

CHURCH KNOWLE PARISH COUNCIL

Minutes of a meeting of Church Knowle Parish Council
held at Church Knowle Village Hall
on Tuesday 14th July, 2015

PRESENT

Council Members:

Cllr Mr Derek Burt
Cllr Mrs Kathryn Best
Cllr Mr Ian Hollard
Cllr Mr Colin Page
Cllr Mrs Hazel Parker - Vice-chairman
Cllr Mr Anthony Higgens - Chairman
Cllr Mrs Elizabeth Edwards
Cllr Mr Leslie Bugler
Cllr Mrs Jayne Wilson

Clerk to the Council:

Dr. A.W. Wallace

C. K Parishioners & Members of the public:

Cllr Mr Michael Lovell (DCC) – arrived during discussions on cycling events in item 10 of the agenda

APOLOGIES

237.15 Apologies for absence had been received from Cllr Mr Malcolm Barnes (PCC).

PUBLIC DISCUSSION PERIOD

238.15 There being no other Parishioners or members of the Public present, there was no period of public discussion and the meeting proceeded to the next item on the agenda.

DECLARATIONS OF PECUNIARY INTERESTS OF COUNCILLORS FOR THE YEAR 2015-2016

239.15 The Clerk reported on discussions he had with the Monitoring Officer of PDC regarding the its policy for declarations of interest and the information and advice given by the county councillor. I appeared that PDC's policy was at variance with that of County and the Clerk advised Members that the monitoring authority for parishes in Purbeck was the Purbeck District Council and not DCC. He reminded Members of the need to complete a form issued by Purbeck District Council on the above matter as soon as possible. General discussion about Purbeck DC's variance followed. The Clerk reminded Members that the completion of the forms was a personal, rather than Parish Council matter and that failure to complete them could result in their prosecution. This led to further heated comments and the Chairman ended discussion by reminding Members of their apparent legal obligations whilst advising them that the figures supplied by the PDC Monitoring Officer for completed forms received by him were at variance with those provided on PDC's own website page.

DECLARATIONS OF INTEREST FOR MEETING MATTERS

240.15 Cllr Parker, Higgens and Best declared a matter of interest regarding a past planning matter concerning an extant planning appeal against a decision made by Purbeck District Council regarding Bucknowle Farm, Church Knowle. Cllrs Edwards and Burt declared interests as occupiers of land adjacent to that of East Creech Farm, the occupier of which had submitted planning applications to be discussed at the meeting. The declarations were noted and the Clerk explained the responsibilities of the declares when the items were discussed.

MINUTES OF THE 12th JUNE 2015 COUNCIL MEETING

241.15 The Minutes having been circulated and read by Members were subject to minor amendments. Cllr Best pointed out that in Minute 235.15 the "bath" which had been described was a "sink". She

proposed that the draft minutes should be accordingly amended. This was seconded by the Chairman and the motion carried. Cllr Wilson advised Members that Cllr Hollard had been present at the meeting and this was agreed by others who had been present. She proposed that the draft minutes be accordingly amended and was seconded by Cllr Parker. The motion was carried. Cllr Wilson pointed out that Cllr Lovell's Christian name was Michael and not Malcolm. This was agreed by all Members and Clerk who admitted the typographical error and the minutes were amended following proposal by Cllr Page and seconding by Cllr Parker. The motion was carried. It was proposed by Cllr Page that the amended minutes were now a true record of proceedings of the meeting. Cllr Page's motion was then seconded by Cllr Parker and carried unanimously without abstention.

