



**MINUTES OF THE ARNE PARISH COUNCIL MEETING HELD ON  
THURSDAY 21<sup>ST</sup> JULY 2016 AT STOBOROUGH VILLAGE HALL  
COMMENCING AT 7.00PM**

**Present:** Cllrs V Ward, A Pellegrini, A Wakefield-Sutton,

**Chair:** Cllr D Hunter

**Clerk:** Mrs A Crocker

**Also Present:** 26 members of the public, including Peter Bowyer of the Pan Purbeck Action Campaign, Richard Brown – Dorset & East Devon National Park.

The Chairman welcomed everyone to the meeting and introduced our guest speaker, Peter Bowyer, to explain the thinking behind the Pan Purbeck Action Campaign.

On the 25<sup>th</sup> May, 2016, a meeting of concerned individuals from across Purbeck was held and the Pan Purbeck Action Campaign (PPAC) was created. The Campaign focuses on concerns relating to the Purbeck Local Plan and the whole planning ethos and direction of planning in Purbeck. 40 residents attended the first meeting and the next one, held in Wool, had over 80 residents present. The Campaign has seven principles guiding it;

- the wish to see Purbeck stay as a rural area;
- every development must be sustainable, local solutions;
- there is a revision of many of the current policies in the Local Plan especially the one regarding affordable housing;
- there should be significant consideration of people before profit;
- some reform of the national planning policy framework – specifically the presumption of planning;
- there should be more local democracy

The reason why the group has been set up is because it is felt that the District and County Officers are failing to adequately represent their electorate.

Question – What is the legal requirement on PDC to identify sites for housing and, particularly, affordable homes? Central Government requires each council to identify areas to meet strategic housing needs – for Purbeck this need is estimated to be 5,600 houses. PDC must then work with local landowners to identify the sites in order to accommodate this figure. In the past, the majority of landowners have been able to demonstrate a notion of stewardship, this has now gone. The number of houses required has come from discussions between landowners and PDC officers.

Affordable housing – Has the PPAC looked at the development of social housing? They are looking at this. The formula PDC have is that the proportion of affordable housing to market housing is 40%, but this is something PDC have decided on. The PPAC is looking at local housing registers as Housing Needs Surveys do not identify local need. The PPAC wishes to provide local solutions to meet local needs.

Cllr Wakefield-Sutton – The numbers have been determined by Central Government and if the District Council does not adhere to them, the Inspector will impose the numbers on them.

Richard Brown explained that it is the methodology that is handed down from Central Government. It is then the responsibility of PDC officers to interpret that methodology locally. The Government does not impose the numbers but imposes the method that leads to those numbers.

The Chairman then invited Richard Brown to speak with regard to the Dorset and East Devon National Park. Richard extended his thanks to the Parish Council for their discussion at the June meeting and the letter subsequently sent to the Heads of Dorset County Council and Purbeck District Council. He went on to report that today, at a full meeting of the Council, DCC remitted the Park proposal to the Economic Growth and Overview Scrutiny Committee. The proposal had now gained considerable support stretching from Studland to Lyme Regis and onwards. West Dorset has also remitted the proposal to its Economic Scrutiny Committee, as have North Dorset District Council. The relevant County committee meets again in October.

The Chairman thanked both speakers and opened the Parish Council meeting by asking if any members of the public intended recording or filming the proceedings of the meeting. No one expressed any intention to do so.

## **1. Public Participation Period**

17.54 Robin Smaile – Stated that he is strongly opposed to the potential developments on West Lane. He has now received two letters from the Parish Council, one from the Clerk and one from Cllr Pellegrini and the point of view implied in both responses is that there is little or no support in the parish for the Worgret development and the people in the West Lane area are in the minority. He feels this is quite unsubstantiated and it would be fair to say that although wherever future development occurs, residents living next to it would resist it. However, the amount of resistance to the Worgret development would likely be less as the impact on the parish would be less. The West Lane site will blight the community whilst the Worgret development has fewer residents living close to it. Four of the criteria set out in the Clerk’s letter would appear to be in favour of the Worgret development and he asked the Parish Council to abandon the West Lane developments and remove them from the Neighbourhood Plan.

