

Minutes of an extraordinary meeting of Church Knowle Parish Council
held at Church Knowle Reading Room
on Tuesday 13th December 2016

PRESENT

Council Members:

Cllr Mr Leslie Bugler
Cllr Derek Burt
Cllr Mrs Kathryn Best
Cllr Mrs Elisabeth (Billa) Edwards
Cllr Mr Tony Higgins – Chairman
Cllr Mr Ian Hollard
Cllr Mr Colin Page – Vice Chairman
Cllr Mrs Hazel Parker
Cllr Mrs Jayne Wilson

Clerk to the Council:

Dr Alastair Wallace

C. K Parishioners & Members of the public:

Ms Sandi Bagshot
Mrs Geraldine Way
Mr Seaton
Mrs Seaton
Mr Goodall
Mr Jonathan Evans
Dr Adrian Pinder (Bournemouth Univ)

APOLOGIES

383.16 The Chairman advised the meeting that apologies had been received from Parishioners Mr & Mrs Bowdery, Dr Neil Gryce and from Cllrs Messrs Malcolm Barnes (PDC) and Michael Lovell (DCC).

PUBLIC DISCUSSION PERIOD

384.16 Public discussion began with comments from Parishioners of East Creech about a proposal by Purbeck District Council to alter the boundaries of the East Creech conservation area which would involve the removal of a number of ancient monuments including 2 burial barrows from protection under the conservation area. It was felt that the proposals put forward by the district council were insensitive were out of keeping with the ethos of conservation areas. In particular it was noted that the hamlet of East Creech and its environs needed protection as a conservation area as it is a rare example of a small Dorset hamlet what was, effectively, a manor farm without extra modern development. Several Parishioners commented on the possibility of a “hidden agenda” by PDC planners in that by reducing the conservation area it could open up land for future development (inc the existing camp site) to, perhaps, assist PDC in fulfilling its requirements of increasing housing stock. Those attending felt this should be further investigated. Several letters of objection were read out and given to the Clerk, and the Parish Councillors living in East Creech confirmed that the residents of the hamlet were 100% against the proposals put forward by PDC. The meeting decided that insufficient information had been made available by PDC and the Clerk advised he was still awaiting greater detail from the planners. General discussion followed and the Chairman advised the Meeting that the matter would be further discussed later during the Parish Council meeting. He thanked those attending and passed to the next item for public discussion.

385.16 The Chairman introduced Dr Adrian Pinder, a hydrologist from Bournemouth University, who gave a presentation on the possibility of the Parish Council working with Steeple residents and Bournemouth University in bringing the upper reaches of the Corfe River up to a high environmental standard given the possible finance available for environmental projects in Church Knowle and neighbouring parishes from a large multi-national company operating in Purbeck. Dr Pinder described his department and research at the university which had specialists in fish and river management. He gave a history of the demise of the Corfe River, mainly due to past farm field run-off, and the lack of gravel and river plant life which would attract invertebrates and fish. In 2009 the river was described by the Env. Agency as being “Moderate” quality under the EU Water Flowing Directive but by 2014 it was described as “Poor”. Rivers such as Corfe are required to be “High” standard. Several Members recollected how the upper reaches used to have fish, water voles etc in the past.

Dr Pinder went on to describe how Bournemouth University could assist CKPC in developing and environmental management project along with the Environment Agency to bring the Corfe back to a high standard, with fish, etc., and recreate its importance as a community and tourist asset. There then followed a busy question and answer session and the Meeting felt that the improvement of the Corfe River would be beneficial not only to Corfe & Steeple but also parishes down-stream. It was

also suggested that the improvement of the small rivers feeding into Poole Harbour would help improve water quality in the harbour. Technical details regarding where funding would be placed and costs likely to be incurred were then discussed amongst Members and Parishioners and the Chairman then thanked Dr Pinder for his contribution. The matter would be subject to further discussion when the Parish Council was made aware of the financial contribution which would be available from the company concerned.

DECLARATIONS OF INTEREST

386.16 Cllrs Burt and Edwards declared interest in the matter of discussion of the East Creech conservation area as residents of the hamlet. This was noted as a personal interest but in the opinion of the Clerk was not pecuniary and, consequently, the Members would not be barred from the meeting during discussion as it would affect democratic discussion of East Creech Parishioners' interests.

