

## **MINUTES OF MEETING OF EAST STOKE PARISH COUNCIL HELD ON THURSDAY 2<sup>ND</sup> NOVEMBER 2006.**

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**PRESENT** Cllr Simon Cross (Vice Chairman)  
Cllr Rebecca Cady  
Cllr Neill Child  
Cllr Paul Whitmarsh  
Cllr Tib Axon (joined the meeting at 8.00pm)

**APOLOGIES** Cllr Barry Quinn (Chairman)  
Cllr Adrian Cullinane  
District Councillor Tim Mills

### **DECLARATIONS OF INTEREST**

Cllr Simon Cross declared a personal interest in planning application for “Goldys” Farm Shop by being a friend of the applicant. Cllr Rebecca Cady also declared a personal interest in this applicant having worked for the shop in the early stages setting up the business.

In the absence of the Chairman it was proposed that Vice Chairman Simon Cross chair the meeting.

**MINUTES** of the last meeting held on 5<sup>th</sup> October as already circulated were signed as a correct record.

### **MATTERS ARISING**

1. Kemps Hotel - Planning Application No. 6/2006/765. Application for extensions. Clerk confirmed this had been approved.
2. Mr Spicer, Poachers Lair -Planning Application No. 6/2006/793. It was noted this application had been refused.
3. West Holme Cottage – Planning Application 6/2006/766. This application had been approved on 20<sup>th</sup> October.
4. C.J. Barnes, Luckford Wood House –
  - (a) Planning Application No. 6/2006/802. Change of use of garage to living accommodation. This application had been refused. The Clerk confirmed she had emailed Enforcement Officer Chris Frampton to ask if an application for change of use had been requested in the past. He replied that planning permission was granted in 1990 for an extension to form additional garage with playroom over and covered way. It contained the condition “The garage and playroom hereby permitted shall be used solely as an adjunct to the private domestic use of Luckford Wood House and shall not be used for any trade, business or commercial purposes”. There was a suggestion that in 1997 a bathroom and toilet were added. The Enforcement Officer asked if the Parish Council knew of any use of the living accommodation above the garage either in relation to use for bed and breakfast accommodation or as a separate unit of accommodation, e.g. the owner moving in during busy periods in the summer so that an extra bedroom would be available in the house. Planning Permission would be required to change any part of the building to holiday accommodation. The

Enforcement Officer also noted a change in the entry for the Swanage and Purbeck Holiday Guide for Luckford Wood House. The entry for 2005 showed 1 double room 1 twin and 1 Family all en-suite. The entry for 2006 showed 4 double (3 en-suite) and 1 family en-suite. He asked if the Parish Council knew how this increase had been achieved. There were no building regulations approved which would indicate walls having been moved. The Parish Council were aware that Mr Barnes' son, Nicholas, moved in to the accommodation above the garage to make more room in the house. It was believed that when dormer windows were put in 5 years ago, the garage then became occupied. The Parish Council asked the question "at what stage does a property with bed and breakfast become a guest house/hotel". It was thought the answer to this was after 3 rooms were let. The Clerk was asked to obtain a definite answer from the Enforcement Officer. Also the Parish Council discussed the question of fire regulations. With 4 rooms being let as stated in the brochure the Parish Council wondered if regulations were being met. The Clerk was asked to add this comment when replying to the EO. With regard to the outbuilding, the EO requested that the Clerk send him a sketch of the exact position of the wooden building and he would then inspect the site. He informed the Council in his email that given the existing size of the garage (which in planning terms would be regarded as an extension) any further outbuilding erected within 5 metres of the dwelling as extended would require planning permission. Also the erection of a building having a volume of in excess of 10 cubic metres within the curtilage of a dwelling would require planning permission".

