

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

Clerk to the Council:

Dr Alastair Wallace

C. K Parishioners & Members of the public:

Mr Edward Ellwood

ELECTION OF CHAIRMAN OF THE PARISH COUNCIL MEETING

314.17 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 Hollard 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 Wilson. Cllr Hollard did not object to such appointment and the motion was carried unanimously.

RESOLVED that Cllr Hollard should act as Chairman for the November Parish Council meeting.

Cllr Hollard took the Chair for the meeting.

APOLOGIES

315.17 The Clerk had previously reported he had received apologies for absence from Cllr Edwards due to ill health. The apologies were accepted and noted.

DECLARATIONS OF INTEREST FOR THE MEETING

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

PUBLIC DISCUSSION PERIOD

317.17 No matters for public discussion were raised during the meeting

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

318.17 The Clerk advised that a planning application had been received after publication of the agenda relating to a matter of possible unlawful development at The Old Blacksmiths Shop, Grange Road, due to be discussed during "Planning Matters". The application had been supplied by PDC on the afternoon of the 13th November. Following discussions about whether or not the agenda, as published, should be altered to take the planning application into account when discussing the possible unlawful development on the same site, together with the fact that the application receipt had given insufficient time for the Parish Council to properly examine and investigate the circumstances of the application, it was proposed by Cllr Burt, seconded by Cllr Bugler, that the planning application review be postponed until the December meeting to enable the Parish Council to properly examine the application before deciding on its response. The proposal was unanimously agreed to.

RESOLVED that discussion and decision making regarding application 6/2017/0612 be deferred until the December meeting of the Parish Council

MINUTES OF MEETING HELD ON 10th October, 2017

- 319.17 The Minutes, which had been circulated before the meeting were read. Cllr Higgins proposed that the minutes be accepted as a true record of the proceedings. This was seconded by Cllr Page and the proposal unanimously agreed to.

RESOLVED that the Minutes be accepted as a true record of proceedings of the Parish Council meeting of 10th October 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 10th October, 2017

- 320.17 Minute No. 302.17 – Cllr Wilson enquired if weekly planning lists would be sent out by PDC again. The Clerk replied that as far as he was aware they would.
- 321.17 Minute No. 287.17 – Cllr Higgins enquired if a meeting had taken place with Dawn Atkins of DCC regarding highway matters. He was advised that it had and a report would be made by Cllrs Page, Bugler and Burt later in the meeting under Highways Matters
- 322.17 Minute No. 297.17 – Cllr Higgins reported that the Steeple Parish Meeting had agreed to support the Church Knowle proposal that the new conservation area for East Creech should include Creech Barrow in its entirety. Steeple's letter of support had been sent to Purbeck District Council, with a copy to PDC Cllr Mr Malcolm Barnes. Members noted his report and the Chairman thanked him on behalf of his colleagues on the Parish Council.

PLANNING MATTERS

East Creech Conservation Area

- 323.17 Refer to Minute No 322 above.

Planning Applications –

- 324.17 The Clerk reported that none had been received before publication of the Agenda.

Planning Applications Received After Publication of Agenda –

- 325.17 **6/2017/0612 - Old Blacksmiths Workshop, Grange Road, Wareham, BH20 5DG** - Retain existing workshop extension, replace roller doors with conventional doors & apply wood cladding to external walls. – **Refer to Minute No. 318.17 above.**

Unlawful Developments –

- 326.17 A report was given by the Clerk about a possible unlawful development at The Old Blacksmith's Workshop, Grange Road and that complaints had been received by him about it. Members had previously received copies of the correspondence from complaints (identities being redacted) for information. There was considerable discussion about the matter and Members were concerned that the work carried out on the property bore very little resemblance to the application for planning permission previously approved by PDC. Indeed, it was also pointed out that the use of the premises appeared to be in conflict with the permissions granted by the planning authority. It appeared to Members that this was a flagrant breach of planning permissions and a probable unlawful development against which PDC should have taken action before the development had come to this stage. Members were extremely concerned in the lack of effective action carried out by Purbeck District Council's planning officers in monitoring the process of development following granting of planning permission and their lack of enforcement activity as being very similar to other cases such as Rachel's Plantation developments. It was proposed by Cllr Parker, seconded by Cllr Higgins that the Parish Council contacts Purbeck District Council to report a probable unlawful development at The Old Blacksmith's Worksop in that:

1. – The building is approximately 2m higher than that for which planning permission had been granted,

2. – There are more car-parking spaces present on the site than had been permitted in the 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

The proposal was carried unanimously.

RESOLVED that the Parish Council contacts Purbeck District Council to report a probable unlawful development at The Old Blacksmith’s Workshop in that:

- 1. – The building is approximately 2m higher than that for which planning permission had been granted,**
- 2. – There are more car-parking spaces present on the site than had been permitted in the 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**

327.17 It was further proposed by Cllr Parker, seconded by Cllr Wilson, that the Parish Council contacts Purbeck District Council, with a copy to Cllr Barnes, to express their serious concern about the District Council’s failure to enforce contravention of planning matters to the extent of acting in *Mandamus* with regard to its powers as a local authority. The proposal was carried unanimously.

