

# THE STOURS PARISH COUNCIL

## Minutes of West Stour Parish Meeting held at 7.30 pm on Tuesday 10<sup>th</sup> December 2019 in West Stour Village Hall

PRESENT: Cllrs P Gould (Chairman), D Amlôt and Mrs P Sealy. Also Clerk, Mrs M Cox, Mr M Hibbert (RWLO), DCCllr Belinda Ridout, Mr R Pearce, Pearce Properties and 35 members of the public.

The Chairman welcomed Mr Pearce and those present. The Chairman explained that two parish meetings are held each year, this one is of particular interest because of the planning applications. The West Stour Parish Councillors introduced themselves to the members present.

1. APOLOGIES FOR ABSENCE were received from DCCllr Val Potheary, Miss M Cartwright, Mr J Jeffery, Mrs L McGuiggan and Mr C Gage.
2. MINUTES OF THE MEETING OF 28<sup>th</sup> May 2019 were **agreed** to be a correct record and duly signed.
3. MATTERS ARISING – proposed solar farm (P/A 2/2019/12/FUL) has been refused but is likely to go to appeal.
4. HIGHWAY MATTERS.
  - Community Speedwatch – Michèle Holden said that the team still continue to go out when possible. The team have to comply with the new code of conduct, which they do. By Townsend Farm motorists are recorded exceeding the 30mph speed limit. The SID is a phenomenal benefit to the Village and does help reduce speed. The CSW team has turned down conflict training as it is felt that they have come across it in their professional lives. Even when the SID is deployed motorists are still speeding though it has dropped dramatically. The Chairman thanked the CSW for going out and giving up their time.
  - SID – Cllr Mrs Sealy said that the SID is deployed east to west for another 4 weeks, then it will be west to east. It was noted that everyone appreciated the 'Thankyou' sign and agreed that it does help reduce speed. Cllr Mrs Sealy was thanked for deploying the SID.
5. DORSET COUNCIL COUNCILLOR'S REPORT

Cllr Belinda Ridout said that she is on the Climate Change Panel, also Waste and Energy. There is a meeting on 11<sup>th</sup> December and a draft plan should be ready by March 2020. The New Local Plan covers the whole of the unitary authority area until 2024. The Council has not got its 5 year housing supply and there are no settlement boundaries. However any planning application is judged on its own merit.
6. FOOTPATH AND TREE MATTERS

Footpaths - Martin Hibbert said that there are still a few outstanding problems. There have been problems with maize crops meaning that footpaths have been passable with some difficulty. Footpaths are muddy. The Coking Farm planning application will require a footpath diversion around the lake. It is hoped to restart the Stour Vale Walkers next spring. The health walks continue in Gillingham on a Tuesday & Shaftesbury on a Wednesday. The White Hart Link is now complete. If there are any footpath problems please let him know. The meeting agreed that Martin spends a lot of time maintaining the footpaths and this is really appreciated. The condition of Lynch Lane (track going north from The Lynch) was raised. It isn't a bridleway, it is an unmaintained public highway, commonly called a UCR (Unclassified County Road). Martin said that in the first instance it is best to contact Roger Bell, DC Highways. This could be a project improvement but would require funding (which DC does not have). Clerk also to find out what needs to be done.

Trees - we need a Tree Warden. Kingsettle and Fifehead Wood has Ash Die Back.

## 7. HOMEWATCH

Michèle invited newcomers to the Village to have Neighbourhood Alerts sent them via e-mail. She emphasised that emails are sent correctly and email addresses are not disclosed. Crime is happening via the internet and smart phones so there is a need to be vigilant, also with new phones with their sophisticated system. Action Fraud are a fantastic help. If you are unsure of anything contact Action Fraud, or Michèle Holden, Brian Harper or PCSO Vicky Biggs by e-mail. Members present were reminded about Christmas security and to leave lights/radios on, in their property. There is a spate of oil/diesel thefts from tanks and farms. Michèle was thanked for the advice and her report.

