

Yeohead & Castleton Parish Council
Minutes of Meeting held at Osborne Village Hall on Thursday 4th September 2008 at 7.30 p.m.

The following were present: Councillors Mason, Buckland, Mrs Dimond, Hunt, Mrs Oliver, Kellaway, Perryman, Clerk Fraser, County Councillor Legg, WDDC Cllr Gould, 2 members of the press, 44 members of the public.

Public Participation Session:

- 08.25 Apologies for absence: None,
- 08.26 Declaration of interest in items on the agenda: Cllr Mrs Dimond declared a prejudicial interest in Agenda item 8 (Bridleways, Castleton).
- 08.27 The minutes of the meeting held on 3rd July 2008 were confirmed and signed by the Chairman as an accurate record.

08.28 Matters arising:

- 08.28.01 Clerk reported on reply by DCC to letter to Chief Executive about traffic conditions on A30 at Osborne
- 08.28.02 Clerk reported that DCC had agreed to erect a No Through Road Sign at the bottom of Pub Lane, Poyntington
- 08.28.03 Connecting Dorset project. Clerk reported that the financial transactions had been completed and we are now awaiting delivery of the computer and support equipment
- 08.28.04 Terrace footpath, Castleton. Clerk reported on proposals received from Sherborne Town Council to ensure the path is added to the definitive map, and of the improvement & maintenance issue that is almost settled.

Adjournment session:

- 08.29 The financial report for the year 2008-09 to date was received and accepted.
- 08.30 Council approved and accepted the Annual Return, and requested the clerk to obtain up to date valuations for the recorded assets.
- 08.31 Payments in accordance with budget were approved: Clerk salary (August & September): £307.43; Hire of Osborne Village Hall £15.00; Clerk – reimbursement of the website hosting fee £58.75; BDO Stoy Hayward – Audit fee £141.00. The website fee and the audit fee both include reclaimable VAT @ 17.5%

08.32 Planning applications dealt with since last meeting or at this meeting:

- 08.32.01 Sherborne Castle 1/D/08/001096-7 (Including Listed Building Consent): Change of use of stable block to farm shop and ancillary retail sales with ancillary office and staff room. Change of use of paddock to car park. Make external alterations to building and erect condensing unit compound.. Parish Council recommendation: No objection, but good control of heavy traffic usage of the Garden Centre entrance is needed.
- 08.32.02 Townsend Cottage, Poyntington. 1/D/08/001174. Erect replacement porch. Parish council recommendation: no objection
- 08.32.03 Badger Cottage, Poyntington. 1/D/08/001005. Erect two storey extension and single storey extension. Change of use of agricultural land to extend residential garden area. relocate pedestrian access. Planning permission approved.
- 08.32.04 Checombe Lane, Sherborne. Midwest Radio. 1/D/08/001408. Install radio mast & equipment housing for local radio transmission. Parish council recommendation: No objection
- 08.32.05 Townsend Farm, Poyntington. 1/D/08/001087. Erect single storey, two storey and first floor extensions. Convert workshop/stor into additional accommodation. Erect double garage. Application withdrawn
- 08.32.06 Bridleways, Castleton. 1/D/08/001378. Convert stables into two dwellings with parking spaces. Parish council recommendation: Matter not discussed as belonging to adjoining parish, and no councillor has any objection.
- 08.32.07 Footpath # 6, Brockford, Poyntington. Informal request for council's view. Recommendation: Council supports proposal
- 08.32.08 Old Quarry adjacent to B3145, Townsend Farm, Poyntington. 1/D/2008/1536. Reprofilling of existing agricultural land to reinstate an old quarry and improve its agricultural efficiency, productivity and safety. Parish council recommendation: Objects strongly, reasons on attached paper

08.33 The following reports on meetings attended were received:

- 08.33.01 None
- 08.34 Council noted the list of other items of correspondence received by the clerk.

The following items were raised for next meeting's agenda: Donkey Lane needs clearing of overhanging branches (Somerset CC)

There being no further business the Chairman declared the meeting closed at 9.35 p.m.

The next meeting of Yeohead & Castleton Parish Council is scheduled for Thursday 6th November at 7.30 p.m. at Osborne Village Hall.

See Minute 08.32.08

The application is to reprofile existing agricultural land to reinstate an old quarry and improve its agricultural efficiency, productivity and safety. This is inaccurate since reinstatement is not the desired purpose. This reprofiling is to be done with inert material **(3.3)** which is defined as soils, clays, excavation materials and construction and demolition waste.

