

# Stinsford Parish Council

Minutes of the meeting held on Monday 16 September 2019 at 7.00pm in  
The Whatmoor Room, Kingston Maurward College

**Present:** Mr George Armstrong (Chairman), Mr Michael Clarke, Ms Liz Crocker and Dr Andy Stillman

**Also in attendance:** Miss Kirsty Riglar (Clerk) and three members of the public (Ms Sally Cooke, Mr Michael Jones and Mr Paul Thomas)

## 105. Apologies for Absence

105.1 An apology for absence was received from Cllr David Taylor (Dorset Councillor).

## 106. Declarations of Interest

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

## 107. Dorset Council Matters

107.1 In the absence of Cllr Taylor, the Chairman moved to the next item.

## 108. Public Participation Time

108.1 Mr Thomas drew the Parish Council's attention to the call for sites launched by Dorset Council as the first stage in the development of a new Local Plan. The Clerk confirmed that the Parish Council had received information about this direct earlier in the day and she would circulate this following the meeting.

## 109. Planning Matters

109.1 WD/D/19/001955 – Greenwood Grange, Higher Bockhampton, Dorchester DT2 8QH - Demolition of existing barn, erection of up to 14 no. holiday cottages, reception/office building, revised access arrangements, parking and associated infrastructure

In considering this application, the Parish Council noted the objections submitted by residents of Higher Bockhampton. Particular concern was expressed about the impact on the traffic levels arising from a greater number of vehicle trips on Cuckoo Lane and the access road to Higher Bockhampton both of which were already problematic during peak holiday season.

Whilst acknowledging that the demolition of the existing barn was a positive as this was something of an eyesore on the sight, it was agreed that the number of new holiday cottages proposed for the site represented over-development which would have a negative impact on the local area. Concerns were also raised about the sustainability of the site and the need for visitors to use their cars to access all facilities.

The Parish Council **resolved** to object to this application on the following grounds:

(i) The proposed development of the Greenwood Grange site will increase pressure on the narrow, single-track rural road (Bockhampton Lane / Cuckoo Lane) due to the increase in traffic generation. Problems are already experienced on this road, which has inadequate passing places, from the current traffic generated by visitors to Greenwood Grange, Hardy's Birthplace and Thorncombe Woods, particularly during peak holiday season. The current access to the site is off of the access track to the public car park, is often congested during peak holiday season and has limited

visibility. The proposed second access off of Cuckoo Lane would also have limited visibility and enter a single-track road with insufficient passing places.

(ii) The proposed layout and density of the 14 proposed holiday cottages and parking spaces, in addition to the extension of a number of existing buildings, will result in overdevelopment of the site which sits in a rural location.

(iii) There is currently light pollution from this site due to external lights being on throughout the night and an increase in buildings to be lit will result in an increase in light pollution.

(iv) The proposed extension of the existing leisure facilities and increase in the number of holiday cottages will result in greater noise, impacting upon the neighbouring properties.

(v) The proposed development is not sustainable. Due to the rural location of the site, all facilities (shops, restaurants, etc) are only accessible by car; there is no public transport in the area and the current traffic issues make the road dangerous for cyclists and pedestrians.

109.2WD/D/19/001982 – Hampton Farm Business Park, Bockhampton Lane, Higher Bockhampton – Erect new commercial unit to replace derelict barns

Whilst acknowledging that this proposal would also result in some increase of traffic on Cuckoo Lane, it was considered that this would be negligible and the Parish Council **resolved** to support this application.

## 110. Minutes

110.1 It was **resolved** that the minutes of the meeting held on 8 July 2019 be confirmed and signed by the Chairman as a true record.

110.2 Further to minute 102.1, the Chairman reported that he had spoken to the Rights of Way Team about the further deterioration of the river path. He had been told that permission for the works had been received from the Environment Agency and work would commence before the end of the year.

110.3 Further to minute 100.1, Dr Stillman reported that a resident of Church Lane had objected to the installation of the proposed grit bin when the Dorset Highways operatives had attended the site to progress this. He reminded the Parish Council that this project would benefit all residents of Church Lane and Newcombe Lane in the event of cold weather, particularly those who were more vulnerable. The Parish Council **resolved** to write to the residents of the properties close to the proposed site to inform them that Dorset Highways would be requested to progress the installation.  
*Action by: Clerk*

110.4 The Clerk reported that she had contacted the Men's Shed about the repair of the Parish Council's noticeboard on Church Lane and this was in hand.

