

Minutes of a meeting of Church Knowle Parish Council
held at Church Knowle Reading Room
on Tuesday 14th March 2017

PRESENT

Council Members:

Cllr Mrs Hazel Parker
Cllr Mr Leslie Bugler
Cllr Derek Burt
Cllr Mrs Kathryn Best
Cllr Mr Colin Page – Vice Chairman
Cllr Mr Anthony Higgins – Chairman
Cllr Mrs Jayne Wilson
Cllr Mr Ian Hollard

Clerk to the Council:

Dr Alastair Wallace

C. K Parishioners & Members of the public:

Cllr Mr Malcolm Barnes – Purbeck District Council
Mr Ian Stainer – Steeple Parishioner
Mr Mrs Susan Yates – Steeple Parishioner
Mr John Smith – Parishioner
Mr Ben Smith – Parishioner
Cllr Mr Nigel Dragon – Church Knowle Parishioner
& visiting parish councillor

APOLOGIES

054.17 The Clerk reported he had received apologies for absence from the Cllr Mrs Billa Edwards due to illness/injury.

PUBLIC DISCUSSION PERIOD

055.17 Cllr Leslie Bugler told the meeting he would be declaring a pecuniary interest in a planning matter to be discussed later during the Parish Council meeting and would leave at that time.

056.17 Mr Ian Stainer and Mrs Susan Yates, residents and parishioners of Steeple Parish, introduced themselves and presented the reasons for attending and wishing to speak at the Parish Council meeting. Mr Stainer took the lead and explained to Members and other attendees that, as with Church Knowle parish and other areas in Purbeck, British Telecom plc (BT) had given notice of their intention to close and remove BT public telephone boxes in the Steeple parish. The 'phone box concerned is the one on Grange Hill and is just within the Steeple parish boundary with Church Knowle parish. BT had advised the public that for £1.00p parish councils and organisations could "adopt" a 'phone box thereby keeping the box as part of the "street or village" scene of their locality. However, despite considerable interest by the Steeple Meeting Parish Chairman and the other parishioners BT would not permit adoption by Steeple. This was, apparently, because Parish Meetings did not have the power to raise a precept, had no bank account and, most importantly, no public liability insurance. The idea had been mooted in Steeple about the possibility of a neighbouring authority adopting the 'phone box on behalf of Steeple and it had been decided to ask the CK Parish Council if it would be willing to do so. Mr Stainer told the meeting that he had been in contact with BT who had advised him that they would have no objection to Church Knowle adopting the 'phone box concerned. The Clerk advised the meeting on a point of information that the information provided by BT to the speaker was correct. Discussion amongst Councillors and the speakers began with concerns about responsibility for maintenance of the 'phone box and the cost of its adoption. There was also a query about whether or not CK's public liability and assets insurance policies would cover property and activities of the Parish Council out with its boundaries. Cllr Burt wondered if the interested parties from Steeple could apply to have the 'phone box listed in the same way as Church Knowle had done for its BT 'phone boxes. Mr Stainer replied that Purbeck District Council's conservation officer had advised him that it was extremely unlikely to happen as the 'phone box did not fit all the requirements of the criteria English Heritage had laid down for Sir Gilbert Scott-designed telephone box listing. Cllr Burt suggested to the Parish Council that it should see what it could do. Following discussion, the Chairman proposed, seconded by Cllr Wilson that the Parish Council's insurers be contacted and, depending on their advice given, the matter be discussed and a decision made at the next Parish Council meeting. The motion was unanimously carried. Mr Stainer and Mrs Yates thanked the Parish Council for their help.

057.17 Mr John Smith explained to the meeting the reasons for amendments to plans they had previously submitted to Purbeck District Council (PDC) for development at Withy Lakes, Church Knowle. There

was no discussion and the Chairman advised them their comments would be taken into account when the Parish Council discussed submitted planning applications later in the meeting.

- 059.17 Cllr Mr Nigel Dragon, a PDC councillor and parish councillor at Corfe Castle introduced himself to the meeting and advised attendees that he intended to stand as a candidate for election to Dorset County Council at the local elections in May 2017. The meeting noted his comments.

