



MINUTES OF THE ARNE PARISH COUNCIL MEETING
HELD ON THURSDAY 21st JUNE 2018 AT
STOBOROUGH VILLAGE HALL FOLLOWING THE
ANNUAL PARISH MEETING

Present: Cllrs A Wakefield-Sutton, V Ward, S Cranshaw, R Bessant

Chair: Cllr A Pellegrini

Clerk: Mrs A Crocker

Also Present: 30 members of the public, and County Cllr B Ezzard and Alan Davis, PDC Planning

Prior to the start of the meeting, Cllr Wakefield-Sutton felt that, due to ill health, she could not take the Chair and proposed Cllr Pellegrini take the Chair in her stead. Cllr Ward seconded this, and it was agreed unanimously. Cllr Pellegrini took the Chair.

The Chairman asked members of the public if they had any intention of filming or recording the meeting. No-one expressed any intention to do so.

1. Public Participation

19.30 Bill Evans – Oak Tree Close – re Stepping Stones. The plans appear to be unchanged from those submitted in 2017. He requested that PDC be made aware of the feelings of the 26 residents that attended the meeting in 2017 and submitted their objections both to the Parish Council and via the online planning portal. He also reiterated his concerns expressed earlier this year that the site is still included in the SHLAA and requested that it is changed from the current amber listing to red for the reasons he has previously listed. The field is known as Stepping Stones because it is damp and there is frequent flooding on the West Lane/by-pass junction. The District Council's Housing Site Selection background paper suggests 6 homes for the site – Stoborough is more suitable for smaller, infill developments of 1 or 2 properties as has happened in recent years.

Rob Smail spoke in support of Mr Evans. He wondered how this development could have come back on to the agenda without being dismissed out of hand. The Parish Council announced that PDC had concluded that the south site may be suitable for a small number of dwellings. It is known that the Neighbourhood Plan is not agreed and, as such, does not have to be taken into consideration. However, PDC's own SHLAA document states that the area is a sensitive gateway to the village and may be suitable for 6 to 8 homes. In January to March, the PDC survey included two options that included a small sites policy. One of the criteria for a small site was that housing should not harm the landscape or village character.

Mrs Francis, West Lane – the traffic situation along the by-pass is intolerable in the summer months, as is West Lane and Corfe Road. Following a recent emergency, the emergency services were unable to reach her due to the volume of traffic and were forced to send a helicopter.

Residents expressed concern about the flood risk and pointed out that, in 2014, the causeway was closed because it was completely flooded. If underground tanks are installed

for this development, what will happen when they are full. It is already difficult to access the by-pass from West Lane. There are no facilities in the village and there are parking issues.

Mr Francis – living at the end of Oak Tree Close, they live at the edge of Stepping Stones and alongside the proposed development. They have very nice views and a private garden. If this plan goes forward, they will lose their privacy and their views of the Purbeck hills. He feels there is not enough personal effort on behalf of the Parish Council and he does not want people living next door to him.

Rob Smail – Stepping Stones is below the 5m line, whilst Worgret is above the 10m level.

2. Declaration of interests

19.31 No interests were declared at this stage and no requests for dispensation had been received.

3. To receive apologies for absence

19.32 Apologies had been received from Cllrs Don Hunter and Phil Love, District Cllr Malcolm Barnes.

4. To confirm the minutes of the meeting held on the 17th May 2018 and the minutes of the Annual Parish Meeting also held on 17th May 2018

19.33 Annual Parish Meeting

A copy of the minutes had been issued to all members prior to the start of the meeting. It was noted that the post meeting note recorded should be removed.

19.34 Parish AGM

A copy of the minutes had been issued to all members prior to the start of the meeting. Cllr Cranshaw proposed them to be a true and accurate representation of the meeting. This was seconded by Cllr Ward and agreed unanimously. The Chair signed the minutes in the presence of the meeting.

5. Matters arising – for report only

19.35 Hayricks – The Clerk met with a representative from Wickstead and their report is awaited.

6. To co-opt a new Parish Councillor

19.36 This will be postponed to the July meeting.

7. County Councillor's Report

19.37 A copy of Cllr Ezzard's report had been issued to all members prior to the start of the meeting. The Clerk raised the issue of her report stating that the Parish Council boundaries will be changed. This will be confirmed once the consultation period begins in July.

8. District Councillor's Report

19.38 Cllr Barnes was unable to attend the meeting and no report had been sent.

9. To confirm the payment of accounts and consider the bank reconciliation & position against budget

19.39 To confirm the Payment of Accounts

The following payments had been requested:

D Hunter	Expenses for the Annual Parish Meeting	200575	45.44
DCC	Arne Road Traffic survey	200576	300.00
Dorset Planning	Consultancy fees re NP	200577	443.16
DC Pension Fund	June contribution	200578	152.64
Mrs A Crocker	June wages + expenses	200579	674.20
HMRC	June PAYE	200580	105.00
Anvil Ground Mtn	Stoborough Meadow – May	200581	620.44
R Bessant	Mileage re DCC conference	200582	21.00
DAPTC	Annual subscription	200583	454.85

The total amount requested from the Precept is £2,816.73. Cllr Ward proposed the payments are made. This was seconded by Cllr Bessant and agreed unanimously. The cheques were signed by two councillors in the presence of the meeting.

ACTION: CLERK

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

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

10. Parish Reports

19.41 Councillors' Reports on meetings attended

Cllr Bessant – Joint Burial Board 20/6; NP Steering 5/6

Cllr Ward – Joint Burial Board 20/6 and 24/5 – normal business; NP Steering Group 5/6

Cllr Wakefield-Sutton – NP Steering Group 5/6

Cllr Pellegrini – Kill Your Speed Group 20/6; NP Steering 5/6

Cllr Cranshaw – WDDT 4/6 – library garden now available for bookings; NP Steering Group 5/6

19.42 Reports from Outside Bodies

Stoborough Residents – The residents held a very successful party to celebrate the Royal Wedding.

