

Minutes of a meeting of Church Knowle Parish Council
held at Furzebrook Village Hall
on Tuesday 12th April 2016

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

C. K Parishioners & Members of the public:

Ms Angela Fairchild - Parishioner
Mr Geoffrey Wright (Representing Mgt Green animal sanctuary)
Mr Matthew Devereux (Representing Mgt Green animal sanctuary)
Cllr Mr Malcolm Barnes (PDC) (Arr approx. 8.35pm)
Cllr Mr Mike Lovell (DCC) (Arr approx. 8.30 pm)

APOLOGIES

118.16 The Clerk advised he had received no apologies for absence.

PUBLIC DISCUSSION PERIOD

119.16 Ms Fairchild spoke to the meeting about her barn development at Rachel's Plantation and of the complaints made to Purbeck District Council by Church Knowle Parish Council about her "alleged unlawful development" inasmuch as the framework for the barn was different from that originally intended. She felt that the steel-framed barn was no different from the wooden one which she had originally notified it was her intention to have built. Her barn was going to be used for a logging and firewood business associated with her plantation. She also advised the meeting that it was her intention to make a second entrance to the plantation from Grange Road and wanted CKPC's support. She told Members that she was sorry that the barn was now of steel construction but added that it would be wood-clad. Asked by one of the Councillors why she had not asked PDC for consent to alter her planning permissions, she retorted that it was "too expensive to go to the planners". She also advised the meeting that it was her intention to "do educational work" at the barn and plantation and asked that the Parish Council make positive comments to PDC.

Discussion then followed about an apparent lack, on her behalf, of proper consultation with CKPC and PDC before she carried out her plans at Rachel's Plantation. The Chairman pointed out that the Parish Council has to follow a set of guidelines and the Law with regard to planning and other matters and cannot comment on proposed developments without the plans and proper planning application having been made. Following further discussion about the developments (proposed and existing) at Rachel's Plantation, Ms Fairchild completed her comments during the Public Discussion period by adding that "The more the Parish and other councils fight against me, the more I will be like a fox in a trap." The Chairman responded that the Parish Council would comment on any planning application it received and that Ms Fairchild was more than welcome to attend any Parish Council meeting and provide further information to support any planning application she might make to assist Members in reaching a decision.

120.16 Messrs Matt Devereux & Geoff Wright introduced themselves as representing the management of the animal sanctuary at Church Knowle. Mr Wright apologised to the Council for the severe road traffic problems which had occurred in the area as a result of the poor traffic and site management of vehicles during its recent "Family Day". He explained that the animal sanctuary had not envisaged such a turn-out of visitors despite heavy advertising of the event and had sent letters of apology to the residents of Church Knowle village. He then passed round copies of the apology to Members and those others attending the meeting. Mr Devereux reiterated Mr Wright's comments that the site was completely overwhelmed and added that management would look at traffic management for all future events, including the main summer event, to ensure that the problems encountered were not repeated. One of the Councillors commented that traffic problems in Church Knowle and the surrounding roads seemed to occur nearly every time the animal sanctuary ran an event, although the recent traffic chaos was probably the worst encountered so far.

- 121.16 The Chairman quoted from an e-mail from Dorset County Council in which it was recommended that, in future, consultation should take place regarding traffic management at Mgt Green events. Cllr Parker interjected that when the 3 Parishes' Summer Fête takes place, a traffic management plan is in force. The Chairman suggested that a representative from the Parish Council takes part in the traffic management meetings with DCC; this being agreed with by both Mr Devereux and Mr Wright. Cllr Page suggested that a copy of the apology be supplied to Corfe Valley News for publication in the next edition and Mr Wright agreed this would be done.
- 122.16 There were no further brought up by attendees for discussion during this period.

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

- 123.16 No new 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

- 124.16 Cllr Bugler declared an interest as an immediate neighbour in a planning application made to Purbeck District Council for a car parking area and entrance to the highway at 3 Tyneham Road, Church Knowle (App No: 6/2016/0182). His declaration of interest was noted by Members.

MINUTES OF THE 08th March 2016 COUNCIL MEETING

- 125.16 The Minutes having been circulated and read by Members. Minor errors in the draft minutes were corrected and following amendment it was proposed by Cllr Parker, and seconded by Cllr Wilson that they be signed by the Chairman as being a correct record of that meeting. The proposal was carried unanimously without abstention.