MATTERS ARISING FROM THE 12th JUNE 2015 MEETING

- 242.15 Cllr Wilson reported on a planning course she had attended on behalf of the Parish Council. She gave a resume on the course on the Local Plan Partial Review which had been arranged by PDC. Apparently, the "message" was not being "properly received" by "stakeholders" and the plan had to be drawn up to comply with government wishes. If PDC had not complied with requirement to carry out a partial review, the local authority ran the risk of being put into "Special Measures" by the government. She reported that over 600 people had attended various "drop-in" sessions to express their views and second homes had been a very emotive subject, as had the thought of building another 2,500 houses in the district. PDC had not yet drawn up a policy on how to deal with the increasing use of primary housing stock by "second home" owners, resulting in dilution of stock for those in real need. Cllr Wilson also reported that during the question and answer session she had asked why PDC had rejected certain possible sites for "affordable" homes despite there being good 'bus links. Apparently, the PDC representative at the course had no answer. Further information was given and discussion ensued as to how the partial review would affect the Parish. Cllr Wilson advised the meeting that she would distribute "Powerpoint" lecture notes from the workshop in the hope of cascading the information given during the course she attended. The Chairman thanked her for her report.
- 243.15 With regard to an item regarding dates of meeting which Cllr Lovell had to attend, the Clerk advised he had received no communication from him.
- 244.15 The Clerk gave a report on progress with regard to salt bin purchase. Those obtainable from a local builders' merchant (Jewsons) were considerably cheaper and as robust as those from local authority suppliers whose catalogues he had examined. Cllr Wilson proposed that a salt bin be purchased and sited at East Creech. This was seconded by Cllr Bugler and the motion carried unanimously. The Clerk advised that permission must be obtained from DCC as to the siting of the bin if on DCC land adjacent to a road. Councillors noted his advice and the Clerk would contact DCC.

POSTPONEMENTS OF LESSER MATTERS TO AUGUST COUNCIL MEETING

- 245.15 It was proposed by the Chairman that discussion on the item regarding consultation on PDC's proposed policy on Taxi licencing be postponed until the August meeting because this would give Members a month to consider the proposals which did not have to be formally commented on until September. Members were in unanimous agreement. The Chairman would arrange for the consultation document to be passed around.

PLANNING MATTERS

- 246.15 *6/2015/0345 – 18 Church Knowle – **Single storey extension*** - The plans were examined and it was generally commented that the new proposals provided a much smaller development than that which had been previously examined and rejected by PDC. Cllr Edwards proposed that the Parish Council should have no objections to the development provided that it complies with listed buildings and conservation area criteria. Cllr Parker seconded Cllr Edward's proposal and the motion was carried.
- 247.15 *6/2015/0399 – Barnston Manor, Church Knowle – **Removal and replacement of roofing tiles and ancilliary work***. – Following examination of the proposed work and the plans, Members decided that the project was effectively works of repair and upkeep of the property. Cllr Best proposed that the Parish Council should not object to the application but should recommend to PDC that the work be carried out to comply in full with listed building criteria and that expert opinion on such work should be employed by PDC in forming their decisions. Councillors unanimously agreed and the motion was carried

- 248.15 *TWA/2015/0086 – 4 Higher Barracks – Removal of dead wood from 2 trees and reduction of heights.* The Parish Council's Tree Officer (Cllr Burt) had visited the site and gave a report to the meeting. He recommended that the work should be carried out and proposed that the Council should not object to the application. This was seconded by Cllr Bugler and the motion carried.
- 249.15 *6/2015/0374 – Pine Tree Farm, Grange Road, Creech Bottom. – Use of Outbuilding for accommodation. Existing. Certificate of Lawful Use.* The Clerk commented that this property was not in the Parish and not subject to formal comment. Members agreed and the Clerk was asked by the Chairman to inform PDC accordingly
- 250.15 *6/2015/0395 – East Creech Farm, East Creech. – Erect new agricultural building for livestock & storage.* – The plans were examined in some depth and the two Members from East Creech declared their interest again as neighbours. Members felt that the size of the unit was such as to considerably increase the size of the operation of the farm. They felt there would be greater traffic movement especially by animal transport and animal feed HGVs and this would result in excess dust and mud. It was suggested that the applicants be required to Tarmac the lane servicing the proposed building and accompanying yard. There was also some concern about the visual impact of the building from the ridge above the village in what is an area of outstanding natural beauty. However, it was noted that the "anthracite" roof may mitigate this. Cllr Parker proposed that the Parish Council should have no objection to the development in principle but the PDC should add a requirement to Tarmac – or equivalent – the yard around the building and the lane leading to it. This was seconded by Cllr Wilson and the motion carried unanimously.

