

Minutes of a meeting of Church Knowle Parish Council  
held at Church Knowle Village Hall  
on Tuesday 11<sup>th</sup> September, 2018

---

**PRESENT**

**Council Members:**

Cllr Mr Colin Page (In Chair at commencement)  
Cllr Mr Derek Burt (In Chair from Minute No 262.18)  
Cllr Mr Anthony Higgens

**Clerk to the Council:**

Dr Alastair Wallace

**C. K Parishioners & Members of the public:**

PDC Cllr Mr Malcolm Barnes (Purbeck DC)

**APOLOGIES FOR ABSENCE**

261.18 Apologies for absence at the meeting were received from Cllrs Edwards, Ellwood, Parker, Wilson and DCC Cllr Brooks.

**ELECTION OF CHAIRMAN OF THE MEETING**

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

**RESOLVED that the Chairman of the September Meeting be Cllr Burt and would remain as such until the opening of the October meeting.**

**ELECTION OF VICE-CHAIRMAN OF THE MEETING**

263.18 Cllr Higgens 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 September Meeting.**

**PUBLIC DISCUSSION PERIOD**

264.18 There being no other Parishioners or Members of the Public present at the time, there was no public discussion.

**DECLARATIONS OF INTEREST BY MEMBERS**

265.18 There were no declarations made by Members present.

**POSTPONEMENT OF MATTERS TO OCTOBER 2018 MEETING OF THE PARISH COUNCIL:**

266.18 Cllr Page proposed that the item "Appointment of Councillors to Positions of Special Interest", in particular the matter of having a second Councillor on the planning panel, be further postponed to the October meeting when it was hoped more Parish Councillors were present and that in the meantime Members continue His proposal was seconded by Cllr Burt and carried unanimously. **RESOLVED that this matter be postponed for discussion and action until the October meeting of the Parish Council.**

**MINUTES OF MEETING HELD ON 10<sup>th</sup> July 2018**

267.18 An insufficient number of Members present at the June meeting had been present at the July meeting to confirm the accuracy of the draft minutes presented. The Clerk advised that it would, therefore, be inadvisable for Members present to approve the draft minutes. Cllr Higgens proposed that confirmation and approval of the minutes should be deferred until the October meeting of the Parish Council. His proposal was seconded

by Cllr Page. **RESOLVED that the draft Minutes for July 2018 be reviewed during the October meeting of the Parish Council.**

### **MATTERS ARISING FROM JULY 2018 MEETING**

268.18 As the Minutes for July could not be approved as a true record of the meeting concerned, this item on the Agenda was not open for discussion.

### **MINUTES OF MEETING HELD ON 14<sup>th</sup> AUGUST 2018**

269.18 The Minutes, which had been previously circulated, were further reviewed. Cllr Higgins proposed that a typographical error in Minute 226.18 in which "July" had been written should be substituted as "August" and that in Minute No 228.18, "August" should be substituted with "September". This was seconded by Cllr Page and that following amendment the Minutes presented would be a true and fair record of the proceedings of the August Parish Council meeting. The errors were corrected and it was **RESOLVED that the draft Minutes for August 2018 be approved as a true and fair record of the August meeting of the Parish Council.**

### **MATTERS ARISING FROM AUGUST 2018 MEETING**

270.18 Cllr Page referred to Minute No 246.18 regarding the parking of vehicles on the pavement in Church Knowle and advised that the problem had abated to some extent. Members noted the Clerk's report.

271.18 Cllr Higgins asked the Clerk if there had been any information from the Purbeck Returning Officer of people wishing to be elected as a Parish Councillor since the notice of vacancy had been published. The Clerk advised the Meeting there had been no request for election of a Parish Councillor. He would report further at the October meeting.

272.18 Cllr Higgins referred to Minute No 247.18 and advised the Meeting he had not yet spoken to the Dorset Police & Crime Commissioner. Members noted his comments.

273.18 Cllr Higgins referred to Minute No 248.18 and advised the Meeting that the reason he had abstained in the vote on payment of invoices was that the Council had not formally voted for the increase in Clerks fees which had been set by the National Joint Council for Local Government. The Clerk advised the Meeting that the NJC which the Parish Council had several years ago, and in line with other parish councils and local authorities, accepted as its representative organisation in setting terms, conditions and payment of services and expenses had approved the increases for Clerks in April 2018 . Cllr Page proposed that the increase be retrospectively approved in accordance with the NJC requirements. This was seconded by Cllr Higgins and carried unanimously. **RESOLVED that the increases in payments to the Clerk be approved backdated to April 2018**

### **PLANNING MATTERS:**

#### **Planning Applications**

274.18

**TWA/2018/0156 - 3 Church Knowle.** - (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 re-form new, lower canopy; (T8) Apple x2 - remove low limbs and reduce and shape by up to 2m; (T9) Ash - remove lowest limb over shed. Cllr Burt reported that he could find no reason that should prevent the work being carried out and he recommended the Parish Council should have no objections to the works proposed. Indeed, the ash tree was diseased and some wood had to be removed. Cllr Higgins proposed that the Council should approve the works. His proposal was seconded by Cllr Page. PDC Cllr Barnes interjected as his surprise as to why such permission was required. **RESOLVED that the Parish Council did not object to the tree works being carried out.**

275.18

**TWA/2018/166 - Land between track to Church Farm campsite and road through village, Church Knowle** - (T1) Ash - fell - Church Knowle Conservation. Cllr Burt reported that the tree was badly diseased and presented a serious hazard to the public in its current condition. He could, therefore, find no reason that should prevent the work being carried out and he recommended the Parish Council should have no objections to the works proposed Cllr Higgins proposed that the Council should approve the works. His proposal was seconded by Cllr Page. **RESOLVED that the Parish Council did not object to the tree works being carried out.**

## Planning Applications Received after Publication of Agenda

276.18 The Clerk advised the meeting that there were none.

## Unlawful Developments

277.18 No new suspected unlawful developments had been reported to the Parish Council. However, the Clerk advised that would be contacting DCC regarding what may be an unauthorised entrance to a highway inasmuch as the gravel lane could be construed as being "metalled". Members noted his comments.

