

Stinsford Parish Council

Minutes of the meeting held on Monday 13 August 2018 at 7.00pm in The Pengelly Room, Kingston Maurward College

Present: Mr Will Molland (Chairman), Mr George Armstrong, Mr Michael Clarke, Mr Chris Hext, Dr Andy Stillman and Mr Richard Wheal.

Also in attendance: Miss Kirsty Riglar (Clerk), Mr Luke Rake (Principal – Kingston Maurward College), Mr John Whatley (A&Q Partnership Ltd) and ten members of the public.

112. Apologies for Absence

112.1 Apologies for absence were received from Cllr Mrs Jill Haynes (Dorset County Councillor) and Cllr Patrick Cooke (West Dorset District Councillor).

113. Declarations of Interest

113.1 There were no declarations of disclosable pecuniary or other interest.

114. Public Participation Time

114.1 Members of the public referred to the noise arising in the evenings from the Jurassic Jamboree currently being hosted by Kingston Maurward College in the evenings and suggested that the greater liaison between the College and the Parish Council would enable information to be made available to residents. The Principal of the College explained that the licence for this event required music to cease at 22:30. He agreed to provide the Parish Council with information about future events but cautioned that, given the number of events held at Kingston Maurward, this would need to be proportionate.

114.2 Further to the presentation received from the Corporate Manager (Community and Policy Development) – Dorset Councils Partnership, in respect of the Local Plan Review Preferred Options consultation and, particularly, the North Dorchester development proposals, at the public meeting held on 19 July 2018, the Chairman invited members of the public to share their views. The following points were raised:-

- (i) that an objection should be made to the proposals being referred to as 'North Dorchester' as the site was not within the town boundaries;
- (ii) the consultation document did not contain any information relating to transport and highways implications and infrastructure;
- (iii) to delay the masterplan for the North Dorchester site until after the inquiry and inspection of the revised Local Plan was ill-founded; this needed to be undertaken immediately;
- (iv) the document did not make the case for the housing numbers proposed;
- (v) the Planning Inspector had not stipulated that the proposed level of additional housing should be allocated to Dorchester (referred to in paragraphs 136 – 142 of his report);
- (vi) Chapter 11 of the consultation document listed a number of possible opportunities but only one definite planned development;
- (vii) the impact on the future of Kingston Maurward College and the Dorset Studio School as land-based institutions needed to be considered;
- (viii) the proposed level of additional housing would fundamentally and permanently change Dorchester;
- (ix) it was understood that the Duchy of Cornwall would be opposing the proposed development;

- (x) concern that a lack of affordable housing would be included if the development was progressed;
- (xi) the Government's housing allocation formula was flawed and less related to rural areas;
- (xii) the issue of Land Capture Value;
- (xiii) new towns elsewhere in the country, such as Sherford, near Plymouth, were being developed to include infrastructure and facilities;
- (xiv) the arguments for focussing such a significant amount of development on Dorchester were flawed, in relation to the amount of employment and the choice of people commuting in to work but living elsewhere;
- (xv) infrastructure needed to be included as part of the masterplan;
- (xvi) if West Dorset District Council did not plan for the required number of houses across its area to meet government targets, it would be susceptible to planning appeals;
- (xvii) it would be useful to know what conversations had taken place between the District Council and the North Dorchester Consortium;
- (xviii) the prospect of the water meadows becoming a local nature reserve was abhorrent;
- (xix) there was generally a lack of vision in the Preferred Options document;
- (xx) concern about the impact on Frome Whitfield of surface water run-off arising from hard surfacing of the development site and the wider impact on the water meadows and heritage assets in the area;
- (xxi) the nature of the masterplan for the site would be determined by the vision statement in the Local Plan as a 'mixed use urban extension'; and
- (xxii) Dorchester Town Council had not yet agreed its response but had met with representatives from both Stinsford and Charminster Parish Councils to develop this.

114.3 Mr Luke Rake, Principal of Kingston Maurward College, and Mr John Whatley of A&Q Partnership Ltd, the College's planning consultant, gave a short presentation about the emerging ten year masterplan for the College estate. Whilst a reference was made to the College within the Local Plan Preferred Options consultation, Mr Rake explained that it was intended to work with the Parish Council and link to the neighbourhood plan on any proposed development. He acknowledged that the components of the College estate were integral to the local area, in particular the heritage aspects. There was therefore a need to act sensitively but to recognise that the estate needed to support the running of the College as a business. The financial position was becoming more secure and recruitment for students for 2018/19 was very strong. Similarly, the Dorset Studio School was oversubscribed for September. Whilst the priority was educational development, there was also a need to consider business development.

114.4 Mr Whatley provided an outline of the development of the emerging masterplan, which included the re-siting of the dairy to Higher Bockhampton, the possible extension of the Studio School, provision of sports fields, improving pedestrian access to the campus, the development of some units for small local businesses in the current maintenance stores and the provision of a multi-use hall that would provide the College with a large lecture space but could also be used as a community resource.

114.5 Mr Rake reminded the Parish Council that the College received no funding from government for capital projects and that in order to achieve the various improvements, it was necessary to generate funding. It was therefore necessary to look at using development on a relatively small scale to generate this. There was potential for small scale housing development at the front of Maurward Close and

some capacity on the site of the old lambing sheds at Stinsford, as well as the development of business units on Church Lane. The College was working with Historic England and West Dorset District Council on the emerging masterplan and this was very much work in progress but the intention was to ensure sensitive and effective use of space on the estate. It was proposed that an update be provided at the next meeting.