- (b) An email had been received from Sue Eady, PDC Environmental Services, in reply to our earlier email in September requesting an answer as to why PDC had seen fit to grant Mr Barnes a licence to the end of the summer after he had withdrawn application for washroom and toilets. Permission granted in 2005 was given for 30 units instead of 20. This was apparently a typing error and the new licence was re-issued for 20 units only. The licence granted has a set of conditions attached. An Improvement Notice under the Health and Safety at Work was served on Mr Barnes. He complied with this request in August by removing a number of safety hazards from the site. The Chairman requested the Clerk email reply to Sue Eady for her confirmation that the Environmental Services staff are happy with the state of the electric cables and the issues over sewerage. The Parish Council felt these matters should have been dealt with before the issuing of a licence. It was noted there were still piles of rubbish behind the buildings to be moved.
- (c) Mike Lovell advised Paul Whitmarsh he had arranged for Jon Munslow to meet with him in order to determine what can be put along verges to deter parking.
- 5. K. Elliott 6/2006/836 – Woodlands Park campsite. Status not yet determined.
- 6. Monkey World 6/2006/816. Status not yet determined. Planning Officer had advised the Clerk that he would be recommending approval. He confirmed the last application granted for one administration cabin was to replace the four cabins approved two years ago. PDC were awaiting master plan from Jim Cronin.
- 7. War Memorial - The Clerk had received a telephone call from Mrs Gathercole in response to our hand delivered letter to Booth & Co. Estate Agents. She denied that her building contractors had caused any damage to the posts in front of the memorial. She considered Albert Marsh when carrying out the refurbishment should have asked for her permission to cross her land. She did not want the holly bush cut back as this formed part of the screening from her property to the road in respect of visibility and noise. Chairman Barry Quinn replied to Mrs Gathercole by email pointing out the Council's

concerns over the posts and tree trimming as part of the war memorial restoration. Simon Cross was to have met Mrs Gathercole on site on the weekend of 28/29 October but he had not heard from her. The Chairman had asked the Clerk to see if any other Councillors were able to attend the small service at the memorial on Remembrance Sunday. Tib Axon to confirm with Eileen Hardy that she had organised a wreath from the British Legion.

8. Affordable Housing - Simon Cross had written a small paragraph in the newsletter to be distributed this weekend.
9. Rabbits – Paul Whitmarsh had obtained the phone number of Jim Hughes who would use ferrets to bring down the number of rabbits causing damage in the Churchyard. Clerk to ring.
10. Parish Land – Cheque for £360 had now been received and Mrs Tubbs would be forwarding copy of her insurance.
11. Heritage and Historical Meeting – Public meeting held on 19 October had been a success. Ian Hewitt had emailed Barry Quinn to advise four geophysics students would do some trial surveys on 1 and 22 November. Further meeting would be held early December with those people who showed particular interest to record photos, data, etc.
12. Xmas Cards – A paragraph was put in the newsletter advising that there were still a few packs of cards left from last year. A request was put in for any good photos of East Stoke winter scenes that could be used for a Christmas card in the future.
13. Enforcements
  - (a) Land South of Frome Vale – Ongoing investigation. Nothing further to report.
  - (b) Goldys Farm Shop – Planning Application now received  
The Chairman asked the Clerk about Long Coppice. Although the EO had advised that this matter was now closed as the container was within the domestic curtilage, he felt this was not acceptable as a container should not be in an AONB Area. Clerk to email EO.
14. Cats Eyes – Nothing further to report. Paul Whitmarsh reported County Council had not been in touch.
15. Village Hall Future – Deferred until next meeting.
16. Newsletter – Distribution would be done around 4<sup>th</sup> November. Chairman had printed 150 copies. Distribution as follows:-  
Neill Child to deliver Holmebridge  
Becky Cady to deliver Binnegar  
Paul Whitmarsh to deliver Church Lane  
Simon Cross to deliver Binnegar Lane, Holme Lane and Highwood  
Sue Barrett to deliver Middlefield  
Tib Axon to deliver the rest!
17. Police Letter – No reply yet received to our letter of 18<sup>th</sup> October.
18. PDC Core Strategy Development Plan – Comments by 10<sup>th</sup> November. Simon Cross to reply
19. Parish Boundaries – Clerk had contacted Peter Aston who had taken our comments on board. It would be some time before this matter was brought to consultation.
20. Frome River Management – Meeting held at Morton on 18th October. Paul Whitmarsh had attended and found the meeting to be interesting detailing a scheme to raise the level of the Frome by dumping gravel into the beds. This would speed up the flow and restore falling salmon stocks. Ditches would be dug and sluice gates fitted. Surrounding meadows would be wet land throughout the summer. Work on the Frome would be done by 2010. A drop in day would be held in Morton Village Hall on 22<sup>nd</sup> November between 3.00 and 7.00pm to determine the way forward.

