

Minutes of a meeting of Church Knowle Parish Council
held at Church Knowle Reading Room
on Tuesday 10th November, 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 Higgins - Chairman
Cllr Mrs Elizabeth Edwards
Cllr Mr Leslie Bugler
Cllr Mr Ian Hollard

Parish Clerk:

Dr A W Wallace

C. K Parishioners & Members of the public:

Mrs Mary Wrixon
PDC Cllr Malcolm Barnes from 8.55 pm

APOLOGIES

416.15 Apologies for absence had been received by the Clerk Dr Alastair Wallace from DCC Cllr Mr M Lovell.

PUBLIC DISCUSSION PERIOD

417.15 Mrs Wrixon gave further information about overgrowth of a yew tree at the cemetery and commented that the tree may not have been planted by the deceased's family. She suggested it could be cut. The Clerk gave the point of information that the tree was very old and may be subject to tree preservation legislation because of its species, age and size and the fact that it was within the village conservation area. Consequently, permission would have to be given by PDC. Mrs Wrixon advised that branch from the tree was overgrowing by about 20 feet and needed to be cut. The Clerk advised again that such work may require a TWA and that he would contact the PDC tree preservation officer for further clarification.

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

418.15 No declarations were made at this time.

DECLARATIONS OF INTEREST FOR MEETING MATTERS

419.15 Cllr Parker advised the meeting that she may have an interest in any matter discussed later in the meeting regarding possible legal action being taken against her for an alleged offence under the Localism Act. There were no further declarations of interest.

MINUTES OF THE 13th OCTOBER 2015 COUNCIL MEETING

420.15 The Minutes having been circulated and read by Members. Cllr Best pointed out that Minute No 383.15 should read '...attend' rather than '...give statements'. Cllr Burt suggested that in Minute No 395.15, the paragraph should be altered to fact that all Councillors felt that action should be taken regarding possible unlawful developments at Rachel's Plantation and it was not just his suggestion. These were corrected. 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 Edwards and carried unanimously without abstention.

420.15 Cllr Page informed the meeting that he had recently attended a meeting of the Imerys Liaison Committee and advised it of the developments at Rachel's Plantation. He further advised that Imerys is now investigating a possible breach of covenant,

MATTERS ARISING FROM THE 13th OCTOBER 2015 MEETING

- 421.15 Cllr Higgins advised members that with regard to Minute No 381.15, he had received a mixed response from other parish councils about his suggestion that a joint meeting of all parish councils with the Purbeck DC monitoring officer and chief executive takes place to discuss the interpretation of the Localism Act with regard to councillor interests and declarations. The meeting noted his comments. Cllr Parker declared an interest and took no further part in the discussion regarding the Localism Act and the CKPC's further action regarding the incident of 19th May 2015.
- 422.15 Cllr Higgins told the meeting that the Clerk had given a statement to Dorset constabulary – as requested by them – but as a private individual attending the meeting of 19th May 2015 and not in his official capacity as Clerk & Proper Officer.
- 423.15 The Clerk then reported on his meeting with Mr Andrew Kennard (a Sergeant of the constabulary) and one of his colleagues; the Clerk had forgotten his name or position. He confirmed that the interviewer had not wished any other Member to be present and that the Clerk had given evidence as a private individual.
- 424.15 The Meeting then discussed the response to Mr David Fairbairn's (PDC monitoring officer) e-mail to the Clerk and to discussions the Clerk had had with him. Cllr Higgins suggested that there were several issues that needed to be taken up with Mr Fairbairn and PDC's chief executive and he proposed that CKPC requests a formal meeting with the PDC Standards Committee. The proposal was seconded by Cllr Page and the motion carried unanimously. Cllr Best commented after the vote that the entire attitude of PDC, the police and the complainant cast a sleight on the entire Parish Council and the Proper Officer. Members unanimously agreed.
- 425.15 Cllr Higgins reported on the progress with the CKPC website. He added that the matter was subject to a separate item on the meeting's agenda (item 8) and would report further at this point. Members noted his comments.
- 426.15 The Clerk reported on progress in obtaining further information on repairing the finger posts at either end of the East Creech access road. Members noted his comments.
- 427.15 Cllr Higgins reported that the salt bin for East Creech would be delivered in November and the cost would be £142.00p. He also advised Members that in accordance with their suggestion of registration that Council support the "Clean for the Queen" project, such registration has now been made. Members noted his information.
- 428.15 The Chairman advised the meeting the the Clerk and Cllr Wilson had investigated the ownership of the land on the road side of the front hedge at Knowle Cottage and the Land Registry had confirmed that the land is not owned by the occupier of Knowle Cottage but by the highway authority and it is, indeed, the village car park. The matter of the land and its current unauthorised use by builders would be discussed with the highways officer of DCC.
- 429.15 At this point in the meeting one of the Councillors began a discussion about the use of the valley road by coach operators and whether or not they were licensed. The meeting was informed that whilst school buses are able to use the road as a matter of course, normal coaches cannot without individual application. It was noted that schools, such as Thomas Hardy's, regularly use the road to access Kimmeridge for biology field trips, etc., but this is accepted by DCC, as are those coaches ferrying students from Bournemouth and Southampton Universities. Minibuses carrying fewer than 16 passengers are exempt. Cllr Higgins suggested that Members monitor the use of the road by coach operators using the designated roads closed to coaches, ie. Creech Road, Corfe Castle to Kimmeridge and Grange Hill, Furzebrook Road after the Blue Pool entrance.
- 430.15 Cllr Page reported on the Imerys Liaison Committee meeting