Jane Freeman – Hollow Oak Road – agreed with Mr Smaile. She also pointed out that the main concern is the flooding risk. The site is a water meadow and, having lived in the area for many years, she has experienced considerable flooding. From a commercial point of view, why would developers want to incur the expense of underground tanks rather than build on a more suitable site? What happens when the tanks are full and how will they be maintained? There is a huge risk of flooding in the area. Congestion in West Lane is also of great concern. It is a narrow lane and around 7.45 to 9am there is always severe congestion with young children walking to school. Adding more houses would create more congestion and exiting on to the A351, already very difficult, would become dangerous and hazardous. Lack of infrastructure – there is nothing in the village and the school is already full.

Pauline Francis – Stated that she wanted to know the outcome of whether or not the Parish Council would agree or disagree with the development in West Lane. Four weeks have now passed since the drop-in sessions and nothing has been heard. She feels that the Chairman is not acting on their behalf.

Stanley Francis – moved here to get away and was made welcome. Feels that the proposal does not take the residents’ views into consideration and as a Parish Council we should be looking after the interests of the residents and no-one else. How can someone decide to put 60 houses into such an area? He was aware of other residents’ views that they would be happy with the West Lane development but fully opposed to the one at Worgret.

Rupert Meadway – agreed with the other residents and is dissatisfied with the way the consultation has been carried out. Access to the proposed site – the house built on the end of Hollow Oak road was denied access on the left hand side of the property due to its proximity to the junction with the A351 – how can the access to a new site be allowed? Flooding is of a major concern. There are only a few who live next door to these sites and, of course, they feel strongly about the development.

Enid Stretch – attended a meeting in November 2014 at the school and there were eight or nine sites under consideration. She would like to know how it was reduced to the two sites now in question.

Jo Evans – was concerned that, should the West Lane proposal go ahead, how many years before we find ourselves looking for another site while the parish has a perfectly good development site at Worgret.

When will residents get feedback from the queries raised tonight? The Chairman commented that issues of concern will be carefully considered by the Neighbourhood Plan Steering Group and shared directly with the developers.

Mr Francis asked where the report from the drop-in sessions could be found. Cllr Pellegrini replied that there were 14 pages of feedback from the sessions which have been passed for posting on the Council’s web site.

Mr Smaile – it is legitimate request that residents receive a response to their concerns from the Parish Council. Cllr Pellegrini replied that if any resident would like to act as a representative of the concerned residents, they would be very welcome to attend a meeting of the Steering Group.

**2. Declaration of Interests**

17.55 No interests were declared at this stage and no dispensations had been received.

**3. To receive apologies for absence**

17.56 Apologies had been received from Cllrs Ray Scragg (holiday), Richard Bessant (family commitment), County Cllr M Lovell and District Cllr M Barnes.

**4. To agree the co-option of a Parish Councillor**

17.57 The deadline for submission to PDC has now passed and the vacancy was advertised throughout the parish. Mr Phil Love has put his name forward for the role and, as he is the only candidate to come forward, he is automatically accepted on to the Parish Council.

The Chairman invited Phil to take his seat on the Council.

**5. To confirm Minutes of the Parish Council Meeting held on the 16<sup>th</sup> June 2016**

17.58 A copy had been issued to all members prior to the start of the meeting.

Page 4 – should read ‘the Queen’s 90<sup>th</sup> birthday.’

With this amendment, Cllr Pellegrini proposed the minutes to be a true and accurate representation of the meeting. This was seconded by Cllr Ward and agreed unanimously

The minutes were signed by the Chairman in the presence of the meeting.

**6. Matters arising from the minutes - for report only**

17.59 It was noted that the airport stacking system referred to in 17.28 covers the national stacking system and not, as implied, just Bournemouth.

Cllr Pellegrini has received a reply from Christo Parish Council regarding planning once a national park status is in place. It is much more restricted and there is frustration sometimes when people would like to see villages grow.

17.27 Cllr Pellegrini has attended a Governors' meeting at the Stoborough Primary School and an action group to address speeding outside the school has been set up.

Removal of rubbish, following the removal of the caravan at Worgret. The caravan has been removed as a favour to the landowner but the remaining rubbish would now be his responsibility.

Purchase of a dog bin – Cllr Hunter reported he has met with Phil Stuckey of the National Trust and asked if they would be able to pay for a dog bin. He politely refused as it is not on NT land, however, they have all the gear necessary to install the bin once it is purchased by the Parish Council.