- The actual grid-reference given in the application is incorrect and lies outside the boundary of the site.
- **(1.2)** The major part of the field has grown a cereal crop this year which has been successfully harvested. There is a strip of uncultivated land along the south boundary. It is questionable whether in fact there has been quarrying of any extent at the site. The Planning Officer in a reply to the earlier application has said that he could find no evidence to support the suggestion that this dry valley is a result of past mineral working. A small area of quarry features on an OS map of 1887 on the southern boundary, is approximately 20m square and 100m west of the field entrance from the B3145. Depth is not indicated but is unlikely to have been more than 5m, a total volume of 2,000 cubic metres. It doesn't feature on later maps or on the 1947 RAF aerial photographs. This suggests that it was filled in and the land returned to the natural profile seen today.
- From the OS map, at ground level on the B3145 and looking down on the site from Poyntington Hill, this is a natural dry valley very much in keeping with the surrounding landscape.
- **(5.3)** Under Policy 44 of the Dorset and Poole Local Plan (June 2006), policy 44 (V) states that applications for improvement of agricultural land by the deposit of inert waste will only be permitted if it is confined to a small area (under 2 hectares) of lower grade land. This application is for a site of 4.5 hectares.
- **(6.0) Traffic issues.**

There will be 2,677 lorry loads delivered to the site in total which means 5,344 lorry journeys.

Assuming their estimate of an 8 month construction period and 177 working days this is 30 lorry journeys a day, twice the number stated in the application. **(6.4)** The access to the site is from the B3145. From the south (Sherborne) it is after a bend and in a signed Hidden Dip. From the north (Wincanton) it is after signed double bends and is in a very dangerous portion of road. Indeed the archaeologist working in an adjacent field last year has spontaneously mentioned his grave concern for the safety of his students using that part of the road.

B3145 is very narrow in parts and carries a weight restriction through Charlton Horethorne whose Parish Council will ensure that this is monitored and policed. There is also a weight restriction on the road through Sigwells. Thus all traffic coming from Wincanton will have to drive along A357 to Henstridge and then on to A30. At Osborne, where there is already concern about the A30 traffic, the lorries will either pass through Osborne and the narrow lane to Poyntington and thence onto B3145, a route signed as unsuitable for heavy vehicles, or up to the junction with the B3145 in Sherborne. Whichever route is used they pass either The Gryphon School, Charlton Horethorne Junior School or the Nursery School in Poyntington. Thus the statement that this will not result in an unacceptable impact to local highways **(6.10)** is not so.
- **(6.11 – 6.16) Landscape issues**

This is a natural dry valley totally in keeping with the surrounding downland landscape. It is comparable with Areas of Outstanding Natural Beauty in other parts of the County and one which we should seek to conserve and enhance rather

than destroy. It abuts Poyntington Down on its north side and Poyntington Hill on the east both of which are designated Sites of Nature Conservation.

- **(6.17 –6.19) Drainage**
This site is close to the headwaters of the River Yeo. There is great concern about possible pollution from run-off and percolation through the waste materials to the water table feeding the springs and thence to the Yeo.
- **(6.20 –6.22) Residential Amenity**
The site is within sight and sound of about 30% of the households in Poyntington many of which lie downwind in a prevailing wind and 3 of which lie close to the site. The noise, not only of the lorry loads being dumped but also of the compacting vehicles, both engine noise and reversing bleeps, for 10 hours a day for 8 months will be exceedingly intrusive as will be the dust produced. There will also be compressor noise from the wheel washing facilities.
- **(6.29) Archaeology**
Dr. Richard Tabor, overseeing an excavation in an adjacent field for the South Cadbury Environs Project in 2007, said that what they had found in Poyntington was exceptional but has yet to be reported. He would argue strongly for a full archaeological survey over the area before any work was contemplated.
- **(6.31 – 6.37) Agricultural Efficiency and Safety**
There has been a flourishing cereal crop growing in this field this season. It was harvested on the night of August 26th. **in the dark** somewhat making a mockery of the claims to lack of safety. By the proposed re-profiling the actual area of land available would be less than that at present.
- **Site Waste Management Plans Regulations 2008**
These plans which came into force in April 2008 demand that any construction project over £300,000 must have a site waste management plan. For projects over £500,000 a contractor must have a detailed plan before construction begins. It is suggested that the construction firm which owns Townsend Farm is looking for suitable landfill sites for such demolition waste and that **to grant this planning application would set a dreadful precedent for not only this farm and Poyntington but for the whole of the area and indeed for the County of Dorset.**

Please note that these concerns are shared by CPRE.

There are no arrangements stated for monitoring the quality or quantity of the waste or for the site when it is not manned.

A query was raised about the mathematics of the project, whether in fact 40,000 cubic m is an accurate forecast.

The council has been informed of a situation recently in Yorkshire of a site designated for work similar to that applied for here where the lack of adequate control and policing at weekends and during the night has led to the illegal dumping of toxic waste. The fact that this site is close to the headwaters of the River Yeo makes this a matter of major concern. [see (6.17-6.19) Drainage above]