

Stinsford Parish Council

**Minutes of the meeting held on Monday 10 March 2025
at 7:00pm in The Old Library, Kingston Maurward College**

Present: Mr Michael Clarke (Chair), Mr George Armstrong, Ms Susan Escott, Mr Kevin Henville, Mr Edd Maynard, Mr Justin Morris and Mrs Sarah Pattison (Vice-Chair)

Also in attendance: Dorset Councillor David Taylor and Miss Kirsty Riglar (Clerk) - attending remotely

17. Apologies for Absence

17.1 There were no apologies for absence.

18. Declarations of Interest

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

19. Public participation time

19.1 There being no members of the public present, the Chair moved to the next agenda item.

20. Dorset Council matters

20.1 Cllr Taylor explained that he had been on a call with Edward Morello MP earlier in the evening and had mentioned concerns about the central government proposals for the planning system as well as the withdrawal of capital for cycle lanes. He confirmed that he would attend the Parish Council's meeting with Mr Morello later in the week.

20.2 Cllr Taylor reported that he had not yet received a response from officers about the issues he had raised on behalf of the Parish Council, particularly in relation to Slyer's Lane and Cuckoo Lane. He would chase this and report back to the Parish Council. Parish Councillors provided examples of recent issues arising from the closure of the A35 due to road traffic accidents.

20.3 In relation to the discussion about the Portland Incinerator at the January meeting, Cllr Taylor reported that the Leader of Dorset Council was very frustrated that the Council's views about this had not been listened to by central government. He understood that there might be a judicial review of the government's approval of the application being sought by campaigners.

21. Minutes

21.1 It was **resolved** that the minutes meeting held on 13 January 2025 be confirmed and signed by the Chair as a true record.

21.2 Further to minute 10.1, the Chair reported that the header board from the Higher Kingston bus shelter was currently being refurbished.

22. Finance

Expenditure

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

- Dorset Association of Parish and Town Councils – Delegate fee for Future Planning Event - £75.00

22.2 The following payments made by Direct Debit were **noted**:

- HugoFox – Website – January 2025 – £11.99
- HSBC – Bank Charges – January 2025 - £10.00
- HugoFox – Website – February 2025 – £11.99
- HSBC – Bank Charges – February 2025 - £8.00

23. Planning Matters

23.1 The Parish Council resolved to submit the following comment in respect of this application:

P/TRT/2025/01018 – Birkin House, A35t Stinsford Roundabout to start of dual carriageway, Stinsford DT2 8QD – T1 Cedar – Fell

Stinsford Parish Council has no objection to this application.

23.2 The Parish Council **resolved** to retrospectively approve the submission of comments on the following applications to meet the deadlines:

- (i) P/PABA/2024/07622 – Lower Bockhampton Farm, Bockhampton Lane, Lower Bockhampton, DT2 8PZ – Erect agricultural timber framed storage building

Stinsford Parish Council has no objection to this application.

- (ii) P/FUL/2025/07259 – Land and buildings north east of Cuckoo Lane, Higher Bockhampton – Change of use and conversion of barn to 1no. dwelling

Stinsford Parish Council object to this application on the ground of material harm to the transport network and the safety of road users.

Whilst the Highway Authority supports this application subject to the provision of the parking area and the visibility improvements, the Parish Council has significant ongoing concerns about the safety of road users in relation to the access to this site. Leaving the site, visibility to the right is not good, 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. This is a trailing 'tongue' from the traffic island at the junction of Cuckoo Lane and the A35. 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

The response from the Highway Authority in relation to this application and the approved change of use application requires visibility splay areas to be cleared / excavated and the crowning of trees adjacent to the access. These trees do not appear to be within the red line boundary of this application and there is no mention of who owns these and whether the owner will permit the required works. There is therefore significant concern that the required visibility measures to increase the safety of highways users will not be achievable. The Parish Council requests that the red line and the location of the trees referred to are checked before a decision is made.

The change of use permission related to a 1 bed dwelling whereas this application is for a 2 bed dwelling and consequently there will be more traffic accessing and leaving the site.