- 114.6 In response to a question, Mr Rake confirmed that if some of the agricultural land currently used for educational purposes was lost as a result of the North Dorchester development proposals, this would not have a massive impact upon the College. However, if this was all lost, it would be necessary to acquire land elsewhere.

115. West Dorset, Weymouth and Portland Joint Local Plan Review: Preferred Options consultation

- 115.1 The Parish Council considered its response to the Preferred Options consultation. Whilst the North Dorchester proposals were key to the parish, it was recognised that there was a need to look at the proposals for Crossways too, as the traffic created by these would also impact upon the parish, in addition to the amended policy framework which would inform how future planning applications were considered and determined. The scope of the response should, therefore, be as wide as possible.

- 115.2 It was **resolved** that Dr Stillman draft a skeleton response and that all members of the Parish Council provide their amendments and comments on this to allow a final version to be considered at the next meeting.

Action by: All

116. Minutes

- 116.1 It was **resolved** that the minutes of the meeting held on 9 July 2018 be confirmed and signed by the Chairman as a true record, subject to the amendment of minute 102.2 to delete Mr Clarke and add Mr Hext.

- 116.2 Further to minute 106.1, Dr Stillman reported that he had received correspondence from the National Trust's Visitor Experience Officer at Hardy's Cottage on the subject of the white fingerposts at Bockhampton Cross and Higher Bockhampton. It was agreed to update her on the Parish Council's approach to this and keep her informed.

117. Planning Matters

- 117.1 PL\2326\18 (WD/D/18/001520) – Hardy's Birthplace Visitor Centre, Higher Bockhampton, Dorchester DT2 8QH – Replace dilapidated storage shed and replace with new storage and facility units

It was **resolved** to support this application but to make the following suggestions:-

- (i) consideration be given as to how the containers will be craned in without damaging too much of the local forestry and also blocking the road all day;
- (ii) stained pine is changed to locally sourced raw western cedar cladding particularly as there is an approved sawmill just ten miles away;
- (iii) the steel door ought to be clad in so far as possible as the steel doors are remarkably ugly in a natural setting;
- (iv) the containers will need a very firm base and during installation it might be useful to lay on a cold water pipe and a waste pipe back to the visitor centre services; and
- (v) the container will get very hot in summer and very cold in winter but there is no suggestion of insulation or lighting; installing a power source during the installation period should be considered.

117.2WD/D/18/001370 – Frome Whitfield Farm, Frome Whitfield, Dorchester DT2 7RY – change of use of agricultural building to B8 storage distribution (Full)

It was **resolved** to support this application.

117.3WD/D/18/001242 – Greenwood Grange, Higher Bockhampton, Dorchester DT2 8QH – Change of Use and Extension to offices to form Dwelling; Alterations to change two dwellings to one dwelling (Full)

It was **resolved** retrospectively to support this application.

117.4Bhompston Farm Planning Appeal

The Parish Council noted that an appeal had been submitted to the Planning Inspectorate against the refusal of planning permission for the affordable housing dwellings at Bhompston Farm. This would be considered on the basis of written representations and the Parish Council's previous objections would be taken into account. However, it was possible to submit further comments for consideration by the Planning Inspector.

It was **resolved** to submit the following observations in addition to the objection submitted to West Dorset District Council in relation to the applications:

- (i) there was a noticeable conflict between the original application form submitted and the illustrative drawings which did not indicate that the proposed properties would be one-bedroom but rather two-storey houses with dormer windows;
- (ii) to draw attention to the following inaccurate comments made in the appeal Statement of Case:-
 - 1.2 states that there are 7 converted buildings on the farm; there are only 4 conversions the rest are existing houses and cottages.
 - 4.4.1 There are no issues of overlooking neighbouring property; the proposed houses will directly overlook the old farmhouse and be about 20 yards from another property. The other converted barn properties will also be overlooked; and
- (iii) attention be drawn to the fact that work is currently underway on a neighbourhood plan for the parish.

118. Electoral Review of Dorset Council

118.1 The Parish Council considered its corporate report to the consultation on the Local Government Boundary Commission for England's draft recommendations for the electoral arrangements for Dorset Council. This proposed that Stinsford parish be included in a ward named Charminster St Mary's represented by a single councillor. Whilst the configuration of the ward was welcomed, given the natural links to Charminster, it was considered that the name should also reflect Stinsford.

118.2 It was **resolved** to submit a response to the consultation supporting the draft recommendations but requesting that the name of the ward be amended to 'Charminster and Stinsford'.

Action by: Clerk

119. Finance

119.1 The following item of expenditure was **resolved**:-

- Charminster and Charlton Down and Stinsford Community Publications Ltd – 2018/19 contribution towards The Pilot parish magazine - £200.00

120. Correspondence

120.1 The Parish Council noted the proposed meeting with representatives from Dorchester Town Council and Charminster Parish Council in relation to Land Capture Value and methods of delivering new housing, in the context of the Preferred Options consultation. Participation of two representatives from the Parish Council was confirmed.

120.2 The Chairman reported that he had secured a surgery appointment with Sir Oliver Letwin MP on Friday 21 September 2018 at 4:20pm. This purpose of this was to discuss housing proposals for Dorchester, the likely impact on the Parish of Stinsford, and the development of the Stinsfod Neighbourhood Plan. The Chairman reported that he would be unable to attend this and invited 3 or 4 representatives from across the Parish Council and the Neighbourhood Plan Steering Group to confirm their attendance.

120.3 Dr Stillman confirmed that the grant application to Groundwork UK had been successful and the Parish Council should shortly receive the funds.

121. Date of next meeting

121.1 It was noted that the next full meeting would be held on Monday 3 September 2018.

The meeting concluded at 9:10pm.

Chairman..... **Date**.....