

Minutes of a meeting of Church Knowle Parish Council  
held at Furzebrook Village Hall  
on Tuesday 08<sup>th</sup> December, 2015

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## **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  
**Parish Clerk:**  
Dr A W Wallace

### **C. K Parishioners & Members of the public:**

Mr Lawrence Tamplin  
Mr Tom Percy  
Ms Sandra White

## **APOLOGIES**

461.15 Apologies for absence had been received by the Clerk Dr Alastair Wallace from Cllr Ian Hollard and DCC Cllr Mr M Lovell.

## **PUBLIC DISCUSSION PERIOD**

462.15 Public discussion began with questions regarding a planning application regarding a proposed development at Puddlemill Farm to be discussed and reviewed by Members later in the meeting.

Mr Percy, a neighbour, was concerned about an increase in traffic using the narrow road leading to Puddlemill and felt that the visibility for drivers accessing the development was poor. The developer agreed but also pointed out that the road was classified as a road and that he would work with the landowner to improve visibility.

Mr Tamplin went on to outline his proposals to convert some of the outbuildings into holiday lets and advised the meeting that he intended to use Puddlemill as a working farm. Mr Percy suggested that the development might have been better as a farm with affordable housing, but he was advised by Mr Tamplin that this had not been permitted by the planning authority.

Cllr Bugler noted that there were no proposals for private sewerage, including septic tank, on the plans submitted and was advised by the developer that one would be installed since the units could not be connected to the main sewer.

General questions and answers discussions took place between Mr Percy and Mr Tamplin. Mr Tamplin told the meeting that he was from Hertfordshire and had wanted to move to Purbeck for some time. The farmhouse and buildings were in serious disrepair and he felt that his proposal was the best way of securing the future of the farm.

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

463.15 Cllr Hollard advised the meeting he had completed his declarations and submitted them to PDC.

## **DECLARATIONS OF INTEREST FOR MEETING MATTERS**

464.15 Cllr Burt declared an interest as a neighbour with regard to a tree works application at Jubilee Cottage, East Creech. There were no further declarations of interest.

## **MINUTES OF THE 10<sup>th</sup> NOVEMBER 2015 COUNCIL MEETING**

- 465.15 The Minutes having been circulated and read by Members, it was proposed by Cllr Edwards that the minutes were 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 10<sup>th</sup> NOVEMBER 2015 MEETING**

- 466.15 Cllr Parker queried Minute No 428.15 as to whether or not DCC Highways were aware of the new grit bin at East Creech. The Clerk advised that they were.
- 467.15 With regard to Minute No 427.15, Cllr Burt advised the meeting that the grit bin had been delivered but was concerned about the security of its contents, etc. He suggested that the Council should purchase a couple of padlocks so that it could be locked during the summer to prevent it being used as a litter bin. The bin should be locked until November. He had also spoken to a neighbour about the possibility of siting the bin away from the post box and adjacent to his neighbour's land. The neighbour had agreed Cllr Burt also suggested that the bin be placed on a plinth and Cllrs Page and Higgens offered to provide slabs for this purpose.
- 468.15 Cllr Parker proposed that that the Council agree to fund purchase of two padlocks and keys for the grit bin. This was seconded by Cllr Wilson and the motion carried. Cllr Burt would buy the locks and reclaim his costs.
- 469.15 The Clerk advised Members that he would be applying to DCC Cllr Lovell for financial support as offered by him for the grit bin and repair of the East Creech finger-posts. Members noted his comments.
- 470.15 The Clerk reported on discussion he had with Natural England regarding cycling events in areas of special scientific interest. Natural England were currently investigating how to take legal action against organisers and those competing. Natural England would be in contact with CKPC when their investigations were complete. In the meantime, they suggested that evidence (photographic if possible) be taken by Members and the public of suspected contraventions of the law and sent to Natural England.
- 471.15 The Clerk reported on the articles submitted to CVN and lack of progress regarding "advertising" fees. Articles will, in future, be reduced to a maximum of two pages.
- 472.15 Cllr Page reported on discussions he had about reduction of nitrogen concentration in the waters of Poole Harbour. He did not want to send in a report to the authors of the primary report as he would not have time to write one. Members noted his comments.
- 473.15 Cllr Page asked the meeting about progress, or lack of it, regarding probable unlawful development at Rachel's Plantation (Minute No 420.15). Cllr Higgens suggested an e-mail be sent to the Chief Executive of PDC expressing the PC's concern about PDC's planners decision to take no action and the possibility of retrospective planning permission being granted.
- 474.15 At this point, Cllr Parker declared an interest – although not pecuniary. Cllr Higgens reported that the Crown Prosecution Service and Dorset Police had decided to take no further action with regard to the complaint about an alleged offence under the Localism Act against Cllr Parker. He further reported he had sent an e-mail to Mr Stephen McKenzie (CEx of PDC) and Cllr Bill Trite of PDC requiring an urgent meeting with the Standards Committee to discuss the matter. He had not yet had a reply. Cllr Page asked if Cllr Parker was happy with the outcome and she gave a report to the meeting on the constabulary's investigation and attitude. There was a general discussion on the matter and Cllr Higgens wondered why several PDC councillors had agreed with CKPC's views "off the record" but were not prepared to go "on the record". Cllr Page felt the incident had taken up too much valuable time and Cllr Wilson wondered if the Parish Council were heading down the road of "poking the tiger". Cllr Higgens replied that the whole idea of having a meeting with the Standards Committee is to draw a line under the whole fiasco which had cost time, public money and undue offence.

