

Minutes of a meeting of Church Knowle Parish Council
held at Church Knowle Village Hall
on Tuesday 11 July 2017

PRESENT

Council Members:

Cllr Mr Colin Page
Cllr Mrs Hazel Parker
Cllr Mr Leslie Bugler
Cllr Mr Ian Hollard

Clerk to the Council:

Dr Alastair Wallace

C. K Parishioners & Members of the public:

Mrs Pippa Edwards - Parishioner

ELECTION OF CHAIRMAN OF THE PARISH COUNCIL MEETING

195.17 The Clerk advised that attendance by 4 Members rendered the meeting quorate under Standing Orders and Constitution and that there being no Chairman of the Parish Council, it would be necessary for the meeting to elect a Chairman of the Meeting. Cllr Parker proposed that Cllr Page take the Chair, there being no general wish by Members present to stand as Chairman of the Parish Council. His proposal was seconded by Cllr Bugler. Cllr Page did not object to such appointment and the motion was carried unanimously.

RESOLVED that Cllr Page should act as Chairman for the July Parish Council meeting.

Cllr Page took the Chair for the meeting.

APOLOGIES

196.17 The Clerk reported he had received apologies for late attendance/absence from Cllrs Mr Derek Burt, Mrs Elisabeth (Billa) Edwards, Mr Antony Higgens, PDC Cllr Mr Malcolm Barnes - who hoped to attend later -, DCC Cllr Ms Cherry Brookes, and Cllr Mrs Jayne Wilson. Cllrs Burt, Edwards and Higgens were attending a PDC meeting at which they would be putting forward views of the Parish Council on the East Creech conservation area proposals of PDC planners. Their apologies were noted.

DECLARATIONS OF INTEREST FOR THE MEETING

197.17 There were no declarations.

PUBLIC DISCUSSION PERIOD

198.17 Mrs Pippa Edwards thanked the Parish Council for their support for her and her husband's recent planning application. She put forward concerns she and her husband had about planning application No 6/2017/0363 concerning the erection of a new barn at East Creech Farm. She felt that the proposed barn was considerably higher than previous erections and that the hamlet of East Creech and surroundings were becoming "urbanised" by the continued construction of such modern buildings which are so intrusive on the land and street-scape. Cllr Parker pointed out that there were sprayed coatings available which could reduce the intrusiveness. There was then a general discussion about the use of the barn in association with neighbouring ones that had been built on the farm. Cllrs then discussed the need for increased height of the barn over adjacent ones and it was suggested that the use of modern storage management methods may have an influence. Mrs Edward was advised to make comment in writing to PDC as the planning authority and that the Parish Council would be discussing the matter further during its meeting. Mrs Edwards then made comment about planning application No 6/2017/374 relating to building development opposite "The Bungalow" on the road from East Creech to Grange Road. She felt that such development on a greenfield site was again an example of "urbanisation" of the rural environment around East Creech hamlet. Members noted her comments on both issues and Cllr Page thanked her for her contribution. He then closed the public discussion period.

POSTPONEMENT OF MATTERS ON THIS AGENDA TO AUGUST MEETING OF THE PARISH COUNCIL

- 199.17 Cllr Parker proposed that agenda items 6 (Election of New Chairman of the Parish Council), 7 (Election of New Vice-chairman) and 8 (Election of Members to Areas of Special Interest) be postponed until the August meeting of the Parish Council. This proposal was seconded by Cllr Bugler and unanimously carried. It was then proposed by Cllr Parker that the current responsibilities held by the Councillors be continued for this year and that those held by ex-councillor Best be discussed and distributed at the July meeting. This was seconded by Cllr Bugler.

RESOLVED that the agenda items 6, 7 & 8 be postponed for resolution until the August meeting and that that the current responsibilities held by the Councillors be continued for this year and that those held by ex-councillor Best be discussed and distributed at the August meeting.