## 8. CURRENT PLANNING MATTERS

**2/2019/1430/FUL**, Coking Farm, excavate and form a fishing lake. On behalf of the applicant Mrs Lyle explained the reasons behind this application. They already have 7 lakes. This would enable them to have 10 swimmers (fishing points) on the proposed lake and reduce the number of people camping. There is permission for 15 static vans and 30 pitches for touring vans March to October. The camping site of the business ceased a year ago when there were approximately 150 campers at weekends. This would mean a reduction in vehicle movement and people. Mr Hudson, neighbor said that this is the third application and the declaration is false about the access to Coking Farm and there is a long legal running dispute. Mr Hudson said that he is the sole owner of the road and that Coking Farm has not contributed financially for its maintenance. As well as the fishing lakes, homes, new annex, mobile home there is the butchery business which has grown, meaning there is more traffic along the road, which is single track and is not made for all the traffic that goes down it. Single cars can pass but not caravans/farm vehicles meaning there are times when it is necessary to reverse onto the A30, which is dangerous. The new access recently created by Coking Farm is limited to agricultural use. The Chairman did ask why when it would make sense to allow all traffic, which would remove the need to use the shared access. The owner is going to apply to have this restriction lifted. In conclusion the Parish resolved that they could neither recommend support or refusal of the application because of the ongoing legal dispute until the access issue has been resolved. Martin Hibbert (RoWLO) said that the footpath diversion should not be a problem.

**2/2019/1550/HOUSE**, Ploughmans Rest, erect front porch. Mrs Jeffery, applicant said that by having a porch it will protect the front door from the elements. It will be made of local stone, tile and oak timber frame and will be in keeping with their house. The parish supported this application.

**2/2019/1418/OUT**, Land North East of Steeplechase, develop the land by the erection of 1 No. dwelling. (Outline application to determine access, layout and scale).

**2/2019/1516/OUT**, Land At E 378667 N 122972, Church Farm, develop land by the erection of 1 No. dwelling and 2 No. parking spaces. (Outline application to determine access, layout and scale).

For the 2 above applications the Parish agreed that any approved design must be in keeping with the rest of the Village and conservation area and must remain in the proposed stone and clay tile. Neither properties are considered as affordable. 2019/1418 is outside the once was settlement boundary, but this no longer exists. The issue that West Stour is a "sustainable village" quoted on the applications was discussed. (West Stour was deemed a sustainable village when the application for the 2 properties were granted on appeal). There is very little full time employment opportunities, no public transport and to access village services such as the garage one would have to drive along the A30 to safely travel as there is no footpath. Access through Church Farm Estate is not permitted as it is a private estate. This would mean more vehicle movements and Dorset Council have declared a Climate Emergency.

**2/2019/1495/VAR**, Church Farm, demolish barn and erect 1 No. dwelling, form parking spaces. (Variation of Condition No. 2 of Planning Permission 2/2018/0253/FUL to redesign the approved dwelling and be carried out in accordance with the following approved and amended plans - S01; S02: S03 Rev B; D06 Rev A; D07 Rev A and D08 Rev A). Mr Pearce, developer and applicant addressed the meeting and said at present there is permission for the dwelling to be built of local stone and tile. The variation would be that the dwelling is still on the existing footprint but larger, addition of a garage and the building materials would be timber cladding and green box steel (similar to Steeplechase). It is not in the conservation area but adjoins it. Proposed plans were circulated. The meeting discussed this and agreed that a dwelling is better than the existing barn. A vote was taken 19 in favour of no change, 3 in favour. It was agreed that as the majority favoured the original application that we recommend that Dorset Council refuse this one.

**2/2019/1573/OUT**, Land At E 378398 N 123148, Church Farm, Lynch Lane, develop land by the erection of 1 No. dwelling and 4 No. parking spaces. (Outline application to determine access, appearance and

layout). The proposed site is in the open countryside. Access is by a bend and there have been a number of vehicle accidents that have occurred at this blind corner, also a dog was killed recently. There will be 2 more houses built after Christmas which means more traffic along the highways. As in the applications 2/2019/1418/OUT & 2/2019/1516/OUT the reason that West Stour is not a sustainable village applied to this application. The meeting agreed that we recommend that Dorset Council refuse this one.

