

Stinsford Parish Council

**Minutes of the meeting held on Monday 10 November 2025
at 7:00pm in The Old Library, Kingston Maurward College**

Present: Mrs Sarah Pattison (Chair), Mr George Armstrong (attending remotely), Mr Michael Clarke and Mr Kevin Henville

Also in attendance: Dorset Councillor David Taylor, Miss Kirsty Riglar (Clerk), and one member of the public (Ms Sara Cradock).

101. Apologies for Absence

101.1 Apologies for absence were received from Mrs Sue Escott.

102. Declarations of Interest

102.1 There were no declarations of interest.

103. Dorset Studio School capital project

103.1 The Parish Council received an update on the Dorset Studio School capital project from Mr Chris Hedges, Project Manager, Department for Education, and Mr Jason Malone, Principal of the Dorset Studio School. Now that funding for the replacement school building project had been secured, this was now progressing and engagement with stakeholders, including the Parish Council, recommenced. The site acquisition had commenced, the feasibility study completed and approved and pre-application advice requests submitted.

103.2 Mr Hedges outlined the progress of the project to date the current proposal for the new build as well as the indicative timescales for the next steps. It was anticipated that following a competitive process a contractor would be appointed in early 2026. They would then be responsible for submitting the planning application to Dorset Council, hopefully during summer 2026 so that construction could commence on site in late 2026. It was anticipated that construction would be completed in early 2028. Mr Hedges confirmed that once the new school was built the lease of the existing DSS site would be surrendered and the College would take ownership of this.

103.3 Mr Hedges outlined the preferred option for the build following extensive consultation with planners and explained that deviation from this would not be acceptable. He acknowledged the points previously made by the Parish Council in relation to the proposed new build and he confirmed that these would be communicated to the successful bidder to be further developed within the design. In particular he highlighted that the use of the building by the community would be built into the design arrangements.

103.4 In response to a question, it was confirmed that the new building was intended to accommodate the current 375 student capacity of the Studio School on a single site. There was no intention to increase the number of students.

103.5 The Parish Council detailed its ongoing significant concerns about the traffic safety issues in relation to the Studio School site and the need for these to be adequately addressed in advance of any construction activity commencing on site as well as the absolute requirement for there to be sufficient parking within the new site to negate the need for staff to park on the verge on Hollow Hill. Mr Hedges explained that once a contractor was appointed, a travel plan would be looked at as part of the detailed

proposals. The Parish Council requested that it have sight of this at an early stage to ensure it covered all of its safety concerns. It also urged that this be developed in conjunction with the College given that access to the Studio School site was not isolated from the rest of the campus and there needed to be a comprehensive travel plan for the whole campus.

103.6 In response to a question, Mr Malone explained that the Studio School had 60 staff in total and a third of these were currently based at the Poundbury campus. The Parish Council expressed significant concerns that the amount of parking spaces on the indicative plans would be insufficient for this number of staff when they were all working in the new building and the situation with parking on the verge would continue or worsen.

103.7 The Chair thanked Mr Hedges and Mr Malone for their update and looked forward to hearing more in early 2026.

104. Public Participation Time

104.1 There being no issues raised, the Chair moved to the next item.

105. Dorset Council Matters

105.1 Cllr Taylor reported that it was anticipated that a planning application for the first phase of the North Dorchester Garden Community was expected to be submitted by Ilchester Estates within the next few weeks. The Chair reiterated her concerns about this application being brought forward and associated assessments being based on part of the site and not the proposed development in its entirety. These were echoed by the other Parish Councillors present who expressed concern that this could not be considered as both a separate site and the masterplan area.

105.2 Cllr Taylor also reported that he had been raising issues with Edward Morello MP and Dorset Highways about the cumulative impact of the proposed housing numbers on the local highways network. He added that it was anticipated that the site allocations in the Local Plan would be confirmed soon.

106. Minutes

106.1 It was **resolved** that the minutes of the meetings held on 15 September and 6 October 2025 be confirmed and signed by the Chair as a true record.

106.2 Further to minute 83.3/2025, the issue of the missing street sign for Knapwater was raised. It was noted that the decaying posts had been removed but no new sign had been installed. Cllr Taylor agreed to take this forward on the Parish Council's behalf.

106.3 Further to minute 98.2/2025, the Clerk confirmed that she had raised the issue of the emergency lighting with the College's Director of Estates and Major Capital who was looking into this.

107. Finance

107.1 Expenditure

The following payment made by Direct Debit was noted:

- HugoFox – Website – October 2025 – £11.99

108. Lower Bockhampton Play Area Annual Inspection 2025

108.1 The Parish Council noted the report setting out the findings of the annual inspection of the Lower Bockhampton Play Area. Mr Armstrong drew attention to the fact that there were some issues identified which would need to be addressed and proposed that he

present a response to these recommendations at the next meeting. He also reported that it would be necessary to identify a new contractor with higher level public liability insurance to undertake maintenance of the play equipment.

108.2 He drew attention to the fact that the increasing dilapidation of the equipment was due to the misuse by College students and suggested that the Parish Council also consider proposals for the future operation of the play area at the next meeting.

108.3 It was **resolved** that

- (i) the annual inspection report be received;
- (ii) the Parish Council's response to the findings in the inspection report be considered at the next meeting, together with proposals for the future operation of the play area.

109. Urgent item - Planning Matters

109.1 P/FUL/2025/05337 – Kingston Maurward Agricultural College, Kingston Maurward DT2 8PY – Installation of new roofing layer over existing roof of the Main House and

P/LBC/2025/05338 – Kingston Maurward Agricultural College, Kingston Maurward DT2 8PY – Alterations to install a new roofing layer over existing roof of the Main House

It was **resolved** to support these applications.

110. Consultation - Dorset Council Minerals and Waste Consultation 2025

110.1 The Parish Council considered this consultation and **resolved** to submit the corporate response attached as Appendix 1 to these minutes.

111. North Dorchester Garden Community

111.1 It was noted that it was unlikely that following recent national announcements there would be any further funding allocated from the Garden Communities Programme.

112. Road Safety, Traffic Management and Rights of Way

112.1 The continuing traffic and parking issues associated with the Dorset Studio School was highlighted once again but in relation to the impact of double-decker buses having to drive in the middle of the road due to overhanging branches and the overgrown hedge pushing traffic into the middle of the road. It was therefore resolved to ask a representative from the College to attend the next meeting to discuss a programme of work on traffic improvement measures to improve public safety for all road users as well as for those entering and leaving the College and Studio School campus.

112.2 The Chair reported her concerns about the safety of Slyers Lane in relation to the increasing erosion of the gutter and hedging, as well as the fact that the road narrows warning sign remained out of drivers' sight. No action had been taken by Dorset Council and she requested that Cllr Taylor expedite this on behalf of the Parish Council. In addition, the Parish Council requested that Cllr Taylor approach Highways officers in relation to the process for reducing the speed limit on both Slyers Lane and Hollow Hill.

113. Correspondence

113.1 No items of correspondence were raised.

114. Communications

114.1 It was **resolved** that a separate flyer should be prepared for distribution alongside the next edition of The Pilot within the parish setting out the Parish Council's formal

submission to the Dorset Local Plan consultation in respect of the North Dorchester Garden Community proposals.

115. Items for next / future Agenda

- Play area – response to annual inspection report findings and future operation.
- Discussion with representative of the College about highways and traffic issues.

116. Dates of future meetings

116.1 It was noted that future meetings were scheduled to be held on Monday 8 December 2025 (reserve date) and Monday 12 January 2026.

The meeting concluded at 8:58pm.

Chair..... **Date**.....