

CHURCH KNOWLE PARISH COUNCIL

Minutes of a meeting of Furzebrook Village Parish Council
held at Furzebrook Village Hall on Tuesday 11th November, 2014

PRESENT

Council Members:

Cllr Mr Derek Burt
Cllr Mrs Kathryn Best
Cllr Mr Ian Hollard
Cllr Mr Colin Page
Cllr Hazel Parker
Cllr Mr Anthony Higgs

C. K Parishioners & Members of the public:

Mrs Helen Smith – Parishioner
Mr Richard Smith – Parishioner
Mr Steven Dring

Clerk to the Council:

Dr. A. Wallace

APOLOGIES

243.14 Apologies from Cllr Mrs Jayne Wilson had been received by the Chairman

PUBLIC DISCUSSION PERIOD

244.14 Public discussion began with Mr Dring giving a statement to Members and other attendees about his interest in cycling and the manner in which he organises cycling road races in Purbeck and, in particular, those in the Moreton, Corfe Castle and Church Knowle parish areas. He explained the routes and frequency of the road races and how races he organises differ from the “cycling events” of UK Cycling Events, Wiggle and Pendragon. He admitted that there had been some complaints about the races in previous years and, consequently, how he intended to deal with the problems encountered by residents and other road users.

245.14 Mr Dring advised attendees that it had been his intention to organise two road races in the area during 2015 (one during the early May bank holiday week-end and another on 12th July. Cllr Parker advised him that a “Wiggle” event was organised for 26th May and would be likely to clash with his race. Furthermore, the early May bank holiday was very busy and there would be likely road safety problems encountered with caravans and heavy tourist traffic compounded by the Wiggle “event” and event riders practicing during the previous weeks. Mr Dring stated that he would try to re-organise the date. Cllr Parker wondered why events and races seem to be organised with the busiest dates and times of road usage. Mr Dring repeated that he would “go back” and try to re-organise matters to mitigate conflict. Cllr Burt suggested that greater pre-organisation contact be made between the race and “event” organisers and the parish councils involved. Mr Dring agreed and would improve communication by, for example, leafleting the houses, etc., in the area in plenty of time so that better and more public consultation is carried out. Mr Dring went on to explain his reasoning for organising races in Church Knowle and surrounding parishes. He described the roads as being safer than those elsewhere whilst at the same time providing a “challenge” for the cyclists.

246.14 Cllr Burt explained that the Parish Council was not against cycle races *per se* but he, as the Parish Councillor closest to the East Creech circuit had received numerous complaints and the Council had to do something about it. He understood the need for a challenging route and why East Creech was chosen, but the organisers should also take into consideration that through East Creech there were working farms, a duck pond with ducks crossing the road, children chasing the ducks, a campsite with considerable resultant pedestrian activity in the area around the farm during bank holidays (when races and events are most often organised) and slow moving tripper road traffic – all contributing to the high risk of serious pedestrian, cyclist and livestock injury. A new tearoom was being built and this was likely to increase road and pedestrian traffic in the future. Cllr Burt also reminded Mr Dring that East Creech hamlet’s roads were NOT part of any national cycleway. Mr Dring explained that the

organisers had to avoid main roads, could not close roads – although a temporary closure had been made the previous year at Hartland Moor – or put up traffic lights and the East Creech route seemed to be theoretically the quietest road in the area for races and he described the difficulty in finding roads with as few houses as possible. He apologised for the abusive nature of some cyclists.

247.14 Mrs Smith (Parishioner) interjected that the cycle races were only a small part of the problem in that they were not very frequent. The trouble was that there was some sort of cycling event, be it a “sportif”, “event”, “fun cycle” or race just about every week-end and residents and farmers had considerable difficulty getting to work or carrying out their work. One of the Members (unidentified) suggested that the eventers and racers were mainly “nine-to-fivers who worked Monday to Friday” and had little concept about the “24/7” nature of the rural community. Mr Dring agreed and said that most “eventers” were not members of cycle racing clubs who are governed by a code of practice to which they had to adhere if they wanted to be “licensed racers” who are the only people able to “race” on public roads. Cllr Higgins suggested that all cyclists had large numbers on their shirts to identify them. Mr Dring answered that in the case of races they did. However this was not the case with “eventers” although some wore very small numbers on the front of their shirts for the benefit of the “timers” rather than control of the “eventers” behaviour – as would be the case in races. Councillors advised Mr Dring that “East Creech is a “community with a farm and not a farm with a few houses”. It was suggested that well in advance of a race being organised the organisers leaflet all residents and contact Corfe Valley News with a view to advertising the organisation of possible races. Mr Dring agreed and said he would try to do something to improve his organisation of such events.

