

Stinsford Parish Council

Minutes of the extraordinary meeting held on Monday 11 October 2021 at 7.00pm in The Old Library, Kingston Maurward College

Present: Mr Michael Clarke (Chairman), Ms Liz Crocker, Ms Sue Escott, Mrs Julie Martin and Mrs Sarah Pattison

Also in attendance: Mr Luke Rake (Principal of Kingston Maurward College) and Miss Kirsty Riglar (Clerk)

84. Apologies for Absence

84.1 An apology for absence was received from Mr George Armstrong.

85. Declarations of Interest

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

86. Public Participation Time

86.1 There being no members of the public present, the Chairman moved to the next item.

87. Planning Application

87.1 P/FUL/2021/03002 – Kingston Maurward College, Kingston Maurward House, Kingston Maurward, DT2 8PY – Installation of ground source heat pump system and associated plant room

The Principal of Kingston Maurward College, Mr Rake, provided an update on the application, which following comments from other statutory consultees, had been amended slightly. He reminded the Parish Council that the College had been successful in attracting a grant of £2.065M to decarbonise the estate. As there was no mains gas or water serving the estate, the reduction in use of oil and LPG would reduce the use of carbon by 406 – 426 tonnes per year. He confirmed that when the works to install the ground source heat pump system were complete, there would be very little visible impact and the proposed plant room would be between the learning resources centre and the current residential buildings. The proposals represented a significant investment in the estate. It was anticipated that the system would be fully operational by Easter 2022, when the construction of the university centre should also be completed.

In response to a question, Mr Rake explained that the extension of the proposed system to the other teaching buildings would be considered as a second phase. He added that most of the newer buildings were already fitted with photovoltaic panels.

In response to a question about the comments made by other consultees about the impact about trees on the estate, Mr Rake confirmed that this had been resolved by input from the College's landscape consultants.

The members of the Parish Council expressed their support for the proposal, welcoming such an inspirational and progressive development within the parish. It was **resolved** to support the application.

It was also suggested that it would be beneficial to conduct a site visit after construction to understand more about the system. Mr Rake confirmed that he would

be very happy to facilitate this and possibly extend this to an 'Environment Open Day' for local residents to talk through the ambitions for the estate.

88. Kingston Maurward College's Green Agenda

- 88.1 The Parish Council received an update from the Principal, Mr Rake, about Kingston Maurward College's Green Agenda. He drew particular attention to the national Climate Action Roadmap for FE Colleges which formed the basis of this work. The College had already made very good progress in relation to this but needed to embed this in the next five-year strategic plan. There was an opportunity for the College to be a thought-leader in this field both locally and regionally, with its profile with other local leaders higher than ever before. However, there remained a need to retain a focus on the core educational objectives of the College and he explained that the next area to focus upon would be the financial stability of the College, having lost income of £1M due to the coronavirus pandemic.
- 88.2 In response to a question, Mr Rake explained that it could be possible for the Parish Council to engage with the College in relation to its Climate and Ecological Emergency Strategy via the student body to assist with projects relating to nature and tapping into the expertise of staff in relation to such issues as gardening, wildlife, biodiversity and countryside management. He suggested that the College could act as a conduit to expertise to benefit the parish. Additionally, the College had ecological survey data which could be shared as baselines. The Parish Council welcomed this generous offer of assistance and thanked Mr Rake for his update.
- 88.3 The Chairman explained that the Parish Council would be considering how best to launch its Climate and Ecological Emergency Strategy and that it would be helpful to tie this in with wider awareness raising for the local community about how the College was addressing this. Mr Rake suggested that the opening of the new university centre would be a flagship moment for the College and suggested that an event for the community could be held prior to the formal opening.

89. Declaration of Climate and Ecological Emergency

- 89.1 The Parish Council considered the next steps in the launching of its Climate and Ecological Emergency Declaration and Strategy.
- 89.2 Following discussion, it was **resolved** that:
- (i) the Strategy be published in its current iteration on the Parish Council's website as soon as it was amended; and
 - (ii) a launch event be held on a Saturday in late March / early April 2022 with a focus on energy, to include a presentation from Kingston Maurward College about its Green Agenda and ambitions, access to its suppliers for the ground source heat pump system and seeking expressions of interest from residents to engage in a working group to further develop the action plan for the parish.

90. Planning Application

- 90.1 P/HOU/2021/03405 – 5 Newcombe Lane, Stinsford, DT2 8XX – Erect single storey extension

The Parish Council considered this application, noting that visibility of the proposed extension from Newcombe Lane would be limited. It was **resolved** not to submit any comment.

