**MINUTES OF THE MEETING OF THE MEETING OF SHILLINGSTONE PARISH COUNCIL HELD AT**

**7:00 PM ON THURSDAY 11th SEPTEMBER 2025 AT THE PORTMAN HALL SHILLINGSTONE**

**PRESENT:** Councillors R McNamara (Chairman), I Suter (Vice-Chairman) (IS) R Harwood (RH), R Leadbeater (RL) M Pomeroy (MP) K Ridout (KR), the Clerk D Green.

In addition, there were nine members of the public present.

**1051. APOLOGIES FOR ABSENCE**

Cllrs Barlow, White and Unitary Cllr Murcer, Footpaths Officer Graham Rains

**1052. DECLARATIONS OF INTEREST AND REQUESTS FOR DISPENSATION**

Cllr McNamara concerning planning application P/LBC/2025/0513 Calleywell Cottage, Shillingstone

**1053 MINUTES OF THE PREVIOUS MEETING**

The minutes of the meeting held on 17th July 2025 were approved.

**1054. MATTERS ARISING**

The Chairman noted:

* **Crime/Anti-Social Behaviour (ASB)- meeting with Dorset Police -** Cllrs McNamara, Pomeroy, Ridout and Suter, together with Unitary Councillor Murcer, had held a meeting with Dorset Police to discuss the issue of Anti-Social Behaviour in Shillingstone. Cllr Ridout noted that it emerged at the meeting that reports submitted to Dorset Police had not been received by the appropriate teams and therefore there had been a perception of there being no ASB issue in the village. A full log of incidents has now been provided to Dorset Police and there will be a further meeting with Dorset Police. Cllr Murcer has written to PCC David Sidwick concerning the apparent lack of action in relation to reported incidents. Cllr Suter noted that it is important that incidents are reported and that a crime or incident number is obtained in order for patterns of behaviour to be identified.
* **Augustan Avenue CCTV –** a refund of charges has now been received and the matter is closed. The system at Augustan Avenue is recording data but requires some technical adjustments
* **Nationwide Bank –** this account will be closed and the funds transferred to the principal Parish Council account later in the year
* **Charity donation –** it was agreed that the £ 50 prize donated by the winners of the ‘Best Kept Garden’ competition plus an additional £ 20 from the VJ80 event would be donated to the Life Education charity which will be providing a health & wellbeing workshop for children at Shillingstone School in November

**1055. PUBLIC SESSION**

Lesley Gasson raised a number of topics:

* The Holloway Lane Bee-keeping resource will open in Spring 2026; the Parish Council will be invited to the opening ceremony. The project has raised £ 260,000 from the local community and will be the pre-eminent bee-keeping training & educational facility in Dorset and possibly the wider region. The bee-keeping group now has 164 members
* Activities by Shillingstone Youth Club are currently suspended and are not expected to resume before January 2026. Running the club does require a high degree of organisational ability and the professional assistance of suitable volunteers (for example teachers) would be advantageous. Further soundings will be taken in this respect.
* The Harvest Supper will be held on Friday 3rd October 2025 at 6 pm in the Church Centre, the cost will be £ 6. James Cousins, of the Tarrant Farm Shop, who is also a farmer in the Tarrant Valley, will be explaining how land can be used for wildflower areas to encourage bees.

**1056. UNITARY COUNCILLOR REPORT**

Cllr Steve Murcer was unable join the meeting due to attendance at a ward meeting in Stourpaine arranged to discuss the new Dorset Council Local Plan.

**1057. FOOTPATH OFFICER REPORT**

The footpaths officer was unable to attend the meeting but had sent a written report concerning the restoration of the drainage bridge on FP33.

**1058. COUNCILLOR REPORTS**

**Highways –** Cllr Pomeroy’s report was noted.

**Poplar Hill** – Cllrs Pomeroy & McNamara met the Dorset Road Safety Team to discuss the possibility of conducting a speed survey following concerns raised by residents. It was noted that reducing the official limit to 20 mph is unlikely to dissuade speeding drivers.

A suggestion had been made to ask Poplar Hill residents to cut back their hedges. Cllr Harwood pointed out that this could well lead to increased speeding as visibility sight lines improve.

It was agreed that alternative measures, such as improved road markings and a possibly a junction sign at Lanchards Lane should firstly be considered.

 **Parking in Augustan Avenue near the School** – Dorset Council have indicated that they will be unable to provide additional road markings at the School.

