

Stinsford Parish Council

**Minutes of the meeting held on Monday 14 August 2023
at 7:00pm in The Old Library, Kingston Maurward College**

Present: Mr George Armstrong (Chair), Mr Michael Clarke (Vice-Chair) and Mrs Sarah Pattison

Also in attendance: Cllr David Taylor (Dorset Councillor), Mr Luke Rake (Principal of Kingston Maurward College) and Miss Kirsty Riglar (Clerk)

70. Apologies for Absence

70.1 An apology for absence was received from Ms Susan Escott.

71. Declarations of Interest

71.1 Mrs Pattison declared a personal interest in the Dorset Council Housing Strategy consultation due to being an active member of the Residential Landlords Association.

71.2 There were no further declarations of disclosable pecuniary or other interest.

72. Public participation time

72.1 No issues were raised under this item so the Chair moved to the next item.

73. Dorset Studio School Capital Project

73.1 The Parish Council received an initial briefing from Dr Annetta Minard (Executive Principal), Ms Nicola Keynes (Project Director, Free Schools and FE Capital Transformation Fund, Department for Education) and Mr Chris Hedges (Project Manager, Department for Education) about a capital project to replace the existing Dorset Studio School (DSS) building on the Kingston Maurward campus.

73.2 Dr Minard reminded the Parish Council of the evolution and success of the DSS to date which had seen all of its 375 places filled and waiting lists for each year group. However the capacity of the building was insufficient for the number of students and had required the opening of a further site at Poundbury to accommodate the Key Stage 4 students. Operating across two sites was difficult and inefficient in terms of travel so it was now proposed to bring both age groups together on the Kingston Maurward campus in a larger, purpose-built building.

73.3 Mr Hedges and Ms Keynes from the Department for Education provided an outline of the proposed capital project. The proposed site for the new DSS facility was the land opposite the existing building and a feasibility study was ongoing to establish the best location for the building on the site. The capital project would be delivered by the Department for Education. It was anticipated that, subject to securing planning permission, the new facility would be ready for occupation in Spring 2026. Once the DSS moved into the new facility, the existing building would be transferred to Kingston Maurward College.

73.4 The Parish Council explained that the key concerns of local residents in relation to the original DSS project were visual impact and road safety on the rural road network surrounding the site and requested that careful consideration needed to be given to this as part of the development of the new facility. Mr Rake added that if this project could trigger a 30mph speed limit on Hollow Hill and improvement to the verge, that

would help in addressing the safety concerns. Mr Hedges and Ms Keynes noted this and added that public consultation would be required once the detailed proposals were developed.

- 73.5 The Chair thanked Ms Keynes, Mr Hedges and Dr Minard for their briefing and welcomed their openness and willingness to engage with the Parish Council from an early stage of this project.

Ms Keynes, Mr Hedges and Dr Minard left the meeting.

74. Public Bodies (Admission to Meetings) Act 1960

- 74.1 It was resolved that in view of the fact that publicity would be prejudicial to the public interest by reason of the confidential nature of the following matter the public and representatives of the press be excluded from this meeting during its discussion.

75. Kingston Maurward College Update

- 75.1 The Principal of the College provided the Parish Council with an update on the outcome of a structure and prospects appraisal of the College and the proposals for its future corporate structure arising from this.

- 75.2 He also reported that both recruitment for September and building the Higher Education offer provided at the College were going very well.

Mr Rake left the meeting at 8:00pm.

76. Public Bodies (Admission to Meetings) Act 1960

- 76.1 It was resolved to re-open the meeting to the public and representatives of the press for the remainder of the meeting.

77. Dorset Council update

- 77.1 Cllr Taylor provided an update for the Parish Council which included:
(i) a new website had been launched promoting the North of Dorchester Garden Community development and showing visualisations of what this might look like; and
(ii) further changes were proposed by the Government in relation to the impact of nutrients on the natural environment, specifically Poole Harbour in Dorset, which could enable the proposed development.

- 77.2 In relation to a question about enforcement of the impact of nutrients on Poole Harbour, Cllr Taylor said that the extension of the Dorset Area of Outstanding Natural Beauty (AONB) was being explored as an option. The Parish Council welcomed this and informed Cllr Taylor that it had sought to arrange a meeting with the AONB Manager to discuss the potential extension of the boundaries. It was requested that Cllr Taylor seek to facilitate this.

78. Minutes

- 78.1 It was **resolved** that the minutes meeting held on 12 June 2023 be confirmed and signed by the Chair as a true record.
- 78.2 Further to minute 64.1, the Clerk reported on the updated quote from Dorset Council for the installation of a community grit bin at Higher Bockhampton. Cllr Taylor questioned the cost of this and undertook to clarify this with Dorset Highways.
- 78.3 Further to minute 65.1, the Clerk reported that confirmation had been received from Dorset Council that no applications for treeworks at Snails Creep. It had also been confirmed that there was no comprehensive map of Tree Preservation Orders. Cllr

Taylor added that it was his understanding that there was mapping of clusters of Orders and would seek clarification about this.

79. Finance

79.1 Expenditure

The following items of expenditure were **resolved**:

- (i) HMRC (PAYE) (Quarter 1 2023/24) – £269.99
- (ii) Miss K Riglar – Clerk’s Salary (Quarter 1 2023/24) - £403.80
- (iii) Thomas Gargrave (Heritage Conservation) - Phase 2 of repair and refurbishment of Lower Bockhampton play area wall - £4,941.27

79.2 Future expenditure

The Clerk reported that HugoFox, the platform used to host the Parish Council’s website, had given notice that it would be ceasing its free offer to community groups and that in order to continue using its website the Parish Council would need to pay a monthly subscription. The basic package cost £9.99 (plus VAT) per month.