Ridge Residents – BBQ on Saturday 16th June was very successful and about 100 people attended.

Stoborough Primary School – The Kill Your Speed group have requested a letter from the Parish Council to DCC asking for the following:

3-2-1 Slow markings in West Lane;
a response from Dorset Transport;
traffic slowing initiatives at the end of the causeway

Cllr Pellegrini proposed that he draft a letter from the Parish Council to DCC via the Clerk. Cllr Ezzard will be copied in – the narrowness of the pavement on the corner of West Lane is also an issue and should be included within the communication to DCC. The school is holding an Arts Week and a week on Friday they will be having a Tate-Stoborough, 7/7 village fete; literary week coming up; grandparents tea on the lawn also being organised. Residents are reminded that the school or field can be used by the community for a small charge and both are available during the school holidays.

19.43 Reports relating to the Hayricks, Allotments and SANG

Hayricks – Cllr Ward has removed the small pieces of wood remaining around the screws on the multi-play equipment once the damaged boards had been taken away.

Allotments – nothing to report.

SANG - Dog bins are being emptied and there is a bit of litter in the car park but in general everything is looking very good.

19.44 Arne Moors Project update

Nothing to report.

19.45 Neighbourhood Plan Update

Cllr Pellegrini read out a short statement saying that he has stepped down as Chair of the Steering Group and Cllr Hunter has taken over. Due to the complexities of the situation, it has been agreed that we use our Consultant as much as possible.

Cllr Wakefield-Sutton submitted a vote of thanks for the amount of work that Cllr Pellegrini has done over the years on the Neighbourhood Plan.

19.46 Newsletter Update

Ray Scragg is continuing with the production of this and will contact councillors in due course.

11. To consider Planning Applications received

19.47 EA1/2018/0003 Land at Steppingstones Field, West Lane – Screening Opinion – residential development of approx. 35 dwellings (use class C3)

The Chair invited Alan Davis to address the meeting. Mr Davis informed the meeting that he is the Development Manager at PDC, leading the team that deals with planning applications. In this particular instance, a developer has paid the District Council for a legal determination regarding a screening opinion. They want to know, if they make a planning application, do they need a Environmental Impact Assessment (EIA) to accompany it. Certain projects require a mandatory EIA, e.g. airports, industrial sites etc. This project will come up under Schedule 2 which says if you are developing in a sensitive area, you may need an EIA. It is normal for developers to approach the council and ask if they are likely to need an EIA. PDC have asked the AONB team, Natural England and certain other bodies for their opinion. Once this is received they will respond to the developer who will then come back if they need an EIA and ask if they need a scoping agreement. This is the first step to someone possibly wanting to develop the site. An application of this size will go before the Planning Committee with a recommendation from the officers. AONB have said a landscape impact assessment will be required.

In his opinion, the project is not of the scale or nature that would require an EIA.

Rob Smail – what is the situation of the SHLAA with respect to the site? The land was put forward by the landowner for consideration. PDC said they do not think it appropriate to build large scale development on the site but it would suit a smaller development of up to 6 houses. This does not prevent the planning officer from considering any planning application submitted. The settlement boundary excludes this site. Planning would, therefore, only be permitted under exception housing. This does not fit the criteria and is outside the settlement boundary.

Mr Evans asked what the criteria are for whoever decides whether or not an EIA is needed. There is national guidance, and this does not meet the requirements for an automatic EIA. It is in an AONB, so it needs to be considered. For this bit of the planning application process, an EIA is not needed. Should a planning application be submitted, they would need to consider environmental impact, together with a large number of other reports.

Cllr Pellegrini asked Mr Davis to keep the Parish Council informed. Mr Davis also reminded residents that a yellow site notice would be erected on the site, and all those living in the area of the site would receive a letter, together with the Parish Council. Anyone is welcome to call into the District Council offices or telephone the Planning Officer should they wish to do so.

Cllr Pellegrini proposed the following response is submitted:

There is continued strong opinion about the efficacy of the plan and we request that we and the residents are kept informed.

6/2018/0307 95 Corfe Road, Stoborough – single storey front extension & install first floor window

No objections.

TWA/2018/101 Bracken Bank, Barnhill Road, Ridge – T1 Birch – Fell & replant birch further from road, T2 Oak – crown reduce up to 2m

No objections but we will be led by the PDC tree officer.

12. Correspondence and items for action and resolution

19.48 To consider representatives on various bodies for 2018/19

To be put forward to the July meeting.

19.49 To consider any action necessary from the Annual Parish meeting

No actions

19.50 To consider the results of the Arne Road traffic monitoring survey and determine a way forward with regard to a SID

The results of the survey had been issued to all members prior to the start of the meeting. The Highways Officer also reported that the results indicated a SID would be appropriate for vehicles travelling westwards.

The Clerk will contact Highways with a view to receiving details of SIDs available and begin the installation process.

ACTION: CLERK

19.51 To review the Terms & Conditions for the Allotments

As Cllr Love was unable to attend the meeting. This item will be put forward to the July meeting.

19.52 To consider any defects to be passed to the Lengthsman

Cllr Ward asked if he has retrieved the dog bins from the SANG. The Clerk will check with the Lengthsman.

ACTION: CLERK

Weed killer on the pavements

Along the footpath from the entrance to Stoborough Meadow to the allotments – Anvil to cut the hedge back.

19.53 To consider a date for a Parish Walkabout

Second week of September – Tuesday 11th 10am.

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

19.54 Nothing further to report.

There being no further business, the meeting closed at 8.26pm.