**Speed Generally** – Dorset Police have advised that an unmarked patrol stopped 32 vehicles in July and August, these events have included Saturday morning sessions.

**1059. DORSET COUNCILS LOCAL PLAN**

Cllr Suter provided a compressive summation of the key proposals in relation to Dorset Councils Local Plan insofar it this relates to Shillingstone.

The overall plan contains a proposal to virtually double the construction of dwellings over a 17-year period This number is set by central government housing targets – Labour have doubled the target to 3,246 houses per year, or 55,000 over the 17-year term of the plan. Dorset currently builds @ 1,300/yr

It is understood that probably between a third and 50% of potential sites will not be adopted. It is noted though that the Shillingstone sites are all land currently owned by Dorset Council itself.

The Parish Council’s working group has reviewed the proposed sites and has highlighted the issues that need to be communicated to Dorset Council during the consultation period. In general, there will be proposals for lower density building than the number envisaged by the Local Plan.

Issues concerning the loss of allotments, general flood risks and the potential removal of the buffer zone between Holloway Farm and Spencer Gardens are key concerns. In addition, the startling lack of any major infrastructure proposals – new school or medical services – was also mentioned by the working group and members of the public.

It was noted that an AONB consultation is also running until 25th September 2025 and this may have consequences for one of the Holloway Lane sites.

Main presentation points: The 'Local Plan’ - Councils must maintain a plan that allocates enough sites to meet the 5-year target

**• Councils' Duty**

Legally required to have a list of available housing sites.

**• Target Driven**

This number is set by central government housing targets – Labour have doubled the target to 3,246 houses per year, or 55,000 over the 17-year term of the plan. Dorset currently builds circa 1,300/yr

**• The 'Local Plan’**

Councils must maintain a plan that allocates enough sites to meet the 5-year target

**• The 'Presumption’**

If a council lacks a 5YHLS (5 year housing land supply), the National Planning Policy Framework (NPPF) allows for a "presumption in favour of sustainable development."

**• Developer's Advantage**

Developers can then propose sites anywhere, and the council loses its ability to block applications by simply stating the site isn't designated for housing

**• Risk of Appeal**

A developer will likely win an appeal against a rejected application, which can be costly for the council

**Why housing targets won’t drop:**

**• Economic Impact**

The house-building industry is a huge contributor to the UK economy and jobs

**• Housing Crisis**

There's a severe shortage of homes, leading to people living in temporary or unsuitable accommodation

**• Market Correction**

More homes on the market can help to lower inflated property prices

**• Modernisation**

An oversupply could eventually allow us to replace older, poor-quality homes

**• 5-Year vs. 17-Year Plan:**

**• Minimising Burden**

A 5-year plan requires a constant, annual review, which is administratively expensive and creates uncertainty

**• Long-Term Certainty**

A developer will likely win an appeal against a rejected application, which can be costly for the council

**• Can't Block Everything**

While you can object to specific sites for reasoned comments on why they are unsuitable, we can't oppose the entire plan

**• Example Objection**

A valid objection might be about a valued local facility like the Old Ox Inn, since it provides valued local amenity for the community.

**The Parish Council will support residents with templates and suggested arguments to submit their own objections** – **The Consultation ends 13/10/2025**

**Sites – key sites information**

**LA/SHIL/003a**

**Land East of Shillingstone, North of Holloway Lane**

**Summary**

• Est. Size 3.52ha

• Proposal: Around 53 homes (16h/h)

• Agricultural land owned by Dorset Council

• Currently leased to Eastbrook Farm

• Allotments located in southeastern corner

• Bridleway/Footpath runs along western perimeter with Spencer Gardens from trailway to rear of the Willows

• Neighbouring properties:

• Hambledon Cottage (southwest)

• Willows Vintage Tearoom & B&B (SW Corner)

• Goodview (south)

• Spencer Gardens (west) – multiple dwellings

**Issues:**

• Irreversible loss of Countryside & yet further erosion of agricultural land

• Visual Intrusion - the development would be visually intrusive and out of character with the existing settlement of Shillingstone, visible from ancient heritage sites of Hambledon and Hodd Hills

• Inadequate infrastructure and services

• Schools

• Healthcare

• Drainage & Flooding

• Sewage treatment

• Transport Impact

• Currently no safe access to A357

• Increase in Traffic

• Highway Safety

• Lack of Bus services

• Overlooking and encroaching on existing Housing

• Allotments need to be retained as valuable local amenity

• Rural experience & views for users of the ‘Trailway’ would be degraded

• Housing backing onto trailway would be overlooked

**LA/SHIL/003b**

**Land east of Shillingstone, North of Blandford Road and South of Holloway Lane**

**Summary**

• Est. Size 4.08ha (15h/h)

