

MINUTES OF THE PARISH COUNCIL MEETING OF EAST STOKE PARISH COUNCIL  
HELD ON THURSDAY 7<sup>th</sup> FEBRUARY 2019

PRESENT	Cllr Rebecca Cady (Chairman) Neill Child (Vice Chairman) Cllr Tessa Wiltshire Cllr Barry Quinn Cllr Julie Wright Cllr David Purshouse Cllr Chris Evans
APOLOGIES	District Cllr Brooks County Cllr Wharf
IN ATTENDANCE	4 Members of the Public Alan Davies, Development Control Manager at Purbeck District Council Liz Maidment (Parish Clerk)

**1. Public Participation Time**

a) Mr Davies from Purbeck District Council gave an overview of the planning history for Kemps Hotel, which included in 2015 an approval to the variation in the condition to change the use of a hotel to six dwellings. In order for it to be approved it was necessary to use a District Valuer who assessed that the marketing that took place for the agreed nine months was done at a reasonable price. There was no interest in the property and therefore the change of use was approved. It was noted that there were concerns raised by the Parish Council and some nearby residents. The Coach House has now become a private dwelling which has implemented the planning application. In consequence of this the rest of the application to convert the hotel into units can be implemented at anytime.

The new planning application is to have a two storey extension to the hotel. This was originally granted in 2006 but the time limit has now lapsed so needed to be resubmitted. It should have straightforward approval as it was approved in 2006. The application has currently been deferred in order to obtain more information on ground water. The actual footprint would be smaller than the original floor space so it would not affect the amount of water.

- i) It was asked if all the planning applications went ahead and the units become residential whether it would create a greater water demand. Currently the driveway is gravel, but is there anything to stop householders from tarmacking their parking spaces. There is no policy at the moment and it can only be dealt with when it happens as it is classed as a civil matter. Everyone has a right to tarmac surfaces so it does not need planning permission, however they could look at creating a condition if another planning application is submitted for demolishing the outbuilding/rebuilding. Cllr Cady explained that the issue is that the water flows down the hill all the way to the railway line and the fields beyond. The Flood Wardens stated that the quarries behind also create an issue as their water is pumped into the ditches that go down to the stream. The problem with having a condition is that it is difficult to enforce as they would have to demonstrate harm with the breach. Also, there could be a cumulative effect if all the residents decide to use hard standing.

- ii) It was noted that the ground water is the main problem. A landowner has sent in a letter highlighting this and has explained that there are different readings in different places.
- iii) The Parish Council asked for clarification as to whether it is classed as a residential property or a hotel/B&B. Mr Davies confirmed that in planning terms it is a Hotel/B&B. It was asked if the owner could immediately convert it into a house and it was reaffirmed that he can as it was previously approved for a change of use.
- iv) The Tree Preservation Orders are dealt with by Richard Wilson. There are protective trees on the land and a TPO has been approved to remove a tree down.
- v) It was asked if there has been any news on the Binnegar development. There is a planning application for 30/40 houses, but it has not been validated yet as they are waiting for some paperwork. Once it has been validated, then the Parish Council will be formally notified.
- b) A resident asked if members of the public could attend the Camp Bestival meeting to be held in February. It was confirmed that it is a closed meeting for stakeholders, but there will be soon a residents meeting.
- c) It was questioned by a resident as to whether UK Waste has a licence to have bonfires as they regularly have one including one on Monday 4<sup>th</sup> February which was left over night. It was confirmed that if it happens again, it needs to be reported straight away.
- d) More information was requested about the dedicated bridleway. It has been formally adopted by County and the Rights of Way Team are now responsible for it.
- e) The bridleway signs near Rushton was blanked out by Natural England due to part of it going along the grass verge. It is believed that it will be opened up again as a countryside path.
- f) The Endurance Championship will be held in Hethfelton Woods on 21<sup>st</sup> February which will mean that the are will be closed off.
- 2. Apologies**  
Apologies were received and approved for District Cllr Brooks, County Cllr Wharf and the Police.
- 3. Granting of Dispensation**  
No applications for a dispensation had been made.
- 4. Declarations of Interest**  
None
- 5. Minutes of the Parish Council meeting held on Thursday 3<sup>rd</sup> January 2019**  
It was resolved that the minutes of the Parish Council meeting held on the 3<sup>rd</sup> January 2019 were approved as a true account.
- 6. Matters arising from the minutes**  
There were no matters arising.
- 7. Planning Applications or Planning Information received**  
**Section 25(3) Highways Act 1980** - Proposed dedication of bridleways at East Stoke – South of Puddletown Road. **Noted.**
- 8. Update on Previous Planning Applications or planning information**  
**6/2018/0545 – Kemps Hotel, BH20 6AL.** Erect two storey extension to hotel. Not determined.  
**Discussed 263/1/a**
- 9. Reports from County and District Councillors**  
**County and District**  
**Both County and District Councillors were absent and the update was given by Cllr Quinn.**