## **POSTPONEMENTS OF LESSER MATTERS TO JANUARY COUNCIL MEETING**

- 475.15 There were no postponements at this time in the meeting and Cllr Higgens suggested the matter of postponements be brought up later in the meeting if necessary.

## **COUNCIL WEBSITE**

476.15 The Chairman reported on the progress of the website design. Mr David Pierce of Church Knowle is involved in putting together a series of photos of the Parish and events that have taken place.

## **ASSETS OF COMMUNITY VALUE**

477.15 The Clerk reported on the project by the Campaign for Real Ale, DEFRA and Historic England in having certain pubs listed as "assets of community value". This would mean that pubs so listed would require planning permission for closure or conversion into other retail outlets such that villages and hamlets could lose their pub when a pub company (which is a property company) decides to sell one which does not fulfil their "portfolio requirements" with the result that a tenant could also lose his home. There was general discussion with Cllr Wilson pointing out that such listing could "condemn" a landlord who has an unprofitable pub to poverty. Cllr Higgens proposed that the matter be discussed with the licensee of the New Inn in that the CKPC is proposing to have the pub listed. This was seconded by Cllr Parker and the motion carried.

## **KNOWLE COTTAGE PARKING AREA**

478.15 The Clerk advised the meeting that the apron was part of the highway, did not belong to the owners of the cottage and was, indeed, the village parking area. Cllr Page suggested the apron be tarmacked. The Chairman expressed concern that if the cottage became a "holiday let", the tarmacked area would become a pleasant carpark for the owner and tenants of the cottage. Cllr Bugler was concerned about the general mess caused to the surface and there should be reinstatement and repair. The Clerk would contact DCC to get them to enforce highways legislation regarding lack of lighting and warning signs around the skip and building site. He would report on progress at the next meeting.

## CEMETERY MATTERS

- 479.15 The Clerk reported on the legal status of the overgrown yew tree. He had spoken with the PDC tree preservation office who advised him that as the tree was an English Yew and within the Church Knowle conservation area, a Tree Works Application would have to be submitted before trimming was commenced. Members noted his report.
- 480.15 Cemetery fees for stillborn and young children burials was discussed. Cllr Higgens advised the meeting that some burial authorities charged whilst others did not. He felt that to charge parents for the burial of a baby, whether stillborn or not, would just exacerbate their grief at a very traumatic time. He proposed that the cemetery fees be amended such that no charge would be made for burial of children up to and including 12 months of age. Members agreed and the motion was seconded by Cllr Wilson. The motion was carried unanimously and the Clerk advised the meeting he would adjust the fees accordingly.

