

Minutes of a meeting of Church Knowle Parish Council
held at Church Knowle Reading Room
on Tuesday 12th December, 2017

PRESENT

Council Members:

Cllr Mr Colin Page
Cllr Mrs Hazel Parker
Cllr Mr Derek Burt
Cllr Mr Anthony Higgens
Cllr Mrs Jayne Wilson
Cllr Mr Leslie Bugler
Cllr Mr Ian Hollard
Cllr Mrs Billa Edwards
Cllr Mr Ed Ellwood (Co-opted from Item 3 of Agenda)

Clerk to the Council:

Dr Alastair Wallace

C. K Parishioners & Members of the public:

Mr Edward Ellwood (Up to Item 3 of Agenda)

ELECTION OF CHAIRMAN OF THE PARISH COUNCIL MEETING

353.17 There being no Chairman of the Parish Council, it was necessary for the meeting to elect a Chairman of the Meeting. Cllr Page proposed that Cllr Higgens 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 Edwards. Cllr Higgens did not object to such appointment and the motion was carried unanimously.

RESOLVED that Cllr Higgens should act as Chairman for the December Parish Council meeting.

Cllr Higgens took the Chair for the meeting.

APOLOGIES

354.17 The Clerk had previously reported he had received apologies for absence from Cllr Mrs Hazel Parker due to ill health. The apologies were accepted and noted.

CO-OPTION OF PARISHIONER TO THE PARISH COUNCIL

355.17 The Clerk reported that despite advertising a vacancy for a seat on the Parish Council, only one Parishioner had expressed an interest. His report was noted by Members and Cllr Page proposed that Mr Edward Ellwood – a Parishioner from Cotness within the Parish – be co-opted to membership of the Parish Council. The proposal was seconded by Councillors Wilson and Edwards. Mr Ellwood was asked by the Clerk if he wished to be proposed as a Member of the Parish Council and Mr Ellwood replied in the affirmative. Members unanimously approved the proposal and Mr Ellwood was duly co-opted on to the Parish Council.

RESOLVED that Mr Edward Ellwood be co-opted as a Member of the Church Knowle Parish Council.

DECLARATIONS OF INTEREST FOR THE MEETING

356.17 There were no declarations of interest made by Members regarding matters to be discussed and resolved at the meeting.

PUBLIC DISCUSSION PERIOD

357.17 No matters for public discussion were raised during the meeting

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

358.17 There were no proposals to postpone matters at this time.

MINUTES OF MEETING HELD ON 14th November, 2017

359.17 The Minutes, which had been circulated before the meeting were read. Cllr Higgins pointed out there were some typographical errors which required adjustment. These were duly noted and following correction Cllr Hollard proposed that the minutes could now be accepted as a true record of the proceedings of the meeting of 14th November 2017. This was seconded by Cllr Wilson and the proposal unanimously agreed to.

RESOLVED that the Minutes be accepted as a true record of proceedings of the Parish Council meeting of 14th November 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 14th November, 2017

360.17 Minute No. 334.17 – Cllr Higgins enquired if the CKPC Highways budget could be used to construct a kerb at the East Creech triangle. The Clerk replied that as far as he was aware it could, but permission would have to be granted for the work by the Highways Authority. He added that he was arranging for Ms Atkin of DCC to attend the January meeting and Members might wish to raise the matter with her at the time. Members agreed.

361.17 Minute No. 335.17 – Cllr Page advised the meeting that within 2 days of Cllrs meeting with Ms Atrkins on site the Furzebrook pothole which DCC previously had maintained was not their responsibility had been repaired and that, subject to clearing vegetation by Imerys, a warning sign would be erected by the Furzebrook bridge. Cllr Higgins stated he was very impressed by Ms Atkins' efficiency and effectiveness at getting Councillors' concerns dealt with. Cllr Bugler commented on the "SLOW" signage on the road at the entrance to Church Knowle village; he felt it was a bit close to a corner to give sufficient warning and suggested the matter be brought up in January's meeting if Ms Atkin is present.

