

CHURCH KNOWLE PARISH COUNCIL

Minutes of a meeting of Church Knowle Parish Council
held at Furzebrook Village Hall
on Tuesday 10th June, 2015

PRESENT

Council Members:

Cllr Mr Derek Burt
Cllr Mrs Kathryn Best
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 Malcolm Lovell (DCC) – from agenda item 7

APOLOGIES

196.15 No Apologies for absence had been received by the Clerk before the commencement of the meeting which was then opened by the Chairman.

PUBLIC DISCUSSION PERIOD

197.15 There being no other Parishioners or members of the public present, there was no Public Discussion

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

198.15 The Clerk advised Members of the need to complete a form issued by Purbeck District Council on the above matter as soon as possible. Dorset County Council were seeking a county-wide standard for declarations of pecuniary interests. He suggested that Members await instructions from County following its legal advice before completing an annual declaration and suggested there was no need for such declarations. The Clerk advised Members that the Purbeck monitoring officer had received only 3 completed returns from Councillors following their election and it was a legal requirement to complete and return such forms to the monitoring officer at PDC within 28 days of election and to amend them whenever there was a change in interests. He also reminded Members to read the Guidance Notes previously e-mailed to each. The Clerk suggested that completed returns be sent to Purbeck by recorded delivery to ensure there is an audit trail for receipt of such forms by PDC's monitoring officer. Cllr Bugler commented that as he had been newly co-opted onto the Council he was required to complete the declaration and would do so. There was general comment about the "high-handedness" of Dorset Police in designing what was described as an intimidatory poster and that the Clerk should comment about it to PDC. Members reiterated their comments from a previous meeting that it was no wonder that people did not want to be parish councillors due to the continued form-filling and administration "dumped" on parish councils.

199.15 Cllr Page proposed that before completion of the forms that the Council await the legal opinion of the County solicitor and that this be communicated to PDC's monitoring officer. The proposal was seconded by Cllr Edwards and unanimously carried. The Clerk advised Members he would communicate their thoughts to PDC's monitoring officer.

DECLARATIONS OF INTEREST FOR MEETING MATTERS

200.15 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, at this point in the proceedings.

MINUTES OF THE 12th MAY 2015 COUNCIL MEETING

201.15 An error was pointed out by Cllr Parker during the proposition that in Minute 157.15 the Cemetery liaison Member should have been included as "Cllr Hazel Parker". This was accepted and the minutes amended. The Minutes having been circulated and read by Members were then proposed by Cllr Edwards as being a true record of proceedings of the meeting. Cllr Edward's motion was seconded by Cllr Parker and carried unanimously without abstention.

MATTERS ARISING FROM THE 12th MAY 2015 MEETING

- 202.15 Cllr Burt reported that he had been in contact with a farmer at East Creech about a tree branch overhanging the road.
- 203.15 The Clerk reported that Cllr Lovell had not yet come back to him regarding any funding for the manufacture of finger posts.
- 204.15 Cllr Page reported that there had been no "movement" on provision of affordable homes in the Parish and would expand further if required. The Chairman suggested this could be dealt with in the relevant agenda item.
- 205.15 The Clerk advised Members he would report further on the requirement and design of a website at the next meeting when more information was at hand.
- 206.15 Cllr Best commented on the continued poor traffic management by Dorset Police following accidents, etc., which had resulted in road closures and diversions along roads unsuitable for the traffic. The Clerk gave information of a recent occurrence in Swanage which had resulted in gridlock due to mismanagement of the one-way system and the cutting off of the A&E unit at Swanage hospital. The Chairman had contacted the Dorset Police and Crime Commissioner to express the Council's concerns but had been informed by him that as the matter was "operational" he had no input. There was considerable discussion and Members expressed their concern and suggested that the police should alter their "standing orders" to mitigate the effect of "incidents" on traffic flow more effectively. The Chairman advised the meeting that the matter would be brought up formally at the next police liaison meeting.

MINUTES OF THE MEETING OF 19TH MAY, 2015

207.15 The Minutes having been circulated and read by Members were then proposed by Cllr Bugler as being a true record of proceedings of the meeting apart from a minor typographical error. This was changed by manual amendment. Cllr Bugler's motion was seconded by Cllr Wilson and carried unanimously without abstention.

MATTERS ARISING FROM THE 12th MAY 2015 MEETING

208.15 Cllr Parker advised that the dates set aside by the Planning Inspectorate for the public enquiry regarding the Bucknowle Farm appeal would be 5th and 6th August and the enquiry would be held at PDC's offices in Wareham

POSTPONEMENTS OF LESSER MATTERS TO MAY COUNCIL MEETING

209.15 No postponements were proposed at this stage of the meeting

PLANNING MATTERS

210.15 *6/2015/0314 – 162 Furzebrook Road, Furzebrook* – Construction of garage and Certificate of Lawful Use – There was considerable discussion on the matter. Cllr Lovell stated to the Meeting that at the Planning Committee the following day he would ask questions as to how a certificate could be issued for the continued use of a building no longer present. Cllr Parker wondered what legal action could be taken to prevent "amendment after amendment" being made to the property such that the final development bore little resemblance to the original planning application. Cllr Edwards enquired as to how one could get a certificate for lawful use for a building no longer there and whose site was now

beneath the house. Cllr Lovell explained the new planning policy of PDC. Cllr Parker expressed concern that new building had not even been lived in and the old bungalow previously on the site had been unoccupied for a considerable time before demolition and redevelopment of the site. One of the Members suggested that the CKPC must not become “obsessive” about the new development, but Cllr Lovell disagreed and said that the concerns of the Parish Council were not obsessive. The Chairman suggested that whilst the CKPC had not been invited to comment on the Cert of Lawful Use application, it should advise PDC of its concerns. This was unanimously carried. The concerns of the Council would be forwarded to PDC planners.