MINUTES OF MEETING HELD ON 08th NOVEMBER 2016

387.16 The Minutes which had been circulated before the meeting were read and unanimously proposed by Cllr Page as being a true record of proceedings. This was seconded by Cllr Edwards and unanimously agreed to by Members who had been present.

MATTERS ARISING FROM THE MEETING HELD ON 08th NOVEMBER 2016

388.16 Cllr Higgins commented that the police were "unhappy" about the possibility of "No Parking" bollards being put up in the road through Church Knowle during weddings at St Peters as a means of controlling parking (Minute 350.16).

389.16 Cllr Burt reported that native wild flower seeds had been planted on the verges, etc., in East Creech and the group still had about £100.00p to spend for spring-planted flowers. Every household in East Creech had made a contribution and CKPC formally thanked Cllrs Edwards and Burt for their organisational work and the East Creech community for their grand efforts. (Minute 363.16). The Chairman commended East Creech for what it had done and hoped the project would be extended to the whole of the Parish. The Meeting agreed

390.16 The Chairman commented on the ditch at East Creech triangle. No work had been recently carried out by DCC Highways. (Minute 360.16)

391.16 Cllr Higgins referred to the proposal to alter the East Creech conservation area boundary (Minute 349.16) and opened discussion on the matter. The Parish Council had not been informed until late in the day despite the consultation period having been apparently begun in August 2016. There had been no correspondence from PDC although the Clerk had found out about the matter "through the grapevine". Cllr Burt interjected that when the Church Knowle conservation area was up for discussion, the PDC conservation officer attended a CKPC meeting and was made well aware of the Parish Council's and Parishioners' opinions; he suggested that CKPC ask PDC for an extension of consultation and that a representative from the PDC Planning Dept attend the next Parish Council meeting to explain the reasoning behind the proposals more fully. He reiterated his suspicion that one reason for the reduction of the area could be to allow development in the hamlet. Cllr Wilson proposed, seconded by Cllr Bugler that, as a matter of urgency, the Parish Council contacts PDC asking for an extension to the consultation period to allow CKPC's and Parishioners' views to be properly taken into account and that a representative from PDC attend the January meeting. The motion was carried unanimously.

PLANNING MATTERS

392.16 **Planning Applications** –

6/2016/0483 – Rachel's Plantation, Grange Road, Wareham. - Erect barn (retrospective) and change of use to Use Class D2 (Assembly and leisure). – Members reviewed the plans and application at length. Cllr Page advised the meeting that he had questioned the applicant's agent about the development for which retrospective planning permission had been applied for and opined that the application is different than the original one which was for a barn associated with her forestry activities. He had received very little information from the agent. Cllr Bugler informed the meeting there was lack of clarity about what the applicant's intentions actually were. Following examination of

the application It was proposed by Cllr Burt and seconded by Cllr Bugler that: “ *Church Knowle Parish Council has to object to the application as submitted as there is insufficient information given by the applicant about the development to allow an informed decision to be made. It is suggested that PDC seeks further detailed information from the applicant*”. It was further proposed that the Clerk contact Imerys’ land agent to enquire about the possibility of a breach of covenant with regard to the land concerned. This was unanimously agreed to.

- 393.16 **TWA/2016/0219 – 17 Tyneham Road, Church Knowle - Proposal:** (T1) Beech - crown reduce by approximately 2m, remove crossing and rubbing branches; (T2) Tulip tree - remove 2 lowest primary branches, crown reduce by approximately 2m, remove crossing and rubbing branches; (T3) Hornbeam - crown lift to 2.5m, crown reduce by approximately 2m, crown thin by 20%, remove crossing and rubbing branches; (T4) Acer - fell - Church Knowle Conservation Area -

Cllr Burt reported his observations and the matter was discussed. Cllr Burt proposed that the “ *Church Knowle Parish Council has no objection to the tree works being carried out*”. This was seconded by Cllr Higgins and the motion carried.

Planning Applications Received After Publication of Agenda

- 394.16 None had been received.

Unlawful Developments

- 395.16 No new reports on such matters had been received since the last meeting.