DECLARATIONS OF INTEREST

- 060.17 Cllr Leslie Bugler declared a pecuniary interest in planning application number 06/2017/0107 relating to a variation to an existing application (6/2016/0544). This was noted, as was his intention to withdraw from the meeting at the time of its discussion and return after decision on the matter by the Parish Council had been made.

MINUTES OF MEETING HELD ON 14th FEBRUARY 2017

- 061.17 The Minutes, which had been circulated before the meeting were read and it was proposed by Cllr Page, seconded by Cllr Parker, that they were a true record of the proceedings of the Parish Council meeting of 14th February, 2017. All Members who attended the meeting were in agreement and the motion was carried; those Members not having attended abstaining.

MATTERS ARISING FROM THE MEETING HELD ON 10th JANUARY 2017

- 062.17 The Chairman reported that he had responded to LT Col (Rtd) Davies' comments made during the February meeting (Minute No 034.17) and had discussed the matter with Mr David Fairbairn – solicitor to Purbeck District Council (one of the signatory authorities of the 1978 Military Byelaws concerned) with a view to having the military comply with the byelaws. He reported that Mr Fairbairn was unaware of their existence. He told the Council that Mr Fairbairn advised him that it would appear that PDC, Dorset County Council and the MoD were the enforcement authorities for the implementation of such byelaws. Cllr Higgs asked Members for the authority to forward copies of his correspondence with Mr Davies to Mr Fairbairn; all Members were in agreement.

There was discussion about positioning of road signage warning of road closures such that vehicle drivers were warned with adequate driving time such that they would not come across a closed road after having driven a considerable distance or be unable to safely manoeuvre their vehicle to enable a suitable alternative route to be taken. It was added during the discussion that modern "satellite" navigation systems do not warn of closures of roads, therefore adequate signage sited a suitable and sufficient distance from the road closure was imperative.

There was discussion about forming a liaison group, the Chairman suggesting that Cllrs Bugler and Burt be the Church Knowle representatives, to include the military and the other enforcement authorities. Cllrs Bugler and Burt agreed to join, but Cllr Parker thought such a liaison group would probably be a waste of time given the apparent intransigence of the military representative with regard to the road closures. She felt that "the ball's in David Fairbairn's and PDC's court and it was up to them to do something". Following discussions Cllr Page proposed that information regarding the closures, poor signage and the failure of the military to abide by their own byelaws be sent to PDC requesting they take action. This was seconded by Cllr Parker and the on a vote the motion was carried.

- 063.17 The Chairman asked the Clerk to report on his discussions with the tenant of the New Inn regarding the siting of the Church Knowle cardiac defibrillator. He advised that Mr Estop felt that the best site was that he had originally suggested, vis. inside the external disabled lavatory. He had also been told that siting the unit on an external wall of the property – even the garage/store room – would require listed building consent. During discussion it was mooted by several attendees that during the period taken by PDC to reach a decision, several deaths through cardiac arrest could happen.

- 064.17 Following a general discussion regarding the potential of theft of the defibrillator unit and the limited spaces available in Church Knowle village to affix it the Chairman asked the meeting for a proposal on the siting. Cllr Bugler proposed, seconded by Cllr Parker, that the unit be fixed – if possible – to the road gable end of the garage/store room of the 'pub. This would enable it to be seen from the road and would ensure ease of access in time of need. Members voted unanimously for this motion which was carried. Cllr Bugler offered to liaise with the tenant of the 'pub and PDC Cllr Mr Malcolm Barnes. The Clerk would contact PDC planners to see if special permission to affix it to a listed

building and Cllr Barnes (PDC) offered to help ensure this important item of life-saving equipment would come to Church Knowle.