- a) The Shadow Council met on 24<sup>th</sup> January with the main item being the constitution. One key element to this is the involvement with Town and Parish Councils on planning matters. It was agreed to adopt the West Dorset practice which is similar to how Purbeck operates. It will entail that when Parish Councils approve a planning application which later is refused by planning then there would be an opportunity for the Parish Council to refer it to the committee.
  - b) There will be a briefing on the budget update the week commencing 11<sup>th</sup> February and it will go the Shadow Council on 20<sup>th</sup> February. It is currently balanced, however child service care is a rising cost along with adult services which are both seen as a nationwide problem.
  - c) The external communications to publicise the new council was launched on 1<sup>st</sup> February.
  - d) The Local Plan and Community Infrastructure Levy Charging Schedules have been submitted to the Planning Inspectorate. Conditions have been applied to second home ownership.
  - e) There is currently a four week consultation, which closes on 4<sup>th</sup> March on the Poole Harbour Recreation Planning Framework 2019 – 2034 Supplementary Planning Document. The document seeks to plan out how to mitigate or avoid adverse effects from commercial and leisure activities in the Poole Harbour area. The consultation is being led by Poole Council and they have allowed the statutory minimum of 4 weeks for public consultation. This is less than the usual 6 weeks that PDC normally runs them for as unlike Poole, Purbeck has Parish and Town Councils. The issues of the deadline were raised at the Parish and Town Chairmen and Clerks Meeting and it was agreed that people could have an extension. It was asked if the consultation would take into account the Arne Moors project and it was stated that it is unlikely.
  - f) An oil rig is currently drilling offshore.
  - g) There was a Policy Group meeting on 30<sup>th</sup> January. The AONB Management Plan and a street name in Upton was discussed.
  - h) There will be two Shadow Council meetings on 19<sup>th</sup> February and 19<sup>th</sup> April. The meetings in May will be that of the new council.
  - i) There were issues with the refuse collections, but it appears that most of the East Stoke bins were picked up.
- 10. Police issues to report or update on issues reported.**  
No incidents were reported.
- 11. Conference Room Update**  
There is currently no news on the River Laboratories.
- 12. Parking in Hethfelton Woods**  
The parking at the western entrance has been taped off. Cllr Wiltshire has contacted the local Forestry Commission Beat Forester and they explained it was done as they are felling a large area in the southern part of the woods. They said that in the past they have had cars damaged by hauliers in entrances to woodlands so they have asked if the access point can be kept clear. The closure was not publicised and people do not realise it is for a limited time. It was suggested that the Parish Council could notify the public as to what is happening via posters and social media. It was questioned whether the tapes could be taken down when the contractors are not working and it was agreed to ask the Beat Forester about it. The pigs will be moved back to the woodland for a time to help maintain the re-stock sites and it was commented upon that the electric fencing needs to be maintained and monitored.  
**Action:** The Clerk and Cllr Wiltshire to email the Beat Forester the proposed letter to be displayed. Once agreed it will be made available to the public.
- 13. Litter in the Parish**

Members of the public have undertaken a litter pick along Puddletown Rd, Binnegar Lane and the A352. It was discussed whether local businesses could help with litter picks. It was noted that there are large amounts of rubbish on some of the verges around Hethfelton. It was agreed to thank the public who have done litter picks and to encourage others to take part.

#### **14. Highway Issues**

a) Update on issues reported.

No update

b) Other Issues

- i) There is an overhanging branch on the A352 near Binnegar. Highways are aware and it has been roped off.
- ii) The Parish Council has been given an old sign for Woolbridge. The Clerk will bring it to the meeting to discuss if it can be repaired and displayed again.
- iii) There is a HGV caution sign for the Binnegar building site but it is facing the wrong way. Cllr Child to investigate.

#### **13. Consultations for consideration or New Items for Discussion/Consideration**

- a) The Poole Harbour Recreation Planning Framework 2019 – 2034 – Supplementary Planning Document Consultation Draft. The approved document will be sent out in due course for consultation. **Noted.**
- b) Community Infrastructure Levy Charging Schedule and Priorities for Spending Consultation on a Statement of Modifications. The documents are available online at [www.dorsetforyou.gov.uk/cil-review.aspx](http://www.dorsetforyou.gov.uk/cil-review.aspx). Comments need to be submitted by 5.00pm on 22nd February 2019. **Noted.**
- c) News release - New draft Purbeck Local Plan progresses to next stage. A new Local Plan to help guide and shape future development in the area currently covered by Purbeck District Council has been submitted to an independent planning inspector for examination. **Noted.**
- d) Elections - 2 May 2019. Nomination packs will be available to download from the dorsetforyou website in mid-February. **Noted.**

#### **14. Correspondence Received**

All of the following items of correspondence were circulated prior to the meeting.