248.14 Cllr Parker thanked Mr Dring for attending and the positive discussion. She reminded members of the meeting organised with the District Council, other parishes etc., which Mr Dring would be attending as well. She then asked if there were any other matters which attendees wished to discuss before the main business meeting commenced. Mr & Mrs Smith stated that they were in attendance to gain more information about the planning application for 18 Church Knowle which they thought may affect their property and its use. They had seen plans on the PDC website but there was very little information. Cllr Parker invited them to look at the Parish Council’s copy of the development plans and make comments. She reminded them that the plans would be discussed later in the meeting. Mr Smith was concerned about how the construction of an extension to, and split, of 18 Church Knowle into two properties would result in their current semi-detached property becoming an end of terrace. They were also concerned that whilst the extension and split would result in an increase in the housing stock of the village, it would be unlikely that the properties would be of the “affordable” type. One of the Councillors suggested that those who could afford either of the properties resulting would be young villagers. It was felt the new occupants would be “incomers” or the small central property would become a holiday home thereby increasing the under-occupied housing stock in the village and parish. The Clerk advised that if the matter was discussed in the “Planning” section of the meeting, under current planning law its possible future use would not be a valid argument for objecting to the development at this time.

249.14 Cllr Parker thanked Mr Dring and Mr & Mrs Smith for their comments, advised them they were welcome to stay for the remainder of the meeting and then closed the Public Discussion Period. Mr Dring left and Mr & Mrs Smith remained.

DECLARATIONS OF INTEREST FOR MEETING MATTERS

250.14 Cllrs Parker and Higgins declared their interest in a planning application regarding a certificate of lawful use for land at Bucknowle Farm which was subject to an appeal in that Cllr Higgins had sent a letter as a private individual supporting the appellant and Cllr Parker was the appellant. It was possible that the matter may be discussed later in the meeting during Members’ discussion period. The interest was duly noted by Members and Parishioners attending.

MINUTES OF THE 14th OCTOBER 2014 COUNCIL MEETING

251.14 The Minutes, which had been previously circulated amongst Members, were read. Cllr Page proposed that the Minutes were a true record of the proceedings. The proposal was seconded by Cllr Hollard. Councillors unanimously agreed with the motion.

MATTERS ARISING FROM THE 14th OCTOBER 2014 MEETING

252.14 Cllr Higgins mentioned that a meeting at Durlston Country Park visitors' centre had been organised for 09.30hr on 04th December 2014 to discuss an amended planning application relating to the Navitus Wind Farm development. (Minute No 225.14 relates)

253.14 There were no other matters arising.

POSTPONEMENTS OF LESSER MATTERS TO DECEMBER COUNCIL MEETING

253.14 No matters of the Agenda were postponed for discussion in December at this point in the proceedings.

PLANNING MATTERS

254.14 **6/2014/0567 – “Southfield”, Bucknowle, Church Knowle – Amendment to Plans**
Cllr Higgins explained to Members the proposals having inspected the plans in some depth. Members examined the proposals and discussed them at some length. They noted some discrepancies between descriptions of current development plans and those in proposed amendments. A tree, which had been previously described as an “important specimen” was in their opinion, at risk if the amendments were approved by the planning authority. Cllr Best reiterated her past concern about reduction in width of the private road shared with a farm further up the track as a possible consequence of the amended development. There was concern about the possible reduced width of the road causing difficulty to emergency vehicles accessing the farm (e.g. fire engines, etc.) and with large farm vehicles (e.g. combine harvesters) causing damage to property as a result of reduced track width. Councillors also felt that taking the site as a whole there was an unacceptable over-development of the site. The garage/store would be more visible as a result of its increase in roof height (especially from the other side of the valley). There was also concern about the choice of roofing material which did not conform with local Purbeck style of roofing. Councillors also expressed their suspicions that by raising the roof height there was a possibility of the premises becoming an ideal candidate for change of use to habitable accommodation. Cllr Best proposed, and Cllr Hollard seconded her proposal that the Parish Council objects to the amended proposals on the following grounds:

1. The tree identified as “T21” is an important specimen – as previously described by the architect in Application No 6/2013/0463. By increasing the plot of the store/garage it is likely that the groundwork will disturb the roots and alter the water table to such an extent that the tree will be considerably weakened and is likely to result in its death. The tree is subject to a Tree Preservation Order.
2. The proposed development described in the amendments is an over-development of the Southfield site as a whole and would be detrimental to the amenity of the area and neighbourhood.
3. The roof height increase is unacceptable as it would result in a visually intrusive invasion of the landscape especially from the other side of the valley.
4. The Parish Council objects to the amended choice of the roofing material. A slate/tiled roof would be out of keeping with the neighbouring buildings. The roof should remain as Purbeck Stone as suggested in the original application. (The Parish Council would be

extremely concerned if the District Council's Conservation Officer agreed to the proposed amendment to the original planning application.)

5. The proposed amendment will almost certainly result in an unacceptable reduction in road width of the private shared track leading to the neighbouring farm. It would be likely that such road width reduction could increase the risk to property in the event of fire (eg storage barns, etc) and damage from large farm vehicles gaining lawful access.
6. In addition to the objections cited, the Council is concerned about apparent discrepancies in information provided by the developer/agent with regard to the amendments (e.g. Boot Room which will be deleted yet in the new proposal will have a window fitted). Some clarification is required.

Members voted unanimously to support the motion.

254.14

6/2014/0569 – Animal Sanctuary, Church Knowle – Full permission for Portacabin currently used for educational purposes. Siting of portable building to provide educational and community support facilities. (Temporary permission at present due to expire).

Members examined the proposals and were reminded by the Clerk of their previous decision regarding the property concerned. Cllr Page wondered how a temporary planning permission, if granted, rather than permanent permission would impede its use as an educational building. Councillors were also concerned about why a temporary building (which by its nature is temporary) should be given a permanent planning permission. It appeared more logical to have a temporary planning permission granted until such time as a permanent building was considered. It was proposed by Cllr Page and seconded by Cllr Parker that the Parish Council objects to a permanent planning permission for the building be granted by the planning authority but at the same time recommends to Purbeck District Council that Temporary Planning Permission be granted for a further two years to continue use of the building for educational and training purposes. The motion was unanimously agreed to by Members and duly carried.

255.14

6/2014/0554 – 18 Church Knowle, Wareham, BH20 5NG.

Sever land, erect three bedroom end-terrace dwelling. Modify existing access and parking. There was concern amongst Members that whilst the increase in housing stock was "plus" for the Parish and Church Knowle in particular, it was felt that it would not contribute substantially to the social improvement of the community. There were fears that the central house would quickly become a holiday home and the extension would not be sold at an affordable price for local families. It was also felt that the conversion of a two dwelling unit into a three unit terrace would detract somewhat from the general ambience of that part of the village. However, Members came to the conclusion that there were no substantial reasons for the Parish Council objecting to the development and the general feeling was that Purbeck District Council would not take much notice of their decision anyway, having taken into consideration their previous history. Cllr Higgs proposed that the Parish Council should voice no objection to the proposed development and Cllr Page seconded the motion. Motion was carried despite some reservations. Mr & Mrs Smith left the meeting.

UNLAWFUL DEVELOPMENTS

256.14

There were no unlawful developments noted in the Parish

PURBECK INFRASTRUCTURE LEVY

257.14

The amendment by PDC to its policy regarding areas to which the levy would be diverted was noted and Members decided unanimously to make no comment on the matter to PDC.

PAST PLANNING

258.14 Progress of applications and appeals against PDC planning decisions were noted. Cllrs Higgins and Parker reminded attendees that they each had an interest in the item relating to Bucknowle Farm.

Bucknowle Farm, Church Knowle – Application to appeal decision by Purbeck District Council refusing Certificate of Lawful Use. **It was reported by the Clerk that no decision from Planning Inspectorate was expected for at least six weeks**

259.14 **Navitus Windfarm Development** - The Clerk advised members of the information supplied by Cllr Higgins earlier in the meeting (Minute No 252.14). He was also still awaiting acknowledgement of by the Planning Inspectorate of the Council's objections to the wind farm in Swanage Bay and English Channel off the Isle of Wight.