CEMETERY MEMORIAL APPLICATIONS

- 251.15 There were none.

UNLAWFUL DEVELOPMENTS

- 251.15 There was concern about a raised ridge being added to a new thatch at Knowle Cottage in Church Knowle. This appeared to be in contravention of PDC policy prohibiting raised ridges on thatched roofs in Purbeck which PDC's conservation officer, Mr Benjamin Webb, had insisted on when the thatch at the New Inn down the road had been repaired. It was felt that this was yet another example of "double standards" and inconsistent enforcement by the planning department at Purbeck District Council. The Chairman suggested that the Parish Council await the outcome of PDC's investigation of the matter and any decision made by that planning authority before further action is taken. There was general discussion about reporting the matter to the Local Government Commissioner and DEFRA. It was unanimously decided without formal vote that this would be a matter for discussion at the August Parish Council meeting.
- 252.15 There was concern about what had been reported as possible unauthorised earthworks at "Southfields", Bucknowle inasmuch as the lie of the land appeared to have been significantly altered without apparent planning permission having been granted. There was general agreement that PDC should investigate the development at Southfield as a matter of urgency and it was proposed by the Chairman, seconded by Cllr Best that the Parish Council contact PDC to express their concern about the matter and other apparent unauthorised works at the address. The motion was unanimously carried.

PAST PLANNING

- 253.15 Progress of planning applications dealt with at previous meetings of the Parish Council, and appeals against PDC planning decisions, including that relating to Bucknowle Farm were noted. Cllr Parker repeated her declaration of interest in this matter as a tenant of the farm concerned. Cllrs Higgins repeated his declaration as did Cllr Best.

HIGHWAYS MATTERS

- 254.15 No new overgrowths were reported. The Clerk advised he had been in touch with the Corfe Castle Chairman regarding some overgrowths in that Parish.
- 255.15 Cllr Best advised the meeting that repair work had been carried out to the road at Cucknowle zig-zag.

- 256.15 Cllr Best reported that the gully approximately 40 metres from the Church at Church Knowle towards Corfe Castle is deepening and DCC had not yet fixed the hole in the road. The Clerk advised that DCC Highways had repaired damaged road surface in the area but it appeared they had not included the gully to which Cllr Best had referred. The matter would be reported.
- 257.15 It was reported that an ex-army 4x4 vehicle had been seen on the Corfe Castle BOAT and that the driver had not closed the gates thereby increasing the risk of grazing animals wandering on to the highway.
- 258.15 The Clerk reported on suggestions from Corfe Castle Parish Council (CCPC), who had met the day before the CKPC meeting, that both parish councils should get together to have the BOAT and the unclassified road along the ridge declared a Restricted By-way. Cllr Hollard suggested that the changes should be carried out stage by stage. The Chairman proposed that a reply be sent to Corfe Castle and that Cllrs Parker, Higgens and Edwards be appointed as a working party to liaise with CCPC and Steeple & Tyneham Parish Meeting. This was seconded by Cllr Parker and the motion carried with Cllr Best abstaining.
- 259.15 The Clerk advised he had no further information on the current highways maintenance list.
- 260.15 The Clerk reported that there was nothing to report on the order to have speed limits in Church Knowle and Furzebrook. He also advised Members on progress of the other proposed speed limits for Harmans Cross which are likely to be in force fairly soon. He would report back as soon as he had any news.
- 261.15 The clerk reported on progress of clearance of soil by DCC Highways Dept at the badger sett adjacent to the road at Bucknowle. He also confirmed that work on resettlement of the badger family could not start until about October.
- 262.15 The Clerk reported on the on-going enquiries being made about the provision of finger posts at road junctions within the Parish and had enquired about cost from HMPs. He would report back to the Council when he had news.
- 263.15 Discussion moved on to the cycling events and the code produced by Dorset Police for "event" organisers. The Clerk advised Members that he had received a 'phone call from Cllr Mr Morrison-Wells of CCPC suggesting that the two parish councils should meet to "sort out" the code which his council felt somewhat inadequate from the point of view of enforcement. There was general discussion and the Chairman advised Members that the code had just been published and comprised comments and guidance. He agreed that there was a need for a code which could be enforced, but at the same time it was an attempt at getting a modicum of common sense into the organisation of such events. It was suggested by the Chairman that the events should now be more closely monitored and audited against the code. Councillors agreed and the Chairman advised he would be in touch with CCPC.