CEMETERY MEMORIAL APPLICATIONS

- 211.15 *Cemetery Memorial Stone – Wanda Newby (decd.)* – An application to add inscriptions to an existing memorial stone in the cemetery was examined and Members had no objections to the design or wording. Cllr Page proposed that permission be granted and this was seconded by Cllr Wilson. The motion was carried.
- 165.15 *TWA – 2015/0061 – Wild Rose Cottage, East Creech* – Felling of Sycamore tree. Cllr Burt gave a report that he had examined the application and site of the proposed felling. The tree appeared dangerous and at the very least required severe pollarding. Following discussions, Cllr Edwards proposed that the Council should have no objection to the proposals submitted and this was seconded by Cllr Best. The motion was carried. The Clerk advised Members he would communicate this to Purbeck District Council.

PAST PLANNING

- 212.15 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 Higgens repeated his declaration as did Cllr Best.
- 213.15 *APN – East Creech Farm* – Construction of new agricultural barn. – **Intervention required by PDC.** The Clerk explained that this meant that planning permission had to be granted by PDC. There was then general discussion about the use of the Cake Room tearoom as a take-away. The Clerk explained that there was legislation specific to take-aways and Members decided to monitor the situation at the premises and investigate any planning conditions regarding it. He pointed out that the construction of a new barn was not associated with the tearoom but would report on any planning conditions at the next meeting.

HIGHWAYS MATTERS

- 214.15 Cllr Burt reported on an overhanging tree at East Creech Triangle. He had contacted the farmer to ask him to cut the overhanging branch. This was noted by Members.
- 215.15 There was concern about overhanging hedges at Glebe associated with Marshallsay land. The Clerk was asked to contact Corfe Castle Parish Council and make them aware of the matter.
- 216.15 Cllr Best reported that the hole in the road at the Cucknowle zig-zag had been filled by DCC. This was noted by Members.
- 217.15 The Clerk advised he had no further information on the current highways maintenance list. This was noted by Members.
- 218.15 The Clerk reported on the provision of salt bins and would give a further report at the next meeting. This was noted by Members.
- 219.15 The Clerk reported that there had been no recent action by DCC on the project to institute speed limits within the Parish. This was noted by Members.
- 220.15 The Clerk gave a update on the excavations of the badgers at Bucknowle. No work could be carried out until later in the year. He had contacted DCC on several occasions to clear the road of soil and this had been done. His report was noted.

AFFORDABLE HOMES

221.15 Cllr Page had nothing further to report on locating a site for affordable houses in the Parish.

FINANCE & ADMINISTRATION

222.15 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 Best. The motion was passed and the accounts were agreed and accepted.

223.15 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 Parker. The motion was passed and the invoices agreed for payment.

224.15 The matter relating to future maintenance of the playground and playing field was discussed. Cllr Bugler explained that he had been previously mandated to purchase new nets and be re-imbursed for the same by the Parish Council but he reported that the goalposts also now required renewal. It was proposed by Cllr Page to ask Cllr Bugler to arrange renewal and this was seconded by Cllr Parker. The motion was carried.

DAPTC

225.15 Cllr Page told Members he had nothing to report.

226.15 The Clerk advised he had contacted Cllr Parsons of Studland parish council to get more information on the provision of a website to enable CKPC to comply with new legislation regarding transparency and would report at the next meeting.

227.15 The Clerk advised Members that DAPTC magazine were hoping to run an article on playgrounds and were looking for photographs of same from Parishes. Members noted his point of information but came to no decision for action.

228.15 Members were asked to confirm a place for the new Chairman at a DAPTC course for new chairmen. Cllr Parker proposed that the course costing £30 should be booked. This was seconded by Cllr Edwards and the motion carried.

CORRESPONDENCE

229.15 The Clerk reported on correspondence received.

LOCAL GOVT BOUNDARY COMMISSION REPORT

230.15 The Chairman gave a resume on the contents of the above report and recommendations. Cllr Lovell, as County Councillor explained the ramifications for DCC.

DORSET POLICE YOUTH AWARDS

231.15 The Chairman explained the significance of and eligibility for the award. He invited Members to make nominations for the award to Dorset Police of any young person or group who may be eligible for the award. Members noted his invitation.

OTHER MATTERS OF IMPORTANCE

232.15 The Chairman advised Members the PDC partial review had been adopted by the district council and explained he could not attend the workshop which had been organised for elected members on 9th July at PDC offices. Cllr Wilson offered to take his place and report at the next meeting. This was agreed.

ITEMS FOR AUGUST AGENDA

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

- Local council transparency and website
- Review of cemetery fees

CLOSING MATTERS OF DISCUSSION

- 234.15 There was again general discussion about pecuniary and other interests declarations. Cllr Burt proposed – “ We as a council will await a definitive answer from the County Solicitor before completing the forms issued by the Purbeck District Council”. The motion was seconded by Cllr Best and carried unanimously. The Chairman asked the Clerk to communicate the carried motion to PDC.
- 235.15 Councillors heard concerns about a possible unlawful development at Southfield in that a new road appears to have been constructed to the house and items of plumbing (eg a bath) have appeared in a building known as the “artist’s studio”. It was suggested that the property be regularly monitored for any such unlawful development and unauthorised conversion into habitable property.
- 236.15 The Chairman then closed the meeting at 9.45 pm. and advised Members that the next ordinary meeting would be at Church Knowle Village Hall on 14th July 2015.