260.14 **162 Furzebrook Road, Furzebrook – Application approved by PDC**
The Clerk advised Members he had reported the matter about tree removal to Mr John Hartigan of PDC. Cllr Burt felt it was pointless making planning comments to PDC for all apparent influence the Parish Council's opinion has at Westport House. The other Councillors present agreed. The resignation of Les Bugler from CKPC was felt to have been precipitated by PDC's Planning Department's attitude. It was also suggested that the new PDC system whereby Parish Councils had to go through their local district councillor to make comment rather than direct was prima face evidence of their attitude. All Members were in agreement without further vote.

HIGHWAYS MATTERS

261.14 It was reported that the drains and gullies in Furzebrook Road were still blocked in the area opposite the entrance to Furzebrook House and other gullies were not properly draining despite work having been carried out to remedy local flooding earlier in the autumn. The corner of the road at Green Pond was flooded and because the road camber was incorrect the flood-water was not draining away. Cllr Page suggested work be carried out on the road surface to ensure that the road was self-draining to a suitable outlet. A Member (unidentified in contemporaneous notes taken by the Clerk) told the meeting that DCC had put up signs on the road warning drivers of drainage maintenance being carried out when clearly it was not. The Clerk advised Members he would ask "Highways" to remedy the matters

262.14 The Clerk reported that trail motorbikes continue to use the BOAT. They were also seen going along the underhill path which is not part of the BOAT, but a footpath. This was reported to the constabulary. The use of the BOAT by SUVs at week-ends, especially on Sundays is increasing, and Cllr Parker again reported that they were not keeping to the BOAT and unclassified road along the ridge but were also riding and driving across the pastures.

263.14 The Chairman reported that she could not go to the last working party meeting but reminded Members of a meeting in January which will be attended by cycle race organisers, the constabulary, parish councils, farmers etc. She still had received no reply from Martin Underhill (the Police & Crime Commissioner) to her letter to him and hoped to report positively at the December meeting. Cllr Burt hoped that the meeting would result in some progress and commented that the visit by Mr Dring might result in "getting some sense into the cycle event organisers. Cllr Parker mentioned that Mr Robson who, with others, had attended October's meeting of the Parish Council had commented on the meeting in his internet blog. The Clerk advised Members that another Cucknowle Hill skateboarding time trial had taken place the previous Sunday. On this occasion the road had not been closed, but there was serious danger to the skateboarders and other road users and the police were informed. He was advised by the police constable dealing with his enquiry that skateboarders are classified as "pedestrians" in law and therefore have priority over motor vehicles.

AFFORDABLE HOMES

264.14 Cllr Page had nothing to report..

FINANCE & ADMINISTRATION

265.14 The Clerk presented the monthly accounts for examination. Cllr Burt 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.

266.14 The Chairman presented the monthly invoices to be paid. They were examined and Cllr Hollard proposed that the invoices be paid. This was seconded by Cllr Burt. The motion was passed and the invoices agreed for payment.

267.14 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 November meeting. The motion was carried unanimously.

DAPTC

268.14 There was nothing to report from DAPTC

CORRESPONDENCE

269.14 The Clerk reported on correspondence received. Members noted his report and decided, without vote to take no action.

OTHER MATTERS OF IMPORTANCE

270.14 The Chairman had no matters to present to Members.

CLOSING MATTERS OF DISCUSSION

271.14 Cllr Burt advised Members he had recently attended a meeting of Wareham St Martin Parish Council and during the meeting it was mentioned that attendees have the right to take photographs and make full voice recordings of meetings of public bodies, including Parish Councils. The Chairman of a council cannot prevent such behaviour. The Clerk confirmed this was the case, but under the Human Rights Act, any person taking photos and/or recording such proceedings must inform all present of his or her intentions. There is then nothing to prevent, as far as he could see to prevent a Member from putting forward a motion to adjourn the meeting. Members noted Cllr Burt's comments.

272.14 There being no further business, the Chairman closed the meeting at 9.35 pm. and advised Members that the next meeting would be at Furzebrook Village Hall on 09th December 2014 commencing at 7.30pm.