AFFORDABLE HOMES

- 264.15 Cllr Page reported that he and Cllr Bugler had located two possible sites within the Parish and would report back at a later date.

FINANCE & ADMINISTRATION

- 265.15 The monthly accounts were presented for examination. Cllr Hollard proposed that the accounts were in good order and should be accepted. This was seconded by Cllr Parker. The motion was passed and the accounts were agreed and accepted.
- 266.15 The Chairman presented the monthly invoices to be paid including ones which had been presented during the meeting. They were examined and Cllr Hollard proposed that the invoices be paid. This was seconded by Cllr Parker. The motion was passed and the invoices agreed for payment.
- 267.15 Cllr Bugler reported he was awaiting samples of goal posts and netting before ordering same as he had been mandated to do at the May meeting. He felt it was pointless getting second rate cheaper equipment and had estimated the cost of new nets and posts would be in the region of £800.00pCllr

Page proposed that Cllr Bugler be mandated to purchase new nets as he thought fit. This was seconded by Cllr Best and the motion carried.

268.15 The Clerk reported in two companies which had offered to design a website for the Parish Council as required under new legislation. He had previously sent Members examples and information. The matter was discussed at some length and the Chairman proposed that a working party comprising Cllrs Edwards, Hollard and Higgens be members of that working party to report back to the Council at the next meeting. The proposal was seconded by Parker. Cllr Lovell of DCC advised that he would be willing to contribute some of his DCC Councillor's budget to the costs. The Clerk advised that there was also a grant available and that the website should be up and running by the end of August.

269.15 The Clerk advised Members that the CKPC cemetery charges had not been increased or otherwise modified for several years and that they were due for review. Cllr Parker advised Members that she would report on a review of cemetery fees at the next meeting. This was noted by Members.

DAPTC

270.15 The Clerk advised that the AGM of the Association would be on 07th November. Proposals for motions at the AGM had to be at DAPTC by 08th August. Cllr Parker suggested Members contact the Clerk as necessary. This was noted by Members..

CORRESPONDENCE

271.15 The Clerk reported on correspondence received. A letter from PDC regarding TAXI licensing had been received. PDC has requested comments on a proposed TAXI policy by September.

OTHER MATTERS OF IMPORTANCE

272.15 The Chairman had no matters to present to Members.

ITEMS FOR AUGUST AGENDA

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

- Cemetery Fees Review
- TAXI Licensing Policy – Comments from CKPC
- Local council transparency and website

CLOSING MATTERS OF DISCUSSION

274.15 Cllrs Best and Parker were concerned about holiday home owners putting rubbish bins out on the pavements, etc., several days before they were due for collection by the refuse contractors. Foxes and badgers, etc., had been able to tip them over causing rubbish to cover the roads, etc. The Clerk advised on the legality regarding placing refuse out for collection more than 24 hours beforehand and reported that PDC being the environmental health authority could prosecute miscreants. He reported on discussions he had with the Environmental Health Officer who would investigate the matter and have the problem resolved as far as is possible.

275.15 Cllr Bugler advised Members he had received complaints about garden rubbish obstructing the footpath leading from the Church Knowle 'phone box to the underhill path. The Clerk advised the meeting that he would report the matter to the Dorset Rights of Way Officer whom he hoped would take enforcement action as this has occurred several times before.

276.15 Cllr Lovell (DCC) reported on the proposed one-way system to be in place for the Camp Bestival festival at Lulworth. There was some concern about how effective it would be considering the use of SatNav by many and possible grid-lock at Stoborough.

277.15 The Chairman then closed the meeting at 10 pm. and advised Members that the next ordinary meeting would be at Furzebrook Village Hall on 11th August 2015. At 7.30pm.