

Stinsford Parish Council

**Minutes of the meeting held on Monday 13 July 2026 at 7:00pm
in The Old Library, Coastland college - Kingston Maurward Campus**

Present: Mr George Armstrong (Chair), Mr Michael Clarke (Vice-Chair), Mr Kevin Henville, Mr Edd Maynard and Mrs Sarah Pattison

Also in attendance: Ms Kate Wills, Principal, and Mr Mark Burgess, Director of Estates and Capital Projects - Coastland College, Mr Chris Hedges, Department for Education Project Manager, Dr Annetta Minard, Associate Governor – Dorset Studio School and Mr Paul Gale, Regional Director South West – Tilbury Douglas Construction, Dorset Councillor David Taylor, Miss Kirsty Riglar (Clerk) and Mrs Pauline Weld (Clerk Designate).

86. Apologies for Absence

86.1 There were no apologies for absence.

87. Coastland College update

87.1 Further to the discussions at its last meeting, the Parish Council received an update from the Principal and Director of Estates and Capital Projects. It had been agreed that local residents of Stinsford could be given access to the estate to walk their dogs, as requested. Access would be via a keypad lock on the gate leading from the memorial garden. Mr Clarke reported that at a meeting of the parochial church council (PCC) earlier that day it had been agreed to implement this on a six-month trial basis initially. The PCC would issue keys/codes and maintain a list of those in receipt, which would be shared with the College.

87.2 It was also confirmed that the conifers and hedges in Church Lane would be cut back in September.

87.3 The Parish Council thanked Ms Wills and Mr Burgess for this update.

Ms Wills and Mr Burgess left the meeting at 7:05pm.

88. Declarations of Interest

88.1 There were no declarations of interest.

89. Dorset Studio School replacement project

89.1 The Parish Council received an update on the Dorset Studio School replacement project. Following the last update in November 2025 the Department for Education (DfE) had appointed Tilbury Douglas Construction as the contractor to deliver this project. Mr Gale, Regional Director South West – Tilbury Douglas Construction, introduced himself and provided the Parish Council with an introduction to the company. He explained that Tilbury Douglas had undertaken quite a lot of significant projects locally, including the Robert White Centre and the new Emergency Department at Dorset County Hospital, and employed a lot of local staff. He added that as part of the contract with the DfE, the company was required to employ six local apprentices for this project, as social value was a key aspect of it.

89.2 Mr Hedges, DfE Project Manager, explained that Tilbury Douglas Construction was responsible for securing planning permission for the new school but that the DfE would still be working closely with them. The design was currently being further developed and Tilbury Douglas were carrying out further site surveys and actively engaging with

Dorset Council's planning officers. It was hoped that the design could be presented to the Parish Council at its meeting in September.

- 89.3 In terms of the indicative timeline, it was anticipated that the planning application would be submitted in Autumn 2026 and that a decision would be made by the planning authority in early 2027. Assuming this was achieved, work on site would start in Spring 2027 with a view to the school being handed over in readiness for the start of the 2028/29 academic year.
- 89.4 Dr Minard reminded the Parish Council that the Studio School continued to be oversubscribed in Year 7 but the current split site arrangements were challenging and problematic. Despite this the school continued to perform well and were looking forward to the development of the new school site which would enable all pupils and staff to once again be present in one place. She confirmed that the number of pupils and staff would remain the same and not be increased as a result of the new building. She added that as the project progressed the Studio School would hold an open event to enable interested stakeholders to have a look.
- 89.5 The Chair raised the ongoing significant issues relating to traffic management around the Studio School site and asked that this be discussed as soon as possible with a view to designing out the problem. Mr Hedges acknowledged this issue. Whilst the design of the project could only focus within the red line of the site, he confirmed that the brief to the contractor was to include as much mitigation for the traffic issues as possible within the design. He confirmed that there would be consultation with the Highways Authority on these types of issues but the DfE would be unable to insist on changes such as a lower speed limit on the public highway. However he added that discussions were underway with Coastland College in relation to developing a joint travel plan for both the College campus and the Studio School.
- 89.6 The Chair thanked Mr Hedges, Dr Minard and Mr Gale for their update and keeping the Parish Council informed about the project.

Mr Hedges, Dr Minard and Mr Gale left the meeting at 7:30pm.

90. Public Participation Time

- 90.1 There being no members of the public present, the Chair moved to the next item.

91. Planning matters

- 91.1 P/OUT/2026/03215 – Land west of A35 and east of Slyers Lane North of Dorchester – Erection of buildings including up to 500no. dwellings, residential institutions; mixed-use neighbourhood centre including flexible employment, retail, leisure and community uses; associated infrastructure including new roads, drainage, footpaths and formal and informal open spaces, landscaping and public realm, cycle and vehicular parking and servicing, utilities and other associated works (Outline application to determine access only)

The Parish Council considered the initial outline planning application for a section of the proposed North Dorchester development. The following comments were made in relation to this:

- There were already ongoing concerns about the current safety and capacity of Slyer's Lane due to the increase in HGVs and traffic generally using what is still a narrow rural road.
- The application and technical documents have not met the expectations set out by

Dorset Council in its Environmental Impact Assessment opinion issued in February 2026 or the opinion of the Highways Authority issued at the same time.