MINUTES OF MEETING HELD ON 13th JUNE 2017

- 200.17 The Minutes, which had been circulated before the meeting were read and it was proposed by Cllr Parker, seconded by Bugler, that they were a true record of the proceedings of the Parish Council meeting of 13th June, 2017. All Members who attended that meeting were in agreement and the motion was carried. The Chairman of the meeting duly signed the minutes.

RESOLVED that the Minutes be accepted as a true record of proceedings of the Parish Council meeting of 13th June 2017 and they be duly published as such. The Clerk would arrange for them to be uploaded to the Church Knowle Parish Council Website and where, appropriate, would arrange for copies be affixed on the notice boards.

MATTERS ARISING FROM THE MEETING HELD ON 09th MAY 2017

- 201.17 Cllr Parker referred to Minute No 172.17 and the vacancy caused by resignation of Mrs Best. She asked if there had been any interest by Parishioners shown. The Clerk advised there had been none so far.

PLANNING MATTERS

Planning Applications –

- 202.17 **App No 6/2017/0374 – Land Opposite “The Bungalow”, Grange Road** - Erection of a shed, composting toilet, polytunnel, stables & new vehicular access.

There was general discussion about the reduced size of the new application compared with one previously submitted. Discussion then went on to include the other development in the immediate area. The Parish Council took into consideration Mrs Pippa Edwards comments during the public discussion period and the contents of her letter to the Parish Council. The Council felt that the generality of buildings would be out of character for the locality but they noted that the applicant appeared to have taken into consideration CKPC's previous comments. Whilst they had no individual complaint about the buildings themselves, they objected to the increase in the built environment of the area which is an open rural area close to the East Creech conservation area, both proposed by PDC and the alternative proposed by CKPC. The development would also be within 500m of heathland (contrary to PDC's policy of building with that distance), and adjacent to the Dorset AONB and SSSI. It was proposed by Cllr Bugler, seconded by Cllr Hollard that the Church Knowle Parish Council object to the proposed development on the grounds discussed. Cllr Bugler's proposal was carried.

RESOLVED that Clerk confirms to Purbeck District Council that the Church Knowle Parish Council objects to the proposals in Application Nos 6/2017/0374 due to the development resulting in an increase in the built environment of the area which is an open rural area close to the East Creech conservation area, both proposed by PDC and the alternative proposed by CKPC. The development would also be within 500m of heathland (contrary to PDC's policy of building with that distance), and adjacent to the Dorset AONB and SSSI.

- 203.17 **East Creech Farm, East Creech, Creech, Wareham, BH20 5AP** - Erect agricultural building

Cllr Bugler advised the meeting that it had been reported that residents in the area of the existing barns receive considerable dust pollution from the farm track leading to the barns caused by the lack of a metalled road whose construction was recommended by the Parish Council when a previous set of barns was constructed. Cllr Page added that he understood the completion of a metalled farmtrack to reduce such possible nuisance was, indeed, one of the planning conditions set by PDC. This appeared not to have been followed, judging from the reports of track dust complaints. The size and height of the proposed barn was discussed as was the obtrusiveness of the new development. It was suggested that the barn was probably needed for fodder storage since the farm was increasing its activity. It was proposed by Cllr Bugler that whilst the Council did not object in principle to the construction of a new barn, it strongly suggests that enforceable planning conditions are attached to any permission granted by PDC that a suitably and sufficiently metalled surface is laid on the farm track and surrounds of the barn – and others – to suitably and sufficiently reduce the risk of dust nuisance to the satisfaction of the Environmental Health Officer, and that a coating to suitably and sufficiently reduce the visual impact of the building to the satisfaction of PDC’s planners be applied to the building following construction. The proposal was seconded by Cllr Parker. The proposal was carried unanimously.

