

MINUTES OF MEETING OF EAST STOKE PARISH COUNCIL HELD ON THURSDAY 13TH DECEMBER 2007.

PRESENT

Cllr Simon Cross (Chairman)
Cllr Rebecca Cady (Vice Chairman)
Cllr & District Cllr. Barry Quinn
Cllr Tib Axon
Cllr Neill Child
Cllr Paul Whitmarsh

PRESENT FROM THE PARISH

Karen Barnes, William Bond, Julie Wright, Dave and Lyn Littlewood, John and Lesley Barnes, Jane Topp, Charles Tuthill and Jez Hermer MBE

OTHERS PRESENT

Terry Stewart – Chairman Dorset CPRE
Julian Turner OBE
Ms Cyra Parkes
Sandra Ellis – Chairman Winfrith Parish Council
Maggie Snook – Wool Parish Council
Ian White – Wool Parish Council
Sue Bartlett from Wool
Mrs Anne Larkin from Stoborough
Plus 6 other members of the public (names not taken)

APOLOGIES

Cllr Adrian Cullinane
County Councillor Mike Lovell

PUBLIC PARTICIPATION TIME

Chairman Simon Cross welcomed all to the meeting and asked if anyone present wanted to raise any Parish issues at the start of Public Participation Time.

1. Karen Barnes of Manor Farm told the meeting that her son George had been in a car accident on Bindon Lane near 'Hazel Coppice' at the junction with Wood Street. His car had been written off. It appeared that after heavy rain the drain on this corner was blocked which had caused a lot of surface water to lay. The water had then frozen. These conditions had been a contributory factor to the accident. The Chairman explained that whilst this area of the road was in Wool Parish the same problem had occurred the previous March and the Parish Council had written to DCC Highways advising them of the problem. Remedial work had then been carried out by them. Mrs Barnes asked if she could obtain a copy of our letter so may pursue the matter with Highways. Clerk to send copy. Paul Whitmarsh to also contact Richard Bastow to find out what is currently being done about this problem. Clerk to email Nikki Johnson, Wool Parish Council. District Councillor Barry Quinn to email Mike Lovell.
2. Cyra Parkes introduced herself as consultant acting for William Bond and Infinergy over future plans for six turbine wind farm at Masters Pit. The Parish Council would be receiving an application on this matter next year. Chairman Simon Cross explained that although the Parish Council could not express any views on this matter for the

present time, it was here to listen. Cyra advised that a public exhibition had been held in the previous week which was seen as a pre-application community consultation. William Bond told the meeting he had been talking to people who lived near the proposed wind farm and was very impressed with the way in which they had responded. Although it was agreed that it would have an impact on the area, people considered there was a need to attempt to do something about climate change. He had found people to be open-minded. He would continue to work on reducing the real impact and more importantly reducing the perceived impact. He gave an update on the exhibition saying that 300 people attended. Real concerns were aired in a positive and constructive way. These concerns were addressed and some reconciled. An Environment Impact Assessment had now been prepared in draft form. The planning application for anemometer mast had been deferred by PDC so they could consult with all neighbouring parishes. The forthcoming application for a wind farm could run alongside the application for anemometer mast. It was considered there was enough wind to make the turbine farm a realistic proposition. Data was needed from the mast before determining what type of turbine was needed.

Barry Quinn pointed out that from a District Council point of view, the leaflet drop organised by Cyra did not include Bere Regis, Arne and Wool, which was the reason PDC had deferred their decision on the mast application. As the proposed mast would be higher than the previous one installed it would have more impact on the skyline and be seen by a lot more people. Cyra Parkes replied that leaflets and information were sent to people within a 5 mile radius of the proposed wind farm but she had now included other neighbouring parishes for future leaflet drops.

Julian Turner from Winterborne Whitechurch introduced himself to the meeting. He had been closely involved with wind turbine applications over the past six years. If an Action Group was needed he could offer assistance to any local group that the community may wish to form to get the Group off to a good start. He reiterated that the formation of any Action Group was a local choice. He left his contact details with the Clerk should anyone want to get in touch with him.

Terry Stewart, president of CPRE introduced himself to the meeting. He had worked very closely over the last two years on two wind farm applications. He considered the figure of electricity being produced by these turbines at 85% of the time turbines were working, to be incorrect. The true figure he believed was only 24% of the time. He advised that subsidy developers of wind farms receive £1,000,000,000. He offered to help in any way once an application was received by the Parish Council and would work closely with any Action Group. His contact details were left with the Clerk.