RESOLVED that the Parish Council contacts Purbeck District Council, with a copy to Cllr Barnes, to express their serious concern about the District Council’s failure to enforce contravention of planning matters to the extent of acting in *Mandamus* with regard to its powers as a local authority.

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

Past Planning Matters –

329.17 **TWA/2017/0174 – Willow Corner, Church Knowle. – Tree felling. – Approved by PDC**

330.17 **6/2017/0374 - Land opposite The Bungalow, Grange Road, Creech, Wareham, BH20 5DG - Erection of a shed, composting toilet, poly-tunnel, stable and new vehicular access. – Approved by PDC**

331.17 **6/2017/0517 - 71 Furzebrook Road, Stoborough, Wareham, BH20 5AR - Create new vehicular access, drive and parking area.- Approved by PDC**

ENVIRONMENTAL PROJECTS IN THE PARISH

332.17 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 explained difficulties in getting all the “stakeholders” together at the same time. His committee decided to plan the CKPC project separately from that of Arne’s, which was different. He advised Members that he and Cllr Edwards would be “walking the river” between 21st and 24th November and would report findings at the next meeting. It was pointed out that the Farming & Wildlife Advisory Group had carried out a study of the entire river from source to outfall in Poole Harbour and report written and during a general discussion it was suggested the report was probably still available and should, perhaps, be taken into account. There were queries as to how much of the project finance would be soaked up by “administration” and there were concerns that after “administration” would there be enough money left to carry out the physical aspects of the project. This would have to be investigated.

HIGHWAYS

- 333.17 Cllr Bugler reported that he, Cllr Burt & Cllr Page had met with Ms Dawn Atkin of Dorset CC Highways to discuss highways matters and conduct a survey of the Parish. She had informed him that DCC would permit CKPC to erect bollards outside the playground to prevent parking on the verge thereby improving road safety. She also advised that she would arrange for "SLOW" signs to be painted on the road through Church Knowle, if CKPC wanted them, and would speak to Dorset Police about the parking in the village, notably the obstruction of the footway by thoughtless drivers. He also reported that she would investigate the collapsing road at Cockknowle,
- 334.17 Cllr Burt reported that the passing places on Cucknowle Hill would be reviewed by Highways as would the overhangs of the road which frequently occur. The matter of the unauthorised temporary closure of Cucknowle zigzag by longboard skateboard enthusiasts was also discussed at the meeting and Ms Atkin advised the Members that she would investigate what could be done although CKPC had previously investigated and was told that temporary closures less than 15min could be done by members of the public from time to time. He reported that as a result of the meeting, DCC would re-seed the East Creech triangle and Ms Atkin would propose to the engineers that the triangle be "kerbed" to try and prevent lorries and other traffic damaging the surface, although she pointed out that she had a very limited budget.
- 335.17 Cllr Page reported that DCC would arrange for warning signs to be erected at the approaches Furzebrook railway bridge advising of lorries in the middle of the road, etc., provided that vegetation in the area is cleared. Cllr Page advised Members he would ask for Imerys' assistance in this matter. Ms Atkins also agreed that the Furzebrook Road pothole, which DCC had previously stated was on private property, would be repaired by DCC. In addition, it was agreed that areas of road subsidence would be properly repaired by DCC.
- 336.17 It was suggested by Cllr Page that Ms Atkin be again invited to a CKPC meeting and this was unanimously agreed to by Members without a formal vote. The Clerk advised he would try and get her to attend the January meeting. Councillors agreed. Cllr Page, on a point of information, also advised Members that DCC may be able to arrange for insurance for CKPC Members and other volunteers working on the road. The Clerk advised the Parish Council already had insurance for Members, etc., carrying out works on the playground/playing field under its own policy.
- 337.17 Cllr Page also advised Members that the matter of speed limits in Furzebrook and Church Knowle were brought up during the meeting of Members with DCC. DCC would arrange a traffic count through Church Knowle in the near future as part of information gathering.
- 338.17 During general discussions, it was brought up that run-off ditches in the Parish had been opened up by DCC and this should reduce the risk of roads flooding this winter. It was also pointed out that gulley emptying was not likely to be a core highways function on minor "C" class roads in the Parish and there was a need to get quotes so that CKPC could triage those gullies needing work. The Clerk advised he would ascertain gulley numbers from DCC and get quotes from gulley-emptying businesses. Members agreed without need for vote.

FINANCE & ADMINISTRATION

- 339.17 The monthly accounts were presented for examination. After checking, it was proposed by Cllr Higgens, seconded by Cllr Parker, 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.**
- 340.17 The invoices due for payment were presented and it was proposed by Cllr Higgens, seconded by Cllr Page, that cheques for their payment to creditors be duly validated and invoices paid. **RESOLVED that the invoices and fees as presented be paid.**
- 341.17 The Clerk had reported that BDO had returned the completed audit report with comments. The accounts had been agreed, but BDO reported that there had been errors in publishing the dates the formal inspection periods on notice boards and that the annual governance statement and accounts acceptance dates had been round the wrong way on the annual return. The Clerk explained that these matters had been discussed by both the internal auditor (FCA) and the Clerk with BDO who agreed that these matters were minor but should be taken into account. His report was noted.

