

CHURCH KNOWLE PARISH COUNCIL

Minutes of a meeting of Church Knowle Parish Council
held at Church Knowle Reading Room
on Tuesday 10th March, 2015

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 Higgens
Cllr Mrs Elizabeth (Billa) Edwards
Cllr Mrs Jayne Wilson (Vice-chairman)

C. K Parishioners & Members of the public:

Cllr Mrs Bridget Kenward (PDC)
Cllr Mr Michael Lovell (DCC)

Clerk to the Council:

Dr. A. Wallace

APOLOGIES

081.15 No apologies having been received by the Clerk from those unable to attend the meeting the Chairman began the meeting with the Public Discussion.

PUBLIC DISCUSSION PERIOD

082.15 Cllr Bridget Kenward (Purbeck District Council) asked that the proposed Review of the Purbeck Plan be discussed and stressed the need for the Parish Council to make comments on the proposals from PDC which had been brought about by central government requirements. She felt that the infrastructure in Purbeck is insufficient to provide for the inhabitants of an extra 3000 houses which were proposed to be built within the District Council's area. Members of the Parish Council agreed with her sentiments. She opined that there were two different housing priorities being need and demand. She explained that there was, and will be, a need for "starter homes" in the district to cope with the increasing local population. However, there was also the second "priority" and that was the demand for second homes and retirement homes, etc., which would put tremendous strain on infrastructure such as the local healthcare provision. There were also problems related to transport infrastructure which included the main road into the district from the east (Sandford). Cllr Parker explained that the matter was due for discussion later in the meeting and that both Cllr Kenward's and Cllr Lovell's views would be invited to assist the Parish Council in completion of the consultation document.

DECLARATIONS OF INTEREST FOR MEETING MATTERS

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

MINUTES OF THE 10th JANUARY 2015 COUNCIL MEETING

084.15 The Minutes, which had been previously circulated amongst Members, were read. Cllr Page commented that Minute No 067.15 required minor amendment in that rather than having a 'meeting' with Raglan, he had had a telephone conversation. Cllr Best stated that an amendment to draft minute No 062.15 should be changed from 'Cllr Best reporting on motor-cyclists on the fields' to Cllr Parker having reported the incident to the Council meeting. Cllr Hollard suggested a spelling mistake in minute 040.15 relating to his name should be corrected to 'Hollard' from 'Holard'. Following amendment of the errors, Cllr Page proposed

that the amended Minutes were a true record of the proceedings. The proposal was seconded by Cllr Higgens . Councillors unanimously agreed with the motion.

MATTERS ARISING FROM THE 10th FEBRUARY 2015 MEETING

085.15 There were no matters arising.

POSTPONEMENTS OF LESSER MATTERS TO MARCH COUNCIL MEETING

086.15 No postponements were proposed at this stage of the meeting

PLANNING MATTERS

087.15 *Application No 6/2015/075 - Internal Alterations to Knowle Cottage, Church Knowle.*
Members examined the plans for the development and following a proposal by Cllr Hollard and seconding of the proposal by Cllr Edwards, Members agreed that they had no objections or negative comments to make on the development.

CONSULTATION BY PURBECK DC ON A PARTIAL REVIEW OF THE LOCAL PLAN

088.15 Cllrs Parker and Page began discussion on the documents submitted for comment by the district council by expressing their concern that they did not feel that sufficient information was being given by PDC planners to enable proper and full discussions to take place. They wondered if this was intentional and complained about lack of information on the "Dorsetforyou" website regarding appendices to the review which appeared to contradict some of the information in the general document. Councillors also felt that the scale of maps and plans, together with key colouring led to confusion. It was commented by Cllr Parker that one could not really give satisfactory answers in what appeared to be a questionnaire directing consultees to agreeing with the PDC planners' ideas (or otherwise) if the district council did not provide sufficient information. Members, whilst not formally voting on the issue, felt that the questionnaire was "rigged". It was commented from the "floor" that the documents, questionnaire and lack of detailed information provided was more of a "cock-up than conspiracy". Cllr Kenward gave more background on the review and was asked about how increases in development and possible need for road improvements could marry with the Heathland planning requirements relating to the refusal of developments within 400m of heathland and development restrictions within 1000m and 5000m, citing the proposals for Crossways and Sandford.

089.15 Following considerable discussion about the need to review the Purbeck Plan and guidance input from Cllrs Lovell and Kenward on the Cllr Parker proposed that the questionnaire be completed to the best of Members' abilities at the meeting and where there was sign of disagreement during completion of individual sections and subsections, formal votes should be taken. Following completion of the questionnaire the Clerk would read out the answers provided by the Parish Council and a final vote be taken. This was seconded by Cllr Higgens and proposal carried unanimously.

090.15 Cllr Kenward was asked if the partial review was to be "set in stone" once completed. She answered that it would be used as a guide and could be used to counter views of central government. There were queries as to what defined "Housing Need". Cllr Higgens was concerned about general and transport infrastructure, citing the lack of 'bus services serving Church Knowle if development were to be extended into CK parish as an example of infrastructure being unable to cope. Cllr Burt wondered where all the employment was coming from for the 3000 families coming to Purbeck. When completing the options to Question Cllrs Best and Page felt that the majority of housing, whilst possibly affordable for those coming from London and the Home Counties, etc., would remain unaffordable for locals who would not be able to take advantage of the increased housing. They felt that the

building of such homes would only be advantageous for second and retirement homes. Their views were supported in total by all present at the meeting.

