

Stinsford Parish Council

Minutes of the Annual Parish Council Meeting held on Monday 8 May 2017 at 7.10pm in The Old Library, Kingston Maurward College

Present: Mr Chris Hext (Chairman), Mr George Armstrong, Mr Michael Clarke, Mr Will Molland, Dr A Stillman and Mr Richard Wheal.

Also in attendance: Cllr Patrick Cooke (West Dorset District Councillor), Miss Kirsty Riglar (Clerk) and eight members of the public.

74. Election of Chairman

74.1 **Resolved** (unanimously) that, there being no other nominations, Mr Chris Hext be elected Chairman for the year 2017/18. The Declaration of Acceptance of Office was signed and Mr Hext took the Chair.

75. Appointment of Vice-Chairman

75.1 **Resolved** (unanimously) that, there being no other nominations, Mr Will Molland be appointed Vice-Chairman for the year 2017/18 and the Declaration of Acceptance of Office was signed.

76. Apologies for Absence

76.1 Apologies for absence were received from Cllr Mrs Jill Haynes (Dorset County Councillor).

77. Declarations of Interest

77.1 Mr Will Molland declared a personal interest in the planning application for Gardener's Cottage, Lower Bockhampton, as he lived in the neighbouring property.

78. Minutes

78.1 It was **resolved** that the minutes of meeting held on 10 April 2017 be taken as read, confirmed and signed by the Chairman as a true record.

79. Hardy's Birthplace Visitor Centre

79.1 Dr Stillman provided an update on the meeting held with the Head of Coast and Countryside, Dorset County Council, that he had attended with residents of Higher Bockhampton to discuss the concerns raised about the recent works undertaken in the area. Concerns had been reiterated about information sharing and the management and accountability for the works undertaken. Dr Stillman considered that the establishment of a liaison group as previously suggested would improve the situation and relationship between the organisations with an interest in the Visitor Centre and local residents.

79.2 He also provided an update on the information provided in respect of parking and the provision of free parking to members of the National Trust. Information had now been received that the National Trust had contributed £85,000 to the County Council but there was no formal written undertaking that this would ensure the provision of free parking for its members. However, it was reported that the County Council, National Trust and Kingston Maurward College had recently worked together on producing a suite of leaflets for visitors to 'ride and stride', encouraging walking or cycling to

Hardy's Birthplace. It was hoped that this would relieve some pressure in relation to parking and traffic.

- 79.3 The Parish Council agreed that there was a need to ensure improved dialogue between the Countryside Service and local residents and **resolved** to urge Dorset County Council to establish a liaison group to facilitate this.

Action by: Clerk to write to Leader of Dorset County Council.

80. Planning Matters

- 80.1 WD/D/17/000439 – Bhompston Farm, Stinsford, DT2 8QN – Outline application for demolition of two redundant agricultural buildings and erection of 2 rural-exception affordable dwellings with associated works

and

WD/D/17/000440 - Bhompston Farm, Stinsford, DT2 8QN – Dismantle existing equine loose boxes and remove from site and erect two rural-exception affordable dwellings with associated works (Outline)

The Chairman explained that, following complaints received from residents of Bhompston, the Parish Council had withdrawn its support for these applications agreed at the last meeting and the Planning Officer had agreed that amended comments could be submitted following this meeting. He reported that the comments received from local residents about these applications had been circulated to all members of the Parish Council in advance of the meeting.

Following discussion about the objections raised by local residents and the information set out in the applications, it was **resolved** to object to these applications on the following grounds:-

- (i) the applications do not meet the requirements of Policy HOUS2 (Affordable Housing Exception Sites) within the extant West Dorset, Weymouth and Portland Local Plan for affordable housing exception sites; there is no identified current, local need within the parish for such affordable dwellings which cannot otherwise be met;
- (ii) the applications do not meet the requirements of Policy HOUS6 (Other Residential Development Outside Defined Development Boundaries) of the extant Local Plan as there was no evidence that the proposed housing would be for rural workers and meet an essential need for such workers to live at or near their place of work; and
- (iii) the applications therefore do not fulfil the criteria for the erection of residential properties on a rural exception site; and
- (iv) information and context set out within the applications is factually incorrect and misleading, particularly in relation to the access to the site which is inadequate and not as described in the applications.