• Proposal: Around 61 homes

• Agricultural land owned by Dorset Council

• Currently leased to Eastbrook Farm

• Allotments located in northern tip near Holloway Lane railway bridge

• Trailway runs along northern perimeter

• A subsection has been leased as Paddocks/grazing land to Amber Cottage

• Neighbouring properties:

• Sunny Banks (west)

• Keepers Cottage (west)

• The Cottage (west)

• Amber Cottage (south)

• Burtswater Cottage (south)

**Issues:**

• Irreversible loss of Countryside & yet further erosion of agricultural land

• Visual Intrusion - the development would be visually intrusive and out of character with the existing settlement of Shillingstone, visible from ancient heritage sites of Hambledon and Hodd Hills

• Inadequate infrastructure and services

• Schools

• Healthcare

• Drainage & Flooding

• Sewage treatment

• Transport Impact

• Currently no safe access to A357

• Increase in Traffic

• Highway Safety

• Lack of Bus services

• Overlooking and encroaching on existing Housing

• Allotments need to be retained as valuable local amenity

• Rural experience & views for users of the ‘Trailway’ would be degraded

• Housing backing onto trailway would be overlooked

**LA/SHIL/003c**

**Land east of Shillingstone, south of A357**

• Est. Size 4.07ha (17h/h)

• Proposal: Around 61 homes

• Agricultural land owned by Dorset Council

• Currently leased to Eastbrook Farm

• Bridleway N50/45 runs along western perimeter

• Central Tree has a TPO

• A subsection has been leased as Paddocks/grazing land to Amber Cottage

• Neighbouring properties:

• 1 & 2 Whitepit Farm Cottages (southwest)

• 8 Townsend (northwest)

• Shillingstone Primary School (west)

• Burtons Orchard (west)

• White Pit Farm Development Site (south)

**Issues:**

• Was SPC’s ‘back-pocket’ option should further housing demand be placed on the village

• Whitepit Lane should not be used for access to any new development - retained as a rural l lane

• Location is the ‘gateway’ to Shillingstone; this initial impression needs to reflect the North Dorset rural village rather than suburban sprawl

• Housing density to be lowered to @ 10 houses per hectare (proposal is 17h/h)

• Housing at the forefront of development, facing A357/Whitepit to have low roofline i.e. single storey

• Inclusion of social and affordable housing to meet requirements for local population growth

• Buildings to strongly reflect character of traditional North Dorset, not urbanised cookie cutter brick estates

• Retention of existing hedgerows and trees, supplemented by further planting

• Plenty of green space throughout the development with pedestrian / cycle ways – links through Burton’s Orchard

• Retention of existing bridleway/footpath via a green corridor

• Space for expansion of Shillingstone School – Development in both Okeford Fitzpaine and Shillingstone will drive an increased demand for places at the primary school

• Shillingstone Primary School will quite possibly need to be expanded to meet demand

• Existing access through Augustan Avenue is problematic for both residents and access to the school.

* New access road/better solution required? Roundabout at existing lay-by?

**A reminder that the Parish Councils Extraordinary Meeting to discuss the Local Plan will be held on Monday 6th October 2025 at 7:15 in the Portman Hall.**

It was noted that Dorset Councils Transport Plan 2026-2041 is running alongside the Local Plan options consultation

It was noted that he Transport Plan appears to offer little for North Dorset and is short of detail in relation to how the necessary expansion of rural bus services or the provision of EV charging points, given that 20% of households have no off-street parking, may be achieved.

**1060. PARISH COUNCIL SURVEY**

The Chairman noted that the DAPTC were seeking the opinions of Parish & Town Councils in relation to a possible devolvement of services.

This will be revisited at the October meeting where a Parish Council response will be considered. Councillors were encouraged to submit their own responses if they wish to do so.

**1061. NEIGHBOURHOOD PLAN REFRESHMENT UPDATE**

Planning consultant Jo Witherden is working on the consultee response summary. It was noted that in general the plan has been favorably received and the majority of corrections and clarifications stem from Dorset Council’s comments.