362.17 Minute No. 336.17 – Cllr Higgins asked if people taking part in the annual "litter picking" in the Parish were covered by the Parish Council's insurance policy. The Clerk advised the meeting that they were not. However, he went on to say that such insurance can be arranged through Dorset County Council and more information would be available from Ms Atkin who should be attending the January meeting.

363.17 Minute No 337.17 – Cllr Page advised the meeting that DCC had carried out speed checks of vehicles passing through Church Knowle village and it was found that most drivers kept the speed of their vehicles at less than 30 mph despite there being no 30 mph speed limit applied.

364.17 Minute No 338.17 – The Clerk advised Members that DCC had advised him that "County" is still responsible for the regular clearing of gullies and ditches to prevent road flooding.

365.17 Minute No 350.17 – There was general discussion about tree and ground "clearance" in the area of Creech/Cotness and identities of those responsible. The Clerk advised Members he had been in contact with the British Herpetological Society who had advised him that the work being carried out was not within their area of responsibility, and was probably being carried out by a local group who had possibly contracted the work out. He further advised the meeting he had been given some possible contact e-mail addresses and had sent e-mails asking for information but so far had not received satisfactory replies.

PLANNING MATTERS

East Creech Conservation Area

Planning Applications

366.17 **6/2017/0612 – The Old Blacksmith's, Grange Road - Retain existing workshop extension, replace roller doors with conventional doors & apply wood cladding to external walls**

There was considerable discussion regarding this planning application. Members felt that the application had been made to “rectify” what appeared to be an unlawful development where the developer had flouted the planning permissions previously given by the District Council and which had been supported by the Parish Council. After having reviewed the plans and compared them with the work which had been carried out in contravention of the permissions that had been previously given for proposed works and usage, Members decided to object to the application whilst at the same time complain about what appeared to be an unlawful development. Cllr Bugler proposed that the Purbeck District Council be asked to withhold its decision on the planning application until the “unlawful development” case has been resolved. His proposal was seconded by Cllr Ellwood.

RESOLVED that the Clerk request PDC withhold any decision regarding planning application No 6/2017/0612 until the possible unlawful development issue at the site has been resolved.

367.17

The Parish Council discussed the above application from the point of view of a new application. After having examined the plans, it was proposed by Cllr Higgens and seconded by Cllr Page that the Parish Council objects to planning permission being granted for the development as described for the following reasons:

1. – The new building is approximately 2m higher than that for which planning permission had been granted and is detrimental to the amenity of the area
2. – There are more car-parking spaces present on the site than had been permitted in the original planning permission
3. – The exterior of the building does not conform with the cladding previously approved by the planning authority,
4. – The use of “The Studio” is non-conforming with the “manufacture of hardwood furniture” for which planning permission had been granted. Indeed, it appears to be being used as a craft shop trading under the name “Esme James”.
5. – There is floodlighting of the site over almost 24 hours which results in considerable light pollution to the detriment of the neighbourhood so close to an SSSI

RESOLVED that the Church Knowle Parish Council objects to “retrospective” planning permission being granted for the following reasons:

1. – The new building is approximately 2m higher than that for which planning permission had been granted and is detrimental to the amenity of the area
2. – There are more car-parking spaces present on the site than had been permitted in the original planning permission
3. – The exterior of the building does not conform with the cladding previously approved by the planning authority,
4. – The use of “The Studio” is non-conforming with the “manufacture of hardwood furniture” for which planning permission had been granted. Indeed, it appears to be being used as a craft shop trading under the name “Esme James”.
5. – There is floodlighting of the site over almost 24 hours which results in considerable light pollution to the detriment of the neighbourhood so close to an SSSI

Planning Applications Received After Publication of Agenda –

368.17

None were received

Unlawful Developments –

369.17 Refer to Minute No 366.17 above

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370.17 No other suspected unlawful developments in the Parish were reported to the Meeting.