RESOLVED that Clerk confirms to Purbeck District Council that the Church Knowle Parish Council has no objections in principle to the proposals in Application No 6/2017/0363 but it strongly suggests that enforceable planning conditions are attached to any permission granted by PDC that a suitably and sufficiently metalled surface is laid on the farm track and surrounds of the barn – and others – to suitably and sufficiently reduce the risk of dust nuisance to the satisfaction of the Environmental Health Officer, and that a coating to suitably and sufficiently reduce the visual impact of the building to the satisfaction of PDC’s planners be applied to the building following construction

204.17

14 and 15 Church Knowle, Church Knowle, BH20 5NG - Erect ground floor extension to No. 15 and renovation of side roof to No. 14.

There was some initial concern about the use of zinc sheeting for part of the new roof in that it was not in keeping with the grey slates used for roofing of the existing buildings and similar adjacent cottages. However, it was explained that the pitch of the roofs would be so low that the use of slates instead would probably result in the roof not being weatherproof. Zinc would be better than asphalt sheeting. Members, therefore, decided to accept the use of zinc sheeting. However, they were concerned about the use of green oak vertical planking as cladding and felt its use totally out of keeping with the stone cottages’ unique design. The cottages are within the Church Knowle conservation area and it was proposed by Cllr Bugler, seconded by Cllr Parker that the Parish Council objects to the inclusion of green vertical oak planking as cladding as it is out of keeping with neighbouring cottages of similar design forming the street scene of the Church Knowle conservation area and would considerably detract from the visual aspect of the area. The proposal was accepted unanimously.

RESOLVED that Clerk confirms to Purbeck District Council that the Church Knowle Parish Council objects to the proposals in Application Nos 6/2017/0330 relating to the use of green oak planking as cladding.

App No: 6/2017/0266 & 0267 – 2, Cotness Cottages, East Creech - Rebuild existing barn for use as a domestic workshop, replace existing store and erect extension to cottage to form a log store. Members examined the application and discussed the proposals. They had no objections to the proposed development. Cllr Bugler proposed that the Parish Council should confirm to Purbeck District Council that it had no objections to the proposals and support the application. This proposal was seconded by Cllr Parker. The motion was carried unanimously.

RESOLVED that Clerk confirms to Purbeck District Council that the Church Knowle Parish Council has no objections to the proposals in Application Nos 6/2017/0266 & 0267 and supports the applications.

175.17

App No: 6/2017/0268 – West Bucknowle Lodge, Church Knowle – Erection of outbuilding. Cllr Parker declared an interest as a neighbour without any pecuniary interest in the application. Members examined the application and discussed the proposals. They had no objections to the proposed development. Cllr Bugler proposed that the Parish Council should confirm to Purbeck District Council that it had no objections to the proposals and support the application. This proposal was seconded by Cllr Burt. The motion was carried, Cllr Parker abstaining.

RESOLVED that Clerk confirms to Purbeck District Council that the Church Knowle Parish Council has no objections to the proposals in Application No 6/2017/0268 and supports the application.

Planning Applications Received After Publication of Agenda -

205.17 The Clerk reported that none had been received

Unlawful Developments

206.17 The Clerk advised the meeting that no new “unlawfuls” had been reported.

Past Planning Matters

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

6/2017/0203 - Carefree Cottage, 156 Furzebrook Road, Stoborough, BH20 5AR - Erect a single storey side/rear extension. – Approved

6/2017/0246 – Puddlemill Farm, Church Knowle - Erection of rear extension and internal and external alterations including works to the ground and first floors to improve insulation and structural support, replacement of some windows & doors, insertion of new conservation roof light and rebuilding of dairy wall.- Approved

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

6/2017/0266 & 0267 – 2, Cotness Cottages, East Creech - Rebuild existing barn for use as a domestic workshop, replace existing store and erect extension to cottage to form a log store – Not Determined (03/0/17)

6/2017/0268 – West Bucknowle Lodge, Church Knowle – Erection of outbuilding. – Not Determined (03/07/17)

6/2017/0211 - Land opposite The Bungalow, Grange Road, Creech, Wareham, BH20 5DG - Erection of a shed, composting toilet, polytunnel and stables. – Withdrawn

6/2017/0096 - 47 Furzebrook Road, Stoborough, BH20 5A - Demolish existing garage and erection of a timber garage with habitable roof-space for use as an office. – Approved

HIGHWAYS & RIGHTS OF WAY

208.17 It was reported by Cllr Bugler that the hedge opposite Cocknowle House was thickening up and would require cutting. The Clerk advised he would contact Dorset County Council as this was a road safety matter and DCC was therefore responsible. He would report the matter.

