Enforcement Orders
 - (a) Poachers Lair – Wooden construction 4 metres high, being looked into. Enforcement Officer not happy.
 - (b) Tanglewood – Unauthorised barn built two years ago. Enforcement Officer has asked for planning application to be lodged.
 - (c) Applelusa – Swings now removed.
 - (d) Long Coppice – Container still there and Enforcement Officer not convinced trailers have been removed.
 - (e) Paul Whitmarsh - Enforcement Officer certain that unauthorised development has taken place. Still unsure what will happen. Awaiting return of Planning Officer Alan Davies to decide what to do.
 - (f) Stokeford Inn – Caravans especially the one with awning should not be there. Enforcement Officer doubts that they are being lived in but still should not be there. Alan Davies pursuing.

PLANNING APPLICATIONS

1. 6/2005/1132 – Arqiva – Installation of 3 x Replacement antennas on existing tower for Orange PCS Ltd. The only observation was that the mast should not become any higher. No objections. Clerk to contact case officer, Rob Jefferies.
2. 6/2005/1149 – Mr and Mrs A. Fenn, April Cottage, Holmebridge – Erection of 2 storey extension. Councillors considered the plans and felt that there would not be enough room to turn vehicles in accordance with previous conditions, if the extension was built as planned. The extension could encroach on the existing turning circle. They felt it was important to make sure there was enough off-road parking. It was suggested the owners should explore the possibility of extending on the back of the cottage. Clerk to write to case officer, Gareth Kitching.
3. 6/2005/1137 – Mr B. Axon, 1 Stockford Cottages – Construct agricultural building at rear of property. Councillors commented that this application had now been viewed three times and the current application showed the building to have slightly moved position. Council was advised that this building was required for storing animal feed and agricultural equipment. Again the Parish Council had no objections and they suggested that the application be referred to the Planning Board in order that a decision may be reached. Clerk to write to case officer, Gareth Kitching.

PAST PLANNING

1. 6/2005/906 – D. Green, Roebuck Farm.
Deferred for an independent appraisal of the supporting agricultural settlement to be undertaken and to enable a site visit by members of the Board.
Deferred
2. 6/2005/937 – Monkey World, Longthorns
Lack of business plan noted. Specialist zoological architects instructed to develop.
Withdrawn.

APPEALS

1. S. Burridge, ref. refusal of planning permission to erect two storey detached dwelling on land south of Frome Vale.
2. S. Burridge ref. refusal of planning permission to retain hard core area covered with top soil and seeded.

Letters had been received from Purbeck District Council asking for any additional comments other than those already submitted to be sent to Planning Inspectorate by 11th January. There were no further comments by the Parish Council.

BUSINESS OF MEETING

1. District and County Councillors Reports – The County Councillor was not present and the District Councillor had nothing of consequence to report.
2. New Signatory form from Loyds Bank was signed by Rebecca Cady and Paul Whitmarsh. Chairman and Mrs Axon witnessed. Clerk to take into Loyds Bank and Becky and Paul to call in with proof of identity.
3. Purbeck Community Housing Group – next meeting 90th January. No-one able to attend.
4. Purbeck Community Partnership – Draft Community Plan April 06 – March 09. Filed as copy already provided to Chairman.
5. Register of Electors received from PDC – Filed for council use only.
6. Environment Agency – Flood Wardens newsletter. Chairman to pass to Pete Burden.
7. CAB – Request for donation. Declined.

ANY OTHER BUSINESS

1. Clerk advised budget for coming year would be prepared for next meeting and precept set. Chairman asked Clerk to send copy of budget to each Councillor with minutes and agenda for next meeting. He suggested that funds being held in Post Office Investment Account be transferred to Portman Building Society Instant Access or Loyds Savings Bank to make money more accessible. Clerk to get information on both sorts of accounts.
2. Good Councillor Guide - The Chairman asked the Clerk to obtain copies for new Councillors Cady and Whitmarsh.
3. Grass Cutting Tender for 2006 – 2008. – Present tender ends on 28th February and Clerk to send tender notice to Colin Baker, Banyards Ltd and Mike Welsh with request to return in time for next meeting.
4. Simon Cross asked if it was known if John Barnes had complied with the restrictions and conditions imposed on the planning application approved in March 2005. These conditions were supposed to have been dealt with in time for the start of the 2006 season. Liz Rudd to investigate.

FINANCE

1. Baker Property Services - £349.00 – Quarterly account
2. Clerk's Seminar 23rd January - £20.00

DATE OF NEXT MEETING

2nd February 2006.

..... Chairman

.....Date

Chairman's Initials