- 091.15 There was general comment about the differences in communities and road infrastructure in Purbeck and this had not been taken into account in authoring the report. Whilst Wool & Bovington had good western access to Dorchester and Yeovil, the eastern access is difficult due to the level crossing. Eastern access from the Isle of Purbeck through Sandford was poor and due to the effective prohibition of development within 400m of heathland it was unlikely that there would be any improvement. There was also general discussion about employment opportunities within the District, salaries and wages being low in comparison with other areas due to the nature of employment opportunities in Purbeck.
- 092.15 Option 13a was subject to a vote on the answer and with 4 members in agreement with the answer proposed, 2 against and 2 abstaining, the CKPC opinion was given.
- 093.15 General discussion and unanimous agreement to replies given continued. There was general discussion regarding what was really affordable in the definition of "affordable housing" and in Q 18a a vote was taken on the answer supplied; 4 Members agreeing with the proposed answer, 3 disagreeing and 1 abstaining. The proposed answer was carried.
- 094.15 Following completion of the questionnaire, which took 2 hours 48 minutes of discussion time, the Clerk read out the questions and answers previously agreed and it was proposed by Cllr Higgins, seconded by Cllr Page that the answers were a true record of those agreed individually and that the questionnaire should be sent to Purbeck District Council as the collective views of the Council to the Partial Planning Review. The motion was unanimously carried.
- 095.15 Cllr Higgins proposed and Cllr Parker seconded a Vote of Thanks be given from the Parish Council to Cllrs Kenward and Lovell for their assistance in helping the Council to complete the document. This was unanimously agreed.

REVIEW OF DORSET HEATHLANDS PLANNING POLICY

- 096.15 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. Members decided unanimously that they did not wish to make comment on the proposed review.

UNLAWFUL DEVELOPMENTS

- 097.15 There were no unlawful developments noted in the Parish

PAST PLANNING

- 098.15 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

- 099.15 Cllr Parker proposed that the first three items on overgrowths and road maintenance should be carried over to the April meeting for discussion, time being short. This was seconded by Cllr Wilson and the proposal unanimously carried.
- 100.15 *Footpath Modification Order – Footpath CK No3 Cucknowle.* An application had been made to modify a footpath passing close to a domestic property in the Parish. Cllr Parker read a letter from Dorset County Council regarding a possible error in the definitive map and

following examination of the current map, by Members, Cllr Wilson proposed that the Council should have no objection to the relocation of the path further away from the house concerned. Her proposal was seconded by Cllr Higgins and the motion carried unanimously.

- 101.15 Cllr Burt reported that clearance of ditches in East Creech had not been carried out by DCC but be private individuals. The Clerk reported that he had been in contact with County who had informed him the ditches were being cleared and it was the landowners' responsibility to clear ditches on their land.
- 102.15 Cllr Kenward (PDC) gave a point of information regarding the use of Cucknowle Hill by longboarders. She had spoken to Mr Braund (see March 2015 Minutes) and had put him in touch with PC Jeffcott (Dorset Constabulary). Cllr Parker thanked her for her assistance.
- 103.15 The Clerk gave a short report on the availability and cost of Salt Bins as discussed at the March Meeting. He reported he had been in contact with DCC who were assisting him in locating a supplier of best value bins.
- 104.15 The Clerk reported he had been in contact again with DCC and had spoken with their ecologist with a view to DCC carrying out remedial action. The ecologist was "preparing a plan of action" with a view to moving the family, but nothing could be done until the breeding season was over and Natural England's successor issue a license.

AFFORDABLE HOMES

- 105.15 Cllr Page reported that he was e-mailing the comments made by Raglan to Alan Davies (PDC) and Linda Lyons (Raglan Housing Assn) for their comments. He advised Members that Raglan still wanted to build in Church Knowle and there was still an urgent need to find a suitable site.

FINANCE & ADMINISTRATION

- 105.15 The monthly accounts were presented for examination. Cllr Higgins 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.
- 106.15 The Chairman presented the monthly invoices to be paid. They were examined and Cllr Best proposed that the invoices be paid. This was seconded by Cllr Higgins. The motion was passed and the invoices agreed for payment.
- 107.15 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 April 2015 meeting.
- 108.15 The Clerk reported that he had been in contact with Tradewind Graphics with a view to them printing identity cards for Members. He asked Members present to let him have two passport sized photographs so that one could be affixed to the secure I.D. card and one copied for records.
- 109.15 Cllr Parker suggested the matter of insurance quotation offer be carried forward for discussion to the April meeting due to shortness of time available for discussion at the March meeting. This was unanimously agreed to.

DAPTC

110.15 Cllr Page told Members he had nothing to report. The Clerk had not yet received the latest newsletter.

CORRESPONDENCE

111.15 The Clerk reported on correspondence received. Members decided unanimously to take no action with regard to the letter from Purbeck Film Festival requesting sponsorship.

OTHER MATTERS OF IMPORTANCE

112.15 The Chairman had no matters to present to Members.

ITEMS FOR MARCH AGENDA

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

- Parish Maintenance List - Highways
- Highways overgrowths
- Highways Defects
- Playing field
- Council Insurance – quote from Insurance company – Cllr Parker to report further

CLOSING MATTERS OF DISCUSSION

114.15 There were no matters discussed

115.15 The Chairman then closed the meeting at 10.35 pm. and advised Members that the next meeting would be at Furzebrook Village Hall on 14th April 2015 commencing at 7.30pm.