

Minutes of a meeting of Church Knowle Parish Council
held at Furzebrook Village Hall
on Tuesday 11th December, 2018

PRESENT

Council Members:

Cllr Mr Colin Page
Cllr Mrs Hazel Parker
Cllr Mrs Elisabeth (Billa) Edwards
Cllr Mrs Jayne Wilson
Cllr Mr Edward Ellwood (In Chair from Minute No.368.18)
Cllr Mr Anthony Higgens (In Chair until Minute No367.18)

Clerk to the Council:

Dr Alastair Wallace

C. K Parishioners & Members of the public:

Mr Richard Bond
Mrs Suzie Bond
Mrs Cherry McCormack
Mrs Elizabeth Talbot
Ms Rebecca Cavanagh
PDC Cllr Mr Malcolm Barnes
DCC Cllr Mrs Cherry Brookes

APOLOGIES FOR ABSENCE

362.18 Apologies for absence at the meeting were received from Cllr Mr Derek Burt

DECLARATIONS OF INTEREST BY MEMBERS

363.18 Cllrs Mrs Parker and Mrs Edwards declared personal, non-pecuniary interests in planning application No 6/2018/0320 as neighbours. Cllr Mr Higgens declared a personal, non-pecuniary interest inasmuch as he had professional contact with the designer/planning agent in the past. The Clerk advised that as the interests were non-pecuniary the Members concerned could remain during discussions.

PUBLIC DISCUSSION PERIOD

364.18 There was considerable concern amongst attendees about planning application No 6/2018/0320 which involved the erection of Station 6 part timber part canvas lodges at Barnston Farm. Mrs Suzie Bond (Parishioner) opined that the proposed development was not necessary and inappropriate for the valley and it would be very obvious from several points. Cllr Page enquired if discussions had taken place with neighbours. It was confirmed by Mrs Bond that by the time of the Parish Council meeting 17 letters of objection had been sent by various Parishioners to Purbeck District Council objecting to the proposed development. Mr Bond supported his wife and added that the plans as submitted made no reference to water supply on the site. Water would be obtained from the private supply currently serving other properties and farms and he felt (as owner of the aquifer) that this supply would be compromised by the extra water usage envisaged for the development. He added that if permission were to be granted there would be breaches of several policies within the Local Plan. The site under consideration is outwith the development boundary and it would be contrary to the draft future local plan. He felt that the development would damage the landscape of the area of outstanding natural beauty.

365.18 Mrs McCormack stated that her objections to the proposed development (6/2018/0320) were the same as those voiced regarding a similar project submitted about six years previously. According to the information submitted by the applicant, the lodges could accommodate 36 people all year round and this would increase local traffic and noise. It would be detrimental to the amenity of the area through interruption of view, increase in domestic and vehicular noise and the design was completely inappropriate for the area. She was also concerned about interruption of water supplies caused by the increase in usage by visitors using the "yurts". There was also concern about parking facilities; there being no pathways and hard-standing mentioned in the application. She also felt there would be disruption to rare bats, and other wildlife, and rare orchids which she believed grew in the area planned for the development. Had an environmental impact assessment been carried out? She also had concerns about possible interruption to ramblers' pathways.

366.18 Ms Cavanagh was concerned about how Dorset County Council and Purbeck District Council had been dealing with the modification of a footpath route (Footpath No 30) which crosses her land close to her house at Cocknowle. After discussion amongst Councillors who had lived in the area for many years and used the footpath in their youth, it was decided that CKPC's footpath lists could be used to determine the true route of the path which, in Ms Cavanagh's opinion had been mis-routed by Dorset County Council (DCC) or Purbeck District Council (PDC). Cllr Parker advised the Meeting that Mr Leslie Bugler, a past-councillor of the Parish remembered the footpath going through the garden of Ms Cavanagh's cottage. DCC Cllr Brookes added that DCC had enough evidence about the route and that DCC had been in discussion with PDC about it and she opined that PDC was in error regarding the identity of the path concerned. It was suggested that Ms Cavanagh should take the matter up with the Planning Inspectorate and that she contacts the Clerk who would be able to let her have sight of the footpath maps and routes in the Parish.

367.18 There being no further discussion, Cllr Higgens closed the Public Discussion Period and resigned as Chairman.

ELECTION OF CHAIRMAN OF THE MEETING

368.18 There being no Chairman of the Parish Council elected for the year, the Clerk advised Members of the need to elect a chairman of the December Meeting. Cllr Higgens proposed that Cllr Ellwood be Chairman and this was seconded by Cllr Edwards. Cllr Ellwood indicated his willingness to stand for such election and was duly elected.

RESOLVED that the Chairman of the December Meeting be Cllr Ellwood and would remain as such until the opening of the December meeting.