79.3 It was **resolved** to continue using the HugoFox platform and sign up to a basic package subscription.

80. Parish Council Assets

80.1 Mr Armstrong reported that the refurbishment of the play area wall was now complete and despite the additional work and materials required as the poor state of the wall was revealed during the works, the cost was within the original quote provided by Mr Gargrave. The play area would now be re-opened for public use. However, Mr Armstrong raised the issue of the future of the play area in its current form as usage of the play equipment had been negligible since before the pandemic. It was agreed that this be considered at the next meeting.

80.2 In relation to the Lower Bockhampton telephone kiosk, it had not proven possible to find a contractor with a mobile sandblaster. It was therefore proposed to approach the local handyman about this work.

80.3 The Parish Council considered the state of the parish noticeboards. The Lower Bockhampton noticeboard had been damaged when it was removed from the play area wall during the refurbishment works, the Higher Bockhampton noticeboard was damaged and difficult to open and the noticeboard at Frome Whitfield had been severely vandalised. It was noted that whilst there remained a legal requirement for at least one noticeboard in the parish, the need for these had reduced over recent years with the increased use of the parish website. It was therefore **resolved** to:

- (i) permanently remove the damaged Frome Whitfield noticeboard;
- (ii) if possible, repair this and use it to replace the Lower Bockhampton noticeboard;

and

- (ii) repair the Higher Bockhampton noticeboard in situ.

81. Planning Matters

81.1 P/FUL/2023/04211 – 1–8 Knapwater Lane, Lower Bockhampton, Dorchester DT2 8QA – Install insulation with render finish to external walls and install solar panels to roofs

Having considered the material planning considerations, it was **resolved** to support this application but to request that, if permission was granted, the Parish Council be provided with the contact details for the project manager.

- 81.2 P/MPO/2023/04269 – Yellowham Farm, Yellowham Wood, Troytown, Dorchester, DT2 8RW – Discharge requirements of planning obligation dated 03/06/1982 relating to planning permission number 1/E/82/000051 to erect a farmhouse and modify existing access – concerning the removal of the S52 agreement (adjoining parish consultation)

It was **resolved** to submit the following statement:

"It is understood that the proposed discharge of the planning obligation from 1982 is to enable the change of agricultural land to use as yard area for the existing agricultural machinery dealership (application P/FUL/2023/02040). Whilst the Parish Council is prepared to support the relaxation of this obligation for the land subject to the 2023 application, it objects to this being relaxed for the entire site in order that the remainder of the agricultural land remains protected."

- 81.3 Urgent Item (notification received following the publication of the agenda) - P/PAAC/2023/04504 - Land and buildings North East of Cuckoo Lane, Higher Bockhampton - Change of use and conversion of agricultural building into No.1 dwelling (class C3)

Having considered the material planning considerations, it was **resolved** to object to it on the grounds of a lack of safe access onto the public road from the site. Leaving the site, the visibility to the right is not that brilliant, particularly in regard of the speed at which some vehicles may be travelling. The view to the left is better. There is however an obstruction for vehicles coming down the hill and turning right into the site, and those leaving the site and turning right, especially large vehicles. That is that there is a trailing 'tongue' from the traffic island at the junction of Cookham Lane and the A 35. Similarly, the view of traffic leaving the A35 is not ideal, and to some extent depends on whether the tall grass and other vegetation on the verge has been cut to enable visibility.

82. North of Dorchester Garden Community

- 82.1 Mr Clarke reported that he now had the details for the contact at Wessex Water. It was **resolved** to make contact and provide possible options for a meeting with the Parish Council, to include a meeting with the other local councils in the area impacted by the development or a virtual meeting to which members of the public could attend.

83. Consultations

- 83.1 Strategy and Policy for Statement for energy policy in Great Britain – It was **resolved** to retrospectively approve the submission to this consultation.

- 83.2 It was **resolved** to defer consideration of corporate responses to the following consultations to the next meeting, allowing time for members of the Parish Council to consider this individually and circulate their views by email:

- (i) Dorset Council Housing Strategy
- (ii) Natural England Survey on Local Landscape Designations in England

84. Road Safety, Traffic Management and Rights of Way

- 84.1 The Chair referred to the ongoing email exchanged between Dorset Council and local residents about the safety of local roads following the recent serious accident on Slycer's Lane. It was **resolved** that the Parish Council also write to Dorset Council to fully support the calls made by local residents for a reduced speed limit to improve safety for road users, making reference to the relevant policy in the adopted Stinsford

Neighbourhood Plan and drawing attention to another recent near-miss on this stretch of road.

84.2 Mrs Pattison reported that the Police had advised the injured party that Government regulations on B-class roads allowed for a reduction of the speed limit to 50mph. However this was still felt to be too fast by local residents.

85. Correspondence

85.1 No items of correspondence were raised.

86. Items for next meeting

- Dorset Studio School Capital Project
- Future of Lower Bockhampton play area
- Deferred consultations
- Wash-up of parish bounds walk and date of future event

87. Date of future meetings

87.1 It was noted that future meetings were scheduled to be held on Monday 25 September and Monday 9 October 2023 (reserve date).

The meeting concluded at 8:57pm.

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