**TPO 627-2019** Land at the Old Stable West Stour. Mr Barnett, the applicant explained why he has applied for the removal of the trees in the paddock, which has been abandoned for at least 10 years and is now very overgrown. The septic tank which is shared with other properties is in need of desperate maintenance, because the roots are damaging the system, the trees are blocking light from properties. An application to remove some trees was submitted and this has resulted in a TPO. The area is not a woodland it is overgrown land/scrub. He just wishes to remove/tidy up the area so that the septic tank can be repaired and to allow light in. He has no intention of asking permission to build on land that he does not own and has opposed all previous planning applications on the paddock. The Chairman said when the site meeting is arranged that neighbours are consulted and that Parish Council members are present. In conclusion it was agreed that we write to the Tree Officer supporting Mr Barnett's application to remove the trees that affect the properties and septic tank.

It was agreed that before Dorset Council approves any further new builds in the Village that we would welcome a visit from the Council's planning team to show them in person how the Village cannot be considered sustainable given the need for a car to access the services on the A30. The same if an application goes to appeal that the Planning Inspectorate come out and see that West Stour is a small village and cannot sustain more houses and traffic.

Members present were encouraged to make their own opinions know to the Council by posting them on the planning website.

#### 9. VILLAGE HALL

Cllr Parker (Chairman) said that the Village wall hanging project is a success and is a significant contribution to the Village. The plum tree has been removed. Builders have excavated outside the back wall. There are lots of other projects that are going to happen, e.g. the door and windows will be replaced (double glazed) in the same style, February time. The floor will be renovated, the kitchen refurbished. Work will be done in stages. A successful Christmas tea was organised by Viv Jeffery. A fish & chip supper with a quiz was held.

#### 10. TRAVELLERS/GYPSIES

Jane Westbrook (ex NDDCllr) has kindly agreed to pursue this matter. The Chairman read her email dated 9.12.19 – The latest is that awhile back Graham Hinks kindly went to see his solicitor, to clarify his land boundaries. As you will recall, he told us that he owned the land on which the lay-by was built. However, his solicitor looked out relevant documents and found that he did not - he owns up to the new A30 on his side only. It seems no one is the registered owner of the front and rear lay-by and surrounding green area. As a result of this, and pressure of work, Rebecca Buck of the Legal Team - who has been super helpful - wrote to tell me that she could not take things further without an owner. However, I remembered that Chris Lyle, the other landowner, had expressed interest in acquiring the land at our meeting. So I contacted him and this is the case. He is pursuing the matter with Land Registry, and is in touch with Rebecca who has useful information that she is willing to share. As you know, he has the fishing business there, and does not relish the occupation of the lay-by. He is going to keep me informed, and is fully aware of the need to work with Wessex Water and parishes to fully accomplish a stop up. So that's it for now. I plan to send an email out to all the working group that we set up as soon as Chris lets me know something positive. Meantime, Paula Clover has left the Travellers in situ way longer than usual. I hope this is a good sign.

The 'Stopping up' order will be paid for by the Stours Parish Council and Buckhorn & Kington Magna Parish Council. Wessex Water will supply the gate.

The Clerk to write to Jane expressing our grateful thanks.

#### 11. DEFIBRILLATOR

Mr Parker said that the defibrillator has been broken twice, however it is insured with the annual maintenance fee. Under the terms of the agreement it is checked fortnightly. The Hawtree family kindly donated £1000 towards the cost of the defibrillator. The defibrillator is the property of the Stours Parish Council.

12. ACCOUNTS.

Balance as at 31<sup>st</sup> November 2019 - £3,498.04. The Clerk to check that the Hawtree family has agreed to pay the annual defibrillator maintenance costs of £135.  
Dr Harper proposed that the precept for 2020/21 be £1,800, seconded by Cllr Mrs Sealy and agreed by all. It was agreed that the annual grants of £1000 to West Stour PCC and £350 to West Stour Village Hall can now be paid. Proposed Cllr Amlôt, seconded Miss Fowler.

13. MATTERS OF INTEREST AND INFORMATION.

- East Stour Post office opening hours Wednesdays 10am – 12noon. Also First Class coffee morning is held at the same time – all welcome.
- The West Stour Village map will be put in the kiosk, also to have one on the Village Hall wall.
- Leaflets handed out about reuse/recycling.
- Noise from the water generator was causing concern, recommended that an observation be submitted on-line and the environment Team will check. It probably is the noise of the motor.

There being no further business the Chairman thanked everybody for attending. The meeting closed at 9.30pm

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

DRAFT