- There are inconsistencies throughout the documents, jumping backwards and forwards between the larger development site and the smaller area which is the subject of this application. Consequently the technical background work does not relate consistently. A lot of the documentation is now quite dated.
- There is a need for a solid masterplan for the entire proposed North Dorchester development. This application represents piecemeal development. The issues of environmental impact, hydrology and transport planning could be justified for the smaller site which bypasses the issue of the cumulative effect of the entire proposed development. The drawn boundaries are very tight and do not allow for the cumulative impact on highways and landscape to be fully considered.
- Whilst flooding is not directly relevant to this site there will be a wider impact on the other side of the wider development area and the water meadows, impacting areas of Dorchester itself. A complete network of attenuation ponds is required to ensure flooding is alleviated across the entire site. The site also sits within a water protection zone.
- This is a free-standing development in open countryside. Flexible development does not apply because there is no agreed masterplan.
- There will be a negative impact on a designated Site of Special Scientific Interest.
- The Statement of Community Involvement submitted with the application does not reflect the actual geographic scope of the development but instead focuses on Dorchester town itself and not the communities to the north of the site which will be impacted more.
- There is a need to cross-reference to the relevant sections of the Stinsford Neighbourhood Plan in the Parish Council's submission.

The Clerk reported that both Dorchester Town Council and Charminster Parish Council had approached Jo Witherden, the planning consultant who had assisted with the development of the Stinsford Neighbourhood Plan, to work with them on submitting their responses to the application. It was suggested that Stinsford Parish Council could also do this.

Cllr Taylor drew attention to the fact that further parish councils on the outskirts of Dorchester had been included as consultees on this application due to the wider impact of significant development in the area. It was felt that it would be helpful to seek a meeting with the Town Council and relevant parish councils to best understand their views on the development and discuss how they could potentially work together in relation to this.

It was **resolved** that:

- (i) Stinsford Parish Council object to this application;
- (ii) an extension to the submission deadline be sought from Dorset Council, ideally to 1 September 2026;
- (iii) Jo Witherden (Dorset Planning Consultant Ltd) be approached to draft the Parish Council's submission based on the comments above and the previous submissions made relating to North Dorchester in response to the Dorset Local Plan options consultation in 2025; and
- (iv) a meeting be sought with those other local councils being consulted upon the application to discuss how best to work together in relation to the North Dorchester proposals.

- 91.2 P/PAAC/2026/03599 – Greenwood Grange, Access to Hardy’s Cottage, Higher Bockhampton DT2 8QH – Change of use and conversion of agricultural building into 4 No. dwellings (Class C3)

It was **resolved** to submit a comment stating that the Parish Council was unable to make decision as to whether the application could be supported or objected to on the basis of the information provided.

- 91.3 P/VOC/2026/03591 – 1-7 The Thorns, Cokers Frome, Dorchester DT2 7FR – Change of use of land to form a site for travelling showpeople, comprising seven plots for mixed residential and storage use with a new vehicular access and associated hard and soft landscaping (with variation of condition 3 of planning permission WD/D/17/000109 to remove the temporary restriction)

It was **resolved** to support the application subject to confirmation that the original conditions relating to landscaping/screening and pollution control had been complied with and that better screening is made a condition of this variation of the conditions.

92. Parish Clerk recruitment

- 92.1 The Parish Council considered the recommendation of the interview panel following interviews held on 7 July 2026.

- 92.2 It was **resolved** that:

- (i) Mrs Pauline Weld be appointed to the position of Parish Clerk and Responsible Financial Officer with effect from 1 September 2026 for 20 hours per month on NJC pay scale LC1 (above substantive range) spinal column point 13 (currently £15.06 per hour), rising by annual increments to spinal column point 17; and
- (ii) Miss Kirsty Riglar be retained on the same hourly rate to provide an enhanced handover and mentor Mrs Weld for the initial six months of her employment.

93. Minutes

- 93.1 It was **resolved** that the minutes of the meetings held on 11 May and 15 June 2026 be confirmed and signed by the Chair as a true record.

- 93.2 Further to minute 68.1/2026, it was confirmed that the survey of the roads in the parish was a work in progress.

- 93.3 Further to minute 68.3/2026, it was noted that there had been no progress in relation to the repair of the River Path. It was agreed to contact Dorset Council’s Rights of Way team to request this be followed up.

- 93.4 Further to minute 76.4/2026, it was noted that the horse trials and country fair held at Coastland College on 27 and 28 June had not been well attended by members of the public but this was likely to have been due to the heatwave experienced at that time.

94. Finance

Expenditure

- 94.1 The following items of expenditure were **resolved**:

- HMRC (PAYE) (Quarter 1 2026/27) - £350.00
- Clerk’s salary (Quarter 1 2026/27) - £553.60

- 94.2 The following payments made by Direct Debit were noted:

- HugoFox – Website – June 2026 – £11.99

- HSBC – Bank Charges – June 2026 - £1.00
- HugoFox – Email accounts - £11.99

94.3 Bank reconciliation

The bank reconciliation for Quarter 1 2026/27 showing a net balance of £16,526.13 as at 21 June 2026 was **received**.

95. Communications

- 95.1 It was **resolved** that Mr Clarke would prepare an article for the September edition of The Pilot based on the Chair's annual report plus an update in relation to the North Dorchester planning application.

96. Items for next / future Agenda

- Further update on the Dorset Studio School replacement project

97. Date of future meetings

- 97.1 It was noted that future meetings were scheduled to be held on Monday 10 August (reserve date) and Monday 14 September 2026.

The meeting concluded at 8:45pm.

Chairman..... Date.....