Good web sites on this issue were:-

www.nationalwindwatch.org

www.dart

www.renewalenergyfoundation

A member of the public asked why a wind farm could not be put offshore. William Bond answered that offshore farms were more expensive to run.

Cyra Parkes and William Bond advised that they were available to help with any issues relating to wind farms.

Chairman Simon Cross concluded by saying that it was apparent that an application for a wind farm would be drawn up in the New Year and anyone affected or who had concerns over this issue should either write to Purbeck District Council or to the Parish Council. In the first instance it was likely a public meeting would be held to discuss the matter before the actual application was discussed by the Parish Council.

DECLARATIONS OF INTEREST

1. Chairman Simon Cross declared a prejudicial interest in planning application (1) to be discussed by the Council by being Chairman of the Parish Council on which Paul Whitmarsh was also a councillor. Also he declared an interest in planning application (3) by being a friend of the applicant W. Curtis. Simon Cross then left the meeting at 7.30 whilst the Parish Council discussed Planning application (1).
2. Councillor Paul Whitmarsh declared an prejudicial interest in Planning Application (1) by being the applicant. He also declared an interest in Planning Application (3) by being a friend of the applicant. Councillor Whitmarsh left the table of Councillors and joined the public domain.

PLANNING APPLICATIONS.

1. 6/2007/812 – DCC re Hillview Farm – Importation and spreading of infill to be followed by top soil to create level.

Those councillors present perused in some detail the plans and attached literature from Symonds and Sampson. The Council understood that the original application in 2004 for this development was approved for the importation of 440 tonnes of topsoil to raise the level of the ground for agricultural purposes. However between November 2006 and July 2007 it appeared some 6,000 tonnes of “secondary waste material” had been placed on the land and this now constituted an infill site.

The Parish Council felt there should have been greater consultation before this application was lodged because it was unclear what the application was actually for. The application referred to “importation and spreading of infill to be followed by top soil to create level” but was actually lodged on Form DCC2 stating ‘Application for Waste Management Facility (including facilities for waste disposal or the storage/treatment of waste)’. The Parish Council found this somewhat misleading for the type of waste that was understood to have been placed on the site for the following reasons:

- (a) The reuse of type of secondary inert waste was the subject of planning application 6/2006/1016 for Andrews site on Puddletown Road and it was also addressed under the application for the proposed recycling facility at Binnegar Quarry
- (b) If these materials are processed in such facilities for sale purposes such as infill then why was it classified as waste.

Mr Charles Tuthill who is a neighbour raised an issue of concern over the impact on his property from what he now believed to be a landfill site. He also had concerns over gas migrations.

Whilst the Parish Council believe there should not be any gas migration from this site, the two major issues of concern to the Parish Council are the quality of the waste material imported and making sure the drainage is adequate. It had been observed that the land drainage has not been completed and the land is now seen to be water logged. However Mr Whitmarsh explained that land drainage would be installed at a later stage once the ground had settled.

However it was noted that the situation with the drainage is contrary to the statement made in the supporting documentation from Symonds and Sampson. The Parish Council were also aware that these land agents did not conduct a survey before work started and it was uncertain if a survey had been undertaken on the actual work done.

In principle the Parish Council had no real objection to infilling with appropriate material to raise the land level for usable agricultural purposes but as the application was stated to be a Waste Management Facility and following a vote those parish councillors present objected to this application on those grounds.

The Parish Council would write to DCC to obtain absolute assurance that:-

- 1 This is not considered a Waste Management Facility.
- 2 The quality of materials used for the infill is fit for the purpose and that there are no harmful substances within the soil.
- 3 Adequate and effective land drainage will be installed such that neighbouring properties will not be affected.
- 4 There is not a problem over gas migration.

Chairman Simon Cross returned to the meeting at 8.15pm.

2. 6/2007/834 – Monkey World – Waste Treatment Works (Retrospective)
Jez Hermer Operations Manager from Monkey World advised that these treatment works were needed to cope with the growing pressure on utilities. Mr Lofthouse from Savills had advised that although this application was identical to that of 6/2007/656, the Environment Agency had now confirmed that they had no objections. On this basis the Parish Council also had no objections. Clerk to contact Case Officer John Hartigan.

3. 6/2007/866 – W. Curtis, Peacehaven – Single storey side and rear extension and conversion of existing bedroom to bathroom.

The Parish Council had no objections. Clerk to contact John Hartigan.

APPEAL

Mr and Mrs Barnes, Luckford Wood House – Appeal against PDC refusal on planning application 6/200/456 – Change of use to convert garage into 3 bedroom dwelling.

The Parish Council had no further comments to add to our original letter of objection.