POSTPONEMENTS OF LESSER MATTERS TO DECEMBER COUNCIL MEETING

- 431.15 There were no postponements at this time in the meeting and Cllr Higgins suggested the matter be brought up later in the meeting.

LOCALISM ACT – DISPENSATION PROCEDURES & CODES OF PRACTICE

- 432.15 The Clerk gave a report on procedures based on government codes of practice which, whilst not Statutory Codes of Practice, are generally used by local authorities throughout England & Wales for guidance in interpretation. Members noted his report. Cllr Page suggested that a blanket declaration should be made by all Members having regard to the fact that most Members knew very well the inhabitants of the Parish on a personal basis due to its small population. Other Members concurred. There was a general discussion and Cllr Best suggested that the Council is “damned if we do & damned if we don’t” adding that the “Council will all get pulled to pieces on anything it does and why should we be questioned on what we do for the community?”. Cllr Higgens suggested that on the arrival at the meeting of the PDC councillor, Cllr Mr Barnes, his opinion on a blanket dispensation be invited. Cllr Higgens’ suggestion was formally proposed by Cllr Page, seconded by Cllr Edwards and carried unanimously.

COUNCIL WEBSITE

- 433.15 The Chairman reported on the meetings of the website working party comprising himself and Cllrs Edwards and Hollard. He had confirmed to the success of tender to Alan Curtiss Web Design and had discussed training of Members and the Clerk. Mr Curtis suggested that 1 to 1 training was best and Cllr Higgens confirmed to the meeting that he would be happy to attend the primary training with Cllrs Hollard and Edwards following with cascade training. This was agreed by all present.

OIL PRODUCTION FUTURE

- 434.15 Cllr Page reported on information he had received at the recent Parengo meeting that oil prospecting/drilling licences terminated if they were not used for more than 3 years. Some licences were due for renewal and it was likely they would be issued to the highest bidder. There was a possibility of increase in “fracking” on Purbeck (effectively similar to the current oil extraction process from the wells going across to the Isle of Wight). He also advised that the drop in oil prices had considerably affected the oil extraction operations in Purbeck. He also reported on the most recent Imerys meeting during which he had advised Imerys management of developments at Rachels Plantation. Members noted his reports.

NOTICE BOARDS

- 435.15 Cllr Bugler reported that the Church Knowle notice board requires repair and that the posts may also need renewal. East Creech board had loose supports and overhaul was probably necessary. The boards at Grange and Furzebrook Roads were fairly new. Cllr Higgens proposed that Cllr Bugler further inspects all boards and reports back to the Council on condition, remedial work necessary and probable cost so that any financial implications could be included in the budgets. This was seconded by Cllr Best and unanimously agreed to. Cllr Bugler would report again at the next meeting.

