

Minutes of a meeting of Church Knowle Parish Council
held at Furzebrook Village Hall
on Tuesday 09th February 2016

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

C. K Parishioners & Members of the public:

Mr David Fairbairn (Purbeck District Council)
Cllr Mike Lovell (DCC) (Arr approx. 8.10 pm)

APOLOGIES

036.16 Apologies for absence had been received from Cllrs Mr Ian Hollard and PDC Cllr Mr Malcolm Barnes.

PUBLIC DISCUSSION PERIOD

037.16 Public discussion began with a presentation from Mr David Fairbairn (PDC's "Monitoring Officer") on the implementation of the Localism Act 2011 and its effect on the conduct of parish councils and their councillors. Members listened to the presentation and queried Mr Fairbairn on several points. The Clerk disagreed with Mr Fairbairn on several points he made suggesting "opinion" rather than "fact". These included, for example, recommendations that Members needed to apply for Dispensations when setting the precept as they had to pay the precept in the council charge and, consequently, had pecuniary interests. It was pointed out to Mr Fairbairn that this recommendation was in direct contradiction to advice given on the interpretation held in the House of Commons Library. Mr Fairbairn informed Council he was aware of the advice given in the relevant papers in the House of Commons Library but his concern was Councils and Councillors should be seen as "whiter than white" which, whilst not a legal necessity, was the reason for advocating councillors applied for dispensation when setting precepts. Discussion then followed. Members queried Mr Fairbairn on several matters regarding the operation of the Act and both Mr Fairbairn and Members agreed that the Act, as applied to small parish councils was a "sledgehammer to crack a nut" but it appeared to have come about partly due to miscreant MPs in Parliament and high-spending large local authorities where there had been prosecutions of councillors, officers and contractors for fraud. The Chairman then thanked Mr Fairbairn for his presentation and the meeting carried on to the monthly business matters.

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

038.16 No declarations were made by Members at the time and the Clerk reported no written applications had been made to him other than those declared at earlier meetings.

DECLARATIONS OF INTEREST FOR MEETING MATTERS

039.16 Cllr Parker declared a pecuniary interest in an application made to Purbeck District Council for a Certificate of Lawful Use for activities at Bucknowle Farm. Cllr Best declared a personal interest in the same application as a neighbour and occasional grazer of animals on land at Bucknowle Farm. Cllr Higgins declared a personal interest as a neighbour of the farm.

MINUTES OF THE 12th January 2016 COUNCIL MEETING

- 040.16 The Minutes having been circulated and read by Members. Cllr Best proposed and Cllr Page seconded they be signed as a correct record by the Chairman. The proposal was carried unanimously without abstention.

MATTERS ARISING FROM THE 12th January 2016 COUNCIL MEETING

- 041.16 Cllr Burt (Minute 016.16) advised the Meeting that wooden gates were still hanging behind the industrial-style gates at the entrance to Creech Pond. The matter of contravention of planning notice would be reported to Purbeck District Council
- 042.16 Cllr Page (Minute 017.16) advised Members that he had been unable, at the recent Imerys Liaison Committee meeting, to raise the concerns about possible planning contraventions at the Rachel's Plantation development.
- 043.16 The Clerk confirmed that he had contacted Stonewater Housing Assn. about overgrowth of shrubs and trees at Long Ground Cottages, Church Road.
- 044.16 Cllr Wilson enquired if the repaired road surface at Bradle had been coated with recycled road chippings. DCC Cllr Lovell, who had previously arrived at the meeting, confirmed that it had.
- 045.16 Cllr Page (Minute 019.16) advised the meeting that the flooding at Furzebrook Road appeared to have been resolved by DCC. A camera had been used to investigate the road drain & culvert and the ditch emptied. Cllr Higgens enquired if the complainant was satisfied with work carried out. Cllr Page thought that he was.
- 046.16 DCC Cllr Lovell advised the meeting that DCC had agreed part financing of the repair of the fingerposts at East Creech and Grange Road. The money would be paid electronically into the Parish Council's main bank account. The Clerk advised that as soon as the funding arrived work could start.
- 047.16 The Chairman (Minute 33.16) asked if there had been any correspondence with DCC regarding the possibility of DCC stopping funding of the weekly 'bus service between Church Knowle and Wareham. The Clerk advised he had been in touch with DCC to express the Parish Council's concerns. DCC Cllr Lovell explained that a "Dial a Bus" service was now extant, but there were concerns that as this was effectively a taxi service bus passes might not be accepted. The Chairman asked Cllr Lovell to e-mail him the contact telephone number for the service so he could put it on the new Parish Council web-site. This was agreed by Cllr Lovell who expressed the view that he hoped there would be a better parish to Wareham transport service.