MATTERS ARISING FROM THE 08th March 2016 COUNCIL MEETING

- 126.16 Minute No 096.16 - The Clerk advised that DCC had produced a "Job Card" indicating the remedial work was planned and would be carried out.
- 127.16 Minute No 100.16 - The Clerk reported on progress. He had been informed by DAONB that the fingerpost at E Creech triangle (aluminium direction fingers) would have to be replaced by wooden arms. He had contacted DCC with a view to getting a replacement aluminium arm. Cllr Page suggested that the lettering could be replaced using printed marine strength plastic. The Clerk responded that this could be provided by Tradewind Graphics of Wareham. The Clerk advised that the Grange Road fingerpost arms will be restored back to their original state and he was currently looking at Bridport Foundry to reproduce the OS rondel, which originally capped the unit, and report on the quote at the next meeting. There was some concern expressed amongst some Members at the slow speed of the project. The Clerk explained that several agencies and contractors were involved and whilst he agreed that at first sight it may seem a simple project, the few contractors there were, had been dealing with several fingerpost projects throughout the West and Church Knowle had to take its turn.
- 128.16 Minute No 115.16 - Cllr Parker advised Members about the Council being prohibited from being involved in any campaign or giving its support to any organisation taking part in the European Community referendum whether for or against the UK leaving the EU. Members noted her comments.
- 129.16 Minute No 116.16 – Cllr Page reported on the meeting with Purbeck DC's Chief Executive. The Clerk would attend briefing meetings with PDC. Members noted his report and the subject of briefing meetings and their cost to the Parish would be discussed at a future CKPC meeting.
- 130.16 Cllr Best reported that Robbie Green had trimmed the overgrowths in the cemetery and it was "looking good". Members noted her comments. She asked if Cllr Parker (Cemetery liaison member) had been to look at the fence posts (Minute 112.16), to which she replied she had not had time.
- 131.16 Minute No 111.16 – The Chairman reported he had been in touch with Parenco and Mr Mark Pillow of VOIP (contractors installing a microwave broadband link) and suggested Mr Pillow give a presentation

to a future CKPC meeting. Mr Pillow had agreed and Cllr Higgens would make the necessary arrangements. Cllr Page advised he had not yet had a liaison meeting with Parenco (Minute No 111.16) to discuss the matter.

- 132.16 Minute No 109.16 – Cllr Higgens advised the meeting that he was awaiting a report from DCC Cllr Lovell on a proposal to convert Dorset County Council into a unitary authority in which the responsibilities and functions of all district councils (including Purbeck) would be subsumed into the unitary council with the district councils ceasing to exist. Members noted his comments.
- 133.16 Minute No 110.16 – Cllr Burt reported that the occupants of Cotness Cottages had moved to temporary accommodation in Swanage while their house was being rebuilt. Rebuilding was expected to take approximately 18 months and a planning application would be submitted. He also reported that the occupants had asked him to thank the Parish Council, on their behalf, for its support. Members noted his report. General discussion on the fire and rebuild then followed.
- 134.16 Minute No 087.16 – Cllr Parker advised the meeting that the weekly Church Knowle to Wareham 'bus was to be withdrawn due to lack of financial support from Dorset County Council. Cllr Higgens added that all the weekly 'bus services in the county are to be withdrawn. Cllr Bugler offered to visit all the elderly and other residents who may have used the 'bus service to let them know of the decision by DCC. Cllr Page suggested that copies of the notices of route closure should be put on the notice boards.

POSTPONEMENTS OF LESSER MATTERS TO MAY COUNCIL MEETING

- 135.16 It was suggested that the date for inspection of audited accounts be discussed at the May Meeting.

CHURCH KNOWLE CAR-PARKING AREA

- 136.16 The Chairman reported that DCC had instructed the builders at Knowle Cottage to put warning lights on their skips and had also informed them of the requirement that they make good the damage done to the surface. He reported that an application to PDC for the area to be designated an Asset of Community Value had been lodged but as yet no decision had been made.

HAVE A FIELD DAY

- 137.16 The Chairman reported on a national project for villages, etc., to have a garden party-style event with games on their playing field or other open space to celebrate open spaces this summer. He suggested that CKPC could, perhaps, link a Church Knowle village "Field Day" with the 3 Parishes Summer Fête. Cllr Parker felt this idea might be worth following up and Cllr Higgens suggested he would be happy to do so on behalf of the Parish Council. This was unanimously agreed to without vote.

