

Stinsford Parish Council

**Minutes of the meeting held on Monday 15 November 2021
at 7.00pm in The Pengelly Room, Kingston Maurward College**

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

Also in attendance: Miss Kirsty Riglar (Clerk) and 7 members of the public (Ms Sally Cooke, Mr and Mrs Felstead, Mr Luke Rake, Mrs Clare Ruston, Mr Kim Slowe and Mr Adam Sultan-Petty)

93. Apologies for Absence

93.1 Apologies for absence were received from Dorset Councillor David Taylor.

94. Declarations of Interest

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

95. Public Participation Time

95.1 Mr Will Molland, the applicant for the conversion of the dairy parlour at Lower Bockhampton Farm, informed the Parish Council that the previous application had been withdrawn following responses from Dorset Council's Conservation Officer stating that conversion of the existing building was more acceptable than rebuilding it. Following dialogue with the Planning Officer, a new application for conversion of the existing parlour building had been submitted. He drew attention to the fact that this increased the footprint of the building and that an updated bat survey and flood report had been submitted.

95.2 In response to questions from members of the Parish Council, Mr Molland explained that:

- (i) the public footpath was heavily protected;
- (ii) a structural engineer's report had been received on the main structure;
- (iii) Dorset Council had not requested an environmental permit as this was an agricultural building;
- (iv) the Environment Agency was content with the flood risk assessment which took account of the impact of climate change;
- (v) an assessment of the impact on the water meadows had not been specifically undertaken but the impact of nitrates on Poole Harbour had been assessed;
- (vi) the nearest stream was over 10m from the site;
- (vii) the worst-case scenario was that 80% of the existing building would need to be taken down due to its current condition;
- (viii) the proposed dwelling would be build above the current ground level and would have raised electrics;
- (ix) it was possible that the building could be insured under the Flood Re Scheme with flood mitigation measures in place; and
- (x) the proposed dwelling would have a septic tank fitted with backflow valves to prevent it flooding.

95.3 Mr Kim Slowe of The Custom Build Company (Developments) Ltd, joint applicant with Kingston Maurward College for the proposed development at Maurward Close informed the Parish Council this had been designed to complete the Close. The only impact would be on the residents of Maurward Close and significant engagement had taken place with them. The proposed houses would be well screened from the listed

house and would be designed with very high sustainability standards. He explained that this was enabling development and helped Dorset Council with its sustainable and self-build obligations and to meet its five-year housing supply. It would also resolved some long-standing infrastructure issues in Maurward Close by improving drainage and broadband connectivity.

- 95.4 Mr Sultan-Petty, resident of Maurward Close, expressed his support for the proposal but also his concern in relation to the access from the rear of his property onto the Estate's land. The Principal of the College, Mr Rake, explained that access to this land was not a right of the property owners and no formal agreement was in place for this as the access was directly onto an agricultural field. However, if planning permission was granted for the application, it was proposed to put in place a formal agreement for pedestrian access for residents by moving the boundary of the field.
- 95.5 Mrs Ruston, resident of Maurward Close, welcomed the improved relationship with the Estate but sought clarification about the maintenance of the courtyard. She added that her key concern was about the safety of the road and the need for a safer route for residents to access Lower Bockhampton, Stinsford and Dorchester. Mr Rake explained that part of the rationale for this proposal was to finish the Maurward Close project. He also acknowledged the road safety issues on Hollow Hill and supported the Parish Council in calling for a lower speed limit. Mr Slow added that a legal agreement would be put in place to transfer the courtyard to a management company.
- 95.6 In relation to the proposed pedestrian access, Mr Rake reiterated that this would be specifically for access to the properties in Maurward Close; it would not be a public footpath. It was noted that one of the policies in the draft Neighbourhood Plan was to provide a safe pedestrian route that reduced the need for pedestrians to walk on the road but this would not be achieved through the proposed development.
- 95.7 Mr Felstead, resident of Maurward Close, explained that he and Mrs Felstead supported the proposed development in principle and welcomed the package offered to all residents to improve the service infrastructure for the properties there which was currently sub-standard. He expressed some concern about the size of the proposed dwellings and the possible impact upon trees but felt that, in general, the proposals would bring Maurward Close into the 21st century.
- 95.8 Mr Rake reminded the Parish Council that this particular development was in the Estate's Masterplan as enabling development; the College was not cash-rich and it was very expensive to maintain the listed building.

96. Planning Applications

- 96.1 P/FUL/2021/02757 - Old Dairy Parlour, Lower Bockhampton Farm, Lower Bockhampton DT2 8PZ - Conversion of existing dairy parlour and re-built eastern elevation to form 1no. dwelling

Taking into account the information provided during public participation, it was **resolved** not to support this application due to the risk of flooding on this. However, if Dorset Council is minded to approve this application, the Parish Council request that the flood risk assessment and proposed flooding mitigations be robustly interrogated – and views of the Environment Agency sought - and robust conditions relating to this attached to the permission.

- 96.2 P/FUL/2021/03341 - Land North of 4 Maurward Close, Stinsford – Erection of 3 No. dwellings with associated landscaping and works

Taking into the account the information and views provided during public participation time, it was **resolved** to support this application but request that a condition be attached to any permission to remove any future development rights from the new dwellings.

97. Minutes

- 97.1 It was **resolved** that the minutes of the meetings held on 9 September and 11 October 2021 be confirmed and signed by the Chairman as a true record.