278.18 One of the Members enquired as to how the Parish Council could deal with possible unlawful developments being carried out behind barriers and gates through which viewing was not possible and where work was often being carried out under floodlights, with ensuing light pollution, and from 8:00am until at least 9:00pm with accompanying noise which had been complained about by local residents to one of the Parish Councillors. Another Member advised the Meeting that he had seen what appeared to be ground clearance being carried out and there was suspicion of industrial activity of land development being carried out without planning permission. There was general discussion about the activities being carried out. The Clerk advised that Members of the Parish Council and its Clerk had no "Right of Entry". However, certain authorised officers of the local authority (PDC) had such rights and there was a legal requirement for authorised officers of the local authority to "inspect their districts". Such an officer could be a planning officer with "right of entry". It would be necessary for a concerned individual to report his concerns to the district council's "Proper Officer" such as the Environmental Health Officer if there was concern about the activities described during the discussion. It would be necessary for the individual complainants to contact the local authority directly. Members noted his points of information and Cllr Page advised he would contact the complainants concerned and pass on the information.

## PAST PLANNING MATTERS

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

**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 not yet Determined by Dorset County Council**

## HIGHWAYS MATTERS

280.18 No overgrowths were reported. No new defects were reported.

281.18 Cllr Page reported that he had not yet managed to speak to Cllr Cherry Brookes of DCC about funding and getting replacements for the missing aluminium fingers at East Creech and Cocknowle crossroads. However, he had been given a verbal quote of £100 to replace each of the fingers of the posts concerned. Cllr Higgins proposed that the quote be accepted and the work ordered from the contractor concerned. The motion was seconded by Cllr Page who offered to contact the contractor. **RESOLVED that the quote for replacement of the missing fingers of Cocknowle and East Creech Triangle finger posts be accepted.**

282.18 Cllr Page reported that work to clear ditches around Green Pond etc. had begun and that DCC highways officer had inspected culverts. The road which had been subjected to flooding was now subsiding around the inside of the bend and water was flowing over the edge resulting in further erosion. He had been advised by DCC that DCC Highways would be investigated and repair the road.

## CEMETERY MATTERS

283.18 Cllr Higgins reported that the Cemetery ownership could now be converted from Title in Possession to Title in Absolute since twelve years had now passed since Title in Possession had been registered at the Land Registry. The Clerk advised the cost would be £40:00p. and confirmed that application could now be made for such conversion. Cllr Page proposed that the application be made and this was supported by both Cllr Page and Cllr Burt. The motion was carried. **RESOLVED that the Parish Council apply for Title in Absolute for the area of cemetery concerned.**

## **FINANCIAL AND ADMINISTRATIVE MATTERS**

284.18 11<sup>th</sup> August, 2018 to c.o.b. 07<sup>th</sup> September, 2018 were reviewed and Cllr Higgs 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.**

285.18 The invoices due for payment were presented and it was proposed by Cllr Higgs, 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.**

286.18 A Community Land Trust was discussed and Cllr Page suggested that such a Trust should not be CKPC-led but completely independent. He suggested that there needed to be a meeting of Parishioners to form one and that he would be happy to act as a central information point in the first instance. Cllr Burt suggested that Corfe Valley News be contacted with a view to publicising the proposal and get it into public awareness. The Clerk advised the Meeting that he would include this in his report to the magazine and ask the editor to publicise Cllr Page's contact point and give further information of the proposal. Cllr Page proposed that the Parish Council support the formation of a Community Land Trust. This was seconded by both Cllrs Burt and Higgs. **RESOLVED that the Church Knowle Parish Council supports the formation of a Church Knowle Community Land Trust.**

## **ENVIRONMENTAL PROJECT**

287.18 Cllr Page advised the meeting that there would be a Corfe River walk with representatives from the Environment Agency, Dorset Wildlife Trust, Arne PC, National Trust, FWAG and CKPC on 03<sup>rd</sup> October. Members noted his report.

## **CORRESPONDENCE**

288.18 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**

289.18 Cllr Page had nothing to report.

## **OTHER ITEMS WHICH THE CHAIRMAN DEEMS OF IMPORTANCE**

290.18 No items were discussed..

## **ITEMS PROPOSED FOR OCTOBER 2018 AGENDA**

291.18 The following were proposed for addition to the October agenda: July's Minutes & Matters Arising, Review of Councillors' Special Interests Duties and appointment of a second planning lead.

## **PERIOD FOR DISCUSSION**

292.18 The proposed increase in Studland-Sandbanks ferry tolls was discussed. Cllr Page felt that whilst the ferry charges are always exorbitant, they have little effect on residents of the Parish. Cllr Burt accepted Cllr Page's view but felt that the Council was "missing something". He suggested that Members read the Swanage & Wareham Advertiser and read about the proposals, especially so as Wareham St Martin Parish was employing a barrister to make its point at the public enquiry into the tolls increase.

## **CLOSURE OF MEETING**

260.18 There being no further business Cllr Burt closed the meeting at 9.16pm.