

Minutes of a meeting of Church Knowle Parish Council
held at Church Knowle Reading Room
on Tuesday 10th January 2017

PRESENT

Council Members:

Cllr Mrs Hazel Parker
Cllr Mr Leslie Bugler
Cllr Derek Burt
Cllr Mrs Kathryn Best
Cllr Mrs Elisabeth (Billa) Edwards
Cllr Mr Colin Page – Vice Chairman
Cllr Mr Antony Higgins – Chairman (Arr. at 19:12hr)

C. K Parishioners & Members of the public:

Mr Richard Wilson – Purbeck District Council
Mr Benjamin Webb – Purbeck District Council
Cllr Mr Michael Lovell – Dorset County Council
Cllr Mr Malcolm Barnes – Purbeck District Council
Ms Sandi Bagshot - Parishioner
Dr Neil Grice - Parishioner
Mr Derek Way - Parishioner
Mr Ed. Ellwood - Parishioner

APOLOGIES

- 001.17 The Clerk had received no apology for absence from the Chairman and the meeting assumed he had been delayed. In consequence, the Vice-chairman took the meeting until his arrival.
- 002.17 The Clerk advised the meeting that apologies for absence had been received from Cllr Mr Ian Hollard and Cllr Mrs Jayne Wilson of CKPC. In addition, apologies for absence were received from the following Parishioners: Mr & Mrs Bowdery, Mr & Mrs Seaton, Mr Goodhall and Mr Simon Edwards who had wished their views on a proposal by PDC to alter the boundaries of the East Creech conservation area to be aired at the meeting by the two Parish Councillors from East Creech. The apologies were noted and the meeting also noted the wishes of the Parishioners who had been unable to attend but wished their views to be known. Cllr Burt advised the meeting he and Cllr Edwards would speak on their behalf.

PUBLIC DISCUSSION PERIOD

- 003.17 The meeting began with a presentation by Messrs Wilson and Webb from Purbeck District Council (Mr Wilson taking the lead) on a proposal by the planning authority to alter by reduction the current boundaries of the East Creech conservation area. The PDC officers advised the meeting that PDC is required by planning law to review boundaries of conservation areas on a regular basis (10 yearly) and that the review of East Creech is overdue, having been not been reviewed since 1990. Consequently, PDC were obliged to carry out a review. Government “guidelines” on such areas suggest that they should have items of architectural and/or historic interest within their boundaries. Mr Wilson explained that the loss of status as a conservation area did not necessarily cause it to lose protection. Several Parishioners commented that a “review” did not mean the same as “reduction” and added that whilst a “review” could be carried out it did not follow that PDC had to alter anything. Further, one of the Parishioners present also commented on the phrase ‘does not necessarily cause it to lose protection’ used by Mr Wilson. There was an argument that ‘necessarily’ inferred that protection could, indeed, be lost. Cllr Burt expressed the concern held by non-attending Parishioners that it would be dreadful to lose 40% of the conservation area; this was repeated by several of the Parishioners and Councillors present.

The officers went on to describe their reasoning behind the alterations proposed, each time having their arguments questioned by attendees. East Creech was described by Cllr Burt, agreed by all CKPC Councillors and Parishioners present, that East Creech was a unique hamlet which required protection in itself but also with regard to its hinterland to ensure that the entire unit remained as a small Dorset hamlet, adding that the larger the area around the built environment given protection, the greater the special interest. The officers appeared to have some empathy with his argument. One of the Parishioners pointed out that in the current situation the hamlet was at the centre of the conversation area but in the PDC’s proposals the hamlet would be “side-lined”. It was felt and expressed by several Parishioners, as well as Members, that there was possibly a “hidden agenda” to enable housing and other development around the outskirts of the proposed conservation area partly

to enable PDC or its successor authority to comply with government requirements to find new areas for development.

The officers explained they had a statutory duty to review the area and they were currently 27 years late in carrying out such a review. This led to heated discussion reiterating the question of need to reduce the size of the area. Discussions and questions then continued for some time after which Cllr Page thanked Messrs Wilson and Webb for their presentation.

- 003.17 Mr Elwood, a Parishioner of East Creech, brought to the attention of the Parish Council his concern about Imery's proposed planning application to extend the workings at Furzeyground for a further year and the laying of a new track which would have noise implications for his residence. He explained that an application had not yet been made but he had heard that such was "in the offing". Members decided that the Parish Council would keep the project under review
- 004.17 The meeting then continued with Cllr Higgins, who had arrived during the discussion, taking the Chair following his expression of apology for late arrival.

