

Minutes of a meeting of Church Knowle Parish Council
held at Church Knowle Reading Room
on Tuesday 13th November, 2018

PRESENT

Council Members:

Cllr Mr Colin Page
Cllr Mr Derek Burt (In Chair until Minute No.18
Cllr Mrs Elisabeth (Billa) Edwards
Cllr Mr Edward Ellwood
Cllr Mr Anthony Higgens (In Chair from Minute No .18

Clerk to the Council:

Dr Alastair Wallace

C. K Parishioners & Members of the public:

Mr Leslie Bugler
Mrs Jill Bugler
Mr John Smith
Mrs Elizabeth Talbot
Mr Graham Talbot
Ms Claire Cameron
PDC Cllr Mr Malcolm Barnes
DCC Cllr Mrs Cherry Brookes – arrived at Minute
No 343.18

APOLOGIES FOR ABSENCE

331.18 Apologies for absence at the meeting were received from Cllr Mrs Hazel Parker

DECLARATIONS OF INTEREST BY MEMBERS

332.18 There were no declarations made by Members present.

PUBLIC DISCUSSION PERIOD

333.18 Mr Leslie Bugler and Mrs Jill Bugler informed the meeting that they objected, as neighbours, to a proposed development at No 3 Tyneham Road (6/2018/0489) which would be discussed later by Members. Mrs Bugler concurred with her husband's opinions with regard to the effect of the proposed development on the neighbouring properties. This led to discussion amongst Members who asked Mr Bugler for his professional opinion as a builder about the proposals and it was suggested that the Parish Council took note of the opinions given.

334.18 Mr Graham Talbot had concerns about what may be a possible the unlawful use of commercial buildings at "The Old Blacksmith's", Grange Road in that they appear to being used for residential purposes. Notification of suspicions had been sent to the Purbeck District Council's planners and it was reported by the Clerk that a building inspector had recently visited the property concerned as part of his duties under Building Regulations with regard to a previous development. The building inspector had confirmed that the kitchen was in use. PDC had informed Mr Graham that whilst it was permissible for the buildings to be used for overnight accommodation "the odd occasion", there use as housing was not permitted and that a planning officer would discuss the matter with the occupant. Further discussion ensued and Acting Chairman Cllr Burt advised the meeting that the Parish Council was aware of the occupant's activities and history regarding planning matters. The Parish Council had been in touch with PDC and had asked them to take action as necessary. Cllr Page explained that the matter would be discussed later during the "Unlawful Developments" agenda item. Mr Bugler explained to the meeting what had happened in the past regarding the part demolition and re-development of the property by Mr Cameron. Cllr Burt interjected that, from the evidence presented by Mr and Mrs Talbot as well as Ms Cameron, he felt that the occupant was probably using the premises for habitation but further investigation by the planning enforcement authority was necessary.

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

ELECTION OF CHAIRMAN OF THE MEETING

336.18 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 November Meeting. Cllr Burt proposed that Cllr Higgens be Chairman and this was seconded by Cllr Page. Cllr Higgens indicated his willingness to stand for such election and was duly elected.

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

ELECTION OF VICE-CHAIRMAN OF THE MEETING

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

MINUTES OF MEETING HELD ON 11th SEPTEMBER 2018

338.18 The Minutes, which had been previously circulated, were further reviewed. Cllr Burt commented that the word "if" should be inserted in Minute No 275.18 before the phrase "...the tree was badly diseased...". The Minutes were duly amended. Cllr Higgins proposed that the 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 Page. Members were in unanimous agreement. **RESOLVED that the draft Minutes for September 2018 be approved as a true and fair record of that meeting of the Parish Council.**