**7. County Councillor's Report**

17.60 Cllr Lovell was not able to attend and no report had been submitted.

**8. District Councillor's Report**

17.61 Cllr Barnes was unable to attend the meeting and no report had been submitted.

**9. To confirm the payment of accounts and consider the bank reconciliation and position against budget for the year to date**

17.62 To confirm the payment of accounts

The following the payments were requested:

DAPTC	Essential training for councillors	100951	195.00
Anvil	Stoborough Maintenance – June 2016	100952	428.38
DAPTC	Annual subscription	100953	437.19
Mrs A Crocker	July wages + expenses	100954	427.09
HMRC	PAYE July	100955	99.00

The total amount requested from the Precept is £1,391.66. Cllr Wakefield-Sutton proposed that the payments are made. This was seconded by Cllr Ward and agreed unanimously. The cheques were signed by two councillors in the presence of the meeting.

The Clerk drew members' attention to the letter to Barclays Bank transferring funds from the Stoborough Meadow maintenance account to the main account. This represents the grass cutting for the Hayricks during the financial year ending 31<sup>st</sup> March 2016. No budget had been set for the work for that year as it had been agreed the maintenance fund would be used for this purpose. A letter requesting the transfer of £2,179.25 was signed by two councillors in the presence of the meeting.

17.63 To confirm the bank reconciliation and position against budget for the year to date

A copy of the reports had been given to all members prior to the start of the meeting. No comments were made or questions raised.

**10. Parish Reports**

17.64 Councillor's reports on meetings attended

Cllr Ward – 21/6 NP drop in session, Steering Group, 2 weeks' checks of the Hayricks.

Cllr Scragg – Superfast Broadband on 6/7 (a report had been issued to all members prior to the start of the meeting and a copy is attached to these minutes), NP Steering Group 4/7 Wareham Town Council/Arne Parish/NE/AONB liaison meeting 14/7.

Cllr Bessant – NP drop in session on 22/6, NP Steering Group meeting on 4/7, stream visit on 5/7, Essential for Councillors training meeting part 2 on 13/7, Purbeck Litter Free meeting on 14/7, Imerys day visit to Newton Abbot Laboratory and British Ceramic Tile Factory on 18/7.

‘Let's make Purbeck Litter Free – The launch meeting was held on the 14<sup>th</sup> July at Harman's Cross Village Hall and about 50 people attended. Various organisations that clear litter were introduced and they all explained their ways of dealing with litter collection. The consensus of the meeting was that small groups of volunteers could possibly collect litter where they lived.’

Cllr Wakefield-Sutton – 17/6 meeting with Jo Witherdon, 21/6 NP drop in session, 4/7 NP Steering Group, 4/7 and 11/7 Hayricks check, 13/7 Essential for Councillors training. 14/7 Wareham liaison.

Cllr Pellegrini – 17/6 Jo Witherdon, 21/6 and 22/6 NP drop in sessions, feedback on 4/7 and NP Steering Group.

Cllr Hunter – Superfast Broadband on 6/7, 17/6 review with Jo Witherdon, 21 and 22/6 NP drop in session, 29/6 Phil Stuckey, 4/7 NP Steering Group, 5<sup>th</sup> July site inspection re stream, 6/7 Dorset Superfast, 13/7 allotments meeting.

17.65 Clerk's Report

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

17.66 Reports from Other Groups

Stoborough Village Hall – no report available.

Furzebrook Hall – regarding the drainage system; some discussion have taken place to see if the mains drainage system could be extended up to the village hall but this would involve a pumping station. There is interest from Furzebrook village for going on the mains sewer as well. The village hall would make some reasonable contribution towards it. One problem is that the hall is not used regularly enough to warrant this sort of expense and to prevent any pumping system from backing up.

Stoborough Meadow Residents' Association – no report

Ridge Residents' Association – a boat trip took place on the 21<sup>st</sup> July. BBQ was very successful with over 100 people attending.

Stoborough Primary School – Cllr Pellegrini attended a meeting of the Governors. It was decided that a road safety group is to be convened, the chair of which is Robin Smaile He has written a letter to DCC in line with past comments from the Parish Council asking for a series of traffic amendments to be made – 20mph. bollards, flashing lights, etc. Cllr Pellegrini asked that a letter be sent to DCC in support of the road safety group. Cllr Ward asked if the offer from the 41 Club for yellow high viz jackets was taken up. Cllr Pellegrini will look into this.

