

# CHURCH KNOWLE PARISH COUNCIL

Minutes of a meeting of Church Knowle Parish Council  
held at Furzebrook Village Hall  
on Tuesday 10<sup>th</sup> February, 2015

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## **PRESENT**

### **Council Members:**

Cllr Mr Derek Burt  
Cllr Mrs Kathryn Best  
Cllr Mr Ian Hollard  
Cllr Mr Colin Page  
Cllr Mrs Hazel Parker (in Chair)  
Cllr Mr Anthony Higgins  
Cllr Mrs Elizabeth (Billa) Edwards

### **C. K Parishioners & Members of the public:**

Cllr Mrs Bridget Kenward (PDC)  
Mr Jonathan Braund (Bournemouth)  
Miss Jennifer Barnard (Parishioner)  
Mr Matthew Devereaux (Rep Mgt Green Trust)  
Mr Geoffrey Wright (Rep Mgt Green Trust)

### **Clerk to the Council:**

Dr. A. Wallace

## **APOLOGIES**

036.15 Apologies from Cllrs Mrs Jayne Wilson and Mr Michael Lovell (DCC) had been received by the Clerk and reported.

## **PUBLIC DISCUSSION PERIOD**

037.15 Public discussion with Mr Braund introducing himself as a passionate skate-boarder and national champion of the down-hill longboard sport which was recognised in a large number of countries. He had read the recent edition of Corfe Valley News in which a report from one of the Parish Councillors to the Parish Council about a skate-boarding incident at Cucknowle Hill had been mentioned (see Minute No 021.15). He questioned the veracity of the comments as he did not agree with Cllr Page's description of events; he was the skate-boarder concerned. Discussion between Cllr Page and Mr Braund continued for some minutes before the Chairman brought the discussion between the two to an end. Mr Braund then explained to the meeting the history of skate-boarding, and longboard downhill boarding and described the reasons why Cucknowle Hill is so popular with "boarders"; these including the general lack of use by vehicular compared with other roads in the county and southwest region. This led to discussion between him and Members of the rights of road users be they horse-riders, pedestrians, cyclists, vehicle drivers and skateboarders. There was discussion about the views of the general public who see skateboarders on the roads (both rural and urban). A question and answer session then continued the period of discussion with Mr Braund answering Members' concerns and Members putting their points of view to him which included matters relating to road safety and insurance of skateboarders who may cause injury or damage in the event of collision, etc. Cllrs explained to Mr Braund that they did not wish to be "spoilsports" and prevent enjoyment of the sport. However, they were concerned about road safety on a potentially dangerous section of hill road and asked him to be aware of their concerns. Cllr Kenward suggested to Mr Braund that perhaps they could meet together and discuss a way forward to resolve the current problems. He advised the meeting he would "take Parish Council's concerns on-board". This part of the public discussion period lasted approximately about 40 minutes and the Chairman then asked the meeting if there were any more questions for Mr Braund as there were more items on the agenda. There being none, she thanked him for coming and presenting to the meeting which then continued with public discussion on affordable housing in Church Knowle

038.17 Public discussion then continued with Mr Devereaux introducing himself and his colleague, Mr Wright, as representing the trustees of the Mgt Green animal sanctuary and reading a prepared statement about the policy of the animal sanctuary trustees with regard to the long-running project for affordable homes in Church Knowle and the previous offer by the animal sanctuary to release some of their land. Following the reading of the statement of

trustees, Cllr Page suggested that the presenters sent a copy of it to the editor of Corfe Valley News for publication as the Parish Council had no authority over the editor and could not guarantee that a third party request from CKPC to have it published would be successful. Further, he also asked if a copy had been sent to Raglan. Mr Devereaux advised Members it was not his intention to send a copy to the housing association. However, the two trustees present agreed to send a copy to CVN. Cllr Kenward of Purbeck District Council explained to the meeting the recent changes in planning law and suggested that Church Knowle was still an “exception site” and it was unlikely that planning permission would be granted for commercial private housing. Messrs Devereaux and Wright let the meeting which then continued.

### **DECLARATIONS OF INTEREST FOR MEETING MATTERS**

039.15 Cllr Parker declared a matter of interest regarding a planning matter concerning Bucknowle Farm at this point in the proceedings.

