

Stinsford Parish Council

**Minutes of the meeting held on Monday 3 September 2018 at 7.00pm in
The Old Library, 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 five members of the public.

122. Apology for Absence

122.1 An apology for absence was received from Cllr Mrs Jill Haynes (Dorset County Councillor).

123. Declarations of Interest

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

124. Dorset County Council Matters

124.1 In the absence of Cllr Mrs Haynes, the Chairman moved to the next item.

125. West Dorset District Council Matters

125.1 In the absence of Cllr Cooke, the Chairman moved to the next item.

126. Kingston Maurward College Masterplan

126.1 Mr Luke Rake, Principal of Kingston Maurward College, and Mr John Whatley of A&Q Partnership Ltd, the College's planning consultant, gave a detailed presentation about the emerging ten year masterplan for the College estate. As the document was still in draft, the College had not yet formally consulted key stakeholders but the views of the Parish Council were sought on the aims and aspirations of the masterplan. Mr Rake explained 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.

126.2 Mr Whatley provided an outline of the development of the emerging masterplan, which included improvements to the animal park facility, 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, provision of rugby and football pitches and sports storage, creation of an enterprise park at Stinsford Farm alongside the existing agri-tech unit, the re-siting of the dairy to Higher Bockhampton, the possible extension of the Studio School, improvements to pedestrian access to the campus, and relocation of the stables next to the equestrian centre.

126.3 Mr Rake reiterated that the aim would be to phase the proposed developments contained within the masterplan over a ten year period, subject to the availability of capital funding. In order to generate capital receipts to fund these aspirational improvements, small scale housing development was proposed on the estate. There was limited opportunity due to the protected status of the historic park, so it was proposed that a small number of houses be developed at Maurward Close, Stinsford Farm, Church Lane and Lower Bockhampton with a mix of tenure.

126.4 In relation to the issue of traffic on the roads around the campus, particularly the buses serving the College and Studio School, Mr Rake confirmed that the College would

support a speed reduction or traffic calming measures and would welcome the opportunity to work with the Parish Council on this issue. Dorset County Council would be consulted on the masterplan as a key stakeholder.

126.5 The Chairman thanked Mr Rake and Mr Whatley for providing such a detailed presentation. The Parish Council acknowledged that the emerging masterplan set out significant and comprehensive proposals and **resolved** to agree a formal response once the draft document was received.

127. Public Participation Time

127.1 No matters were raised by members of the public under this item.

128. Minutes

128.1 It was **resolved** that the minutes of the meeting held on 13 August 2018 be taken as read, confirmed and signed by the Chairman as a true record.

128.2 Further to minute 116.2, Dr Stillman reported that the National Trust had now apologised for the use of drones over Higher Bockhampton and had stated that no further use would be permitted.

128.3 Further to minute 119.1, Mr Hext sought an update on the creation of an editorial board for The Pilot. Mr Clarke explained that this would be created but that it was proving more difficult than anticipated to get the structures in place. Once these were established there would be a need for an editorial board to consider determine the direction of contents and advertising.

129. Finance

129.1 Expenditure

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

- LamArt Exhibition and Display Ltd – Neighbourhood Plan display banners and stand - £300.00

129.2 Income

The following income was noted:-

- Groundwork UK – Neighbourhood Plan grant - £4,134.00

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

130.1 Dr Stillman reported that he had attended a meeting with representatives from Dorchester Town Council and concerns had been raised about the information and rationale for the inclusion of the North Dorchester proposals as a preferred option.

130.2 Mr Molland reported that the Neighbourhood Plan stand at the Dorset County Show held the previous weekend had seen about 20 contacts per hour and half of these had expressed the view that no development should take place on the proposed site. A recurring theme had been the need for genuinely affordable housing, which would not be provided by the North Dorchester proposals. The need for adequate infrastructure, particularly a northern access road, to support the proposed development had also been raised.

130.3 The Parish Council considered its response to the Preferred Options consultation. It was **resolved** to strongly object to the North Dorchester Preferred Option (DOR 15). *Action by: Mr Molland to draft initial response for consideration by Parish Council and agreement at its next meeting.*

131. Planning Matters

131.1 WD/D/18/001658 – Pump Cottage, Bockhampton Lane, Lower Bockhampton, Dorchester DT2 8PZ – Alterations to fencing including realignment (Full)

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

131.2 WD/D/18/001718 – Barn East of Slyers Lane, Waterston – Change of use of agricultural barn to dwellinghouse (Use Class C3) and for associated operational development (Prior Approval Agricultural to dwelling)

It was **resolved** to not comment on this application.

132. Neighbourhood Plan for Stinsford

132.1 The Parish Council noted that the Steering Group were undertaking a lot of work, particularly the co-chairs, and that the stand at the recent Dorset County Show had received very positive feedback.

132.2 The receipt of the grant from Groundwork UK was welcomed and Dr Stillman thanked for his work on the application. It was noted that expenditure of this funding would need to be accounted for separately in order to meet the requirements of the grant. It was noted that some expenditure, such as administrative assistance, would not meet these requirements but it could be met from the Parish Council's designated reserve for the Neighbourhood Plan.

132.3 The Parish Council considered the proposed terms of reference for the Neighbourhood Plan Steering Group and **resolved** that these be adopted.

133. Lower Bockhampton Play Area – Annual Inspection

133.1 It was **resolved** to defer consideration of the annual inspection report to the next meeting.

134. Road Safety, Traffic Management and Rights of Way

134.1 No matters were raised under this item.

135. Hardy's Birthplace Visitor Centre

135.1 The Parish Council noted that planning permission had been granted for the replacement of the dilapidated storage shed with new storage and facility units.

136. Superfast Broadband

136.1 The Clerk reported that the Superfast Dorset Team had confirmed that their programme was scheduled to bring superfast fibre broadband to premises in Stinsford and Lower Bockhampton in 2019. They were currently awaiting the details plans and timetable from our delivery partner Openreach but this was likely to be full fibre technology (fibre to the premises).

137. Correspondence

137.1 The Clerk reported that concerns had been raised by a resident about the lighting of bonfires during the daytime. Mr Clarke reported that he had spoken to the resident and identified the source of her concerns.

138. Items for next/future Agenda

(i) Response to Kingston Maurward College Masterplan - October

- (ii) Play Area annual inspection report – October
- (iii) Maintenance of Lower Bockhampton phone box - October

139. Date of next meeting

139.1 It was noted that the next full meeting would be held on Monday 8 October 2018.

The meeting concluded at 9:10pm.

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