MATTERS ARISING FROM 11th SEPTEMBER 2018 MEETING

339.18 There were no matters arising from the September Minutes

MINUTES OF MEETING HELD ON 09th OCTOBER 2018

340.18 The Minutes, which had been previously circulated, were further reviewed. Cllr Ellwood noted that the proposal in Minute No 297.18 was seconded by Cllr Ellwood. This was agreed by the Clerk and the Members attending the October meeting and the minute corrected. Cllr Page noted a typographical error in which his first name was incorrect. He proposed that "Edward Page" should be written as "Colin Page". This was agreed by the Clerk and the Members attending the October meeting and the minute corrected. Cllr Page proposed that the 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 and agreed to by all those Members who were present and had attended October's meeting of the Parish Council. **RESOLVED that the draft Minutes for October 2018 be approved as a true and fair record of that meeting of the Parish Council.**

MATTERS ARISING FROM OCTOBER 2018 MEETING

341.18 The Clerk reported that the forms for new signatories had been sent to Lloyd's Bank (See Minute No 320.18). Members noted his comments. Cllr Ellwood commented that he had not yet been contacted by Lloyd's Bank.

342.18 Cllr Page advised the meeting that the funds for community land trusts currently held by Purbeck District Council had been "safeguarded" for at least three years. Members noted his news.

343.18 Cllr Ellwood reported that he had attended a meeting with Swanage Railway management and had been informed that the fires discussed at previous meetings of the Parish Council were not "RIDDOR reportable". He had also been advised that the railway company was currently working with the Environment Agency to improve track safety. Cllr Ellwood informed the meeting that the Swanage Railway Company was in negotiation to acquire a lease for the railway sidings at Furzebrook which will become available in the near future. Cllr Page suggested that there could, therefore, be a "Halt" at Furzebrook. Cllr Ellwood suggested that the Parish Council supports the railway company in its discussions on this matter. Cllr Ellwood told the meeting he would report further following the next Swanage Railway liaison meeting. Members noted his report.

POSTPONEMENT OF MATTERS TO DECEMBER 2018 MEETING OF THE PARISH COUNCIL:

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

PLANNING MATTERS:

Planning Applications

345.18 **6/2018/0489 – 3 Tyneham Road, Church Knowle** – Members discussed the proposals at considerable length. Members had concern about construction matters as well as planning. They were advised that whether or not the building collapsed was not a planning matter but they could express these concerns as an addendum to their planning comments and suggest that Purbeck DC's building inspectors note its concerns.

Cllr Ellwood proposed that the Parish Council should object to the application for proposed development in that:

- (1) The porch is out of keeping with other neighbouring properties within the conservation area and
- (2) The dormer windows are out of keeping due to their size and the amount of glazing within the conservation area.

He also added in his proposal that as a separate note the Parish Council has concerns about structural impact on the neighbouring property to which the building is attached as a semi-detached house.

Cllr Edwards seconded the motion and it was unanimously carried. **RESOLVED that the Parish Council objects to the proposed development No 6/2018/0489 for the following reasons:**

- (1) The porch is out of keeping with other neighbouring properties within the conservation area and**
- (2) The dormer windows are out of keeping due to their size and the amount of glazing within the conservation area.**

And it is also concerned about structural impact on the neighbouring property to which the building is attached as a semi-detached house.

Unlawful Developments

346.18 Cllr Page reported on letters he had received from Parishioners about a possible unlawful development at "The Old Blacksmith's", Grange Road. Cllr Higgins read out one of the letters to the meeting. Discussion followed and Cllr Higgins expressed his opinion that from the evidence given in the letter it would appear that the premises were being used for habitation. He asked how should the Parish Council proceed. Advice was asked of Cllrs Barnes and Brookes. Cllr Brookes advised that the PDC planning enforcement team should enforce the matter and that there is an "on-line" planning enforcement request form which should be completed by the concerned Parishioners. If such a form is completed it will be recorded and PDC planning enforcement team must investigate. Cllr Barnes agreed that this should be the way ahead.