### **MINUTES OF THE 13<sup>th</sup> JANUARY 2015 COUNCIL MEETING**

040.15 The Minutes, which had been previously circulated amongst Members, were read. Cllr Higgins commented that Minute No 08.15 required minor amendment and following amendment Cllr Holard proposed that the amended Minutes were a true record of the proceedings. The proposal was seconded by Cllr Edwards. Councillors unanimously agreed with the motion.

### **MATTERS ARISING FROM THE 13<sup>th</sup> JANUARY 2015 MEETING**

041.15 Cllr Page referred to Minute No 032.15. He had contacted Purbeck Gazette regarding proposed closure of recycling centres and had been advised that the magazine was already writing copy on the proposals. The matter of identity cards had been taken up with Purbeck District Council and the Clerk was investigating their production and costs involved.

42.15 Cllr Burt commented on Highways matters. He confirmed that the road at Cotness had been badly eroded and required complete repair. The problem was, apparently, caused by defective road drainage at Jubilee Cottage; this drain requiring “jetting” to ensure correct flow of road water and the drain being self-cleaning. The blockage problem occurred because silt had washed down the hill and accumulated at the bottom. The ditch was blocked with hazel growth which slowed down the flow and allowed silting. He suggested that the hazel saplings be cut out and the ditch re-cut.

43.15 Cllr Higgins commented on Minute No 13.15 which related to the passing by PDC of proposals to construct a barn at Rachel’s Plantation. There followed considerable discussion about the proposed building, its suspected future use – given the history of the site – and the source of materials for its construction. Cllr Kenward advised Members there had been no planning grounds for refusal and commented on her discussions with Mr Alan Davies (Planning Officer, PDC) who had advised her that the district council’s officers would ensure that the building, once built, would be used only for the purpose for which exemption to planning permission requirements had been given. If it was used for living accommodation or other unauthorised purpose, enforcement action would swiftly follow. Cllr Higgins asked if there were any covenants on the land held by Imerys. Cllr Burt indicated that there were, and the Clerk advised that the enforcement of such was a civil matter which was in the gift of the covenant holder and not that of the District Council.. This was noted by Members.

44.15 The Clerk advised members regarding the planning application for 132 Furzebrook Road which had been declared invalid by PDC and which had, according to PDC’s website, been withdrawn. Information given to him by PDC was that the “bat certificate” had run out and this was the reason for the declaration by PDC.

45.15 There were no other matters arising.

### **POSTPONEMENTS OF LESSER MATTERS TO MARCH COUNCIL MEETING**

046.15 No postponements were proposed at this stage of the meeting

### **PLANNING MATTERS**

47.15 There had been no planning application submitted at the time of agenda compilation.

#### **PARTIAL REVIEW OF THE LOCAL PLAN**

048.15 Cllr Higgins gave a précis of the proposals by PDC. The District Council wanted comments as soon as possible so it could proceed with its consultation and all Members were given copies. He suggested that all Members consider the proposals and discuss the matter at the next meeting when Members could produce a composite view for transmission to PDC. The Chairman agreed to postpone full discussion until March meeting when all Members would have had the chance to peruse the documents.

049.15 Cllr Best suggested that not only should the Parish Council put forward its comments, but each Member should comment as a private individual resident as well. She was concerned about what central government was telling local authorities to build and that the proposed reduced lack of control over what could be built in Purbeck would make the housing stock less affordable for local people and result in “wealthy Londoners and the Home Counties and Surrey lot coming down to Purbeck to buy houses as retirement and weekend/holiday houses thereby raising the prices and making the housing stock even more unaffordable”.o Members agreed with her sentiments.

050.15 Cllr Parker asked Cllr Kenward if, as a result of the amended planning rules Mgt Green would be given permission to build open market houses on their site. Cllr Kenward was unable to confirm either way.

051.15 There then continued general discussion about the the proposals, Cllr Burt expressing concern about the issue of “Agricultural Tenancy” for houses at the Mgt Green site. Cllr Higgins affirmed his view that central government must be made aware in the strongest terms of the negative effect on rural areas’ economies of its proposals. Cllr Kenward advised Members that in the case of any affordable houses being built that covenants will be made and rigorously enforced with regard to sale of any “affordable” homes built using the “affordable homes” exceptions. There was overall concern about how PDC, etc., would know if an “affordable home” was sold against covenant.

052.15 The discussion ended with the Chairman reminding all Members to review the consultation and confirming the matter would be discussed at the March meeting when a composite response would be produced.