POSTPONEMENTS OF LESSER MATTERS TO MARCH COUNCIL MEETING

- 048.16 The Chairman suggested that the item on Knowle Cottage regarding the village car park may be held over until March meeting.

PARISH COUNCIL WEBSITE

- 049.16 The Chairman reported he was hopeful that website would be operational by the end of the week. Its internet address would be "churchknowle-pc.gov.uk". He asked Members if they would be willing to have their own Church Knowle e-mail address so that contact could be made direct to Parish Councillors. After much discussion, Members decided they were not willing to agree to this. The Chairman advised that contact could be made to the Parish Council by filling out a message directly on the website. Members thanked the Chairman and his working party for the hard work they had done so far.

ASSETS OF COMMUNITY VALUE

- 050.16 The Chairman gave the Meeting a background on the scheme for having a property (or land) declared an Asset of Community Value. There was some discussion about public misunderstanding of the

process. The Chairman asked Members if they wished the New Inn to have such a designation. The Landlord of the New Inn had been spoken to by Cllrs Parker and Higgens but was not particularly interested as he felt not many locals supported him. The Clerk advised Members that it was the property and not the tenants/owners of a business which has the designation. Further discussion then followed and Cllr Page proposed, seconded by Cllr Edwards, that an application be made to have the New Inn declared an asset of community value. The motion failed having 2 Members voting "For" the motion, 4 voting "Against" the motion with 2 Members abstaining..

PLANNING MATTERS

Planning Applications:

- 051.16 **6/2016/0058 – Bucknowle Farm, Church Knowle – Certificate of Lawful Use**
At this point Cllr Parker again declared a pecuniary interest in the matter and as no formal application for dispensation had been received by or given by the Clerk before the meeting, Cllr Parker left the meeting and room for the period of Members' deliberations and voting on the matter concerned. Cllrs Higgens and Best again declared interests as neighbours, with Cllr Best adding that her sheep occasionally grazed on Bucknowle Farm land and Cllr Higgens adding that he had supported Cllr Parker's previous successful appeal against PDC's planning notice and refusals at a Public Enquiry. Cllrs Higgens and Best did not take part in the vote following discussion of the application by Councillors. The remaining Members discussed the application and were reminded by the Clerk of their previous decisions as points of information. Members decided by 5 votes to 2 abstentions and 1 non-voter due to absence from the meeting to be in favour of the application and to inform the District Council of its decision.
- 052.16 Cllr Parker was asked to return to the meeting which she duly did.
- 053.16 **6/2016/0767 & 0768 - The Old Cottage Church Knowle – Extension of Chimney Height** Cllr Bugler advised Members he had reviewed the plans in depth and that he was concerned that the construction planned would be a brick "add-on" which would not be in keeping with the existing Purbeck stone chimney. He had no objection in principle to the chimney being extended in height but that the Parish Council should suggest that the chimney extension be constructed of matching stonework. He was also concerned that the plan appeared to show that the property extended beyond its lawful boundary into the village carpark which was part of the Queen's highway. This matter should also be brought up with PDC with the comment that there is therefore an overall objection due to the incorrect information being submitted with the application. Members discussed Cllr Bugler's comments and Cllr Parker seconded his proposal that if planning permission is granted it should be on condition that the chimney be built of Purbeck stone to match existing and that the plans of the property/site be amended to truly represent the site and property ownership to exclude that piece of land on the road side of the boundary wall.
- 54.16 **Cemetery Memorial Application. – Mrs Green (decd) – Removal, cleaning and additional memorial statement.** Members discussed the application and unanimously approved the proposal. This was proposed by Cllr Page and seconded by Cllr Parker.

