

Minutes of a meeting of Church Knowle Parish Council  
held at Church Knowle Reading Room  
on Tuesday 08<sup>th</sup> March 2016

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**PRESENT**

**Council Members:**

Cllr Mrs Kathryn Best  
Cllr Mr Colin Page  
Cllr Mrs Hazel Parker - Vice-chairman  
Cllr Mr Anthony Higgins - Chairman  
Cllr Mr Leslie Bugler  
Cllr Mrs Jayne Wilson  
Cllr Mr Ian Hollard

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

Cllr Mr Malcolm Barnes (PDC) (Arr approx.  
7.15pm)  
Cllr Mr Mike Lovell (DCC) (Arr approx. 7.10 pm)

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**APOLOGIES**

076.16 Apologies for absence had been received from Cllrs Mrs Elizabeth Edwards and Mr Derek Burt.

**PUBLIC DISCUSSION PERIOD**

077.16 Cllr Best advised the meeting, for information, that she had put up a shed in the vicinity of the barn at her property as a "permitted development". Purbeck District Council's planning officer had confirmed the erection had been a "permitted development" under planning legislation.

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

078.16 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**

079.16 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. The declarations were made on the basis that discussion might ensue during the "Past Planning" agenda item

**MINUTES OF THE 09<sup>th</sup> February 2016 COUNCIL MEETING**

080.16 The Minutes having been circulated and read by Members. Cllr Higgins commented that in Minute No 053-16 "Knowle Cottage" should be substituted for "The Old Cottage". This was agreed by those present at that meeting and it was proposed by Cllr Bugler, and seconded by Cllr Best that following the amendment they be signed as a correct record by the Chairman. The proposal was carried unanimously without abstention.

**MATTERS ARISING FROM THE 09<sup>th</sup> February 2016 COUNCIL MEETING**

081.16 The Clerk advised that an e-mail had been sent to PDC resulting from the matter discussed (Minute 041.16) .

082.16 The Clerk reported on progress relating to Minutes 058.16, 059.16, and 060.16.

- 083.16 It was confirmed that PDC had approved the extension of the chimney at Knowle Cottage (Minute 053.16) and that its conservation officer had required that the chimney should be of Purbeck stone construction with extended chimney pots.
- 084.16 The Clerk reported that DAONB had been requested to manage the project to repair the finger posts (Minute 063.16)
- 085.16 The Clerk reported that one of the backup hard drives which had become corrupted had been repaired by the computer repair shop in Wareham and the second one was in the process of repair. (Minute 067.16)
- 086.16 The Clerk reported that he had been advised by the printer that the long-awaited Parish Councillor identity cards were "in the post" and he would distribute them at the next meeting.
- 087.16 Cllr Lovell (DCC) advised the meeting that Dorset County Council were organising a meeting with "Dial-a-Bus" and wanted people to attend. He would advise Members of the date and venue. (Minute 47.16). Cllr Page observed that if people got together they could hire a 'bus themselves. Cllr Lovell reported that DCC had organised a 'bus on three days a week from Wareham to Kimmeridge and back and has suggested that the service be extended to Church Knowle. Cllr Higgens and Parker advised Cllr Lovell that they would like to attend the meeting and Cllr Lovell agreed to let them know the time and venue.

### **MINUTES OF THE 18<sup>th</sup> February 2016 SPECIAL COUNCIL MEETING**

- 088.16 The draft minutes having been circulated and read, it was proposed by Cllr Parker, seconded by Cllr Bugler, that they were a true statement of the business conducted at the meeting and could be signed by the Chairman as such. This was approved by the meeting and signature duly appended.

### **MATTERS ARISING FROM THE 18<sup>th</sup> February 2016 SPECIAL COUNCIL MEETING**

- 089.16 Cllr Higgens asked the meeting if these could be discussed under Item 12 of the agenda (Church Knowle Village Car-park). His request was agreed to by Members.

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

- 090.16 There were no suggested postponements at this time in the meeting.

