

Minutes of a meeting of Church Knowle Parish Council
held at Church Knowle Village Hall
on Tuesday 09th May 2017

PRESENT

Council Members:

Cllr Mr Derek Burt
Cllr Mr Colin Page – Retiring Vice-chairman and
Chairman of Meeting from Item No 4
Cllr Mr Antony Higgins – Retiring Chairman
Cllr Mrs Jayne Wilson
Cllr Mrs Hazel Parker
Cllr Mr Leslie Bugler
Cllr Mrs Elisabeth (Billa) Edwards

Clerk to the Council:

Dr Alastair Wallace

C. K Parishioners & Members of the public:

Cllr Mr Malcolm Barnes – Purbeck District Council
(from 8:30pm)
Mr Ed Elwood - Parishioner

APOLOGIES

120.17 The Clerk reported he had received apologies for late attendance/absence from PDC Cllr Mr Malcolm Barnes who hoped to attend.

PUBLIC DISCUSSION PERIOD

121.17 No matters were brought up by Councillors, Parishioners in attendance or others attending the meeting.

DECLARATIONS OF INTEREST FOR YEAR 2017-2018

122.17 The retiring Chairman recommended that Members contact the Purbeck District Council monitoring officer for the requisite forms to complete if there have been any changes in their circumstances. Members noted his comments.

RETIREMENT OF PARISH COUNCIL CHAIRMAN & ELECTION OF PARISH COUNCIL CHAIRMAN

123.17 Cllr Higgins advised the meeting that it was not his intention to stand as a candidate for the position of Chairman of the Parish Council following his automatic retirement from this point and would not accept nomination. Cllr Page, as retiring Vice-chairman took the Chair at this point and suggested that Cllrs Parker and Wilson would be suitable for nomination. Cllr Wilson indicated she did not wish to be elected for the position as did Cllr Parker. There was then general discussion amongst Members of the amount of commitment involved in the position and the apparent policy of HM government in putting more work into the hands parish councils and unpaid councillors. There was a general view amongst the Members present that none was, at the time, prepared to take on the position of the Chairman of the Council. The Clerk reminded Members of his advice given a year ago that there was no legal requirement for a parish council to have Parish Council Chairman. There was, however, a need for a chairman to be elected at each meeting before main business commenced. Cllr Higgins advised the meeting that “working parties” can be appointed from within the Council to carry out much of the work the Chairman had carried out in the past. He would be happy to collate reports from such working parties and produce reports for validation by the Council.

124.17 Cllr Parker proposed, seconded by Cllr Edwards, that on the retirement of Cllr Page as Vice-chairman Cllr Page act as Chairman for the meeting in order that it could progress. Cllr Page accepted the nomination and Members unanimously approved the proposal. Cllr Page was appointed Chairman for the May 2017 meeting on his retirement as Parish Council Vice-chairman.

RETIREMENT OF PARISH COUNCIL CHAIRMAN & ELECTION OF PARISH COUNCIL VICE-CHAIRMAN

- 125.17 Cllr Page retired from his position as Vice-chairman of the Parish Council. There being no elected Chairman of the Parish Council and no Member willing to submit him or herself for nomination and election for the position, no Vice-chairman was elected.

APPOINTMENT OF COUNCILLORS TO POSITIONS OF SPECIAL INTEREST

- 126.17 Cllr Bugler proposed, and Cllr Edwards seconded, the motion that, with the exception of Mrs Kathy Best, who had resigned from the Parish Council before the meeting, that those Members who had specific responsibilities in the year to date should carry on with their specialist areas as before. The responsibilities held by past-councillor Best would be open for discussion at the June 2017 meeting. The motion was unanimously passed.

DECLARATIONS OF INTEREST FOR THE MEETING

- 127.17 Cllr Mrs Edward declared a pecuniary interest as a close family member regarding planning application No 6/2017/0203 to be discussed during the meeting. Members noted her declaration and the Clerk advised her that she should leave the meeting at the point of discussion of that application but would be able to return following decision by the Parish Council.