#### **REVIEW OF DORSET HEATHLANDS PLANNING POLICY**

053.15 Members were advised that this was a county-wide review and did not just include the Isle of Purbeck or the District Council’s area.

054.15 Cllr Edwards had concerns about an apparent ambiguity of the 400m boundary for development in the paper. Cllr Kenward explained that the boundary was determined by Natural England who were consulted on each planning application to see if it conformed with heathland development requirements. There were several “grey areas” in the 400 to 5000m belt from heathland.

- 055.15 During the discussion Cllr Parker wondered if the development requirements include “affordable housing” and was told by Cllr Kenward that they did. Cllr Parker advised Members that comments to the authors had to be received by them by 18<sup>th</sup> February 2015 and this was before the March meeting and there was insufficient time available for the whole Council to discuss the matter. She therefore proposed that she would delegate a Member to review the document and comment on behalf of the Council (without further reference to the Parish Council) to the authors. This was seconded by Cllr Edwards and unanimously carried. A further proposal to appoint Cllr Wilson as the delegated Councillor was proposed by Cllr Parker, seconded by Cllr Page and unanimously carried. Cllr Parker then told Members she would speak with Cllr Wilson.

### **UNLAWFUL DEVELOPMENTS**

- 056.15 There were no unlawful developments noted in the Parish

### **PAST PLANNING**

- 057.15 Progress of applications and appeals against PDC planning decisions were noted, including that relating to Bucknowle Farm. Cllr Parker repeated her declaration of interest in this matter as a tenant of the farm.

### **HIGHWAYS MATTERS**

- 058.15 Cllr Burt re-iterated his concerns (Minute 042.15) about road flooding at Cotness. The Clerk advised he would pass the comments on to DCC.
- 059.15 Cllr Best commented that the Church Knowle – Corfe Castle road had subsided between Bill Hull’s Farm and Church Farm, and that the drain in that part of the road was in poor condition. The Clerk advised he would pass the concerns to DCC for action.
- 060.15 The Clerk advised the meeting that he had reported the return of the “Bucknowle Badgers” to their sett to County had asked Highways to clear the road of excavation soil. He reported that the TRO gates had remained unlocked, as legally required, allowing vehicles access to the unclassified road along the ridge towards the parish boundary and beyond past Grange Arch. He also advised he was still awaiting a list of key-holders from DCC.
- 062.15 Cllrs Best and Parker reported on trail-bikers using the Corfe Castle BOAT to gain access to the unclassified road between the Church Knowle boundary with Corfe Castle parish and Cucknowle Hill. Most appeared to respect the road boundaries but some, according to Cllr Best, had been riding across fields and were off-track. The Clerk advised Members that enforcement of the Road Traffic Act was a constabulary matter and it was almost impossible to do this successfully.
- 063.15 The Clerk gave a short report on the progress of the proposed 30mph speed limit in Church Knowle and 50mph along Furzebrook Road. He explained to Members the reticence of DCC regarding imposing a lower than national speed limit along Grange Road. Cllr Kenward suggested joint action with Arne PC. Cllr Burt advised Members that Imerys still supported a speed limit.
- 064.15 Cycle events – Cllr Parker reported on a recent meeting with the Dorset Police & Crime Commissioner regarding cycling sports, “events” and races in the Parish organised by Pendragon, British Cycling Events, Wiggle and others. It had been suggested that the number of such events were limited and that parishes be given 60 days notice of each event amongst other items in a 12 point plan suggested by the parish councils and other local authorities. She advised Members that, apparently, British Cycling Events employed road safety risk assessors when organising events. She also advised Members she had spoken to police Insp Gaffney with regard to down-hill longboarding at Cucknowle and other areas in the Parish. Any person seeing such events should call the constabulary’s non-emergency telephone number and report the matter for action.

- 065.15 Cllr Burt began the discussion on the possible provision of road salt bins in the Parish. The CKPC had several tonnes of road grit stored at Imerys and Cllr Burt wondered if the CKPC would consider buying 2 bins for the East Creech areas which are severely affected when there is a possibility of ice on roads. There began a general discussion as to who would be responsible for their maintenance and at what cost, the risk of them being used as litter or “dogs’ mess” bins and would they be locked during the summer. After considerable discussion and review of a catalogue Cllr Higgins suggested that one be purchased as a trial. Cllr Kenward mentioned that Arne PC had problems with cheap ones they had purchased filling with rainwater. Cllr Higgins suggested the Clerk ask DCC Highways for advice and the Council re-visit the matter when sufficient information was available. His suggestion was accepted without vote.
- 066.15 Cllr Kenward asked the Chairman if she could comment on her admiration for the “young man” (Mr Braund) for coming to the Parish Council meeting and explaining his and others’ feelings about the sport he enjoys. Members agreed that he was brave and commented positively on his courtesy. Cllr Kenward advised Members she would try and arrange a tripartite meeting between him, herself and Inspector Gaffney of Dorset Constabulary to seek common ground and iron out problems encountered. She would report back to the Parish Council at a later date on progress.