COUNCILLOR TRAINING

- 138.16 Cllr Higgens advised on dates available for parish new councillor and chairman training sessions provided by DAPTC and planning training provided by PDC. PDC had not yet provided information as to dates and venues but had suggested a one-off fee of £50.00p per council for the courses regardless of numbers attending. Cllr Parker suggested that an "expression of interest" in the courses is given to PDC. Whilst five Members expressed interest in attending, one Councillor felt that the courses were "brainwashing" by PDC planning dept so that parish councillors would follow PDC's ideas. The Chairman informed Members that the sessions were to deal with planning Law and government "guidelines". It was suggested the Clerk contact PDC to "express CKPC's interest".

CORFE CASTLE YOUTH CLUB

- 139.16 The Chairman informed Members that there would be a meeting on 27th April to discuss its future as a result of withdrawal of funding by Dorset County Council. Corfe Castle Parish Council had agreed to assist the club with a grant of £2,000 to £3,000. Cllr Best told Members that the club was well supported by its members. Cllr Page questioned the need for paid members of staff rather than volunteers. There was discussion about the costs of running such an organisation, even using voluntary staff, where CRB check fees had to be paid along with other costs. Cllr Page wondered how youth clubs, etc., could get started without funding. Following discussion, it was decided that at the present time CKPC could not provide any financial assistance since it had already received its precept which was already budget-allocated, but consideration may be given for assistance next

financial year precept (2017-2018). (Proposed by Cllr Parker, seconded by Cllr Page). The Clerk advised he would investigate the possibility of using Sec 137 powers if that were necessary. Following this vote, Cllr Lovell (DCC) arrived at the meeting and reported on the youth club financing decision by DCC.

PLANNING MATTERS

Planning Applications:

- 140.16 **6/2016/0182 – 3 Tyneham Road, Church Knowle – Cllr Bugler declared an interest as a neighbour and removed himself from the meeting although there was no need to do so as he had no pecuniary or prejudicial interest in the matter.** Following examination of the plans, and considerable discussion, it was proposed by Cllr Higgins that whilst the Church Knowle Parish Council had no grounds for objecting to the development since a precedent had already been set by PDC in 2001 when a similar development was permitted in an adjacent property (5 Tyneham Road), it had serious concerns that the lowering of the kerb and provision of an entrance would further reduce the general parking provision for residents of Church Knowle. The motion was seconded by Cllr Page. Cllr Bugler did not take part in the vote and there were two abstentions. The motion was carried.
- 141.16 The Clerk advised the meeting he had received no applications following agenda publication

Unlawful developments:

- 142.16 Rachael's Plantation was again discussed. Ms Fairchild interrupted from the public area several times during discussion and the Chairman had to warn her of her conduct on a number of occasions. He advised that as no planning applications had been received for her ideas, it was not possible for the Parish Council to comment, support or otherwise on the proposals. However, it could comment on what appeared to be an unlawful alteration of planning conditions and continue to report to the planning authority any apparent unlawful developments so they could take appropriate action. Discussion then ceased and the meeting went on to discuss past planning matters.

Past Planning:

- 143.16 **6/2016/0058 – Bucknowle Farm, Church Knowle – Certificate of Lawful Use** At this point Cllr Parker again declared a pecuniary interest in the matter although there was no need to do so. The Clerk reported that a Certificate of Lawful Use had been granted. Members noted the Clerk's report.

HIGHWAYS AND RIGHTS OF WAY:

- 144.16 The traffic management at the animal sanctuary was again discussed. The Clerk reported that a number of telephoned complaints had been received and passed on to the constabulary who had advised him that if staff were available a "traffic car" would investigate the matter. Cllr Parker told the meeting that from the eastern boundary of the village to Higher Barracks there were 51 points of access to the road through the village and some had been blocked by parked cars of people attending the sanctuary's "Family Day". There were problems in the central area due to the narrowing of the road caused by the encroachment onto the road of the Plumtree Cottage hedge which still had not been trimmed despite a complaint having been made to DCC by CKPC. Cllr Parker told the meeting that one parishioner had enquired about the possibility of having double yellow lines painted on the road. Councillors discussed this matter but it was felt that to restrict parking in this way would result in vehicles being driven through the village at higher speed. The Clerk informed the meeting that the police or highway authority can put up temporary no parking cones to control traffic movement on such occasions. The Council decided unanimously that the provision of double yellow lines in the village could not be supported by it.
- 145.16 Cllr Best reported that the occupier of Cocknowle House had cut the hedge and there was no longer an obstruction there. However it was also reported that the remains of the fallen tree in Cocknowle had still not been properly cleared away and was causing some partial obstruction to the road on a corner inasmuch as some of the trunk was approx. 0.5m into the road as well as some foliage. It was believed the tree was in the Randall family's land. The Clerk advised he had contacted Dorset County Council's highways division to request clearance.