DECLARATIONS OF INTEREST

- 005.17 Cllr Parker declared an interest in a planning application which would be discussed later in the meeting. Her declaration was noted.

POSTPONEMENT OF MATTERS ON AGENDA TO FEBRUARY 2017 MEETING OF THE PARISH COUNCIL

- 006.17 None were suggested at this time in the proceedings.

MINUTES OF MEETING HELD ON 13th DECEMBER 2016

- 007.17 The Minutes which had been circulated before the meeting were read and comments made as follows: (a) Cllr Best suggested that 'purloining' in Minute 401.16 be changed to 'annexing'. Her proposal was seconded by Cllr Parker and agreed by Members. (b) Cllr Higgins suggested that 'lack of' be inserted in before 'clarity' in draft Minute 392.16 and this was unanimously agreed to as it was a typographical error. He also suggested that, (c), in draft Minute 391.17 the phrase 'housing to be built' be changed to 'development' and this was unanimously agreed to. Following the alterations it was unanimously agreed the Minutes as being a true record of proceedings by Members who had been present. Proposed by Cllr Edwards and seconded by Cllr Parker.

MATTERS ARISING FROM THE MEETING HELD ON 13th DECEMBER 2016

- 008.17 Cllr Higgins enquired of Cllr Page if there had been any funding proposals regarding environmental improvements in the upper reaches of the Corfe (385.16) and suggested that a working party/steering group be set up regarding the embryonic project of river quality improvements previously suggested. Cllr Page replied that there was no news yet on funding. Councillors were unanimous in Cllr Higgins' proposal of setting up a steering group or similar to forward the project once funding had been established.
- 009.17 The Clerk gave a report on the future of the Church Knowle, East Creech, and Furzebrook telephone boxes and discussions he had with PDC's conservation officer regarding the "listing" of East Creech & Church Knowle boxes. (396.16) Cllr Page proposed that CKPC, through PDC, should try and get the East Creech and Church Knowle boxes listed and that a "fall back" plan of "adopting" the boxes if listing failed be agreed. This was seconded by Cllr Burt and unanimously agreed to.
- 010.17 The Clerk reported on conversations he had with the regional surveyor of Punch Taverns PLC with regard to their allowing the tenant of the New Inn, Church Knowle to permit the Parish Council to install a cardiac defibrillator on the exterior wall of the pub'. (402.17) He confirmed that Punch Taverns had no objections and contact could then be formally made with the tenant and installation contractor. Members noted his report.
- 011.17 Cllr Edwards reported that she had spoken with the garrison commander at Lulworth with a view to his attendance at the Parish Council meeting in February to explain the road closures at Steeple (403.16). Members noted her comments.

PLANNING MATTERS

012.17 **Planning Applications** –

6/2016/0639 **Bucknowle Coach House, Bucknowle: Demolition of existing conservatory to construct new conservatory and loggia.**

Cllr Parker expressed her interest as a near neighbour but as this was not pecuniary but only personal the Clerk advised that there was no need for her to leave the meeting. She did, however, abstain from voting on the issue. The Meeting examined the plans and documentation. There was discussion about the position and size of the “conservatory”. However, councillors had concerns about the size (height and length of the building described as a “conservatory” rather than a “garden room” or “house extension”). The Parish Council has noted objections from a neighbour. Cllr Bugler proposed that the Parish Council had no objections to the proposals but would express their concerns about the size. This was seconded by Cllr Edwards and the motion carried.

013.17 6/2016/0759 **Furzeyground Openpit, Furzebrook, Wareham, Dorset: Variation of condition 2 of permission 6/2006/0623 to extend the duration of the development to 31 December 2017**

Members reviewed the proposal and Cllr Page proposed, seconded by Cllr Partker, that the Parish Council had no objections to the proposal. The motion was carried.

Planning Applications Received After Publication of Agenda

014.17 None had been received.

Unlawful Developments

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

Past Planning Matters

016.17 The results of planning applications previously reviewed by the Council were noted

HIGHWAYS & RIGHTS OF WAY

017.17 The Clerk reported that he had asked DCC to carry out work in default to cut overhanging bushes at Ragland Housing’s hedge, which was at “head height” to horse riders, and to cut dead wood which could be a hazard to other road users.

