

**MINUTES FOR THE MEETING OF
THE LOWER WINTERBORNE PARISH COUNCIL
HELD ON TUESDAY 3rd SEPTEMBER 2013 AT
WINTERBORNE KINGSTON VILLAGE HALL**

ATTENDANCE: Mr M Griffin (Chairman) MG
Mrs J Jenkins JJ
Mr. T. Ives TI
Ms. S. Gale SG
Mrs. D. Lewis DL
Mrs. F Langley (Parish Clerk)
Ms. Jane Somper (District Councillor)
Mrs. Emma Parker (District Councillor)

70 Members of the public

APOLOGIES: Mr. G. Nash. Mr. Burgess

13/09/PCM/05 PLANNING:

3 items of planning were on the agenda and due to the fact that representatives of interested parties for two of these applications were present, as well as a large number of interested residents of the parish, this was brought up as the first item at the meeting.

Solar Farm - Mapperton:

Mr. Hugo House gave a presentation on behalf of the developers Good Energy for the solar farm to be erected at Mapperton, which although not in the parish of Lower Winterborne, is right on the border of Winterborne Zelston village.

- Mr. House stated that amongst their plans the developers would contribute an annual sum of £25K to the Community Benefit Fund of which the first £5K in the first year was to be used for the Mapperton villagers.
- The site, although very large would be planted with wildflowers and hedged so that over time it would not be visible to the surrounding countryside.
- The panels would be set at such a height as to allow sheep to graze under them and not obstruct the light from the ground beneath them.

Mr. Rupert Hardy, a resident of Anderson representing the Protection for Rural England then gave a presentation giving their reasons for opposing this development

- the size of the development,
- the loss of good quality farm land
- the fact that this development was very close to a Site of Scientific Interest and a Nature Conservation Area at Great Coll Wood.
- This objection was also raised by Jo Davis, also a resident of Anderson representing the Dorset Wildlife Trust.

A set of facts and figures prepared by D.E. Peacock on behalf of Dorset CPRE was also presented to the Councillors.

Amongst other points raised at the meeting

- The size and scale of the development will not only be visible from several locations but will destroy an area identified as one of great landscape value. The Government has recently emphasised the preference for the use of brown field sites or poor land for energy production.
- What guarantees would be forthcoming from Good Energy with regard to the grazing of sheep on the site (is this feasible) and the planting of wild flowers.
- There was considerable anxiety that if this development was approved and installed it could be sold on and after-care promises ignored. A planning condition should be stipulated that after-care as agreed has to be continued by the new owners.
- Should the development receive approval it is stated that Sturminster Marshall, Almer and Mapperton will receive some financial remuneration, possibly in the form of a reduction in their energy bills in the case of Mapperton and Almer. As Winterborne Zelston is only 700m from the proposed site, they should also receive some financial recompense.
- The A31 is a dangerous road in this vicinity and these solar panels could cause a distraction to drivers.

Lower Winterborne Parish Council, although not a Statutory Consultee, will write to East Dorset District Council informing them of the concerns raised at the meeting.

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Development of Land at Broad Close, W.Kingston:

Miss N. Yeates, Senior Designer of Western Design Architects attended the meeting. The plans for the development were on display in the Village Hall and will remain there for residents to examine. Any objections, comments etc., should either be sent to the Clerk or sent in writing to North Dorset District Council by the 11th September, although District Councillor Jane Somper who sits on the Planning Committee indicated that this development would not be considered until the October meeting of this Committee. Amongst concerns raised by the residents and which Miss Yeates took away for clarification, were

- The number of dwellings on this parcel of land is too high and not in keeping with a village setting.
- allocation of parking spaces as two on the plans had already been allocated to existing residents
- the possibility of the proposed development impacting on the existing Eco Houses by shading causing loss of solar power.
- possible overload on the sewerage system which the residents were informed some time ago was at full capacity. So who would pay for improvements in capacity.
- potential flood risk from water running off from parking etc., into the river and on to the flood plain below increasing the risk of flooding in the village.
- the increase in traffic in Broad Close entering Sackville Street
- an increase in the rodent population caused by sewer overload
- lack of amenities as children too young to go to the play park unsupervised will have no green area close to their homes to play

- potential loss of public transport in the village which only has an outreach Post Office two mornings a week and no shop will mean new families moving in from towns will find this hard as will older children who have no means of transport to visit friends in other villages and towns.

Her response to these issues are attached to these Minutes.

It was noted that 40% of this development would be designated as Affordable Housing and it was suggested that part of the monies paid into the Community Benefit Fund should be designated for an increase in the amenities in the village.

The Parish Council will write to North Dorset District Council detailing the concerns raised by residents..

Scats Development:

The last development proposal for the development of this site was refused by North Dorset District Council and new developers and new plans are to be sought.

13/09/PCM/09 POTENTIAL LOSS OF BUS SERVICE

As this item has a bearing on the previous planning applications, it too was brought forward on the agenda.

Dorset County Council had conducted a survey and consultation on the provision of bus services throughout the county. In their preferred option the current bus services to the village would be withdrawn and replaced by two new services, although it is questioned whether one of the proposed services would call at Winterborne Kingston. Another consultation online is being carried out. If you do not have access and wish to register your point of view you can use the services at the library or contact Brian Shears. The Parish Council has written many letters of objection and will attend the Blandford Transport Action Group meeting on 20th September and the meeting for Parish Councils arranged by County Councillor Mrs. Hilary Cox on the 25th September to strongly voice our concerns at the severe reduction in bus services.