- 065.17 The Clerk reported that he had received information from Historic England that the Church Knowle telephone box had been recommended for "listing". Unfortunately, the organisation had decided against recommending "listing" of the East Creech and Furzebrook boxes to the Secretary of State.
- 066.17 PDC Cllr Barnes reported he had been in discussion with PDC planning officers regarding the planning application submitted for Rachel's Plantation and there was a possibility that there may be "highways" objections. He told Members that CKPC's objection made on the basis that the applicant had not provided sufficient information was not valid.
- 067.17 The Chairman reported that the Parish Council's submission to PDC on the proposal to redefine the East Creech conservation area had been submitted to PDC and he was awaiting their reply. Members noted his comments.

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

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

PLANNING MATTERS

Planning Applications –

- 068/17 Cllr Bugler notified his intention to leave the meeting when planning application No 6/2017/0107 was to be discussed having declared a pecuniary interest in the matter.
- 069.17 **6/2017/0096 - 47 Furzebrook Road, Stoborough, BH20 5AU - Demolish existing garage and erection of a timber garage with habitable roofspace for use as an office.** Members reviewed the application and following discussion it was proposed by Cllr Parker that the Council should comment to PDC that they had some concern about the increase in height of the building despite having no overall objection to the development. The motion was seconded by Cllr Bugler and unanimously carried.
- 070.17 **6/2017/0107 – Withy Lakes, Church Knowle - Variation of condition 2 of planning approval 6/2016/0544 (Sever land and redevelop existing redundant agricultural building with small extension to north east side to create a single storey residential dwelling within its own curtilage) to include changes to the external appearance of the building including the roofline.** Cllr Bugler left the meeting at this time. Members considered the application and following discussion Cllr Hollard proposed, seconded by Cllr Page, that the Council had no objection to the application and would accordingly inform PDC. The motion was carried.
- 071.17 **6/2017/092 – Puddlemill Farm, Church Knowle - Replacement of the windows to the Farmhouse.** Following discussion about the types of windows to be replaced, it was proposed by Cllr Wilson, seconded by Cllr Parker, that despite the Parish Council having no objections to the replacements in principle, it was disappointed that consideration had not, apparently, been given by the applicants to make use of sustainable and energy-saving double glazing materials (eg micro double glazing) rather than the "like for like" replacement.. The motion was carried unanimously.
- 072.17 **6/2017/047 - Puddlemill Farm, Church Knowle - Variation of condition 2 and 5 of planning permission 6/2016/0282 and 6/2016/0283LB - (Erect rear extension, external & internal alterations and refurbishment of farmhouse. Change of use and conversion of agricultural buildings to three holiday homes and associated facilities) to amend the design of the glazed link roof.** . Members considered the application and following discussion Cllr Bugler proposed, seconded by Cllr Parker, that the Council had no objection to the application and would accordingly inform PDC. The motion was carried.
- 073.17 **6/2017/046 - Puddlemill Farm, Church Knowle - Works to ground and first floors to improve insulation and structural support.** Members discussed the application and it was proposed by Cllr

Burt, seconded by Cllr Bugler that the Council had no objections but should advise PDC that they expected that Building Regulations requirements should be followed and enforced as required.

- 074.17 TWA/2017/046 – **Long Ground Cottages, Church Knowle - (T4) Oak - crown lift by up to 4m above ground level; (T9) Ash - fell; (T10) Ash - crown lift by up to 5m above ground level, remove deadwood; (T11) Ash - crown lift by up to 5m above ground level, remove deadwood; (T12) Ash - crown lift by up to 5m above ground level, remove deadwood; (T17) Dead tree - fell; (T18) Group of mixed trees along road frontage - prune back from road as per highways request - Church Knowle Conservation Area** – Members were unanimous in approving this TWA since the overgrowths had been causing some road safety risks. Proposed by Cllr Burt and seconded by Cllr Bugler.

Planning Applications Received After Publication of Agenda -

- 075.17 None

Unlawful Developments

- 076.17 PDC Cllr Barnes gave the meeting a further update on the developments at Rachel's Plantation. He stated that whilst the government supports diversification in the countryside, it is PDC's policy to ensure conditions are met. Members noted his comments.