PAST PLANNING MATTERS

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

TWA/2018/0201 - Brick Cottage, Church Knowle, BH20 5NH - (T1) Eucalyptus - fell; (T2) Ash - re-pollard; (T3 & T4) Re-pollard - Church Knowle Conservation Area – Not yet determined

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)

TWA/2018/0156 - 3, Church Knowle, BH20 5NF - (T1) Apple - reduce and shape by 1-2m; (T2) Ash - fell; (T3) Apple - reduce main leader by up to 1.5m; (T4) Prunus - reduce and shape by up to 2m; (T5 & T6) Western red cedars - remove 2 lowest limbs overhanging garden; (T7) Reduce 3 main leaders by 4m to reform new, lower canopy; (T8) Apple x2 - remove low limbs and reduce and shape by up to 2m; (T9) Ash - remove lowest limb over shed – Approved by 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 still not yet Determined by Dorset County Council

FINANCIAL AND ADMINISTRATIVE MATTERS

348.18 The Clerk reported on a donation of £250.00p to the Playground Fund from Mrs Stoner of Church Knowle. Members expressed gratitude for the kind donation and Cllr Higgins offered to write a letter of thanks on behalf of the Parish Council to Ms Stoner. Members agreed unanimously.

349.18 Accounts for 6th October, 2018 to c.o.b. 09th November, 2018 were reviewed and Cllr Ellwood 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.**

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

351.18 The Clerk gave an update on the opening of a second instant access deposit account at Lloyd's Bank and transfer of funds from the Scottish Widows' Bank to that new account. He had been advised that the letter signed by Members was insufficient for Lloyd's Bank and authorised signatories should telephone the bank to advise it that the Parish Council's authorised signatories agreed to the terms and conditions of the account. The Chairman agreed to act in this regard. Cllr Ellwood proposed that Cllr Higgs should act on behalf of the Council to voice their agreement to the terms and conditions to the bank. This was seconded by Cllr Edwards. **RESOLVED that Cllr Higgs should act on behalf of the Council to voice their agreement to the terms and conditions to Lloyd's Bank plc.**

POSTPONEMENTS FROM OCTOBER MEETING

352.18 Cllr Page reported that he had contacted the contractor who would repair and replace fingers on the finger posts at Barnston crossroads and East Creech triangle. Cllr Higgs enquired about the sign at Barnston cross-roads. There was discussion about the use of the Bradle road from Barnston by heavy goods vehicles going to Kimmeridge. Cllr Barnes suggested that a sign be put up by DCC advising that the road was "Unsuitable for Heavy Vehicles". The Clerk advised he would discuss the matter with Dorset Highways but added that a prohibition would require a vehicle prohibition order whereas an "advisory" sign would not.

CORRESPONDENCE

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

DAPTC LIAISON

354.18 Cllr Page had nothing to report.

OTHER ITEMS WHICH THE CHAIRMAN DEEMS OF IMPORTANCE

355.18 Cllr Higgs advised the meeting that he had received a comment from a Corfe Valley News reader regarding the "News from Church Knowle Parish Council" article. He felt that some of the journalism was flippant and demeaning to the Parish Council. Cllr Ellwood commented that the Clerk had a difficult job trying to balance giving the dry "news" with maintain interest of readers. It was added that the articles were not minutes.

ITEMS PROPOSED FOR DECEMBER 2018 MEETING

356.18 Cllr Page told the meeting he would report on developments with regard to the proposed Church Knowle Community Land Trust.

PERIOD FOR DISCUSSION

357.18 Cllr Burt commented that scrub clearance along the new ditch by the old railway line to the rear of Hawkes Post is unsatisfactory. Members noted his comments.

358.18 Cllr Edwards reminded Members of the evening meeting on 04th December for those interested in the restoration of the Corfe River upper reaches. Representatives from Dorset Wildlife would be present. She also asked that anyone attending to think of some anecdotes and bring along old pictures of the river from days gone by.

359.18 Cllr Higgs expressed thanks to Cllr Brooks – as the County Councillor – for the excellent work carried out by the DCC Highways team in repairing and restoring the road bridge at Glebe.

360.18 The Clerk advised the meeting that he will be leaving Vineyard Farm early in 2019 and will not have enough room to store the Parish Council's archives, etc. He had spoken to Dorset History Centre about the possibility of storing CKPC's records there, but to no avail. He asked Members to consider the problem about to arise.

CLOSURE OF MEETING

361.18 There being no further business Cllr Higgs closed the meeting at 9.35pm.