- It was noted that £2.4M was allocated to spend on transport and has been spent on the provision of two electric cars and charging posts in Dorchester when it was felt this money would have been better spent on improving rural transport.
- With the increase in the school leaving age amongst many other issues, the point was raised as to how are young people expected to be able to attend college, collect dole money or get to work, without accessing any of the other services, such as doctors, dentists, banks or social activities.
- Under proposals, access to Poole by bus would no longer be possible. which in turn would mean no access to Poole hospital other than by expensive taxi services or the kindness of others.
- It was commented that the services in the villages have regressed in the last 20 years. This move will do nothing to encourage younger people to stay in the village or attract people to rural villages which contravenes the government's stated wish to try and revitalise rural communities.

13/09/PCM/02 MINUTES OF LAST MEETING:

Approved by TI, seconded by MG. All in favour.

13/09/PCM/03 MATTERS ARISING:

JJ; No response back from Mr. John Williams with regard to improving the path alongside the river in W. Kingston. JJ to chase.

DL; Website - has been updated.

Red Post Footpath no updates.

FL; Having checked historic water bills, no large increases found.

Following the RoSPA report on the play equipment, the clerk has contacted the contractors who installed the equipment on a number of occasions and is awaiting feedback.

- **MG to seek a possible grant to assist with the cost of this work.**

Letters written to both tractor contractors regarding the speed of vehicles in West Street. Reply received from one contractor who has erected a large sign at the exit of his drive telling drivers to drive slowly through the village. Letter also sent to DCC Highways Dept., regarding speed restriction measures in West Street.

Following representation to Mr. Piers Chichester, the bottom end of Bagwood Lane has been treated with scalplings and the top of Bagwood Lane, the responsibility of Charborough Park has been dressed with chalk to try and resolve the problem of flooding in these two areas.

The TPO on the tress in Noah Henville, letter received from NDDC on this informing us that the trees can be managed but with prior approval from the Tree Preservation Dept.

MG: Flood and Emergency Plan to be updated.

PAYE for year 2012/13 all accepted by HMRC and correct.

13/09/PCM/04 RESOLUTION OF FINANCIAL REPORT

Payment of all bills proposed by TI seconded by JJ. All in favour. (See attached schedule)

13/09/PCM/06 DISTRICT COUNCILLOR'S REPORT:

JS: Overview & Scrutiny were looking at Grant reviews the findings of which would be fed in to the budget meeting held later in the year. The overall finances of NDDC are not looking positive..

EP: Nothing to report

13/09/PCM/07 PARISH COUNCILLOR'S REPORTS:

JJ; Following another accident at White Post on the A31, the Highways Dept., have been contacted suggesting the installation of Intelligent Traffic Lights during the summer holiday season.

Deep water sign put in place at W. Zelston. Grass cutting completed and tree surgery in the village completed.

Planning Course - this was extremely useful. All planning applications will now be only online. Clerk to contact Steve Clark of Planning Dept., to ascertain how to get large scale plans printed, such as the ones submitted on the Broad Close development. It will also not be necessary for every planning

JJ

MG

JJ

FL

application to be sent through to the Parish Council. Small scale developments will only be sent to neighbours.

TI; Potholes on the C6 North of W. Kingston breaking up again. JJ to contact Highways Dept., of DCC to get these repaired again. Complaints received regarding the hedges at the end of Mrs. Webber's garden blocking the site line for drivers in West Street. Clerk to send letter and brochure Dog Waste Bin to be sited at end of Bagwood Lane to establish need.

MG; Electrics OK at tractor shed.

Flood and Emergency Plan to be updated.

PAYE for year 2012/13 all accepted by HMRC and correct The Broadband installation in the village hall in W. Kingston will be cancelled as from October.

A vacancy exists for the post of Volunteer Community Advisor for W. Kingston.

Two vacancies exist for Councillors for W. Kingston. A new Councillor has been found for W. Zelston.

13/09/PCM/08 HOME WATCH/FLOOD WATCH:

An incident in W.Kingston regarding door knocking for tarmac laying. 96 sheep stolen from Wool.

The river between Stoney Lawn and the Greyhound has had the vegetation and part of a tree removed

The Environment Agency forms needed to desludge the river at Muston have been completed by Councillor Burgess .

The Environment Agency came out and tested the water in the Winterborne at the stretch by the treatment plant to the bridge at East Street, where there was approx., a foot of sludge and water. Water was within acceptable limits of Environment Agency.

Concerns raised over the rainwater running off with the building of the new houses. Spectrum Housing to be contacted to ask them to clear the banks of the river to speed up the flow.

Speedwatch: Equipment can be purchased at a cost of approx £300.00. 10 volunteers needed of which 4 to work each time. Police need to vet sites and the volunteers. Can only operate during the hours of daylight. Police control room to be notified when speedwatch taking place. Volunteers must have access to a mobile phone whilst operating. It is proposed to share with Milborne St. Andrew who will take this suggestion to their PC meeting. Therefore item to be held over until after this meeting.

13/09/PCM/12 CORRESPONDENCE:

See attached schedule

13/09/PCM13 PUBLIC DISCUSSION:

The online bus survey, Simon Hart has volunteered to help anyone who is unable to access a computer or whose knowledge may not be quite up to accessing the relevant site. Firstly people should contact Mr. Shears who will assist them Mr. Griffin will attend the TAG meeting which will discuss the bus issue on 20th September.

Thanks were given to the PC for their attempts to help with the TPO for the trees at Noah Henville. Clerk to contact Bryan Harris to see if he would agree to come out and see for himself the issues that these trees cause to residents of Pitchers Close.

FL

SG

FL

FL

It was reported that another site to be used for solar panels up by the South Dorset kennels is due to be presented for planning approval.

Meeting closed at 21.40

**NEXT MEETING TUESDAY 15TH OCTOBER 2013 AT WINTERBORNE
KINGSTON 19.30**