91. Consultation – Dorset Council Rights of Way Improvement Plan 2022-2032

- 91.1 The Parish Council considered its corporate response to Dorset Council's current consultation on its Rights of Way Improvement Plan 2022-2032.

91.2 Mrs Pattison shared the following observations about rights of way in the parish:

- (i) S40/3 east section from junction S39/30 no longer exists. This is a diagonal length of path shown to run from the ridge way a gap in the hedge leading down to Fiddlers Green.
- (ii) S40/18 does not exist: this is a section running from the NE corner of Triangle Copse to the gap in the hedges near the modern granary continuing through the corner of the granary building to join up with the S53/16 towards Piddlehinton.
- (iii) S53/7 is seasonally unusable due to surface being destroyed by agricultural activity.
- (iv) S40/3 to S39/30: the Ridgeway bridleway west of Slyer's Lane. The hard core surface is difficult for horses.
- (v) S40/3 and S39/39: it is dangerous crossing the B3143.
- (vi) S40/15: cattle troughs are located on the footpath through the valley.
- (vii) S40/3 footpath is impassable at the A35 crossing. This is a vital link to connect Stinsford Parish. It is the main footpath link between the villages of Stinsford, Higher and Lower Bockhampton and Kingston Maurward College to the wider footpath network to the North. It is very dangerous and impassable. It requires a footbridge or underpass. There is also an issue with the gate at the southern side of the A35; it cannot be opened and is difficult to climb because of bramble.
- (viii) There is no safe access from Yellowham Wood to the Puddletown Forest footbridge. This issue impacts both Stinsford and Puddletown Parishes.

91.3 It was **resolved** to submit a response to the consultation based on these observations.

92. Date of next meeting

92.1 It was noted that the next meeting of the Parish Council would be held on Monday 15 November 2021.

The meeting concluded at 8:25pm.

Chairman..... Date.....

Appendix – Amendments to be made to the Stinsford Neighbourhood Plan

Para 3.9 – Insert a reference to National Character Areas (as per the comment from Natural England) unless there are strong reasons not to, e.g. if it would weaken our policy position.

(Reason - to make clear that Waterston Ridge is part of the same landscape that further north is deemed worthy of AONB status.)

Para 5.6 – Add: This total is slightly more than the number expressed in early consultations with local residents as set out in 5.4 above. There were no alternative sites promoted through the Local Planning Authority's latest call for sites that were assessed as being potentially suitable for development.

Para 5.8 – Amend to read: Whilst the need for a masterplan for the future development and expansion of Kingston Maurward College within the college estate is proposed in the new Dorset Council Local Plan, this will not come into effect until such time as the Local Plan and masterplan have been adopted (so most likely mid to late 2023 at the earliest). It is therefore important that the Parish Council continue to liaise and work with the College to help shape their proposals, to ensure that the aspirations of the College and the community are aligned. It is possible for this Neighbourhood Plan to support elements of the emerging KMC masterplan that would have community support, where it could help these to come forward in advance of the Local Plan. However any such policies would still need to be in general conformity with the adopted Local Plan. The following policy has therefore been drafted, that would potentially enable one or more sites for affordable housing to be considered (with some open market) subject to certain criteria. This is similar to the Local Plan policy for rural affordable housing exception sites, but more tailored to the issues pertinent to the parish and the issues raised through the community consultation. The sites put forward in the draft KMC masterplan have not been tested in terms of the environmental impacts or necessarily have the full support of the community. Therefore, whilst the principle of broadening the affordable housing policies to enable some open market housing is proposed, this should not be misconstrued as endorsing the specific sites in the masterplan or providing evidence for an 'enabling element' to fund the ongoing maintenance of the wider College estate, both of which would need further detail and consultation (the outcomes of which could be incorporated into a future review of this plan). As a statutory consultee, the Parish Council will scrutinise and respond to individual planning applications as they come forward.

Project P4 – Amend to read: The Parish Council will continue to engage and liaise with Kingston Maurward College and Dorset Council in the development of a masterplan to secure the long term future of the College., enabling it to remain a viable and vital part of the Stinsford Parish in which it sits, and including the potential provision of open market and affordable housing to meet local needs.

Project P7 – Amend to read: The Parish Council will work with local landowners and the Highways Authority and take account of the views of local residents to bring forward the cycle route improvements identified in Table 9 as funding and resources permit.

Policy SNP7 - Amend to read: Development should preserve the significance of the many non-designated heritage assets and associations with Thomas Hardy (see Appendices 3-4 and Figure 5) and other designated and non-designated heritage assets, taking into account the balanced judgement required under national policy. Proposals which enhance or would lead to a better appreciation of these assets will be looked on favourably.

Figure 5 – Add Fiddler's Green to map

Appendix 3 – Add reference to Fiddler's Green