- 342.17 The Clerk advised that he had received a report of inspection of the playground by RoSPA, copies of which had been previously circulated to Cllr Bugler and other Members. The RoSPA report was noted and would be discussed further in December.
- 343.17 Mr Edward Ellwood, a Parishioner from East Creech, was proposed for co-option to the Council by Cllr Page to fill the vacant position. The Clerk advised the Meeting that although an advertisement announcing the vacancy had been displayed on the notice boards for the statutory period following ex-Councillor Best's resignation he had received no notification of wish to stand for election, or proposal suggesting a Parishioner, for the position of Parish Councillor until Cllr Page's proposal. Consequently, if after one month has elapsed and there is no other proposal, the Parish Council could formally co-opt Mr Ellwood, if he agrees, at the next meeting. The Clerk advised he would inform the Monitoring Officer of the state of play. Members noted the information.

CORRESPONDENCE

- 344.17 The Clerk reminded Members that the "Volunteer of the Year Award" was imminent and PDC were wanting candidates. Two Parishioners, as joint awardees, were proposed and Cllr Higgens suggested he could write on behalf of the Council to propose the particular Parishioners.
- 345.17 The Clerk reported on correspondence he had regarding the probable reorganisation of local government in Dorset, Bournemouth and Poole. PDC would be subsumed, along with East Dorset, North Dorset, West Dorset, Weymouth & Portland and Dorset CC into a single unitary authority, whilst Bournemouth BC, Poole BC (currently unitary authorities in their own rights) and Christchurch BC would be merged into another single unitary authority. It is possible that parish councils will be required to take on some of the responsibilities currently held by district councils, but he was not sure on this matter as these areas had not been resolved. –By this point, PDC Cllr Malcolm Barnes had arrived and offered further information on the matter. He explained that Christchurch BC, Purbeck DC, Weymouth and East Dorset were very much against the reorganisation and it appeared the only beneficiaries would be Bournemouth, Poole and Dorset CC who appeared to be the local authorities driving the proposal. He felt that whilst the urban authorities would benefit financially, the new rural authority would not. Cllr Page suggested that perhaps it was now the time to support the National Park proposal for Purbeck and South Dorset. Members agreed.
- 346.17 The Clerk advised Members that he had been asked by PDC to suggest that as it is now over 5 years since the last housing needs survey in the Parish, PDC would be happy to conduct one on behalf of CKPC if that was its wish. Following a short discussion, Cllr Wilson proposed that the Parish Council conduct a housing needs survey for the Parish with PDC administering it. This was seconded by Cllr Parker and unanimously agreed to. **RESOLVED that Church Knowle Parish Council invites Purbeck District Council to conduct a housing needs survey of the Parish on its behalf.** The Clerk advised the Meeting he would contact PDC.

DAPTC

- 347.17 Cllr Page advised he had nothing to report.

OTHER ITEMS OF IMPORTANCE FROM THE CHAIRMAN

- 348.17 There were no matters put forward

ITEMS FOR THE DECEMBER PARISH COUNCIL MEETING

- 349.17 RoSPA Report on the Church Knowle Playground and Playing Field
Report from Cllr Page on "River Walk"
Co-option of new Parish Councillor

PERIOD FOR DISCUSSION

- 350.17 Cllr Burt expressed concern about tree cutting by Dorset Wildlife Trust around Creech Barrow and "improvement works" by what appeared to be the British Herpetological Society on the heathland. The Clerk advised he had sent e-mails to each organisation and its associated groups asking for information and was still awaiting replies from the local officers.

351.17 Cllr Page advised the meeting that he had been told that in the Best Kept Village competition, Church Knowle had been let down by the “tatty” condition of its BT telephone box which was in considerable need of painting, cleaning and general restoration. It was also “let down” by the condition of the notice board, belonging to the trustees of the Reading Room beside it. He suggested the telephone box be painted. It was decided, without formal vote, to put the matter forward for discussion at the January meeting.

CLOSURE OF MEETING

352.17 There being no further matters Cllr Hollard closed the meeting at 10.30 pm.

Action list – not part of minutes.

ACTION LIST FROM NOVEMBER MINUTES

Minute No	Action	Responsibility
314.17	Cllr Hollard should act as Chairman for the November Parish Council meeting and until next Parish Council meeting	Cllr Hollard
319.17	Clerk to arrange for publication of October minutes on website.	Clerk
319.17	Cllr Higgens to upload October Minutes to website	Cllr Higgens
327.17	Clerk to contact PDC planners to report unlawful development at the Old Blacksmiths, Grange Road.	Clerk
327.17	Clerk to contact CEx of PDC to complain about lack of monitoring and enforcement by PDC planners.	Clerk
336.17	Clerk to invite Ms Dawn Atkin to January meeting	Clerk
338.17	Clerk to contact DCC & contractors re tenders for gully emptying	Clerk
344.17	Cllr Higgens to write to PDC proposing joint volunteer of the year	Cllr Higgens
346.17	Clerk to contact DCC re housing needs survey in CK Parish	Clerk