ELECTION OF VICE-CHAIRMAN OF THE MEETING

369.18 Cllr Page proposed that there should be no Vice-chairman for the Meeting. This was seconded by Parker and unanimously carried. **RESOLVED that there would be no Vice-Chairman of the December Meeting.**

MINUTES OF MEETING HELD ON 13th NOVEMBER 2018

370.18 The Minutes, which had been previously circulated, were further reviewed. Cllr Ellwood commented on some typographical errors which appeared on the draft Minutes. These were then corrected. Cllr Edwards commented the "Cocknowle crossroads" should be changed to "Barnston Cross". Cllr Higgens commented on a mis-spelling of surname of in draft Minute No 348.18, and this was duly corrected. Cllr Higgens proposed that the corrected Minutes presented would now be a true and fair record of the proceedings of the September Parish Council meeting. The proposal was seconded by Cllr Edwards. Members were in unanimous agreement. **RESOLVED that the draft Minutes for November 2018 be approved as a true and fair record of that meeting of the Parish Council.**

MATTERS ARISING FROM 13th NOVEMBER 2018 MEETING

371.18 Cllr Higgens advised the Meeting that he had written a letter of thanks to Miss Stoner (348.18) for her donation to the Playground Fund.

372.18 Cllr Page asked if there had been any further movement about possible enforcement action regarding development at "The Old Blacksmith's site in Grange Road. The Clerk replied that he had been informed by planners at PDC that a planning enforcement officer from Purbeck District Council was due to visit the site indicating that enforcement action process had begun.

373.18 There were no further matters arising from the November Minutes

POSTPONEMENT OF MATTERS TO JANUARY 2019 MEETING OF THE PARISH COUNCIL:

374.18 No proposals were made at this time in the proceedings to have matters deferred from the Agenda until the January 2019 meeting of the Parish Council.

PLANNING MATTERS:

Planning Applications

375.18 **6/2018/0602 – Willow Corner Church Knowle BH20 5NQ - Loft Conversion, to include raising ridge height of roof and creation of 4 new dormer windows. Extend existing porch.** Following considerable discussion about how over time the bungalow concerned had been subject to development and increase in size, it was decided that the Parish Council had no grounds for objection to the proposed development. Cllr Higgins proposed that the Parish Council had no objections to the proposed development. This was seconded by Cllr Page and the motion carried unanimously. **RESOLVED that Church Knowle has no objection to the proposed development.**

376.18 **6/2018/0320 - Land at Barnstons Farm, Church Knowle, Wareham, BH20 5NX - Station 6 part timber part canvas lodges.** Cllrs Parker, Higgins and Edwards repeated their interests in this planning application. The Clerk advised Cllr Higgins that his interest was not a “valid” interest as past use of professional services of the designer was similar to the purchase of sausages from a village butcher or bread from a bakery causing the purchaser to have an interest in a planning application submitted by that butcher or baker. He, therefore, waived the “interest”. With regard to the interests submitted by Cllrs Parker and Edwards, the Clerk advised that these were “personal” interests inasmuch as the farm lands comprising Barnston Farm were adjacent to land occupied by Cllrs Parker & Edwards. This, he opined therefore, did not preclude them taking part in discussion. Following considerable discussion about the development during the Public Discussion period the concerns were repeated. Cllr Page indicated that the proposed development is in a field adjacent to a stream which feeds the Corfe River. Cllr Wilson suggested that as the proposed development is so similar to a previous application objected to by the Parish Council, the Parish Council should renew its objection in relation to this new application and with additional concerns. There was concern about the infrastructure problems including roads and water. Cllr Higgins voiced that the development would be contrary to Para. 28 of the National Policy Framework of Areas of Outstanding Natural Beauty and of the Purbeck Local Plan. The site is within the AONB and the valley is one of the least spoilt valleys in Purbeck. Cllr Ellwood proposed that an objection to the proposed development be made by the Parish Council on the following grounds:

1. There is a conflict to the objectives of the AONB Management Plan and the development would be visible from the southern footpath and ridge to the north as well as the adjacent road.
2. The development would result in installation of paths and structures on a previously unspoilt field.
3. There would be an environmental impact of light and noise pollution. In addition there would be increased demand for the limited water and electricity supply in the valley caused by the development.
4. There is lack of detail on sewage and water treatment.
5. The Parish Council has had lack of sight of the appropriate camping certificate.
6. The proposed development is likely to be seriously detrimental to the amenity of the area which is a relatively unspoilt area of the AONB and Jurassic Coast.

Cllr Higgins seconded the motion and it was unanimously carried by those Members entitled to vote. **RESOLVED that Church Knowle Parish Council strongly objects to the proposed development 6/2018/0320 at Barnston Farm.**

Unlawful Developments

377.18 The Clerk updated Members on the possible enforcement action to be taken by Purbeck District Council regarding suspected unlawful use of buildings at the Old Blacksmith’s site in Grange Road. Refer to Minute No 372.18

PAST PLANNING MATTERS

378.18 Members noted the progress of planning applications previously submitted and commented upon.

6/2018/0489 - 3 Tyneham Road, Church Knowle, Wareham, BH20 5NN - Construct flat roofed rear dormer with Juliet balcony, plus insert roof-lights in front elevation. Construct front porch. Car port on side & decking area to rear. **Not yet determined**

TWA/2018/0201 - Brick Cottage, Church Knowle, BH20 5NH - (T1) Eucalyptus - fell; (T2) Ash - re-pollard; (T3 & T4) Re-pollard - Church Knowle Conservation Area – **Approved**

TWA/2018/0166 - Land between track to Church Farm campsite and road through village, Church Knowle – (T1) Ash - fell - Church Knowle Conservation Area **Refused by Purbeck District Council. This is now subject to a Tree Preservation Order (Church Knowle No 2).** – No consultation on any appeal against Preservation Order received from PDC.

