

Arne Parish Council

MINUTES OF THE MEETING HELD ON THURSDAY 17th OCTOBER, 2013 At Stoborough Village Hall, West Lane, Stoborough, Commencing 7pm

Present: Cllrs BJ Kenward, NI Barnes, TH Heritage, A Pellegrini

Chair: Cllr C Macleod

Clerk: Mrs A Crocker

Also Present: 5 members of the public

Guest Speaker: Keith Childs, Planning Policy, PDC

Mr Childs gave a brief update on some work currently being undertaken at PDC:

1. The Local Plan was adopted in November 2012 but some recommendations were made by the Independent Examiner, one of which was that the Plan had to be reviewed in part by 2017. One aspect to be reviewed was the housing supply in the district. The Plan set out the need for a further 2520 dwellings by 2020 but the Inspector was concerned that other options had not been considered. At this point in time, it is not known if the level will change and, if it does, whether or not it will go up. Part of the review will be to determine housing need and this is on-going. This year the District Council is purely evidence gathering and then, in the autumn of 2014, there will be a public consultation with the intention that the final draft plan will be submitted in 2016.
2. Settlement Boundaries - The Partial Review will also examine the maps that relate to the various policies making sure they are accurate, up to date and appropriate. This will include a review of the settlement boundaries. In Purbeck, not every settlement has a boundary. The Inspector was happy with the boundaries in the Plan and it is not intended to add any new ones. The intention is to make the boundaries as consistent as possible and, to this end, a series of criteria have been set down. Views of the Parish Council are required by the end of the year.
3. Affordable Housing – The supplementary document was adopted in April 2013 and adds detail to the Local Plan. There are 2 significant aspects to the document – one is to allow market value housing on rural exception sites in order to help the viability of the site. No ratio has been set other than to say that the majority must be affordable. There will also be an opportunity for self builds. This will be for those applicants on the housing register, limited to 1/4acre, the plot must cost a nominal £10,000 and any building would be limited to 100sqm. Any properties built in this way would have to be kept affordable in perpetuity and there would be a legal agreement put in place to ensure this.

Hard copies of the presentation sheets have been left with the Clerk but they will be e-mailed and distributed to councillors.

1. DECLARATION OF INTERESTS

14/69 The Chairman asked councillors for any Declarations of Disclosable Pecuniary Interest (DPI) on items contained in the Agenda applicable to themselves or spouses/partners. None were declared.

2. TO RECEIVE APOLOGIES FOR ABSENCE

14/70 Cllr R Scragg (holiday), District Cllr N Cake (illness), V Ward (family).

3. To confirm the minutes of the meeting held on the 19th September 2013

14/71 A copy of the minutes had been issued to all members prior to the start of the meeting. It was PROPOSED by Cllr Pellegrini, SECONDED by Cllr Barnes and AGREED unanimously that the minutes were a true and accurate representation meeting.

4. Matters arising from the minutes for report only

14/72/1 A request has been sent to PDC asking for an update on the TPOs requested for the trees at the engine shed site, Ridge. A response has now been received (see Clerk's Report for November).

14/72/2 A response was sent to DCC regarding the Binnegar Quarry application. A copy had been sent to all councillors.

14/72/3 A letter had been sent to Spencer Flower, Head of Council, DCC, expressing our concerns over the loss of bus services. No response has been received other than the standard holding letter.

14/72/4 Following discussions at the last meeting, a traffic survey has been arranged and, if not already finished, should be underway.

14/72/5 Steve Syrett has been asked to quote for a new notice board at the Lookout.

5. Public Participation Period

14/73 Stoborough Meadow Residents Association held their AGM at which one resident asked if there were any funds available for the Hayricks for an all-weather surface under the basketball ring. Mike Chitterden now has 8 volunteers from Stoborough for the Community Speed Watch. Cllr Kenward asked if Cllr Pellegrini could convey back to the Police co-ordinator that we would like the CSW to be able to cover 40mph zones – in particular the Causeway.

Mr Hugh Ricks informed the meeting that the grit box in Sunnyside is totally overgrown and offered to clear it. This was gratefully accepted.