MINUTES OF MEETING HELD ON 11th APRIL 2017

- 128.17 The Minutes, which had been circulated before the meeting were read and it was proposed by Cllr Parker, seconded by Cllr Wilson, that they were a true record of the proceedings of the Parish Council meeting of 11th April, 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 11th APRIL 2017

- 129.17 Cllr Higgins referred to Minute No 111.17. He confirmed that he had sent the Parish Council's comments on the National Assn. of Local Councils to NALC and received an acknowledgement of its receipt. Members noted his comments.
- 130.17 Cllr Higgins advised the Meeting that motor vehicles are still obstructing the pavement in Church Knowle despite the request in Corfe Valley News that the owners desist from this antisocial behaviour (Minute No 115.17). Cllr Wilson suggested, supported by Cllr Parker, that the Clerk contact Dorset Constabulary to find out the legality of such parking behaviour. This was supported by the other Members. There was then general discussion about how licenced coaches could safely pass through Church Knowle village when vehicles are parked.
- 131.17 Cllr Parker suggested that the Council contact PDC to ask for an explanation as to why a second planning application was necessary with regard to application No 6/2017/0106. This was supported by all Members present.

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

- 132.17 The matters regarding Chairmanship and Vice-chairmanship were postponed for further discussion and possible resolution to the June meeting. The matter regarding which Member would take over special responsibilities previously held by retired councillor Mrs Best was postponed until the June meeting of the Parish Council.

PLANNING MATTERS

Planning Applications –

- 133.17 **6/2017/0203 – Carefree Cottage, 156 Furzebrook Road, Stoborough, BH20 5AR** - Erect a single storey side/rear extension. – Cllr Edwards again declared her pecuniary interest in the application and left the meeting while the matter was discussed. Following examination of the application and plans submitted Members discussed the issues concerning the proposed development and it was proposed

by Cllr Wilson, seconded by Cllr Bugler, that the Parish Council support the application and confirm they had no objections to the development. Members unanimously agreed to the motion. Cllr Edwards was then invited to re-join the meeting which she did.

- 134.17 **6/2017/0211 - Land opposite The Bungalow, Grange Road, Creech, Wareham, BH20 5DG -** Erection of a shed, composting toilet, polytunnel and stables. Members examined the plans submitted and several objections were raised including excessive height of the building and that the “stables” did not appear to be designed for the proposed purpose of housing animals. Members also commented that the applicant had provided insufficient information for a truly informed decision to be made by the Parish Council. Two of the Members present also commented that gates had been erected at the entrance and it was thought that such erection may be contrary to planning law. It was proposed by Cllr Bugler, seconded by Cllrs Parker and Edwards, that the Parish Council object to the proposed development.

Planning Applications Received After Publication of Agenda -

- 135.17 None received

Unlawful Developments

- 136.17 Comments made about erection of gates on the land referred to in Minute No 134.17. The Clerk advised he would mention this in the communication to PDC objecting to the main development.

- 137.17 A letter received by the Clerk from Dorset Broadband concerning the construction of an internet broadband junction box outside Knowle Cottage was discussed. Cllr Higgins commented that the organisation should have been in contact with the Parish Council before installing the unit and those with local knowledge (i.e. CKPC) could have made constructive comments as to where better to site it. It was proposed by Cllr Higgins, seconded by Cllr Wilson, that the writer be invited to the July meeting to explain why the box was installed in such a position and to give the Parish Council the opportunity to let Dorset Broadband be made aware of the Council’s feelings. The motion was unanimously passed.

Past Planning Matters

- 138.17 The results of planning applications previously reviewed by the Council and described below were noted:

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. – **Not yet determined. (02.05.2017)**

6/2017/0106 – Barnston Manor, Devil’s Staircase, Church Knowle - Replacement of rotted timber lintels with new oak lintels – **Not yet determined. (02.05.2017)**

6/2017/0092 – Puddlemill Farm, Church Knowle - Replacement of the windows to the Farmhouse. – **Withdrawn**

6/2017/0062 – Puddlemill Farm, Church Knowle - Variation of condition 2 and 5 of Listed building consent 6/2016/0283LB (Erect extension, internal alterations and refurbishment of farmhouse) to amend the design of the linked glazed roof – **Withdrawn**

6/2017/0047 – 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. – **Not Determined**

6/2016/0046 – Puddlemill Farm, Church Knowle - Works to ground and first floors to improve insulation and structural support – **Withdrawn**

TWA/2017/046 – Long Ground Cottages - (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 –
Approved

HIGHWAYS MATTERS

- 139.17 It was reported that the dead trees and overgrowth of shrubs causing obstruction by Long Ground Cottages had been cut down. The work done was noted by the Meeting.
- 140.17 It was reported that a deep pothole in Furzebrook Road opposite the entrance to the Imerys site had reappeared and was enlarging. The Clerk advised he would report the matter.
- 141.17 The condition of fingerposts in the Parish was discussed; in particular, that at “Southfield” (which was broken at its base) and one at Bucknowle Farm which was also seriously damaged. It was suggested that Mr John Coffen of Church Knowle be contacted with a view to being invited to quote for repairs to the “Southfield” fingerpost and Durlston Country Park be also contacted in relation to the post at Bucknowle Farm.
- 142.17 Cllr Bugler reported that he had cleared the verge by the children’s playground but people were still parking their cars on it resulting in increasing the risk of road accidents in the immediate area since parked cars considerably reduced the visibility of drivers approaching the playground and playing field. The Clerk would try to find out the ownership of the land with a view the Parish Council arranging for the erection of parking bollards on it.