### **PLANNING MATTERS**

#### **Planning Applications:**

- 091.16 **6/2016/0146 - East Creech Farm, East Creech, Wareham - Convert redundant agricultural buildings into three self contained units of holiday accommodation, leisure training room and physio/treatment room - Reserved Matters (Landscaping).** Following examination of the plans, and considerable discussion, it was proposed by Cllr Page that whilst the Church Knowle Parish Council have no objections to development in principle it has concerns about the adequacy of fresh potable water supply and the negative effect of increased demand on the private water supply serving East Creech. It also has concerns about the adequacy of drainage and sewage disposal for the development, that having not been mentioned in the development plans. It suggests that before planning permission is granted (or otherwise) that the developer gives adequate information as to how he is going to mitigate such concerns. The development's landscaping should not negatively impinge on the lawful enjoyment of neighbours using their land. The proposal was seconded by Cllr Bugler and the motion unanimously carried.
- 092.16 **Cemetery Memorial to the Late Richard Smith – Church Knowle Cemetery** This was examined and it was unanimously approved by Members present. Proposed by Cllr Parker and seconded by Cllr Page.

### Unlawful developments:

093.16 Rachael's Plantation was discussed; Cllr Page would report to the April meeting following discussions with Imerys.

### Past Planning:

094.16 **6/2016/0058 – Bucknowle Farm, Church Knowle – Certificate of Lawful Use** At this point Cllr Parker again declared a pecuniary interest in the matter. Members noted the Clerk's report and information given to him from Cllr Parker that a decision was awaited from PDC.

### HIGHWAYS AND RIGHTS OF WAY:

095.16 It was reported that a fallen tree in Cocknowle had not been properly cleared away and was causing some partial obstruction to the road. It was believed the tree was in the Randall family's land. The Clerk advised he would contact Dorset County Council's highways division.

096.16 Cllr Page again reported on the poor condition of the white lines near the railway bridge in Furzebrook Road. There was also concern about the strength of the bridge and its ability to safely cope with the heavy two trailer HGV traffic. There appeared to be no weight restriction on the bridge. Cllr Best also repeated her concern that the "No HGV" sign at Cocknowle was still missing. The Clerk advised the meeting that he had been in contact with DCC regarding the issues raised and was awaiting the results of their investigations. Council Requested the Clerk contact DCC re signage for "Road narrows" or "Oncoming Vehicles in Centre of Road"

097.16 The Clerk reported on the closure of the road through Church Knowle and the signage at the junction of the valley road at Corfe Castle. He reported on his discussions with DCC. Cllr Bugler advised the meeting that cars, etc., were allowed to pass the workings during the closure period. Members noted the comments made.

098.16 With regard to the Corfe Castle BOAT, Cllr Higgens reported on suggested joint meeting dates, ( 04<sup>th</sup>, 05<sup>th</sup>, 06<sup>th</sup>, 07<sup>th</sup> and 08<sup>th</sup> A suitable meeting date would be worked out and he would report again at the April meeting.

099.16 The Clerk reported that DCC has been made aware of the continuing problems on the Bucknowle corner caused by badger excavations. However, DCC had advised him little could be done during the summer or breeding season due to the badgers being protected. DCC will, however, carry out clearance when necessary and when advised.

100.16 East Creech Finger Posts: The Clerk reported he had asked DAONB to project-manage the matter.

### CHURCH KNOWLE VILLAGE CAR-PARK

101.16 The Chairman thanked all those attending the meeting, including ex-Councillor David Pierce, with Mr Craig Wells (Council's solicitor) regarding the current status of the unmade road outside the front boundary wall of Knowle Cottage. He reported that The OS map was definitive and the highways map showed it to be a public highway. It was maintained at DCC's expense and, consequently, was under "ownership" and custody of Dorset County Council. Cllr Higgens also reported on his discussion with Mr John Hartigan of PDC regarding the plans submitted by the owner of Knowle Cottage indicating – wrongly, it appeared – that the piece of land was part of the hereditament of Knowle Cottage. He advised that Mr Hartigan would get the planning applicant to amend the plans of the site.