Further comments were needed by 10th January.

PAST PLANNING

1. 6/2007/660 Luckford Wood Camping – Relief of condition 6 – Refused
2. 6/2007/658 – Grapevine Cottage, Timber garden store – Approved
3. 6/2007/675 – DCC ref. Binnegar Quarry – Grant of permission for retention of sand washing and processing plant with 4 conditions.

MINUTES of last meetings held on 1st and 5th November as already circulated were signed as a correct record.

MATTERS ARISING

1. War Memorial – Paul Whitmarsh advised that the posts would be installed when the rain ceased. He had arranged help with this task.
2. Heritage and Historical Project – Permission from English Heritage had been granted to uncover and upright gravestones. This work to be done in the New Year.
3. Village Hall – Paul Whitmarsh advised that fixtures from inside the hall were now clear

and the building was ready for demolition.

4. Notice Boards – These were on order but Barry Quinn had heard nothing. BQ to chase.
5. Purbeck Keystone Project – Newsletter No. 4 received. Two copies of Newsletter No. 3 handed to Barry Quinn, one being for Pete Burden.
6. PMU's – Paul Whitmarsh confirmed list had been sent to DCC Highways.
7. Parish Land – Simon Cross advised he had heard nothing from Mr Cheeseman. New Tenancy at Will prepared. Clerk to send to Drs. Lyons and Ms Caesar for signature. Cheque for £510 received.
8. Parish Poll – Email received from Audit Commission regarding non-payment by Parish Council of any charge by District Council. No bill yet received. To await invoice.
9. Annual Return – Now complete. Document 'Issues arising from Audit' to be dealt with at next meeting.
10. Binnegar Environmental Park – Planning Application. Clerk to email copy of our letter to Barry Quinn to forward on to Councillor Shakesby.

BUSINESS OF MEETING

1. No County Councillor Report
2. District Councillor Barry Quinn advised that PDC was sponsoring 'Volunteer of the Year' to co-incide with St. Georges Day in 2008. This was raised at last District Council meeting. Chairman suggested councillors could be thinking of anyone in the Parish who they thought might be a candidate for this idea.
3. Parish Plan – The Networking Event which should have been held the previous night had now been postponed to the New Year. West Lulworth Parish Plan was now complete and had been delivered to home of Barry Quinn.
4. Highways – Paul Whitmarsh suggested the matter of surface water lying in Bindon Lane be added to the PMU list.
5. Binnegar Lane – It was reported that surface water and mud had run down Binnegar Lane and frozen over at the bottom of the lane. Part of the problem was the build up of silt in the drains and gullies down the lane and the fact that the ditches in the field have not been cleared out for some considerable time. It was suggested the Clerk write to SITA who rent out the field adjacent to Binnegar Lane and remind them that it was the tenant's responsibility to maintain the ditches on this land.
6. Bournemouth, Dorset and Poole Minerals Development Framework – Issues and Options Report. Chairman Simon Cross to complete questionnaire by 15th January. He would concentrate on reading about Purbeck area only.
7. DAPTC – Advice received with reference to Clerk's pay rise of 2.475% to be backdated to 1st April. Simon Cross proposed and Barry Quinn seconded that this increase be approved.
8. Local names for minor roads and tracks in our area. Letter received from PDC. Map also received. Neill Child to undertake task.
9. Purbeck Heritage Strategy – Areas of importance in our area. Barry Quinn had already sent email from a District Council point of view. Chairman suggested Clerk copy points from his email and send to PDC.
10. DAPTC – Parish Council representative at local area meetings. Chairman suggested Clerk email reply by giving her email address and when an area meeting was to take place Clerk to contact Chairman or Vice Chairman.
11. Citizens Advice Bureau – Letter received enclosing updated booklet 'Purbeck Helpers' and giving details of number of people helped and areas involved. Request for grant towards the continuing demand for their services. Chairman Simon Cross declared an interest on this subject as his firm does work for Citizens Advice Bureau. Councillor

Barry Quinn suggested the Parish Council make a donation of £50, Councillor Tib Axon seconded and all agreed. Clerk to make out cheque.

12. Email received from DAPTC regarding information on Credit Card Scam. Email read.
13. Dorset AONB – Annual Review of Achievements. Document passed to Neill Child
14. Email received re petition to persuade BBC to change their minds about cancellation of the planned Radio Dorset Station. Chairman read out web site for anyone who wanted to register their objection.

FINANCE

1. S. Barrett – Two months salary and expenses £ 357.29
2. Baker Property Services £349.00

DATE OF NEXT MEETING

10th January 2008.

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Chairman

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Date