- a) The Poole Harbour Recreation Planning Framework 2019 – 2034 – Supplementary Planning Document Consultation Draft. The approved document will be sent out in due course for consultation.
- b) Community Infrastructure Levy Charging Schedule and Priorities for Spending Consultation on a Statement of Modifications. The documents are available online at [www.dorsetforyou.gov.uk/cil-review.aspx](http://www.dorsetforyou.gov.uk/cil-review.aspx). Comments need to be submitted by 5.00pm on 22nd February 2019.
- c) News release - New draft Purbeck Local Plan progresses to next stage. A new Local Plan to help guide and shape future development in the area currently covered by Purbeck District Council has been submitted to an independent planning inspector for examination.
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- e) Standing as a local councillor for the new Dorset Council in 2019. The new Dorset Council will be holding its elections in May 2019. Information for anyone interested in standing for election can be found on the dorsetforyou website. **Noted.**
- f) NALC Spring Conference. This will take place on 11<sup>th</sup> February, the cost per delegate is £260. **Noted.**
- g) DAPTC Annual Conference - Due to take place Tuesday 26th March 2019 at Kingston Maurward College near Dorchester. Cost per person £70 including lunch. **Noted.**
- h) Upcoming free advice surgeries in Upton and Swanage for all Purbeck voluntary groups and charities. DCA will be holding a free advice surgery on 17th January 2019 at Upton Central Café, Upton, from 10am to 3pm. **Noted.**
- i) Purbeck Film Festival request donation. This will be added to next month's agenda.
- j) and meeting dates for Winfrith SSG. The Site Stakeholder Group will be holding their meetings on Thursday 16 May and Thursday 7 November. Documents **Noted.**
- k) Loneliness Call for Evidence. The National Association of Local Governments is asking for examples of involvement either directly or in partnership with any projects aimed at tackling loneliness. **Noted.**
- l) County Report from County Cllr Wharf. Information includes details of the "new" council, Dorset History Centre receiving £56K grant for Herrison Hospital archive and his surgery will be in Turberville Court, Bere Regis on the first Saturday of the month between 9.30 to 10am. **Noted.**
- m) Arne Neighbourhood Plan - Pre-Submission Consultation. Reminder that the consultation ends on Friday 25<sup>th</sup> January. **Noted.**
- n) DAPTC E-Newsletter No. 14 - January 2019. News on the Dorset Care Record and the Dorset Waste Partnership. **Noted.**
- o) 2019 Royal Garden Party. The successful councils who will sending along representatives this year are Melbury Abbas and Cann Parish Council and Buckhorn Weston & Kington Magna Parish Council. **Noted.**
- p) DCA Associate Membership. It has been proposed by a member of the Purbeck Area Committee that all Parish and Town Councils should take up an Associated Membership with Dorset Community Action. **Noted.**
- q) Submission of Purbeck District Council Local Plan and Community Infrastructure Levy Charging Schedule. Now that the Purbeck Local Plan and CIL charging schedule have been submitted, an independent planning inspector from the Planning Inspectorate will be appointed to undertake an examination of both documents. **Noted.**
- r) Recent acts of vandalism. Stickers from the Hundred Handers have been brandished across public property. If you see any more stickers, please call Dorset Police on 101. **Noted.**

- s) Camp Bestival Meetings 14 February 2019 - Schedule and Agendas. The meeting will be held in the Council Chamber Westport House. It was noted that they will only stage Camp Bestival and not Bestival.

**15. Finance**

**a) The following payments were approved.**

	Amount	Cheque No
Miss E Maidment December Salary	£213.17	000745
Dorset County Pension Fund	£62.03	000746
Re-imburse E Maidment for A4 paper	£5.49	000747

- b) To set and approve the precept for 2019/20.  
It was proposed by Cllr Wright and seconded by Cllr Cady that the precept for 2019/20 would be £8750.

**19. Items for Information or next agenda**

- a) The Spring Newsletter will be added to next month's agenda.  
b) Cllr Quinn has been in contact with the architect for the Binnegar development to discuss the sustainable alternative green space as an agreement would be required from Suez. It was agreed that when the planning application comes out to invite the owners to a Parish Council meeting so that they can discuss their vision for the site.

**20. Date of the Next Parish Council Meeting**

The next meeting will be held on Thursday 7<sup>th</sup> March at 7pm.

With no further business to transact the Chairman closed the meeting at 20.35

Chairman:

Date.....