018.17 The Clerk reported on a request from DCC for CKPC to re-submit its application for speed limits through Church Knowle and Furzebrook as DCC has “lost” the originals. The meeting noted his comments and agreed to the re-submission.

019.17 Cllr Bugler reported that the high level pavement handrail by the New Inn was rotten and required replacement. There was some discussion about whose responsibility the matter was. The Clerk suggested it was a matter for the highway authority as the pavement formed part of the highway and this was agreed by Cllr Lovell who cited a similar problem at Corfe Castle which had been resolved by DCC. The matter would be reported to Highways for action.

FINANCE & ADMINISTRATION

020.17 The monthly accounts were presented for examination. After checking an identification of an error in addition of interest of £0.12p to be added to the Playground Account was noted. Following amendment and proposal by Cllr Best and seconding by Cllr Bugler, they were accepted as correct.

- 021.17 The Chairman of the Meeting presented the monthly invoices to be paid. Cllr Edwards proposed that the invoices be paid. This was seconded by Cllr Burt. The motion was passed and the relevant invoices agreed for payment.
- 022.17 The budget proposals for 2017 were discussed and as a result of DCC intending to charge parish councils for "non-core" work such as gully emptying, etc., Members felt there was a need to take this into account for the next financial year. Without regular gully emptying the likelihood of flooded roads would substantially increase. Members examined the proposed charges from DCC and decided that they would have to increase the precept by £1,000.00p to take this into account. The £1,000 would be ringfenced for environmental services. Consequently, the precept for 2017-2018 would be set at £7,000.00p. This was proposed by Cllr Edwards and seconded by Cllr Bugler. The proposal was carried unanimously.
- 023.17 Cllr Higgins proposed that Mr Michael Bune FCA be appointed the Parish Council's Independent Auditor for the financial year. This was seconded by Cllr Page and the motion carried unanimously.

CORRESPONDENCE

- 024.17 The Clerk presented the correspondence received, e-mails received having been previously circulated to Members. A request for funding by the Wareham Citizens' Advice Bureau was refused due to lack of funds available.

OTHER ITEMS OF IMPORTANCE

- 025.17 Cllr Higgins advised the meeting that Mr Adam Curtis (CKPC's Webmaster) had offered internet hosting at the same price as the current 3rd party hoster thereby reducing administration. He proposed that the Council should accept the offer. This was seconded by Cllr Page and carried unanimously.
- 026.17 Cllr Higgins suggested that Cllr Burt's name be put forward to attend the Royal Garden Party at Buckingham Palace this summer. His suggestion was wholeheartedly agreed to by Members and the motion carried without need for formal vote.

ITEMS PROPOSED FOR FEBRUARY 2017 AGENDA

- 027.17 The Chairman confirmed that subject to confirmation the garrison commander of Lulworth would give a presentation to that meeting.
- 028.17 Cllr Parker suggested that East Creech Conservation Area should be discussed at the next meeting and that a working party be set up.

PERIOD FOR DISCUSSION

- 029.17 Cllr Burt gave a presentation on a proposal by the Devon & Dorset Regiment to erect a memorial at the National Arboretum near Lichfield to the memory of those from Dorset who died in the defence of their country. He explained that money is currently being raised and wondered if the Parish Council would be prepared to make a donation and become a part-owner of the memorial. Donations of between £20 and £100 had been suggested. There was some discussion about the general policy of the Parish Council regarding monetary donations and that CKPC must be demonstrated to be even-handed with regard to donations. The refusal of a donation to Wareham Citizens' Advice Bureau was cited. Cllr Parker suggested that the Three Parishes Fete organisers be contacted by Cllr Burt with a view to a donation for the memorial being one of their projects for 2017.
- 030.17 Cllr Higgins suggested that a working party comprising the East Creech Councillors, himself and Parishioners from East Creech be set up to critique PDC's proposals on the conservation area and report back to February's meeting for a Parish Council reply to PDC's proposals. This was agreed by all present and a date set for Thursday 26th January.
- 031.17 Cllr Bugler asked the meeting for permission to start work on the repair of the playing field fencing which was estimated to cost between £700 and £1,000.00p. The Clerk advised Members that the payments could come from the Playground Fund account but would have to be formally agreed to at the next meeting. Members agreed to work being carried out. Proposed by Cllr Higgins, seconded by Cllr Parker.

CLOSURE OF MEETING

032.17 There being no further business, the meeting was closed by Cllr Higgens.