- 80.2 WD/D/17/000711 – Gardeners Cottage, Bockhampton Lane, Lower Bockhampton, DT2 8PZ – Erection of garage/outbuilding (Certificate of Lawfulness)

The Parish Council noted the information received from the Planning Officer that he was unlikely to grant a Certificate of Lawfulness for the proposed garage/outbuilding based on the height of the roof and that planning permission would therefore be required for the development. Formal confirmation of this was awaited.

NB The meeting was then adjourned to allow for the Annual Parish Meeting of Electors to be reconvened and concluded. The Annual Parish Council Meeting was then reconvened.

81. Superfast Broadband

81.1 The Parish Council noted that no updates had been received about the provision of fibre broadband within the parish through the Superfast Dorset scheme.

81.2 Mr Molland provided an update on a private solution that would shortly be available to residents of Lower Bockhampton, following the granting of planning permission for the erection of masts and antennae at Bincombe Down to provide wireless broadband services. He explained that the installation of receivers could be paid through a government grant and the monthly cost was in the region of £30 for 30mb. Further information would be made available to residents shortly.

82. Accounts

82.1 The Clerk, as Responsible Financial Officer, presented the final accounts for the financial year 2016/17 for approval by the Parish Council in advance of the annual audit process. It was **resolved** that the accounts be approved.

83. Finance

83.1 Expenditure

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

- Dorset Association of Parish and Town Councils – delegate fee for training course attended by Mr Hext - £35.00
- Zurich Municipal – annual insurance renewal - £257.60

83.2 Future Expenditure

The Clerk sought approval to investigate the cost of a replacement Parish Council laptop, as the current laptop was becoming slow and losing battery life.

It was **resolved** that the cost of a replacement laptop be investigated.

84. Affordable Housing in the Parish

84.1 The Parish Council considered whether to adopt a policy on affordable housing in advance of developing a Neighbourhood Plan for the parish. It was noted that this could be adopted now and used in formulating comments on planning applications for affordable housing development and then built upon for inclusion in the Neighbourhood Plan.

84.2 It was **resolved** that a policy on affordable housing the parish be adopted.

85. Lower Bockhampton Play Area

85.1 Arising from the maintenance of the Lower Bockhampton Play Area commissioned, the Parish Council considered whether any changes were necessary for the annual inspection regime for 2017. It was anticipated that the work would be completed by the end of June.

85.2 The Clerk reported that Fields in Trust had indicated that they would support a delay in the annual inspection which they commissioned so that the maintenance was taken into account but had suggested that the Parish Council may wish to commission a more detailed Post Installation Inspection if new equipment was being installed. The cost of this would be £295.00 plus VAT (minus the £55.50 funded for the standard inspection).

85.3 As the maintenance would not involve the installation of new equipment but rather the replacement or repair of existing equipment, the Parish Council **resolved** to request that the standard annual inspection of Lower Bockhampton Play Area be undertaken but that this be delayed until July.

Action by: Clerk to inform Fields in Trust.

86. Road Safety and Traffic Management

- 86.1 The Parish Council noted that the Dorchester Marathon would take place on Sunday 28 May 2017 and welcomed the leaflet received from the organisers regarding the traffic management during the event. Copies of this would be delivered to residents and businesses along the route. It was noted that, whilst not directly on the route, the residents of Bhompston could be affected by the road closures.
- 86.2 It was noted that in response to the Parish Council's request for the replacement of a 'no coaches' sign to prevent coaches accessing Church Lane, Stinsford, an officer from Dorset Highways had visited the site and confirmed that the traffic regulation signs for coaches were in place at the junction and had trimmed back the vegetation partially obscuring the signs at the car park approaching the Church. He had also spoken with Dr Stillman about contacting the Highways signshop with regard to details and costs for provision of additional signage. Mr Clarke also undertook to contact the coach company to remind them that the road and car park were unsuitable for large vehicles.

87. Correspondence

- 87.1 No matters were raised under this item.

88. Items for future Agenda

- 88.1 The Chairman reported that he wished to review the matters raised with Dorset County Council to which no response had been received and consider what action should be taken.

89. Date of next meeting

- 89.1 It was noted that the next full meeting would be held on Monday 12 June 2017.

The meeting concluded at 9:10pm.

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