Past Planning Matters

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

HIGHWAYS & RIGHTS OF WAY

- 078.17 The Clerk reported on the request to DCC that Highways legislation regarding overgrowths in the Parish are enforced. He referred Members to the Treeworks Application previously discussed (Minute No 074.17)
- 079.17 The Clerk reported on the completion of the refurbishment of the Grange Road finger-post by the East Creech turn-off. Members noted his report. Members decided that several of the finger-posts in the Parish needed attention and it would be useful to discuss the matter at a future meeting.

PLAYING FIELD & PLAYGROUND

- 080.17 Cllr Bugler gave a report on the clearing of the old fencing and its replacement. He also described the re-planting of the hedging and general tidying-up of the area. He recommended that the hedge is cut twice a year and had spoken to contractors who had quoted £180.00 per cut. A commercial hedge trimmer could be purchased for about £500.00 and could save the Council money in the long run. Cllr Page opined that the CKPC relied too much on "goodwill" of Cllr Bugler carrying out maintenance gratis and suggested that contractors may be the way ahead for work such as suggested. This would be a matter for another meeting. Cllr Bugler was concerned about residents parking on the verge outside the playground resulting not only on road safety risks to people coming out into the road behind the parked cars, but also the damage caused to the verge. The Clerk advised that the verge may form part of the highway and DCC might be of help in placing large stones along the verge to hinder parking. Cllr Higgins suggested that wild flowers could be planted and a small sign placed asking people not to park on the verge. It was proposed by Cllr Best, seconded by Cllr Parker, that as part of an environmental project for the village a wild flower garden is planted outside the playground and Cllr Higgins' suggestion of a sign be accepted. The motion was carried.

FINANCE & ADMINISTRATION

- 081.17 The monthly accounts were presented for examination. After checking it was proposed by Cllr Hollard, seconded by Cllr Best that they were accepted as correct. The motion was unanimously carried.

- 082.17 The Chairman of the Meeting presented the monthly invoices to be paid. Cllr Wilson proposed that the invoices be paid. This was seconded by Cllr Hollard. The motion was passed and the relevant invoices agreed for payment.
- 083.17 The Clerk Reported on the need to transfer funds from the "Playground" Account to the main current account for the work carried out on the playing field excluding the capital work. This was proposed by Cllr Bugler and seconded by Cllr Best. The motion was carried and the Clerk instructed to transfer the requisite funds.

CORRESPONDENCE

- 084.17 The Clerk presented the correspondence received, e-mails received having been previously circulated to Members. Members noted the correspondence received.

DAPTC

- 085.17 There were no reports from the DAPTC.

OTHER ITEMS OF IMPORTANCE FROM THE CHAIRMAN

- 086.17 The Chairman reported on his attendance at the PDC Planning Training Course for Parish Councillors he had attended. He described how Neighbourhood Plans for parishes, etc., would work, but suggested that there were other matters the Parish had to complete before embarking on such a project.
- 087.17 The Chairman reported on the recent Parish Chairmen's – PDC Liaison meeting he had attended and described a possible amalgamation of Studland, Langton and Swanage councils. Second homes in Purbeck were also discussed at the meeting and Cllr Higgins reported that PDC did not have full information on what proportion of houses were "second homes"; they would like parish council's assistance with obtaining the information. It was suggested that our local postmen could assist. He then reported on recent public meetings arranged by the Dorset police & crime commissioner.
- 088.17 The Chairman reminded Members of the "CKParish Litter-pick" and called for volunteers from Members.
- 089.17 Finally, the Chairman advised Members that it was his intention not to stand for the position Chairman of the Parish Council for the year 2017-2018 and suggested that Members give consideration to this as a matter of urgency.

ITEMS FOR THE APRIL PARISH COUNCIL MEETING

- 090.17 None were proposed

PERIOD FOR DISCUSSION

- 091.17 Cllr Parker had received a request from a Mr Stockley who wanted to put a seating bench in the cemetery in memory of a close relative. She advised him that the Council would need to approve it and had suggested he contact it formally. The Clerk advised her that he had received no request to date but would forward any e-mail to all Members for discussion at the next month's meeting.

CLOSURE OF MEETING

- 092.17 There being no further business, the meeting was closed by Cllr Higgins at 10.05pm.