In addition to the area subject of this application, there is still a further barn on the agricultural site. The application suggest that this will no longer be used and will therefore have no impact on Cuckoo Lane. However there is no evidence that agricultural traffic to the site will cease and there will be traffic movements relating to both the proposed dwelling and the agricultural area.

(iii) P/TRC/2025/00934 – 2 Church Lane, Stinsford DT2 8XW – T1 Maple – Fell

Stinsford Parish Council supports this this treeworks application.

23.3 In relation to P/FUL/2025/07259, Cllr Taylor was asked to approach Highways about their no objection response to this application about which the Parish Council has significant concerns in relation to highways safety and request that the Parish Council be informed of any future traffic surveys in the parish in advance of them being undertaken.

23.4 Planning Application P/VOC/2024/03497 – Rainbarrow Farm Anaerobic Digester Plant – Delivery and Service Plan

The Parish Council considered the Delivery and Service Plan submitted by the applicant in response to concerns from parish councils about the application. It was resolved to submit the following response and for this to be reported by Cllr Taylor at the meeting of the Strategic and Technical Planning Committee on 14 March 2025:

- 1. Stinsford Parish Council objects to this application on the grounds of the impact of road transportation servicing the biodigester site and continues to do so. The Delivery and Service Plan (DSP) contains nothing to allay these concerns.*
- 2. There is no evidence to justify the reference in paras 2.14 and 2.17 to vehicle movements being comfortably accommodated within the local roads without any adverse effect on highway safety or capacity.*
- 3. The Route Management Strategy set out in the DSP only protects the residential amenity of those living in Martinstown and Winterborne Steepleton, restricting the use of the route through these villages. This needs to be extended to protect those living in other communities near the feedstock origin sites who are already negatively impacted by the passage of heavy tractors and trailers passing their homes, such as Lower Bockhampton and the properties on Waterston Ridge.*
- 4. In Lower Bockhampton, such vehicles are frequently passing over the historic Bockhampton Bridge at speeds over 30mph and have caused damage to the structure. In the longer term there are concerns that the bridge will be damaged to such an extent that it will be unsafe for any vehicles to pass over it. When challenged, contractor drivers have stated that it's the quickest route and that's why they are using it.*
- 5. In the Waterston Ridge area local residents and the Parish Council have significant concerns about road safety due to narrow, winding, rural roads being frequently used by large agricultural and haulage vehicles travelling at speed. There have been a number of serious accidents along Slyer's Lane and many near misses.*
- 6. Therefore there is a need for there to be a wider network of restricted routes within the Route Management Strategy (within the 10 mile radius of the site) and for this to be clearly articulated to contractors and their drivers – and for this to be adequately enforced.*

7. *The increase in traffic movements to and from the site will inevitably cause increased air pollution along the transport routes negatively impacting residents' health and the biodiversity of the area. The reference to future provision of EV charging infrastructure and ultra-low emission vehicles is merely paying lip service to sustainability considerations as electric tractors and heavy goods vehicles are currently prohibitively expensive.*
8. *The Parish Council is also concerned that para 4.2 provides no future protection for local residents, as the impact of feedstock origin sites may vary. There is therefore a need for proactive and comprehensive communication about this from the operator when the DSP.*

The Parish Council would specifically like the following questions answered please:

1. *What evidence is there to justify the statements that vehicle movements can be comfortably accommodated by local roads without any adverse effect on highway safety or capacity?*
2. *Who will enforce adherence to the Delivery and Servicing Plan, specifically in relation to transportation of material both into and out of the Rainbarrow Farm site, by both the operator and their contractors (including the measures in paragraph 3.3)?*
3. *What sanctions does Dorset Council have at its disposal if the operator does not comply with the conditions placed on the site?*
4. *In view of Dorset Council's current financial position, what arrangements will be put in place to ensure that the operator contributes towards the maintenance of the rural roads which are damaged by the continuous passage of heavy vehicles servicing the biodigester site?*
5. *Will any update of the DSP (as mentioned in para 5.5) be notified to the local parish councils to ensure that current information is always made available?*