209.17 The Clerk reported he had requested DCC carry out work-in-default regarding the overgrowth of the hedge at Plumtree Cottage, Church Knowle.

210.17 Cllrs Page and Hollard commented that the large pot-hole by Furzebrook bridge had reopened despite having been repaired. It was thought that the cause was the increased size of lorries coming over the bridge and wearing the road surface. The Clerk advised he would again report the matter.

211.17 The Clerk reported he had made contacts regarding the repair of the fingerposts at Bucknowle, etc. and his contacts would investigate, given time, and would advise him accordingly on what they could do.

212.17 Cllr Bugler suggested that when RoSPA carried out the playground inspection they include the risk of injury to users caused by on-verge parking of vehicles. It was suggested by Cllr Page that DCC could

install anti-parking bollards as well. It was proposed by Cllr Bugler that CKPC wait until RoSPA report the safety issues, that formal permission is sought from DCC and that CKPC would pay for the bollards from its Playground Fund Account. The proposal was seconded by Cllr Page and unanimously carried.

RESOLVED that DCC would be asked for permission to install anti-parking bollards on the grass verge at the entrance to the playing field and playground; that CKPC wait until RoSPA report the safety issues, and that CKPC would pay for the bollards from its Playground Fund Account.

Cllr Barnes from PDC arrived (20:10hr)

FINANCE & ADMINISTRATION

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

RESOLVED that the accounts as presented are approved and that the Chairman of the meeting be authorised to sign them as such.

214.17 The accounts were signed by the Chairman of the meeting.

215.17 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 Bugler. The motion was passed and the relevant invoices agreed for payment.

RESOLVED that the invoices and fees be paid and payment cheques and invoices duly signed by the authorised signatories. The Clerk would send payments to the relevant creditors.

216.17 The Clerk reported on the progress of the annual accounts audit, which was in the hands of Bune & Co accountants and, apparently, progressing well. He would report further at the August meeting. Members noted his comments.

217.17 The Clerk reported on progress with regard to installation of the cardiac defibrillator at the New Inn. It was now operational. Members noted the Clerk's report.

218.17 Cllr Parker proposed the agenda item regarding status and operation of "Mini-meetings" be postponed until the August meeting. This was seconded by Cllr Hollard and unanimously carried.
RESOLVED: that the discussion on status and operation of "Mini-meetings" be postponed until August.

DAPTC

219.17 There was nothing to report.

CORRESPONDENCE

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

OTHER ITEMS OF IMPORTANCE FROM THE CHAIRMAN

221.17 Cllr Page had no items.

ITEMS FOR THE AUGUST PARISH COUNCIL MEETING

222.17 Apart from those matters mentioned in Minute Nos 199.17 & 218.17 there were no other items suggested.

PERIOD FOR DISCUSSION

- 223.17 Cllr Barnes (PDC) reported on discussions underway amongst Purbeck, Christchurch and East Dorset District Councils on the proposals from DCC, Weymouth & Portland BC, West Dorset DC, Bournemouth and Poole BCs to reorganise local government in Dorset, Bournemouth and Poole. He let Members know that Bournemouth and Poole BCs were in considerable debt and that PDC, Xchurch and EDDC would be having further discussions on the proposals since these three councils were not in agreement with those plans. Members noted his comments.
- 224.17 Cllr Barnes advised the meeting that PDC had discussed the East Creech Conservation Area proposals following the presentation given by CKPC and the support given to the Parish Council by its expert advisors. The PDC decided to pass the matter back to its Policy Group and re-visit the proposals in September.

CLOSURE OF MEETING

- 225.17 There being no further matters Cllr Page closed the meeting at 9:41 pm.