Unlawful developments:

- 055.16 Rachael's Plantation was discussed; Cllr Page had previously given his report in "Matters Arising"

Dorset Heathlands Report

- 056.16 No comments

Past Planning:

- 057.16 Members noted the Clerk's report.

HIGHWAYS AND RIGHTS OF WAY:

- 058.16 Long ground Cottages. This had been discussed in "Matters Arising"
- 059.16 It was reported that the privet hedge at Cucknowle House was overgrown and causing road narrowing. The Clerk reported he would try and contact the owner and DCC to allow for cutting.
- 060.16 Cllr Best advised that the "No HGVs" sign had been removed from Cucknowle Hill at the Church Knowle end. The Clerk would report the matter to DCC.
- 061.16 With regard to the Corfe Castle BOAT, Cllr Higgens reported that following a meeting with the Chairman of Corfe Castle Parish Council there would be a joint working party set up to comprise CCPC's chairman, CKPC's chairman, Cllrs Edwards and Parker from CKPC and 2 councillors from CCPC. The first meeting would be held in April.
- 062.16 The Clerk reported that DCC has been made aware of the continuing problems on the Bucknowle corner caused by badger excavations.
- 063.16 The Clerk reported on the progress of repairing the finger posts at East Creech and Grange Road. He had spoken with Portland Prison whose residents make them up ready for fitting. DAONB had also been contacted and they would carry out the project management as soon as funding was available.

FINANCE & ADMINISTRATION

- 064.16 The monthly accounts were presented for examination. Cllr Best proposed that the accounts were in good order and should be accepted. This was seconded by Cllr Wilson. The motion was passed and the accounts were agreed and accepted.
- 065.16 The Chairman presented the monthly invoices to be paid including ones which had been presented during the meeting. They were examined and Cllr Best proposed that the invoices be paid. This was seconded by Cllr Wilson. The motion was passed and the invoices agreed for payment.
- 066.16 The Clerk advised Members that a local Chartered Accountant had agreed to prepare the accounts for public examination and to act as external auditor to the Council. Cllr Higgens proposed that Mre Michael Bune FCA be duly appointed. This was seconded by Cllr Parker and unanimously agreed to.
- 067.16 The Clerk reported that the Council's archived material was at risk due to the back-up hard drive used for this purpose becoming corrupted. He was given authority by the meeting without formal vote to do what was necessary to have the hardware repaired and it was suggested that a "Cloud"-based system should also be put in place as another means of storage as well as the external hard-drive.

CORRESPONDENCE

- 068.16 None of significance was presented

DAPTC

- 069.16 Nothing to report

ITEMS FOR MARCH AGENDA

- 070.16 Village Car Park – progress on its status

OTHER ITEMS OF IMPORTANCE

- 071.16 The Chairman proposed that an application for the village car park, which forms the apron immediately on the road side of boundary wall of Knowle Cottage be submitted to PDC as an asset of community value. This was seconded by Cllr Parker and following discussion was unanimously approved.
- 072.16 It was proposed by Cllr Edwards, seconded by Cllr Wilson, that enquiries be made of the Land Registry and if possible to have an interest of Church Knowle Parish Council be

registered on the land forming the village car park. The proposal was unanimously approved and the motion carried.

PERIOD FOR DISCUSSION

- 073.16 DCC Cllr Lovell was asked, through the Chairman, by Cllr Parker what could be done about the serious problem of roadside litter accumulating on the verges of the main roads in the area. Cllr Lovell informed her that he would take the matter up at the next County Council meeting.
- 074.16 Cllr Wilson was concerned about lack of progress with the printer making ID cards for Members. The Clerk reported he would contact Purbeck Printing and let the firm know that if the work was not completed by the end of the month the contract would be placed elsewhere. This was agreed to unanimously.

CLOSURE OF MEETING

- 075.16 There being no further business, the Chairman closed the meeting at 9.45pm. Next meeting will be at Church Knowle Reading Room on Tuesday 08th March, commencing 7.30 pm.