There has been a paper issued regarding the new flight paths for Bournemouth Airport and there is some concern that the new flight paths could affect this parish. Although the main news is saying this will predominantly be the larger airports, it is understood that Bournemouth would like to take advantage of the new regulations. All aircraft will be working by GPS under the new changes. This will allow an increase of 20% in the

number of flights and, it is understood, that Bournemouth has plans to increase the number of flights each day to 70 or 80. The planes currently fly down the Channel and then in to Beacon Hill. Under the new directives, there will be more planes in the air at any one time, leading to stacking zones in the sky at 3,000ft so aircraft can be monitored more easily. There is a significant risk that the flight path of these planes will be over Stoborough and Ridge whilst they are flying this low. It would be preferable from the flight point of view that the planes come in from Wareham as it represents a straight line to Bournemouth Airport. (CAA – topics of discussion) The consultation, via Swanwick, finishes in January 2014 and residents would like to know if DCC are looking into this. Perhaps Cllr Lovell should also be alerted and a letter will be sent to Spencer Flower, Head of Council with a copy to Cllr Lovell.

ACTION: CLERK

Phil Love reported, once again, the uneven piece of road at the top of Stoborough Green. There are now one or two elderly ladies living in the area and who have to use walking frames. The uneven surface makes it very difficult for them to get about. A request will be sent to Highways to resurface the area.

ACTION: CLERK

6. County Councillor's Report

14/74 Cllr Lovell - no report available.

7. District Councillor's Report

14/75 Not available due to illness.

8. To Consider items for discussion/report

14/76 Planning Applications

6/2012/0571 – 0609 Wytch Farm & Wareham Oilfields

Extension of operational life of oilfield development by variation of condition

Agreed *Parish Council has no objections*
No decision

6/13/0285 – Land off Holme Lane, Wareham

Change of use from agricultural land to woodland & SANG

Agreed *The Parish Council objects to this application.*
No decision

6/13/0332 – Wayside, Arne Road

Ground floor extension & addition of first floor accommodation within new roof.

Agreed *The Parish Council has no objection*
Refused

6/13/0347 – Doreys Ball Clay Quarry – Holme Lane

Southerly extension to develop land to east of New Hall Farm

Agreed *The Parish Council does not object to this application although considerable concerns were raised regarding the effect the increased number of lorries will have on the parish.(For full comment, see July 2013 minutes).*

Cllr Kenward reported that everyone is uniformly asking that we push again for a speed limit in Grange Road. Apparently the lorry drivers themselves are asking for a limit. At the very least we should be supporting Church Knowle. It was unanimously agreed that we support the request for a reduction in the speed limit.

6/13/0401 – Little Farm, Worgret Road

Erect ground mounted 400 panel photovoltaic array

Agreed

No decision

The Parish Council has no objections and would support forms of alternative energy. However, we would welcome the raised panels in order to allow the land to be used for grazing sheep.

6/12/0571-0609 Wytch Farm, Wareham & Kimmeridge Oilfields

To enable extension of operational life of oilfield development through the variation of a condition attached to an existing permission.

Agreed

The Parish Council is pleased to see efforts are being made to maintain the bridleways and footpath access. We would prefer to see a minimum quantity of duckboards as these are not in keeping. We would imagine that Perenco will be giving money to support local infrastructure, as has been the case with other developers, and we would expect to be consulted as to what these monies might be put towards.

6/2013/0285 SANG Holme Lane

Amendments to planning application.

Although for information only, the Parish Council have submitted the following comment:

Agreed

The amendments provide a better line for the paths and is less deleterious to wildlife. However, unless the hedge screen is fenced on both sides, it will be eaten by deer well before the five years is complete and trimming becomes a factor. There is still no clarity regarding the funding of the management plan and we are very concerned that this may fall to the Parish Council, either directly or indirectly, through devices such as infrastructure charges. The constitution of the management body includes Natural England and PDC but still does not include a representative from the Parish Council. It is also noticed that, despite our request, the application is still not going to be put before the Planning Committee.

6/2013/0451 24 Stoborough Green

Erect garage

Agreed

Approved *We object to the proposal. The garage is oversized, extremely high and visibly intrusive. With dimensions of 11m long and 4.2m high, with a cavity wall construction, not only does the proposal have a footprint almost the size of the existing property, we have to question the ultimate use. A garage would not normally be of this size or construction and we would not wish to set a precedent for the infilling of the back gardens in this area. The whole structure is out of keeping. Flooding in this location represents a serious problem. In order to build something of this size, a hard surface would have to be installed. Given the slope of the garden, this will result in run-off which can only go into the gardens of numbers 21 and 22 which are often under 6" of water in normal circumstances. There is no gully in this stretch of road other than in front of the garage block and this resurfaces in the gardens of 21 and 22.*

Cllr Ward registered an interest – she will be meeting a representative from Synergy on site to discuss the flooding issues.

**6/2013/0460 Little Farm, Worgret Road
A single storey, rear extension**

Agreed *No objections.*

Approved

Navitus Bay – Cllr Lovell – there will be report coming out from County regarding the pros and cons of the consultation and this will be sent to all the parish councils in due course.