#### 17.67 Reports regarding the Hayricks, Allotments and SANG

Hayricks – Cllr Wakefield-Sutton reported that there were a number of items that were of concern. The shrubs need cutting back from the entrance to Stoborough Meadow, the boules pitch needs weeding, the bike ramps cannot be seen due to the length of the grass in this area, the grass round the edge of the site is very long and the hedge around the dog bin needs cutting back. A request has been sent to Anvil asking them to deal with all the issues raised.

Allotments – The Chair, Clerk and contractor met with the allotment holder on the 13<sup>th</sup> July and confirmed that work to be carried out; i.e. the boundary to the rear of the allotments to be cleared, the 'lagoon' to be emptied of rubbish and filled, the fence to be removed and the selection of old carpets and black plastic to be removed. The allotment holder is in agreement with the work and letters have now been sent to the three allotment holders who back on to the boundary and to Mr Colin Johnson as senior allotment holder. The work will commence within the next two weeks and will cost in the region of £450. This is slightly higher than the original quotation of £390 as there is considerably more vegetation to be removed and the 'lagoon' has been used as an unofficial compost pile in the meantime.

SANG – Cllr Pellegrini reported that the area is looking much greener. He has attended the site twice recently and on both occasions, it appeared that the bins have been emptied. Also, the trees have been removed from the barrow.

Cllr Ward requested a meeting regarding FP11 as there are a number of trees that need cutting back and the brambles need attention.

#### 17.68 Neighbourhood Plan update

Cllr Pellegrini thanked everyone for their help and support at the drop-ins. They were well supported and residents were able to make their views known. 154 attended and 80 made their comments known. There is now a 14 page feedback document listing the comments, etc. from the sessions and this has been posted on to the web site; we do take on board that not everyone has access to the internet. We are very empathetic to those residents living near the proposed development site in West Lane and we do take the issues raised seriously. All comments have been communicated to the landowners and developers and we await their comments. Should residents across the parish withdraw their support from small scale housing developments, the parish council will have to reconsider the content of the NP and this may mean developers will then access the land by appeal, giving them a free hand to do as they please. If the Plan is approved by residents at referendum, it makes it very difficult for developers to look at other sites. Although two sites are in the Neighbourhood Plan, there is nothing firmly agreed to say these are going ahead. We would welcome a representative of the local residents to attend a steering group meeting.

17.69 To receive an update on meetings with the National Trust, Natural England and RSPB

Cllr Hunter reported that he has met with representatives of NT and RSPB but has only just received an e-mail from Ian Alexander of Natural England. As a result of the meetings, the Parish Council is invited to attend the meetings of the Heathland Strategy Group which oversees the development of the infra-structure, access and the management of traffic, car parking, signage, etc across the area.

**11. To consider Planning Applications received**

**17.70 6/2016/394 Land between Stokeford Farm, East Stoke and Westminster Road  
Construct 33kv underground grid connection cable route**

No objections.

**6/2016/0410 & 0411 72 Corfe Road, Stoborough  
Renovation of cottage and erect detached outbuilding and boundary  
wall. Internal & external alterations for the renovation**

No objections.

**6/2016/0413 Doreys Openpit, Holme Lane  
Development of land without complying with condition 1 of planning  
permission 6/2010/0380 (i.e. for the extraction of ball clay, sand and  
gravel & restoration of pasture, woodland & pond) & variation of  
condition to extend restoration period until 30.09.19**

No decision was made at the meeting as members wished to have more time to consider the application.

**12. Correspondence/items for action and resolution**

17.71 To consider a response to Purbeck's Future Housing Development consultation ending 12<sup>th</sup>  
August 2016

Cllr Hunter will draft a response and circulate to councillors for comment.

**ACTION: CLLR HUNTER**

17.72 To consider a salary increase for the Clerk

The Clerk reported that, in line with the NALC guidelines, a pay rise has been agreed of 1% for Clerks on SPC21. This equates to an increase of 10p per hour, backdated to 1<sup>st</sup> April, 2016.

Cllr Wakefield-Sutton proposed the increase is accepted. This was seconded by Cllr Pellegrini and agreed unanimously. The increase will be incorporated within the August salary.

17.73 To confirm delegated authority to the Finance Committee to comment on planning  
applications, sign cheques and deal with any urgent business on behalf of the Parish Council  
during August

This is required as the Parish Council does not meet in August, so allows urgent business to continue without the Parish Council having to meet. This was proposed by Cllr Ward and seconded by Cllr Wakefield-Sutton.