**1062. PLANNING APPLICATIONS**

**New application:**

**P/LBC/2025/05136 - Calleywell Cottage The Cross Shillingstone DT11 0SP -Retain single storey rear extension & lobby ( LBC & Planning)**

Cllr McNamara left the meeting. Cllr Suter proposed, Cllr Leadbeater seconded a proposal to make no comment in relation to the application and to allow any decision making to be exercised by the Planning Authority. This was unanimously approved by Councillors present

**1063. FINANCES**

**ii) Retrospective Payments approval:** the following payments were **APPROVED**

|  |  |  |  |
| --- | --- | --- | --- |
| **Date** | **Payee Name** |  **£ Total**  | **Description** |
| 18/07/2025 | Lloyds Bank PLC |  **£ 4.25**  | Service fee |
| 21/07/2025 | SSE |  **£ 21.95**  | Pavilion electricity |
| 21/07/2025 | SSE |  **£ 436.58**  | CCTV electricity AA |
| 22/07/2025 | David Green |  **£ 42.00**  | Expenses |
| 24/07/2025 | Elizabeth Brecknock |  **£ 203.35**  | Pavilion cleaning |
| 28/07/2025 | David Green |  **£ 828.07**  | July 2025 pay |
| 04/08/2025 | E A Ingham |  **£ 50.00**  | Deposit re face-painting |
| 04/08/2025 | Shillingstone Cricket Club |  **£ 466.66**  | Mowing |
| 08/08/2025 | The Information Commissioner |  **£ 47.00**  | Data protection fee |
| 18/08/2025 | E A Ingham |  **£ 35.00**  | Face painting balance |
| 18/08/2025 | Lloyds Bank PLC |  **£ 4.25**  | Service charge |
| 18/08/2025 | Edens Landscapes Limited |  **£ 270.00**  | Mowing/Strimming |
| 19/08/2025 | Dan Baker |  **£ 150.00**  | DJ services VJ80  |
| 22/08/2025 | TEEC Limited |  **£ 187.20**  | Website hosting annual fee |
| 27/08/2025 | Elizabeth Brecknock |  **£ 172.33**  | Pavilion cleaning |
| 28/08/2025 | David Green |  **£ 945.15**  | August 2025 pay + arrears |
| 02/09/2025 | Shillingstone Cricket Club | **£ 466.66** | Mowing |
| 03/09/2025 | Dorset Council | **£ 515.00** | Allotment fee |
| 04/09/2025 | Alfie Burt | **£ 480.00** | Rec Hedging |

1. **Clerks Expenses –** expenses of £ 73.74 were approved

**1064. PLAY AREAS, RECREATION GROUND AND PROPERTY CHECK**

The Parish Council had received a quote of £ 1720 to a netting system It was agreed that the cost would be financially prohibitive. The resident concerned has considered the situation and has decided to leave the matter in abeyance for the time being.

**1065. CORRESPONDENCE**

The Clerk confirmed that the following correspondence had been circulated:

|  |  |  |
| --- | --- | --- |
| **DATE** | **FROM** | **DESCRIPTION** |
| 15/07/2025 | Bob Yorath | Speed and danger on Poplar Hill |
| 17/07/2025 | Muriel Portugal | Speed and danger on Poplar Hill |
| 17/07/2025 | Alex Barnes | Speed and danger on Poplar Hill |
| 19/07/2025 | SNTC | Fw: What's Happening in Stur - Town Newsletter August & September |
| 22/07/2025 | Life Education Wessex & Thames Valley | Grant Funding Request re event at Shillingstone School |
| 25/07/2025 | DAPTC | Action Briefing - Parish Council Survey |
| 25/07/2025 | Roland Skeats | RE: Holloway Lane Shillingstone |
| 29/07/2025 | Blandford St Mary Parish Council | Invitation to a Christmas event with Guest Speaker, Mr Simon Hoare MP 27th November |
| 04/08/2025 | Bob Yorath | Speeding |
| 27/08/2025 | Emma Sellway  | RE: Shillingstone School Bad Parking |
| 02/09/2025 | Jo ‘O’Connell | Harvest Open Day! This Sunday 7.9.25 |
| 07/09/2025 | Cllr Steve Murcer | Dorset Council Local Plan Update |

**1066. ITEMS FOR THE NEXT AGENDA**

* Outline 2026-2027 budget proposal
* Parish Survey consideration

**1067. NEXT MEETING**

The next meeting will be on **Thursday 2nd October 2025 at 7:00 pm**, at the Portman Hall. The Extraordinary Meeting to discuss Dorset Council Local Plan will be held on the **6th October 2025 at 7:15 pm** in the Portman Hall

There being no further business, the meeting closed at 20.26