PLANNING MATTERS

- 436.15 **6/2015/0649 Southfield, Bucknowle, Corfe Castle:** *Proposed non-material amendment to planning permission 6/2014/0576 (Minor material amendment to PP 6/2013/0463 - (Demolish existing and erect new dwelling and garden store) (to change the internal layout in conjunction with external alterations, additions and a change of roofing materials.) to install solar photovoltaic panels.*
This was subject to considerable discussion with a Member commenting that applications seem to consist of “non-material” drip feeds which, if they had been included in the original planning application for the development would probably have not succeeded. Another Member commented, “It’s a little bit here and a little bit there and we’ll end up having something completely different from the original.” Members felt that the development of the land is now so much different from the original plans that a totally new application should be submitted. There was considerable disquiet that amendments seemed to come through in a steady stream from the Southfield applicants and the Parish Council was not invited to comment as they were classified by PDC as “Non material amendments”. But these “non material amendments” were now producing a development for which an entirely new application for the development should be made. Members decided that the Chairman should write to the PDC chairman to express the views of the Council regarding Southfield and that Cllr Barnes should be involved in such communication. The proposal was moved by Cllr Bugler and seconded by Cllr Edwards. It was carried unanimously.
- 437.15 **6/2015/0540 Land on ridge above Smedmore, Kimmeridge:** *Erect 6m lattice style telecom mast with 2 antennas, and one dish, together with 2 equipment cabinets, security fencing and temporary access track.* This development was outwith the Parish but considered because of its proximity and possible effect on the skyline vista. Members felt that it had considerable value to the immediate community and had no objection to the development. Cllr Higgins proposed “No Objection”, supported by Cllr Page and the motion was carried.
- 438.15 **6/2015/0640 The Dove House, Grange Road, Creech:** *Erect rear extension with roof terrace over and extend garden terrace.* Members reviewed the plans and Cllr Bugler opined that the proposed development was in keeping with the building and environs. There was general discussion regarding the merits of the development’s design. Cllr Higgins proposed that the Council should not object to the proposal and was seconded by Cllr Page. The motion was carried.
- 439.15 **TWA/2015/0181 The Old Rectory, Church Knowle:** *(T1) Holm oak - re-pollard to previous pollard points, reduce the two stems close to the conservatory by a further 1m; (T2) Holm oak - fell to ground level - The District of Purbeck (Church Knowle) TPO 1979 (Ref.TPO 33) (covers T2 only) & Church Knowle Conservation Area.* Cllr Burt took the lead and opined that the diseased tree needed felling. Members felt that the felled oak should, however, be replaced with another oak tree. Cllr Burt proposed that the Council should have no objection to the tree works but should recommend that a replacement oak is planted. Cllr Bugler seconded his motion and it was unanimously carried.

PAST PLANNING

- 440.15 Progress of planning applications dealt with at previous meetings of the Parish Council, and appeals against PDC planning decisions were noted.
- 6/2015/0601 – Willow Cottage, Church Knowle:** Complete the erection of the two storey rear extension approved under PP 6/2010/0788. **Approved by PDC**
- 6/2015/0585 - Barnston Manor, (Barn to north east of Manor), Steeple, BH20 5NX:** Maintenance works to brick arch and replace timber lintel over opening at barn. **Approved by PDC**
- Dorey’s Pit, Grange Road –** Extension of quarrying and making good. **Not yet determined by DCC**

Unlawful Developments

- 441.15 **Rachel’s Plantation, Grange Road –** The Clerk reported he had passed copies of Cllr Hollard’s photos to PDC and asked that action be taken as may be required. He would report on progress at the next meeting.

Planning Applications Received After Publication of Agenda –

442.15 Refer to 439.15 above.

HIGHWAYS MATTERS

- 443.15 No new overgrowths were reported. The overgrowths at Longround Cottages had not yet been attended to. It was that the hedge at Cucknowle House was becoming overgrown on the bend going up Cucknowle Hill from the Barnston crossroads. The Clerk advised he would monitor the situation and contact DCC as necessary as the house was only seldom occupied and there was difficulty contacting the owner.
- 444.15 The Clerk reported that the pothole at Keeper's Cottage, Creech had been repaired but the collapsed surface on Cucknowle Hill had not yet been dealt with by DCC.
- 445.15 Corfe Castle BOAT – Cllr Higgins reported he had met with the Corfe Castle PC Chairman to discuss both the use of the BOAT and its possible re-designation. They had also discussed cycling events. They had decided that joint action on the BOAT was required and Cllr Higgins advised that he would report further on any development. He added that DCC were “not keen” on re-designation of the BOAT at present. He also gave a short report on discussion he had had with New Forest National Park Officer and DC on Wiggle and its cycling events. The “charter” was voluntary and Wiggle did comply with some of it including some limiting of competitor numbers. The National Park authorities were going to review the “charter” in January and would send CKPC a copy for information.
- 446.15 The Clerk advised he had no further information on the current plans to relocate the badgers at Bucknowle dogleg.
- 447.15 Road salting bins – The Chairman confirmed a 400litre road salt bin would be delivered for East Creech during November.
- 448.15 Cllr Higgins and the Clerk reported on a recent meeting with the new local highways officer of DCC during which there was a tour of the proposed roads for limitation of vehicle speed suggested by CKPC. They reported that she was positive on the speed limits suggested. She would report back to her manager and contact the Clerk as soon as a final decision had been made.
- 449.15 Cllr Parker advised Members about Wiggle's instructions to competitors taking part in a “cycling event” in the Parish on 14th November. Councillors were concerned about how the marshalls can enforce the codes laid down by Wiggle without the real possibility of identifying miscreants. Cllr Higgins wondered about the possibility of the eventers crossing or cycling over SSSIs and informed Members that Wiggle should inform Natural England about any possibilities of this occurring and seeking permission. The Clerk was asked to find out if Wiggle ever contacted Natural England. He advised he would do so.