6/2018/0388 - Furzeyground Open Pit, Furzebrook, Wareham, Dorset - Variation of conditions 3 & 15 of consent 6/1998/0002 to update the approved plan details and incorporate an internal haul road. This is to allow the extraction of ball clay to be completed and providing an acceptable final landform and restoration which incorporates an internal haul route – **Approved by Purbeck DC but no information from DCC.**

FINANCIAL AND ADMINISTRATIVE MATTERS

379.18 Accounts for 10th November, 2018 to c.o.b. 07th December, 2018 were reviewed and Cllr Higgens proposed that they be accepted. This was seconded by Cllr Page and carried. **RESOLVED that the accounts as presented are approved and that the Chairman of the meeting be authorised to sign them as such.**

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

381.18 Cllr Higgens reported that Mr Leslie Bugler, who voluntarily manages the playing field and playground equipment, has advised him of the need to repair and renew items in the playground. These include the shelter whose roof needs repair, fence-posts which need renewal to prevent collapse and injury to the public and the mower requires new inner-tubes. The total cost to the Parish Council for materials etc would be £386. Members discussed the matter at some length and decided that due to urgency Mr Bugler should be mandated to act on behalf of the Council to secure the materials and have the remedial work carried out as soon as possible. Cllr Page proposed that the Parish Council spend the sums required and that payment be made from the Playground Fund on submission of invoices. This proposal was seconded by Cllr Wilson and unanimously carried. **RESOLVED that the Parish Council spend the sums required and that payment be made from the Playground Fund on submission of invoices.**

382.18 The Clerk reminded the Meeting on the need to centrally store the archives and documents of the Parish Council at an site alternative to Vineyard Farm and 2 Tyneham Road, Church Knowle. It was decided to defer discussion of this matter to the January meeting when Cllrs Page and Wilson would have had a chance to look at possibilities at Furzebrook and Church Knowle village halls and the Church Knowle Reading Room.

CHURCH KNOWLE CEMETERY

383.18 The Clerk reported he had not yet received formal notification from the Land Registry about transfer of title from "In Possession" to "Absolute". It was decided, without vote, to postpone discussion on this matter until the January 2019 meeting by which time the Clerk might have further information.

ENVIRONMENTAL PROJECT

384.18 Cllr Page reported on a public meeting held at Cllr Parker's farm about the Corfe River clean-up project. He was somewhat disappointed that Amanda Brown of the Dorset Wildlife Trust appeared unable to answer several questions put to her about the project management and that he had left the meeting somewhat disappointed with progress. Cllr Edwards repeated Cllr Page's comments and she, too, expressed her disappointment. She felt the meeting was somewhat negative and had little confidence in Ms Broome and of the DWT whom Ms Broome represented. Cllr Parker expressed her continued concern about the financial management of the project by the DWT and where the funds were going to be spent. Cllr Higgens pointed out that in 2016 CKPC invited an academic from Bournemouth University to one of its meetings to talk about how the environmental project suggested by CKPC could come to fruition. This would include selecting a stretch of river which would benefit the most. He wondered if CKPC could circumvent some of the difficulties and define a stretch of river to be used. Cllr Page advised that such a stretch had been identified and Cllr Edwards

suggested that she or Cllr Page get in touch with Amanda Broome's senior manager or head of the DWT to arrange a "river walk" with that person and contractor to "get things moving". Cllr Parker agreed that Amanda Broome should be bypassed and contact be made with Mr Pollard (A.Bs "boss) to walk the river. Cllr Parker also strongly suggested that Cllrs Page and Edwards formally write to the head of DWT to secure a finite value of the money available for CKPC's project, not an "upto" figure. This was unanimously agreed to by Members and Cllr Page agreed to contact Mr Andrew Pollard with a view to obtaining written confirmation from him of a finite figure.

CORRESPONDENCE

385.18 The Clerk reported on correspondence received. Relevant e-mails had been forwarded to Members but none came forward for discussion. His report was noted.

OTHER ITEMS WHICH THE CHAIRMAN DEEMS OF IMPORTANCE

386.18 None were forthcoming

ITEMS PROPOSED FOR DECEMBER 2018 MEETING

387.18 Refer to Minute Nos 382.18 & 383.18

PERIOD FOR DISCUSSION

388.18 Cllr Higgins noted that when he recently looked at the Website there had been no Minutes since June 2018 or Accounts since April 2018 published. The Clerk advised that as soon as Minutes and Accounts are authorised as being correct by a Parish Council meeting they converted from a "Word" document to "PDF" and electronically sent the Council's Website Webmaster for uploading to the internet site. He would contact the Webmaster for an explanation as to why these documents have not been uploaded.

CLOSURE OF MEETING

389.18 There being no further business Cllr Ellwood closed the meeting at 9.50pm.