102.16 Cllr Higgens would sign the form to submit an application that the land at the front of Knowle Cottage be registered as an "asset of community value" and the Clerk would hand it to the relevant officer at Purbeck District Council.

103.16 Cllr Higgens reported he would shortly be meeting with DCC highways regarding previously discussed problems regarding the builders' skips on the village car-park and the meeting would also be discussing the issue of a guarantee by DCC of the continued future use of the land as the village car-park. The damage to the verge by the skips and commercial vehicle parking would also be discussed

- 104.16 The Clerk advised he would investigate the information held at the Land Registry as to any attempt by current and previous owners of Knowle Cottage to claim the land concerned.

### **FINANCE & ADMINISTRATION**

- 105.16 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 Parker. The motion was passed and the accounts were agreed and accepted.
- 106.16 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 Best. The motion was passed and the invoices agreed for payment.
- 107.16 Cllr Best commented on how good the Council's website appeared. This was agreed by all Members and thanks were given to the working party and Mr Curtis the web-site designer.

### **CORRESPONDENCE**

- 108.16 Correspondence was presented in addition to those e-mails which had been previously forwarded to Members. It was decided that, unfortunately, no funds were available to be presented this year to the Purbeck Film Festival organisers.

### **DAPTC**

- 109.16 Cllr Higgins advised that there had been a conference on DCC's plans to convert to a unitary authority which would result in the disbandment of the district councils in the county. Cllr Lovel (DCC) advised the meeting that he knew nothing of this and the Clerk had not received any notification. Cllr Lovell advised the meeting that PDC were having a special meeting the following Thursday to discuss DCC's proposals and that he would report to CKPC at the April meeting. Members noted the information.

### **OTHER ITEMS OF IMPORTANCE**

- 110.16 The Chairman proposed that Cotness Cottages had been burnt down resulting in the elderly occupants being rendered homeless. Cllr Higgins proposed that the Parish Council give as much support as it can to the victims of the fire and proposed that it send a letter of sympathy and support in their time of need. He also proposed that the Parish Council also support any application for a temporary siting of a caravan at the site for the occupants to live in while their home is rebuilt. Both proposals were seconded by Cllr Wilson and received unanimous support from the meeting. The motion was passed.

### **ITEMS FOR APRIL AGENDA**

- 111.16 Parengo microwave broadband through to Kimmeridge. It was suggested that they give a presentation at a future meeting. Cllr Page agreed to contact the liaison officer to make arrangements and would report back.

### **PERIOD FOR DISCUSSION**

- 112.16 Cllr Best reported that the cemetery fence was rotting in places and weak. Cllr Parker would look at the fence and seek recommendations from Cllr Bugler. It was proposed by Cllr Parker and seconded by Cllr Hollard that new fence posts should be purchased and installed as required as soon as possible. This was unanimously agreed. Cllr Parker would report back at the April meeting.
- 113.16 Cllr Best reported that Robbie Green had still not trimmed the overgrowing tree in the cemetery. The Clerk would ask Mr Green when he intends to carry out the work requested.

- 114.16 Cllr Lovell (DCC) enquired of any progress with Rachel's Plantation barn development. Cllr Page advised he would be meeting with Imerys in April and would be discussing possible breaches of covenants.
- 115.16 Cllr Parker informed council of HM Govt restrictions on Councils publishing their views on the forthcoming EU Referendum.
- 116.16 Cllr Page reported on the meeting held with Steve Mackenzie (CEO PDC); it was recommended that the Clerk attends briefing meetings or training sessions provided by PDC ~ to be a future Agenda Item.

**CLOSURE OF MEETING**

- 117.16 There being no further business, the Chairman closed the meeting at 9.45pm. Next meeting will be at Furzebrook Village Hall on Tuesday 12<sup>th</sup> April, commencing 7.30 pm.