Past Planning Matters

Tree Works Application No TWA/2016/202 – Animal Sanctuary, Church Knowle – Not yet determined

6/2016/0619 **Application For:** Full Planning Permission - Minor Development.

Location: Church Knowle (Margaret Green Animal Rescue), Wareham BH20 5NQ – Not determined

- 396.16 **BT Telephone Boxes**

The Clerk reported that BT were intending to remove the public telephone boxes from Furzebrook Road, Church Knowle & East Creech as part of a project to remove what appeared to be most of the old red ‘phone boxes from Purbeck. He reported that similar proposals had been made approximately 5 years ago and that CKPC had been in contact with BT requesting that they remain in place since there was insufficient mobile telephone coverage in the Parish and to remove them could put life in jeopardy since members of the public would be have difficulty in being to call for call for assistance in the event of an emergency. He also reported that BT had offered to allow councils to “adopt” ‘phone boxes for £1.00p but that would involve the stripping out of the telephones and the Council being responsible for maintenance. By stripping out the equipment, the problem relating to emergency communication would be the same as if the ‘phone box had been removed in its entirety. BT are again offering the ‘phone boxes to the Council for £1.00p each.

Lengthy Discussion then began and Parishioners present were also asked their views. It was proposed by Cllr Edwards and seconded by Cllr Parker that the Parish Council seek to adopt the boxes in Church Knowle and East Creech. The motion was carried.

FINANCE & ADMINISTRATION

- 397.16 The monthly accounts were presented for examination and found to be in good order.. It was proposed by Cllr Hollard & seconded by Cllr Parker that they be accepted as correct. The motion was carried.

- 398.16 The Chairman presented the monthly invoices to be paid. Cllr Parker proposed that the invoices be paid. This was seconded by Cllr Wilson. The motion was passed and the relevant invoices agreed for payment.

- 399.16 The Clerk presented the report of estimated expenditure and income to 31st March 2017 based on current figures to enable a budget for 2017-2018 to be set and proposal for the precept for the next financial year. Cllr Parker pointed out that DCC may be charging for “extra” services for the year commencing 01st April 2017 and before setting the precept the Council should get a “menu” of charges from DCC. This was accepted by the Chairman who decided that it would be best to postpone discussion of the budget and precept till the January meeting. The Clerk advised this would be in order since the next meeting would be before PDC required the precept request.

ITEMS PROPOSED FOR JANUARY 2017 AGENDA

- 400.16 It was proposed that Mr Benjamin Webb be invited to attend the meeting to explain the PDC’s proposals regarding East Creech Conservation Area changes. As a result, it was suggested by the Chairman that the meeting be brought forward to 7.00pm. This was unanimously agreed to without formal vote.

CORRESPONDENCE

- 401.16 Mr Jonathan Evans from Knowle Cottage read his letter regarding the parking apron in front of his house and explained he would reinstate the damaged surface. He confirmed he had no intention of annexing or acquiring the land concerned. The Chairman welcomed him to the village and Parish and hoped his stay would be long and enjoyable.

OTHER ITEMS OF IMPORTANCE

- 402.16 The Chairman reported on the presentation by the Purbeck Rally of the finance available for the Church Knowle defibrillator. There was then discussion about its siting. There were 8 votes for siting it in the New Inn front porch and 1 vote to put it in the redundant ‘phone box. Punch Taverns would be approached to see if they had any objections to it being affixed to the outside of the pub and the pub landlord would then be formally contacted.
- 403.16 The Chairman suggested that a representative of the Ministry of Defence be invited to the February meeting to explain the “need” for the road closures at Steeple and to receive comments from residents and the Parish Council. Cllr Edwards offered to be lead Councillor in this matter and Members agreed.

PERIOD FOR DISCUSSION

- 404.16 Cllr Parker reported that Cllr Mike Lovell had been de-selected as Conservative Party candidate for councillor representing the Parish on Dorset County Council at the 2017 election for county councillors. It was understood that he would not be standing as an independent candidate and, consequently, would probably not be a county councillor. Members noted her point of information.

CLOSURE OF MEETING

- 405.16 There being no further business, the meeting was closed by Cllr Higgens at 9.30pm.