Past Planning Matters –

371.17 The Clerk reported on the results of applications as listed on the Agenda. These were noted

ENVIRONMENTAL PROJECTS IN THE PARISH

372.17 Cllr Page gave a report on the current state of play regarding the current status of the project to improve the upper stretches of the Corfe River. He advised Members that in the near future he would be conducting a “river walk” and would report further at the January meeting.

FINANCE & ADMINISTRATION

373.17 The monthly accounts were presented for examination. After checking, it was proposed by Cllr Hollard, seconded by Cllr Wilson, 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.**

374.17 The invoices due for payment were presented and it was proposed by Cllr Hollard, seconded by Cllr Wilson, that cheques for their payment to creditors be duly validated and invoices paid. **RESOLVED that the invoices and fees as presented be paid.**

375.17 Cllr Bugler reported on the conclusions of the RoSPA inspection of the Church Knowle playground and playing field recently carried out. The report was positive and defects highlighted by the inspector were “low risk”. Remedial work in some areas was necessary and Cllr Higgins enquired if Cllr Bugler would be willing to arrange for such remedial work to be carried out. Cllr Bugler indicated his acceptance. The Clerk advised the meeting that there were sufficient funds in the “Playground Account” to pay for remedial work to be carried out. Cllr Page proposed that Cllr Bugler be given authority to arrange for repair work to be carried out. His proposal was seconded by Clls Edwards and Burt and the motion carried.

RESOLVED that Cllr Bugler be authorised to arrange for remedial work to be carried out in order for the playground and playing field to comply with recommendations of RoSPA.

376.17 The Council unanimously thanked Cllr Bugler for his work in maintaining the playground and playing field in such good condition

CORRESPONDENCE

377.17 The Clerk reminded Members of the content of e-mails forwarded to them for information and discussion as may be required. There was no discussion on such items

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OTHER ITEMS OF IMPORTANCE FROM THE CHAIRMAN

378.17 Cllr Higgins thanked Cllr Edwards who had obtained a copy of the original archaeological report on East Creech and its environs. Cllr Higgins added he had contacted the Dorset County Council archaeologist who had indicated he would assist CKPC in their discussions with PDC over the proposed changes in the boundaries of the conservation area. There was then general discussion about the East Creech conservation area proposals and Cllr Higgins reported on the recent PDC meeting where one of the PDC councillors pointed out that the identity of a “settlement” relates to the people inhabiting the area as well as the buildings; i.e. The community. Cllr Burt proposed, seconded by Cllr Page, that Cllrs Higgins and Edwards should be thanked for their work with regard to the East Creech conservation area plans. The motion was carried unanimously.

RESOLVED that Cllrs Higgens & Edwards be formally thanked by the Parish Council for their work in ensuring a sensible East Creech conservation area boundary is obtained.

379.17 Cllr Higgens asked the Meeting if CKPC wished to make any comments on the proposed local government reorganisation in Dorset. After some discussion it was unanimously decided without formal vote that the Parish Council had no comments it wished to make.

ITEMS FOR THE JANUARY PARISH COUNCIL MEETING

380.17 Report from Cllr Page on "River Walk"

PERIOD FOR DISCUSSION

381.17 Cllr Ellwood reported that the wooden fingerposts at Cotness Farm were rotten and broken as was the stile at Blackhills Common. The Clerk advised him he would contact Dorset CC's Rights of Way Officer

382.17 Cllr Bugler reported that the fingerpost at Church Knowle cross roads was missing. The Clerk advised he would contact Highways and find out what had happened to it.

383.17 It was suggested that, in general and to be more environmentally friendly, the agendas and minutes for general circulation be printed "double-sided" in future. This was accepted.

CLOSURE OF MEETING

384.17 There being no further matters Cllr Higgens closed the meeting at 9.05 pm.