**6/2013/0504 SITA UK, Binnegar Environmental Park, Puddletown Road –
Modification of conditions to allow 24 hour operation of
materials recycling facility**

Although not in our parish, it is relevant to Arne Parish. This will result in an increase in the number of lorries. 24 hour movement of heavy traffic is not desirable in a residential area. This will result in a considerable increase in traffic noise and dust and reversing alarms from the vehicles. Object. Cllr Lovell said they were talking about the plant operating 24 hours a day but not lorry movements. We wish to be reassured that this will not result in an increase in noise and lorry movement.

Reports From Representatives

14/77/1 Representatives Reports

Stoborough Meadows Residents: already discussed.

Stoborough Village Hall: - A working party will meet on Saturday to clear out under the stage. No meetings have been held since the last parish council meeting. 4 trustees have drawn up a Risk Assessment.

Furzebrook Village Hall – nothing new to report and still running economically.

Ridge Residents – Hugh Ricks went to the Chair’s house and a spokesperson has been elected.

14/77/2 Meetings Attended

Cllr Pellegrini – PDC planning training on how the system works. Found it to be very interesting.

Cllr Ward – Dorset Local Flood Risk Management

Cllr Macleod – Chairman’s networking group. Planning – has requested some explanation should be given. PDC will add to the weekly list saying which ones have been decided on. Partial review/finances/PTAG – speaking mostly on buses.

Cllr Scragg attended the Railway Liaison Meeting on 20th September. Although not in attendance, he had forwarded the following notes to the Clerk. The Mining Museum is now open with free entry. There are problems obtaining the planning for the level crossing and road rail interchange causing severe delays as everything else is ready to proceed.

14/77/3 To consider any actions required

Already discussed.

14/77/4 Web Site Update

Nothing to add at the moment.

9. To consider any Planning Applications received

14/78 Non- Delegated – None
Delegated -
Plan No

**6/13/0500 Springfield Country Hotel
Erection of a reception link**

Agreed *No objection*

**6/13/0511 Slepe Farm, Arne
Alterations & additions including partial replacement of existing
group of buildings comprising B1, B2, B8 & C3 uses.**

Agreed *No objection*

**6/13/0513 Lookout Holiday Park, Stoborough
Install 2 more “pods” in the A field Touring Park**

Agreed *No objections*

6/13/0528 76 Heath View House, Furzebrook Road

Demolition existing rear conservatory & erect single storey extension

Agreed *The Parish Council had no objection.*

**6/13/0533 7 Tuckers Close, Stoborough
Erect new garage/workshop**

Agreed *No objections*

**6/13/0456 California Quarry
Temporary planning permission for the construction of a wellsite
and associated cabins and storage facilities**

Agreed *Although we are not in possession of sufficient knowledge to respond in detail, concern was expressed regarding the possible results of such exploration. Purbeck is renowned for its natural springs and boreholes and there seems insufficient explanation as to what effect horizontal drilling is going to have on the substrata of the area and how it will affect the aquifers. The application is for 4kms of horizontal drilling under an area of natural sensitivity and, for this reason, we feel we must adopt a precautionary approach and object until more detailed reassurances can be provided.*

**6/13/0551 113 Corfe Road, Stoborough
Erect replacement garage on existing hardstanding base**

Agreed *As this is replacing a garage and the base is already in existence the Parish Council has no objections*

10. Correspondence/items for action and resolution

14/79/1 Clerks Report

The report had been issued to all members prior to the start of the meeting.

14/79/2 Dispensations – none had been received.

14/79/3 To consider ID badges and proposed draft

Cllr Pellegrini showed the pro-forma badge. It would be free but councillors would need to buy their own lanyard. Please forward an electronic picture by e-mail and he will liaise with the Clerk to have them produced.

14/79/4 To consider the Community Speed Watch Scheme – to review progress to date

Poster has been put up in the notice boards – PC Claire Jephcott has taken over from PC Iain Lesley. The paperwork has been passed to the volunteers to sign and complete. Corfe Road will be seen as a pilot project and then we can look at other roads and areas.

Hugh Ricks informed members that he was against the CSW as he felt we have walked into this without thinking of the alternatives. Although the sentiment is good, there is a down-side. Everyone accepts HomeWatch but would not condone residents patrolling the streets at night – this would be deemed acting as vigilantes. He felt the scheme this does not give a good impression of the neighbourhood.

Cllr Pellegrini reminded everyone present that the scheme came as a result of the PCC meeting held and the Parish Council is supporting the initiative. This is a pilot project and will stand or fall on its own merit.