21. C6 – DCC had replied to our letter of 15<sup>th</sup> September. Jon Munslow advised that his department would be investigating the cause of accidents at the C6/Bovington Junction and would use the accident data to determine what action to take. He would pass on our thoughts on the footway to Monkey World to his improvements team. He considered it would be beneficial to raise this suggestion with Monkey World.

### **PLANNING APPLICATION (Delegated)**

6/2006/897 Goldys Farm Shop - Retain Wooden extension to Farm Shop (Retrospective)  
The Parish Council had no objections but considered permission should only be granted on a temporary basis.

### **APPEAL**

Luckford Wood campsite – Erection of new toilet/washroom facilities.  
Appeal against PDC refusal to grant planning permission. Our original comments on this application would be sent to the Planning Inspectorate. Any further comments would be needed by 30<sup>th</sup> November. After discussion it was felt there were no further matters to raise.

### **PAST PLANNING**

6/2006/765 L. Haskell – Change of use of land to site mobile home for use by agricultural worker.  
Approved 26<sup>th</sup> October.

### **BUSINESS OF MEETING**

1. County Councillor's Report – Mike Lovell reported that a housing inspection was being undertaken by the Audit Commission. Stars would be awarded. Regional Spatial Strategy. Government considering 20% increase in numbers of new houses to be built in strategic locations which might include Wool, Poole and Upton. There had been a council meeting on the MTB Plant. Choice of sites were Poundbury, Winfrith and Hurn. Winfrith would appear to be the first choice. Changes were being made to the way budgets were prepared this year.
2. Highways – Barry Quinn had asked the Clerk to report the overgrown hedge on the corner of Church Lane opposite the village hall. There had been a few traffic incidents on this point. Paul Whitmarsh to contact DCC to see if the responsibility to cut back the verge lay with them or the trustees of the church.
3. DCC Consultation on the Submission Draft Statement of Community Involvement.  
Letter received from DCC re advance warning that this document would be arriving soon. This was a very important document as when adopted it would set out exactly how and when the community and key stakeholders will be consulted on documents that make up the Minerals and Waste Development Framework. This included the Minerals Core Strategy, the Waste Core Strategy and the Aggregates Development Document. Consultation would run from 16<sup>th</sup> November to 29<sup>th</sup> December. Simon Cross asked that if this document arrived before the date of the next meeting the Clerk deliver to his home. Also he suggest she contact Peter Sills who has a direct interest in Minerals and Waste.
4. Letter from DCC re cancellation of Dorset Waste Forum meeting on 13<sup>th</sup> November. Simon Cross noted.
5. PCSO Lindy Christopher to attend Parish Council meeting on 7<sup>th</sup> December.

6. Request from Safe Partnership Ltd. Wareham for donation. Declined.

### **ANY OTHER BUSINESS**

1. Audit – Letter received from Auditor returning Annual Return and Notice of Conclusion of Audit. This notice to be placed on notice board for 14 days. There were no matters that came to the Auditor's attention. The Annual Return was approved and accepted by Council.
2. Mrs Axon pointed out that there had been another accident on the A352 on the Frome Vale corner.
3. Binnegar Lane –Current weight limit of 7 ½ tonnes. It was felt this should be reduced to 3 ½ tonnes as the lane was very narrow and not suitable for any type of lorry. There was hardly room for two cars to pass. Clerk to write to DCC Highways.
4. Fence on corner of Middlefield Estate. It was advised that this was over two metres high. Clerk to contact Enforcement Officer.
5. Gypsies – Clerk had contacted Gypsy Liaison Officer re Gallows Hill. Most of the vehicles had moved but two remained. The site would be left open for these vehicles to be moved and then blocked up.

### **FINANCE**

1. Cheque received from Wool PCC for £87. Banked.
  2. Cheque received from Mrs L. Tubbs for £360 being rent of Parish Land. Banked.
  3. Albert Marsh – Invoice for £2857.40
- This Account was approved for payment.

### **DATE OF NEXT MEETING**

7<sup>th</sup> December

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Chairman

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Date