## PLANNING MATTERS

- 481.15 **6/2015/0707 & 0708 Puddlemill Farm, Church Knowle:** *Erect rear extension and external alterations and refurbishment of farmhouse. Erect detached carport/store and create new vehicular access. Change of use and conversion of agricultural buildings to three holiday homes and associated facilities*  
There was general discussion about the plans. Cllr Higgens asked the developer what considerations had been taken into account about the water supply capability since holiday lets will require extra water. The developer answered that the mains had been tested and the pressure was satisfactory for the development. Cllr Best advised him that Puddlemill Farm was at the beginning of the mains water branch and there had been problems with water pressure further down the line. It was proposed by Cllr Bugler that the Parish Council had no objections to the development but concerns should be raised about the following:
- A) There is nothing in the plans indicating how drainage of water from roofs is to be managed
  - B) The Parish Council has concerns about the ability of the water main to supply sufficient water pressure for the properties further up the line when the holiday homes are fully let,
  - C) There must be suitable and sufficient waste drainage for the cottages so that the current sewerage system for the farmhouse and farm is not compromised.
- 482.15 **TWA/2015/0216 Jubilee Cottage, East Creech:** *(T1) Coppiced sycamore - reduce by 2 to 3m; (T2) Ash - reduce by 2.5 to 3.5m - East Creech Conservation Area*  
Cllr Burt again declared an interest as a neighbour. Members discussed the application and Cllr Burt advised them that the trees concerned were very close to the applicant's house. Councillors felt that there was no problem with coppicing of ash and sycamore and Cllr Parker proposed that the PC should have no objection to the tree work. This was seconded by Cllr Bugler. Cllr Burt did not take part in the vote. The motion was carried.

## PAST PLANNING

- 483.15 Progress of planning applications dealt with at previous meetings of the Parish Council, and appeals against PDC planning decisions were noted.
- 6/2015/0640 The Dove House, Grange Road, Creech:** *Erect rear extension with roof terrace over and extend garden terrace. Approved by PDC.*
- 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. Approved by PDC*
- 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**
- Dorey's Pit, Grange Road –** Extension of quarrying and making good. **Not yet determined by DCC**

## **Unlawful Developments**

- 484.15 **Rachel's Plantation, Grange Road** – Cllr Page advised the meeting that he would be obtaining photographic evidence from Cllr Hollard to present to Imerys at the next liaison meeting with a view to the company possibly taking action for possible breach of covenants., The meeting noted his comments.

## **Planning Applications Received After Publication of Agenda –**

- 485.15 None received.

## **HIGHWAYS MATTERS**

- 486.15 A new overgrowth on the road between the East Creech turnoff to the Cucknowle hairpin was reported. The overgrowths at Longround Cottages had not yet been attended to. The Clerk advised he would monitor the situation and contact DCC as necessary.
- 487.15 It was reported that a pothole at Jubilee Cottage, East Creech had been appeared approximately 1 foot in diameter and 4 inches deep. The Clerk would advise DCC.
- 488.15 Corfe Castle BOAT – Cllr Higgins reported that Dorset Highways would be happy to attend a joint meeting with CKPC and Corfe Castle Parish Council about how to deal with the Corfe Castle BOAT and the implementation of a TRO along the ridge to Cucknowle Hill. County, however, did not hold out much hope in sorting out the BOAT problems. Cllr Edwards proposed that CKPC seek a joint meeting with CCPC and DCC Highways. This was seconded by Cllr Best and the motion carried unanimously.
- 489.15 The Clerk advised he had no further information on the current plans to relocate the badgers at Bucknowle dogleg.

## **AFFORDABLE HOMES**

- 490.15 Cllr Page and Bugler had nothing of significance to report. There was general discussion about the use of fields in the Church Knowle village area.

## **FINANCE & ADMINISTRATION**

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

## **CORRESPONDENCE**

- 493.15 The Clerk reported that apart from planning applications already discussed, no significant correspondence had been received

## **DAPTC**

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

## **ITEMS FOR JANUARY AGENDA**

495.15 It was confirmed that the following items should be added to the January meeting agenda:

The New Inn, Church Knowle – Asset of Community Value  
Assessment of Precept requirement for year 2016-2017

## **OTHER MATTERS OF IMPORTANCE**

496.15 There were no other items the Chairman considered of importance.

## **CLOSING MATTERS OF DISCUSSION**

497.15 There being no further matters from Members or Parishioners attending the meeting the Chairman closed the meeting at 9.25 pm. and advised Members that the next ordinary meeting would be at Church Knowle Reading Room on 12<sup>th</sup> January 2015 at 7.30pm.