### **AFFORDABLE HOMES**

- 067.15 Cllr Page reported on a meeting he had with Raglan in which there was again confirmation of Raglan’s view of the current project. Apparently, contrary to the information previously given to the Council by Mgt Green Trust, Raglan had not had communication from the landowner for some time. There was then general discussion with all Members expressing their severe disappointment with what appear to be the changed attitudes of the trustees of the animal sanctuary and the apparent failure of the project for the success of which they had worked extremely hard.
- 068.15 Members discussed alternative sites such as that of the Church Knowle village hall, green and playing field amongst others. There was general discussion and it was suggested that a working party, with Cllr Page as lead, be set up to look at alternatives. Cllr Parker suggested the matter be discussed again at the next meeting. This was unanimously agreed without formal vote.

### **FINANCE & ADMINISTRATION**

- 069.15 The monthly accounts were presented for examination. Cllr Page proposed that the accounts were in good order and should be accepted. This was seconded by Cllr Hollard. The motion was passed and the accounts were agreed and accepted.
- 070.15 The Chairman presented the monthly invoices to be paid. They were examined and Cllr Page proposed that the invoices be paid. This was seconded by Cllr Hollard. The motion was passed and the invoices agreed for payment.
- 071.15 The matter relating to future maintenance of the playground and playing field following resignation of Les Bugler as a Councillor was discussed and it was proposed by Cllr Parker and seconded by Cllr Page that that further discussion on the matter of playground and playing field maintenance be adjourned until the March 2015 meeting.
- 072.15 The budget proposals for 2015-16 were discussed at length and it was decided not to proceed with the installation of “dogs’ mess” bins.
- Repair and or renew goal posts and nets for consideration – it was agreed new equipment would be appropriate and should be taken out of the playground fund.

- Increase in salary for Parish Clerk to be included in the budget
- TRO finance ring fencing
- Consideration of bins to store sale/grit for winter would be included under highways budget depending on advice from DCC

Cllr Page proposed that the budget for 2015-2016 as laid out in the spreadsheet provided should be accepted. This was seconded by Cllr Edwards and the motion passed unanimously.

073.15 The Clerk reported that the Internal Auditor for the year 2014 – 2015 had been approached and had agreed to act as internal auditor for the Parish Council.

### **DAPTC**

074.15 The Clerk passed around the latest edition of the DAPTC Newsletter and brought to the attention of members new fingerposts which had been fitted in Langton Matravers.

### **CLOSURE OF RECYCLING CENTRES**

075.15 Cllr Kenward gave information about the proposal by Dorset Waste Partnership to close recycling centres. She was asked by the Chairman if the organisation was in financial difficulties and advised that this was the case. Apparently DWP had had to hire smaller dustbin lorries to cope with the rural roads such as those in Purbeck, etc. One Member asked what had happened to the existing ones which had been run by the previous contractors but Cllr Kenward was unable to furnish that information. It was unavailable. There had been increased staff sickness and prices for recycled material was low, especially since China – the previous purchaser of recycling raw material – had had its own to deal with. Cllr Parker asked if recycled material would end up in landfill. Cllr Kenward advised her that was not the case.

### **CORRESPONDENCE**

076.14 The Clerk reported on correspondence received.

### **OTHER MATTERS OF IMPORTANCE**

077.15 The Chairman had no matters to present to Members.

### **ITEMS FOR MARCH AGENDA**

078.15 It was confirmed by the Clerk that the following items should be added to the January meeting agenda:

- Grange Road TRO
- Heathland Planning Framework
- Purbeck Planning Review
- Playing field
- Affordable Housing

### **CLOSING MATTERS OF DISCUSSION**

079.15 There were no matters discussed

80.15 The Chairman then closed the meeting at 10.05 pm. and advised Members that the next meeting would be at Church Knowle Reading Room on 10<sup>th</sup> March 2015 commencing at 7.30pm.