



MINUTES OF THE EXTRAORDINARY PARISH COUNCIL MEETING OF  
EAST STOKE HELD ON THURSDAY 28TH APRIL 2022 AT  
LONGTHORNS CAMPSITE

PRESENT	Cllr Rebecca Cady (Chairman) Cllr Neill Child (Vice Chairman) Cllr Barry Quinn Cllr Tessa Wiltshire Cllr Keith Evans
APOLOGIES	Cllr Chris Evans Cllr Graeme Langley
IN ATTENDANCE	9 Members of the Public Adam Bennett Town Planning Consultant Dorset Councillor Cherry Brooks Liz Maidment (Parish Clerk)

**1. Public Participation Time**

- a) A member of the public notified the meeting that some tyres have been fly-tipped along Binnegar Lane. The Parish Clerk has already reported it to DWP and there are now signs discouraging people from flytipping. If there are any further incidents residents should notify the Parish Council.
- b) A resident of the Farrer Estate complained about the broadband speed and questioned if there are any plans to improve the network. It was noted that there are still lots of properties in East Stoke which are still connected to the copper wire system and residents should notify Openreach whenever the internet goes down. Unitary Cllr Brooks informed the meeting that there is a community voucher scheme that residents can apply to, which would speed up the process of installing the new infrastructure.

**2. Apologies**

Apologies were received from Cllr Chris Evans and Cllr Graeme Langley

**3. Granting of Dispensation**

No applications for a dispensation had been made.

**4. Declarations of Interest**

Cllr Keith Evans declared an interest as he owns and resides in a property at the Farrer Estate.

**5. Minutes of the Parish Council meetings held on Thursday 12th April 2022**

To be discussed 5/5/2022

**6. Matters arising from the minutes**

To be discussed 5/5/2022

**7. Planning Applications or Planning Information received**

6/2018/0228 - Binnegar Hall, BH20 6AT Proposal: Redevelopment for 48 Dwellinghouses & Village Hall including access improvements, parking & landscaping. We have received amended plans or additional information relating to the above planning application.

- Adam Bennett from Ken Parke Planning Consultants gave a brief presentation to the meeting.

This application has been ongoing since 2018. It was originally hoped that a parcel of land belonging to Suez could be used for the SANG however the company has now said that they would want the right to maintain ownership and use it for potential development in future. The regulations state that they would not be able to do this and the land must be for long term use therefore another site had to be sought. There have been various discussions with the landowner of the linear field located immediately south of the A352, with a railway line running along the southern boundary to use this land as the SANG. It will be open to locals and residents of the Farrer Estate and will be used as a country park.

- The land is an arable field measuring approximately 500 x100m. The land is considered low grade and classed as 3 or 4 which is only suitable for a grass/hay cut.
- The majority of the site will be set aside for species rich grassland with mown informal paths. Fallen trees, rock walls and timber stepping stones will form informal play features. Native hedgerows will be planted to encourage biodiversity. There is an area that becomes seasonally wet boggy land, located in the south-eastern corner of the site which will be excavated and made into a wetland. This will be constructed with wide and shallow margins and seeded with a pond edge mix. The aim is also to achieve a 2.4km walking route as part of the SANG criteria.
- A new pedestrian access will cross the road to the northwest to link with the proposed housing development. Two further access points are proposed to the northeast from an extended layby on Wareham Road and a refurbished layby on the B3070, located along the eastern site boundary. One of the current laybys opposite Honeysuckle Cottage will be grassed over. It has been recommended that the 40mph zone is extended to cover this stretch of road. The proposal is to extend the existing 40mph speed limit by 560 metres with the provision of speed limit signs as well as roundels and the pedestrian refuge will be within 150 metres of the proposed speed limit reduction from 50mph.
- As part of the development, they will gift the village hall to a village hall committee as part of the agreement.
- There will be communal parking available near the village hall which can be used for residents, village hall users and for people using the SANG. The footpath from the parking to the SANG will be through the Farrer Estate Woodland adjacent to the road and this will have public access.
- The pedestrian route to the SANG includes a proposed footway to extend between an existing shared surface private secondary access to the Farrer Estate and midway along the frontage of a property known as 'Alpha Byways' where the pedestrian refuge island will be. It was commented upon that the current gravel path is not maintained.
- The SANG will be managed by a separate management committee as part of the Section 106 agreement.
- Residents raised issues as to what parts of the Estate will be private and which will have public access. This will be agreed upon at a later date including discussions on installing electric gates and the adoption of roads.
- It was questioned why the village hall could not be sited either on the SANG or on the eastern side of the Estate where it is less developed. The SANG land is classed as agricultural land therefore National Planning Policy states that it cannot be built on. The other area on the southeastern part of the site is prone to flooding and would be unsuitable. To alleviate surface water drainage they will have a site control feature, in the form of an infiltration basin at this location.

- Cllr Quinn summarised the issues of finding a suitable site to build a village hall. The old village site currently only has a short lease which creates problems in obtaining funding although there have been discussions with the landowner about increasing it. The Parish Land cannot be built on as it has a Victorian Statute that states that it cannot be built on.
- It was asked if the plan allows for adequate parking for all the hall users and residents' guest parking. The plan is for a small hall therefore not many spaces are needed. A balance is required between providing appropriate levels of car parking spaces while also promoting sustainable forms of transport.
- A resident commented that the visibility is very limited. It was confirmed that the plan includes widening the existing eastern and western vehicular entrances into the site in order to allow for the safe access/egress of vehicles from the A352.
- Current residents have incurred problems with sewage issues. The infrastructure will be upgraded as part of the plan.
- The Parish Council have recently been given permission to locate a SID on this stretch of road. It was confirmed that the developers would, if necessary move the SID without the Parish Council incurring the cost.
- Cllr Quinn said that the plans need to include a link up with the bridleway on the northern side.
- A resident stated that there needs to be greater consultation with the residents about the proposed plans. Mr Bennett explained that this application is classed as an Outline Planning Permission and if approved then a full application will be submitted. This will include elements such as the scale and orientation of buildings, site elevation, parking and pedestrian access, and drainage. All the documents can be viewed on the Dorset For You planning portal and whereby residents can submit comments. Any additional planning information received by the Parish Council will be included on their agendas which are available online and on the village noticeboards.

## 8. Distribution of newsletter

It was agreed that the deliveries of the newsletter should be agreed via email.

## 9. Finance

- a) **The following payments were duly approved and will be paid electronically. Cllr Quinn and Cllr Cady to approve the payments.**

	Amount
Julie Wright (Locum Clerk)	£31.89
Re-imburse E Maidment for newsletters, folder and dividers	£43.00
Information Commissioner's Office (GDPR Renewal)	£40.00

- b) **To consider insurance quotes**

The quotes were circulated prior to the meeting which was Gallagher £580, BHIB £370.12 and Zurich £354.39. It was proposed by Cllr Cady and seconded by Cllr Keith Evans to continue with Zurich which was also the cheapest option.

## 10. Items for information or next agenda

**No other items were discussed.**

## 11. Date of the Next Parish Council Meeting

The next meeting will be held at Longthorns Campsite on 5th May 2022.

With no further business to transact the Chairman closed the meeting at 20:38

Chairman:

Date.....