## 111. Finance

### 111.1 Expenditure

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

- Pryce Countryside Services – maintenance of Lower Bockhampton Play Area - £475.00
- Print Team (Dorset) Ltd – printing of Neighbourhood Plan residents survey and flyers and supply of envelopes - £193.20

- Charminster and Charlton Down and Stinsford Community Publications Ltd – 2019/20 contribution towards The Pilot parish magazine - £200.00
- Miss K Riglar – Clerk’s expenses (purchase of a new laptop £299.00 and Microsoft Office software £29.99) - £328.99
- Ms S Cooke – reimbursement for purchase of stamps for Neighbourhood Plan residents’ survey - £54.90

#### 111.2 Income

The Parish Council noted the receipt of the following income:

- HMRC – VAT refund for 2018/19 - £570.43

### 112. Revised Financial Regulations

112.1 The Parish Council considered the adoption of Financial Regulations based on the revised National Association of Local Councils (NALC) model published in July 2019.

112.2 It was **resolved** that:

- (i) the revised Financial Regulations be adopted; and
- (ii) Mr Michael Clarke be appointed as the councillor to undertake the verification referred to in paragraph 2.2 of the Regulations.

### 113. Neighbourhood Plan for Stinsford

113.1 Ms Cooke informed the Parish Council that the residents’ survey closed that day. To date, approximately 60 responses had been received from the 166 households in the parish. These would now be analysed.

113.2 She reported that the Neighbourhood Plan Steering Group proposed to hold two policy planning meetings in October and Jo Witherden had been invited to support these. It was anticipated that this would cost £530 plus VAT and, together with refreshments of these meetings, this would enable the remainder of the Groundworks grant to be spent. The Parish Council supported this proposal.

113.3 It was also proposed that a meeting to present the emerging policies be held on either 25 or 26 November.

### 114. Road Safety and Traffic Management

114.1 The Chairman provided feedback on a meeting with the Transport Strategy Manager – Dorset Council relating to the development of the Neighbourhood Plan. She had clarified that standard traffic management planning could not be considered through the Plan but aspirational or emerging issues could be covered in the policies. Ms Cooke added that systemic issues relating to vulnerable road users, such as cyclists, could be raised through this process and it was likely that the upgrade of the bridleway from Grey’s Bridge to Kingston Maurward College would be promoted. It was hoped that transport would be considered at one of the October meetings about the Neighbourhood Plan.

114.2 The Parish Council reiterated their desire for the footway between Grey’s Bridge and the Stinsford Hill roundabout to be designated as a cycleway due to the danger presented by cycling along London Road. It was considered that this was not more practical following the relocation of the fencing along the footway resulting in a greater width.

114.3 Ongoing concerns about the safety of the Stinsford Hill roundabout, particularly for those seeking to cross the road on foot or bicycle, were raised. It was resolved to invite Highways England for a site visit and meeting about this. *Action by: Clerk*

**115. Hardy’s Birthplace Visitor Centre**

115.1 Dr Stillman confirmed that he would shortly arrange the next meeting of the Liaison Group. Ms Cooke added that she had met Martin Stephens from the National Trust and asked for information about visitor numbers to inform the Neighbourhood Plan but they had discussed the lack of communication between the various businesses on Cuckoo Lane and he had confirmed that he was open to entering into a forum to encourage this.

115.2 The Clerk reported that the Rangers based at the Visitor Centre had sought an update on the refurbishment of the white fingerpost at Bockhampton Cross and she had contacted the local resident who had indicated that he would undertake this.

115.3 The Clerk also reported that she had contacted the Men’s Shed about the repair of the Parish Council’s noticeboard on Church Lane and this was in hand.

**116. Correspondence**

116.1 The Parish Council noted the letter received from residents of Church Lane about the proposals in the Kingston Maurward College Masterplan. It was agreed to log the views expressed and consider these when a planning application was submitted.

116.2 The Chairman reported receipt of correspondence from residents of The Old Rectory requesting that the copse of mature trees in the Animal Park be the subject of a Tree Preservation Order, if it was not already protected. It was resolved to:

- (i) confirm whether these trees were within the conservation area;
- (ii) write to the College to request that these trees be protected in line with any extant protection; and
- (iii) if not already protected, raise the possibility of an Order with Dorset Council.

*Action by: Clerk*

116.3 The Parish Council noted correspondence received from an individual interested in locating the Roman milestone near the Stinsford Hill roundabout. It was felt that this was probably covered by vegetation at the present time but Mr Clarke undertook to locate this.

*Action by: Mr Clarke*

**117. Items for next/future Agenda**

117.1 Protection of mature trees in the Animal Park.

117.2 It was agreed that consideration of a formal resolution to declare a Climate Emergency be deferred for the time being.

**118. Date of future meetings**

118.1 It was noted that the next meeting of the Parish Council would be held on Monday 11 November 2019.

118.2 It was **resolved** to hold a meeting of the Planning Committee on Monday 14 October 2019 at 6:00pm.

The meeting concluded at 8:30pm.

**Chairman**..... **Date**.....