98. Finance

98.1 Expenditure

(a) It was **resolved** to retrospectively approve the following payments made in accordance with Financial Regulation 4.1:

- Dorset Planning Consultant Ltd – Neighbourhood Plan consultancy support (September 2021) - £732.54
- HMRC (PAYE) (Quarter 2 2021/22) - £120.03

(b) The following items of expenditure were **resolved**:

- GeoXphere Ltd – Parish Online Mapping annual subscription - £60.00
- Dorset Planning Consultant Ltd – Neighbourhood Plan consultancy support (October 2021) - £732.54
- Clerk's salary (Quarter 2 2021/22) - £482.37

98.2 Income

The following receipt was noted:

- Dorset Council – 50% of precept for 2021/22 - £2,750.00

99. Planning Applications (continued)

- 99.1 P/HOU/2021/02124 - 6 Stinsford House, Stinsford DT2 8PT - Installation of double-glazed wooden windows to replace existing rear windows and
P/LBC/2021/02125 - 6 Stinsford House, Stinsford DT2 8PT - Installation of double-glazed wooden windows to replace existing rear windows

It was **resolved** to support these applications.

- 99.2 P/HOU/2021/03538 - Bockton Cottage, Bockhampton Lane, Lower Bockhampton DT2 8PZ - Erection of single storey flat roof extension and conversion of garage into living accommodation and
P/LBC/2021/03980 - Bockton Cottage, Bockhampton Lane, Lower Bockhampton DT2 8PZ - Erection of single storey flat roof extension and conversion of garage into living accommodation. Carry out associated internal and external alterations.

It was **resolved** to support these applications.

- 99.3 P/HOU/2021/00774 – 6 Stinsford House, Church Lane, Stinsford DT2 8PT – Attic conversion with dormer windows and rooflights. Move modern wall on ground floor. Add timber shutters to windows and
- P/LBC/2021/00775 - 6 Stinsford House, Church Lane, Stinsford DT2 8PT - Attic conversion with dormer windows and rooflights. Move modern wall on ground floor. Add timber shutters to windows. (Listed Building Consent)

The Parish Council retrospectively **resolved** to approve the submission objecting to these amended applications.

100. Stinsford Neighbourhood Plan

- 100.1 The Parish Council noted that the Regulation 16 consultation on the final Neighbourhood Plan submitted to Dorset Council was currently underway, with a deadline of 24 November 2021.
- 100.2 Ms Sally Cooke reported that at the recent meeting of the Neighbourhood Plan Steering Group information from Dorset Council about the progress of the North Dorchester development was discussed. Consultants had been commissioned to progress the masterplanning for the proposed garden community and it was likely that the Parish Council would be approached to engage in this process. It was therefore proposed that a sub-group be tasked with undertaking some pre-emptive work on this; to establish the Parish Council's stance in order to influence the masterplan.
- 100.3 Members of the Parish Council expressed their concerns about the commissioning of consultants in a short-term contract to progress masterplanning when Dorset Council had not addressed the key issues raised in relation to significant development on the site, such as water supply, transport and environmental impact. However, it was acknowledged that the Parish Council should take every opportunity to influence the proposals should the development be progressed.

It was **resolved** that:

- (i) a task and finish group comprising the Chairman, Mrs Pattison, Mr Armstrong and Ms Cooke meet to develop the Parish Council's ambitions for what should be included in the masterplan for the North Dorchester development; and
- (ii) a letter be sent to Dorset Council requesting that the Parish Council be removed from the list of supporters for the North Dorchester development and a press release be issued about this.

101. Consultation – Dorset Council #LetsTalkLibraries

- 101.1 It was resolved to defer consideration of this item to the next meeting.

102. Declaration of Climate and Ecological Emergency

- 102.1 The Parish Council considered the next steps in relation to the proposed Climate and Ecological Emergency Strategy for Stinsford Parish. Whilst this would be a 'living' document and would be updated as data sets and evidence bases were published, it was **resolved** to put plans for a public meeting on hold for the moment.

103. Road Safety, Traffic Management and Rights of Way

103.1 Further to the decision at the last meeting to approach Piddle Valley Parish Council and Puddletown Area Parish Council to consider how best to work together to provide joint responses to planning applications and developments which would impact all of the parish areas, particularly in relation to road safety on Slyer's Lane, the Clerk reported that she had received a response from the Clerk to Puddletown Area Parish Council but had not yet received anything from Piddle Valley. Puddletown Area Parish Council would be asked to consider the request at their meeting in December.

103.2 The Parish Council noted correspondence from Mr Stephens, resident of Higher Bockhampton, about the increasing concerns about road safety on Cuckoo Lane. It was considered both impractical and extremely unlikely for a one-way system to be introduced as this was likely to cause greater issues.

103.3 It was noted that Dorset Police had been requested to produce a management plan for the diversion of traffic when the A35 was not passable but the Parish Council had been told that there was no resource to implement this. It was **resolved** to arrange meeting with Dorset Police and Highways England about the impact of diversions off the trunk road on the rural areas through the parish.

103.4 In relation to road safety on Hollow Hill, it was **resolved** to investigate how a speed survey could be carried out in order to collect evidence which could be presented to Dorset Council to support a change in the speed limit.

104. Correspondence

104.1 It was **resolved** to defer consideration of this item to the next meeting.

105. Items for next/future Agenda

105.1 No items were identified for the next or future agenda.

106. Dates of future meetings

106.1 It was noted that future meetings were scheduled to be held on Monday 13 December 2021 (reserve) and Monday 10 January 2022.

The meeting concluded at 9:20pm.

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