- 146.16 The Clerk reported on his discussions with DCC on the poor condition of the white lines near the railway bridge in Furzebrook Road and the concern the Council had 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. The Clerk advised the meeting that he had again been in contact with DCC regarding the issues raised and was awaiting the results. The Clerk was asked to enquire from DCC on appropriate signage informing motorists the road would narrow or on-coming vehicles might be in the centre of the road.
- 147.16 The Chairman advised the Council that there would be a meeting with Corfe Castle Parish Council on 22nd April about the future of the Corfe Castle BOAT. The joint parish council meeting would also be looking into what actions could be taken regarding the provision of a traffic restriction order for the BOAT and also future action regarding cycling "events" in the areas of the parishes. Members noted his information
- 148.16 East Creech Finger Posts. Cllr Bugler offered to take down the fingers of the Grange Road finger post for delivery to Mr Roger Bond who would be arranging for their renovation. This was agreed without vote.

FINANCE & ADMINISTRATION

- 149.16 The monthly accounts were presented for examination. Cllr Parker proposed that the accounts were in good order and should be accepted. This was seconded by Cllr Best. The motion was passed and the accounts were agreed and accepted.
- 150.16 The Chairman presented the monthly invoices to be paid including ones which had been presented during the meeting. They were examined and Cllr Page proposed that the invoices be paid. This was seconded by Cllr Edwards. The motion was passed and the invoices agreed for payment.
- 151.16 The Clerk gave a report on how the external auditing of the Council's financial affairs, etc., would be carried out. The DAPTC had recommended that small councils such as Church Knowle should continue with the current regime although the operation of it had been altered as a result of recent legislation. BDO would act as the external auditor for the financial year 2015-2016 although the successor to the Audit Commission would be altering methodologies for 2017-2018. The accounts would be set up as before and Mr Michael Boon FCA would be reviewing the books and prepare the management accounts for audit as the internal auditor. Members noted the Clerk's report.

CORRESPONDENCE

- 152.16 Correspondence was presented in addition to those e-mails which had been previously forwarded to Members. It was agreed that Cllrs Parker and Page would attend the Swanage Railway Liaison Committee meeting to represent CKPC.
- 153.16 The Jurassic Coast management survey was discussed and Cllr Higgens advised Members there were 3 options proposed for future management. He described the options given and explained each option's benefits and drawbacks. It was proposed by Cllr Best, seconded by Cllr Parker that the Parish Council should support the second option described in the survey form and documentation; that being that third parties are involved where necessary.
- 154.16 Cllr Parker brought up for discussion the correspondence from the government that parish councils are to be restricted from campaigning or involvement as councils in the European Union referendum. She thought that there were double standards where the government was able to get involved in publicity for their views but not permit other authorities to do the same. Members noted her views.
- 155.16 It was noted by Members that the partial review meeting for the Purbeck district would be held on 21st April and any person wishing to make verbal comment should inform PDC by 15th April. DCC Cllr Lovell gave a point of information that there would be an earlier meeting at 5.00pm on 19th April at Purbeck School and asked that as many people as possible attend and express their views. Cllrs Higgens, Parker, Best and Edwards told the meeting they would attend. A short discussion about second homes and dying villages of Purbeck then ensued.

OTHER ITEMS OF IMPORTANCE

- 156.16 There were no such matters suggested.

ITEMS FOR MAY AGENDA

- 157.16 Clerk's Fees for 2016-2017,
158.16 2015-2016 Audit – Report on progress

PERIOD FOR DISCUSSION

- 158.16 Cllr Wilson expressed concern about the future of the Parish Council when the current Chairman retires. She was concerned because there appeared to be no-one on the Council who would accept nomination for the position. There was general discussion about having a rolling Chairman and the Clerk gave information that it was legally quite possible to do this with there being an election for Chairman at each meeting or on a, say, quarterly basis. He advised that he would discuss the matter with the PDC solicitor and report back at the next meeting. The Chairman asked Members to think seriously about the position of Chairman and how the Parish Council is to function before the next meeting.

CLOSURE OF MEETING

- 159.16 There being no further business, the Chairman closed the meeting at 10.15pm. Next meeting will be at Church Knowle Village Hall on Tuesday 10th May 2016, following the Annual Parish Meeting which commences at 7.00 pm.