17.74 To consider the Centenary Fields Programme

Members had all been issued with a link to the initiative prior to the start of the meeting. Whilst it is an admirable gesture, there are some criteria which would apply. The Parish only has one piece of land that we could offer to this programme and that is the Hayricks. We would also be obliged to create some form of memorial on the site. There needs to be a connection between the site and WWI of some historical value, eg a camp site, old parade ground, etc. It is not believed that the Hayricks would meet the criteria and, therefore, would not qualify. It would also mean that the Parish council would maintain responsibility but lose control over the site for 90 years.

Cllr Wakefield-Sutton – as it is the only appropriate piece of land we own, she originally thought it would be a good idea. However, having heard the previous comments, she now felt that, whilst it would be a good idea, she would not like to see the council lose control of the site.

Village green – it is understood that the ground belongs to Dorset County Council and the old village hall used to be on the site. There is a memorial on the site already so Cllr Ward suggesting offering up the site. We will explore this further if this piece of land meets the criteria.

17.75 To agree to join the Local Government Pension Scheme

In line with current legislation, the Parish Council is legally obliged to offer employees a pension scheme. The LGPS is operated by DCC and involves the Clerk paying in 5.5% of her monthly salary and the Parish Council paying in 16.5%. Taking into account the salary increase, this will equate to a monthly cost of £82.49 to the Parish Council. The Parish Council has been budgeting for this for the last two years.

Cllr Hunter proposed that the Clerk proceeds to join the scheme. This was seconded by Cllr Ward and agreed unanimously.

17.76 To consider a response in respect of the Pan Purbeck Action Campaign

It was agreed that we should wait until we have a full complement of councillors before we make a decision.

17.77 To invite the allotment holders to form a management committee

When the renewal letters were sent out this year, allotment holders were invited to put their names forward should they wish to be a member of a management committee. Five people did so. The committee will be set up in line with the National Allotment Association guidelines and will run the day to day management of the allotments, with a liaison officer from the council, namely Cllr Hunter. Letters will be sent to those nominated asking for a short meeting in the near future.

**ACTION: CLLR HUNTER/CLERK**

17.78 To consider a response to the Minerals and Waste Consultation

A copy of a draft response had been issued to all members prior to the start of the meeting. Cllr Pellegrini proposed that the response is sent as per the draft. This was seconded by Cllr Wakefield Sutton and agreed unanimously. The Clerk will submit the response.

**ACTION: CLERK**

17.79 To consider a response to the Public and School Transport Review

Cllr Bessant had been tasked with looking into this and, although unable to attend the meeting, he had submitted a response which the Clerk read out to the meeting.

**13. Additional items considered urgent by the Chairman for discussion only**

17.80 An e-mail had been received from the Ramblers East Dorset Group Footpath Secretary drawing members' attention to a comment made via the Dorset for You website regarding footpath 7. The e-mail and comments were read out to members. Cllr Love reported that people have always used the path and it is a Right of Way. Cllr Hunter asked to meet with Cllr Love to review the site and discuss it in situ. Cllr Love will look out his maps of the area. He and Cllr Hunter will then meet on site.

**ACTION: CLLRS LOVE/HUNTER**

Cllr Ward drew members' attention to the fact that the metal gate and round gate into the pony field in New Road were originally installed by Rights of Way. If they were involved, should a gate be required, perhaps they would pay for it.

Cllr Wakefield-Sutton – regarding the comment on the Dorset for You site – would they know the perpetrator? It is understood that they do but do not wish to mention any names at this stage.

17.81 The views of residents regarding the local plan discussions – The Council does wish to ensure that everyone's views are clearly represented in any decisions attached to the possible development of the sites in West Lane. It is worth noting that if we remove the sites from the Neighbourhood Plan, it does not prevent the land owner and developer from proceeding without any further recourse to the Parish Council. We will consider this at the next Steering Group meeting as a matter of urgency and representatives from the residents will be invited to attend.

17.82 Cllr Pellegrini – We aware that we, as parish councillors, are accountable for our actions. It has been heard twice now that our accountability is based on the fact that we get paid. This is not correct as no councillor gets paid – all their work is voluntary and no-one even claims expenses.

There being no further business, the meeting closed at 9.02pm

The next meeting will be on the 15<sup>th</sup> September 2016 at 7.00pm, Stoborough Village Hall