14/79/5 To consider the DAPTC resolutions put forward by Wareham St Martin & Chideok Parish Councils

2 resolutions had been put forward:

- From Wareham St Martin, a request for NALC to lobby government in order to secure financial aid for DCC to supply bus/train passes for 16-18 year olds now that it is mandatory for them to remain in some form of full-time education.
- From Chideock Parish Council a request for the AONB partnership to become a statutory consultee for all planning applications within an AONB.

Cllr Kenward expressed concern regarding the Chideock proposal as this would slow down the planning process and would like to see it altered to include only those planning applications that go before the Board and no other.

All members supported the Wareham St Martin resolution.

As our representative for the DAPTC, Cllr Macleod said that she would vote in favour of the Wareham St Martin resolution and object to the Chideock resolution. She also reminded councillors that 2 councillors from each Parish Council were able to attend the Exec meeting and that, this month, at the end of the business there will be a debate on community safety.

14/79/6 To consider the treatment of planning applications within the Parish Council

It was felt that it would be useful to pass the plans between councillors prior to the meeting. A comments sheet will be included with the application so comments can be written and passed for other members to see. This will avoid the trails of e-mails that are currently going around. It was suggested that perhaps a template could be included eg object/no objection. It was agreed that Cllr Barnes will receive the hard copies of the plans first and all other councillors will continue to view them via on the on-line system but would contact Cllr Barnes if they wished to view the paper copy.

14/79/7 To review the Annual Play Inspection in respect of the Hayricks

A copy of the report had been sent to all members prior to the start of the meeting. Although there are a number of issues highlighted by the report, all are quite minor. The Clerk will raise a list of work that needs doing and contact Steve Syrett who will carry out the work.

ACTION: CLERK

14/79/8 To consider correspondence received since the Agenda was set for discussion and possibly placing on the agenda for the next meeting

Bus Service Review – A letter of acknowledgement had been received from the office of Spencer Flower, Leader of Council, DCC. We await the outcome of the November Cabinet meeting's decision.

Rough Sleeper Estimate – An e-mail explaining this had been sent to all members prior to the meeting.

Purbeck Volunteer of the Year Awards 2014 – To take place on Thursday 6th March 2014. Nominations to be received by Monday 6th January 2014. Mr Weeks' name will be put forward.

Yellow lines at 13 Stoborough Green – details have been passed on to Highways and a response is awaited. Monitor the situation.

Drainage Ditches in the Stoborough Area – A letter has been received requesting an update on the progress promised some 6 months ago. There is a ditch along the back of Stoborough Green leading to the unregistered piece of land. Cllr Heritage reported that there was a problem in Corfe Road but this was due to the drains which have now been cleared.

Finger posts – further communication had been received from Dorset AONB regarding the offer of grant monies to have the finger posts repaired. This amounts to £200 per finger post but only if the work is carried out to AONB standards which is likely to cost in the region of £500. It was decided we would go ahead with any work needed and forego the grant monies.

Members were reminded of the PDC training sessions taking place in October and November.

DAPTC – training. Councillors should be aware of their need for continual training.

14/79/9 To consider items raised by the public during the Participation Period for discussion and inclusion on the next agenda

Nothing further to include.

11. Correspondence or items for specific information

Nothing to report.

12. Correspondence for General Information

Nothing to report.

13. Payment of Accounts

14/80/1 The following payments were requested:

DAPTC	Clerk's Seminar (1/3 rd)	396	11.00
Wareham Burial Comm	50% annual fee	397	1563.00
Carl Pearce	50% Grange Rd notice board	398	253.80
Mrs A Crocker	Oct wages & expenses	399	402.80
HMRC	PAYE – Oct 2013	400	86.40
Play Inspection Co	Hayricks Annual Inspection	401	78.00
Scott Estate	Allotment rent	402	72.00

The total amount requested is £2,467.00

The payments were confirmed and the cheques signed by two Councillors and in the presence of the meeting.

14. Additional Items for Discussion

Broadband has arrived to certain areas in Arne.

Cllr Kenward reported the caravans at the top of Grange Road have gone but the plot of land has exchanged hands recently, together with the access track to the houses beyond.

Cllr Barnes reported that a request has been made for the Stoborough bus stop to be moved into the layby. The building work has still not been completed but, once it is, we will review the situation.

Bosuns Cottage is still very wet and has sandbanks in place all year round. The cottage is very old and has sunk below pavement level. It is possible that the problem is as much the house as the road. The cheapest way would be for flood doors to be fitted and these may be the subject of a grant. Cllr Ward will look into this and see if she can get some information about flood doors.

There being no further business, the meeting closed at 21:17 pm

Chairman

Planning Committee meeting on the 7th November 2013 if there are plans to discuss