AFFORDABLE HOMES

- 450.15 Cllr. Page reported that the numbers for affordable housing sites had been increased to 12 and suggested it might be worthwhile contacting Mgt Green again as it might make it financially more viable for them and the housing association. This was followed by a general discussion about affordable housing and the death of the villages.

FINANCE & ADMINISTRATION

- 451.15 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 Burt. The motion was passed and the accounts were agreed and accepted.
- 452.15 The Chairman presented the monthly invoices to be paid including ones which had been presented during the meeting. They were examined and Cllr Burt proposed that the invoices be paid. This was seconded by Cllr Best. The motion was passed and the invoices agreed for payment.

- 453.15 Members then reviewed the Financial and other risk assessments together with the risk management system employed by the Council to reduce the degree of exposure of the Council and others associated with its operations to financial and other risks. The Risk Assessment document currently in force was examined and Cllr Higgins proposed that it was adequate for the Council's operations. His proposal was seconded by Cllr Page and the motion unanimously carried.
- 454.15 Members then reviewed the financial governance system employed by the Council. The system currently in force was examined and Cllr Higgins proposed that it was adequate for the Council's operations. His proposal was seconded by Cllr Page and the motion unanimously carried.
- 455.15 The Chairman reported to Members that he had received a letter from the treasurer of Corfe Valley News asking for £300 for "advertising". This, it appeared related to the monthly article submitted to CVN by CKPC. He suggested that when the website is up and running it is used to provide the notes of the meetings. One attendee mentioned that most magazines and newspapers paid for articles rather than the reporter having to pay. Discussion continued and Cllr Parker suggested that CKPC gave £50 as a gift to CVN. It was also suggested that the account figures were wrong. Cllrs Best & Burt suggested that perhaps future articles be kept to the bare minimum listing only what was decided at the Council meeting. After much discussion Cllr Burt suggested that the editor be contacted and that it be suggested that the writing of articles was not advertising but "copy" which helped circulation. Cllr Higgins proposed that the editor be contacted and that CKPC pay "arrears" of the donation previously paid and if that was not acceptable that CKPC significantly reduce the content for the CVN article. This was seconded by Cllr Hollard. The motion was carried unanimously.

CORRESPONDENCE

- 456.15 Cllr Page reported on a document given to him regarding the reduction of nitrogen compounds in Poole Harbour. Following his report he was thanked by the Chairman who proposed that Cllr Page contacts Sue Bellamy and Prof Kenward to put forward his comments as those of CKPC. This was seconded by Cllr Edwards and the motion carried. Cllr Page told Members he would report on the outcome at the next meeting.

DAPTC

- 457.15 The Clerk reported he had received no correspondence from DAPTC

ITEMS FOR DECEMBER AGENDA

- 458.15 It was confirmed that the following items should be added to the November meeting agenda:

The New Inn, Church Knowle – Asset of Community Value

OTHER MATTERS OF IMPORTANCE

- 459.15 The Chairman asked PDC Cllr Malcolm Barnes his opinion of the possibility of all Members applying for blanket dispensation to discuss matters in Council which were covered by the Localism Act having regard to the fact that with an electoral roll of approximately 225 it was likely that Members would know most of them and, consequently, could have personal or even pecuniary interests. Cllr Barnes advised him that he was unaware of such a process in other areas. This led to discussion about how Parish Councillors would have difficulties in that there could be a regular stream of complaints from particular individuals seeking vexatious legal actions where there were individual dislikes. Cllr Barnes expressed empathy. There were no other matters from the Chairman.

CLOSING MATTERS OF DISCUSSION

- 460.15 There being no further matters from Members or Parishioners attending the meeting the Chairman closed the meeting at 10.25 pm. and advised Members that the next ordinary meeting would be at Furzebrook Village Hall on 08th December 2015 at 7.30pm.