23.5 The Parish Council received feedback from the Vice-Chair on the Dorset Association of Parish and Town Councils Future Planning Event held on 4 March 2025. She drew particular attention to the publication of the new Local Development Scheme setting out the timetable for the next stages of the Local Plan development. This stated that the options consultation would take place in Autumn 2025 (which would include the North of Dorchester Garden Community proposals) and it was anticipated that the Local Plan would be submitted in late 2026. She expressed her concern that given the length of time that had elapsed since the initial consultations, the evidence base datasets were now out of date and should be updated before any options were consulted upon. She also drew attention to the reduction in power for local authorities in the revised National Planning Policy Framework and the fact that there were very few grounds on which objections to housing development could be made. Additionally, there had been an emphasis placed on neighbourhood plans being reviewed every three years which was a concern considering the lack of resources and volunteers to progress this in most smaller parishes. It was **resolved** to contact the Dorset Planning Consultant who had supported the parish in the development of the Stinsford Neighbourhood Plan to ask about the review process.

- 23.6 Cllr Taylor added that he understood that the report focussing on options for development in Dorset authored by Hyas Associates was expected to be published in the next week.

24. Consultations

- 24.1 It was **resolved** to retrospectively agree the corporate responses submitted to the following consultations by the respective deadlines:

- (i) Ministry of Housing, Communities and Local Government - Strengthening the standards and conduct framework for local authorities in England; and
- (ii) Dorset Council – Town and Parish Council Climate and Nature Survey.

25. North of Dorchester Garden Community

- 25.1 The Parish Council considered how it wished to approach the forthcoming meeting with Edward Morello MP about the proposed North of Dorchester Garden Community development. The Clerk confirmed that she had submitted a briefing note about the Parish Council's position on this to provide Mr Morello with some background.

26. Road Safety, Traffic Management and Rights of Way

- 26.1 Some concern was expressed that whilst it was easy for individuals to report issues with roads or rights of way via Dorset Council's online portal, in some cases there was very little response and the issues were logged as 'under investigation' for a long time. It was **resolved** that if issues reported by individuals were not progressed within a reasonable timeframe, the Parish Council should escalate these as a corporate issue, copying in Cllr Taylor, and push for action.

- 26.2 The Parish Council noted the recent charity tractor run arranged by students at Kingston Maurward College and the impact of this on the local roads. Whilst acknowledging that this was a charity event, some councillors considered that this was not an environmentally friendly way of raising money.

27. Memorial Bench on River Path

- 27.1 The Parish Council considered a approach from a member of the public for the installation of a bench on the River Path, near the ford in Church Lane, in memory of a member of their family. Whilst supportive in principle, it was suggested that the bench removed during the recent works could be replaced for this purpose.
- 27.2 Cllr Taylor reported that he had raised the issue of the bench with the Greenspace Manager, who had requested a photo of the bench that had previously been there to assess whether this could be replaced by Dorset Council. The Chair undertook to share a photo of the bench with Cllr Taylor for this purpose.

28. Parish Council Assets

- 28.1 Mr Armstrong reported that he had spoken to the Head Gardener at the College about the mowing of the Lower Bockhampton play area. This had now been completed but the he had explained that the grounds team was overstretched and it was extremely unlikely that there would be capacity to enter into an agreement to undertake the mowing on a regular basis.
- 28.2 In relation to the previous proposal to install a defibrillator at Higher Bockhampton, it was **resolved** to approach Dorset Council to ascertain whether it would be possible for this to be located outside the Hardy's Birthplace Visitor Centre.
- 28.3 The Parish Council considered whether the Parish Bounds Walk should be held again in 2025. It was suggested that this could be linked to the Dorchester Festival of Walking in May 2025.

29. Correspondence

29.1 No items of correspondence were raised.

30. Items for next meeting

30.1 Rural crime – Police Community Support Officer to be invited to attend a forthcoming meeting

30.2 Update on Strategic Plan for Weymouth and Kingston Maurward College – Principal to be invited to attend a forthcoming meeting

30.3 Preparation for annual governance and accountability review - April

31. Date of future meetings

31.1 It was noted that the future meetings were scheduled to be held on Monday 14 April (reserve date) and Monday 12 May 2025.

The meeting concluded at 8:58pm.

Chair **Date**