FINANCE & ADMINISTRATION

- 143.17 The monthly accounts were presented for examination. After checking it was proposed by Cllr Parker, seconded by Cllr Higgens that they were accepted as correct. The motion was unanimously carried.
- 144.17 The Chairman of the Meeting presented the monthly invoices to be paid. Cllr Parker proposed that the invoices be paid. This was seconded by Cllr Higgens. The motion was passed and the relevant invoices agreed for payment.
- 145.17 Cllr Higgens reported that he had accepted a cheque for £500 as a gift from Mrs Stoner of Church Knowle to be put into the “Playground Fund”. She had stipulated as a condition of the gift that the money should be used only for purchase and/or maintenance of playing field and playground equipment. Members expressed their gratitude to Mrs Stoner and Cllr Higgens advised that he had already thanked Mrs Stoner for her kind donation. He proposed the gift be ring-fenced for playground/playing field use only. This was seconded by Cllr Wilson. The motion was carried. The Clerk advised that the gift had been paid into the “Playground Fund” account at Lloyds Bank.
- 146.17 Cllr Wilson suggested that funds from the main Lloyds Bank account be ring-fenced for use on “highways” matters by opening a bank account similar to the Playground Account. The Council had increased its precept by £1000 to take into account the cost of gully emptying, etc and that should be ring-fenced. This would mean that there would be funds available which would not just be subsumed into the main account. The Chairman of the meeting suggested this should be made an item for further discussion on the July agenda.
- 147.17 The Clerk confirmed he had received a letter of resignation from Cllr Mrs Kathryn Best. He would report the vacancy to Purbeck District Council and an advertisement detailing the vacancy would be put on the notice boards. Cllr Higgens confirmed he had written to Mrs Best thanking her for her service to the community over the years and his thanks were confirmed by all Members.
- 148.17 The Clerk reported on progress with regard to installation of the cardiac defibrillator at the New Inn. It was suggested that once the installation was complete an advertisement be put in CVN advising that the Council would be organising a “familiarisation” course for all from Church Knowle Parish wishing to attend.

CORRESPONDENCE

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

DAPTC

- 150.15 Cllr Higgins repeated his point of information (Minute No 129.17) regarding the response to NALC. Apart from that there were no other reports regarding DAPTC activities

OTHER ITEMS OF IMPORTANCE FROM THE CHAIRMAN

- 151.17 There were none.

ITEMS FOR THE JUNE PARISH COUNCIL MEETING

- 152.17 Refer to Minute Nos 132.17

PERIOD FOR DISCUSSION

- 153.17 Cllr Bugler advised the Meeting that the playing field shed needed a new door and described its condition. Cllr Parker, supported by Cllr Wilson, proposed that a new door be purchased and affixed. The motion was carried unanimously.
- 154.17 Cllr Higgins advised Members of a series of break-ins and burglaries in the area. Apparently, a white Fort Transit-type van has been seen associated with these burglaries. Members noted his information. Cllr Parker let the Meeting know that a suspicious male in a green car had been approached when "skulking" around and when confronted explained he was "looking for scrap cars to buy". The incident may be connected with the burglaries.
- 155.17 PDC Cllr Barnes brought up matters regarding the PDC proposal to reduce the size of the East Creech conservation area (Mr Benjamin Webb) and has suggested a meeting as soon as possible with PDC's conservation officer. The conservation officer apparently "wanted to know what CKPC and the residents wanted". Cllr Burt retorted that both CKPC and East Creech residents had already reported at length their opinion of Mr Webb's proposals. There was general discussion of Mr Webb's "new proposals" and it was unanimously decided to have a working party review them and report back to both CKPC and PDC before 17th May to put forward the Parish Council's and residents' views.

CLOSURE OF MEETING

- 156.17 There being no further matters Cllr Page closed the meeting at 10.00 pm.