

Minutes of an extraordinary meeting of Church Knowle Parish Council
held in the Church Knowle Village Hall
at 3:00pm on Tuesday 27th July, 2021

PRESENT

Council Members:

Cllr Mr Derek Burt [DB](in Chair)
Cllr Mrs Hazel Parker [HP](Vice Chair)
Cllr Mr Howard Fry [HF]
Cllr Mr Anthony Higgins [AH]
Cllr Mrs Billa Edwards [BE]
Cllr Mr Derek Burt [DB]
Cllr Mrs Jane Wilson [JW]

Clerk to the Parish Council:

Mr Andrew Parsons [AP]

C. K Parishioners & Members of the public:

Mr John Smith [JS]
Mr Tom Smith [TS]
Mrs Linda Welsh [LW]
Mr Chris Boon [CB]

APOLOGIES FOR ABSENCE

076.21 Cllr Debbie Evans gave her apologies for non-attendance.
Cllr Cherry Brooks (Dorset Council) was invited to the meeting but sent her apologies.

DECLARATIONS OF INTEREST OF MEMBERS OF THE PARISH COUNCIL – (Current Meeting)

077.21 None.

PUBLIC DISCUSSION PERIOD

078.21 Mr John Smith said:

His son Tom and his wife, both qualified teachers, had lost their jobs and consequently sold their house in Bournemouth and this young family were now living with them at Withy Lakes. It was to provide them with a home that the present application was being made.

He said that the present application had been prepared using the services of a Planning Consultant, Steve Tapscott who used to work for Purbeck District Council where he was instrumental in drafting many of the local policies used in this application.

Mr Tom Smith said:

They had taken pre-application advice from Cari Woodridge, the Planning Officer delegated to deal with this application and she had indicated that it would not have been unreasonable to put in an application for two affordable homes.

Mrs. Linda Welsh said:

That she and her husband had purchased Withy Lakes from Mr Stevens in 2004 and sold it to Mr Smith in 2011.

Mrs Welsh and her husband had maintained the hedging and bank required by condition 8 of the original planning Permission (6/1988/1023), "In the interests of the visual amenities of the locality". They had renewed and properly relaid much of the Hawthorn hedging and maintained the bank at the required height. She said that the bank and hedge were in very good well maintained condition when it was sold to Mr Smith.

She said that there was never an any access or any indication that there had ever been an access into the field anywhere along that part of the lane and was in no doubt that the "existing access gate" shown on the drawing (21134.02.P2) cut through the bank and the hedge had been recently put in by Mr. Smith.

Mrs Welsh said that she and her husband had sold the property to Mr Smith with full disclosure of the Agricultural Tie (6/1988/1023 condition 4) and that they had gone to considerable trouble while they were there, including the submission of business plans to the District Council, to ensure that they had the correct Certificate of Lawful Use required for agricultural occupancy of Withy Lakes. She asked if Mr. Smith had

applied for and did he have the Certificate of Lawful Use required for occupancy of the property with the Agricultural Tie?

Mr John Smith responded:

The bank and hedge was not in good order, it was overgrown with brambles and nettles. He had indeed put the gate in on the advice of the Planning Consultant who suggested that an entrance be put in. He said the he did not wish to talk about the Certificate of Lawful Use requirement.

Mrs Welsh said that she had planning permission to use the polytunnels for five years only and that at the end of this term she had removed the covering of the tunnels in order to comply. She noted that the polytunnels had been recovered by Mr. Smith.

The public discussion period ended and the Council proceeded to consider the planning application.

PLANNING MATTERS

The purpose of the extraordinary meeting is to discuss and resolve the Council's response to Planning Application 6/2021/0292 Withy Lakes

79.21 6/2021/0292 Mr and Mrs Smith, Chapman Lily Planning, Sandford Lane, Wareham.

Erect detached dwelling at Withy Lakes, Church Knowle BH20 5NG.

Mr. Smith was requested by the Council to provide additional information about this application and the agricultural activity at Withy Lakes.

He was asked if he had an agricultural holding number and what animals he had kept. It was stated that if the additional housing was based on an agricultural need that a report from an Agricultural College confirming that the holding could sustain the additional house was required.

Mr Smith replied that he had kept pigs, alpacas and goats and that he did have an agricultural holding number.

He was asked whether he was breeding any animals at the moment and if he was not could he be said to be engaged in agriculture.

Mr. Smith replied that he was not breeding any animals and had not done so for some years. However having bought the property in March 2011 he was now outside of the 10 year limit in which enforcement action could be taken.

He was asked whether he any plans to engage in agriculture in the future.

Mr. Smith replied that he had no plans for future agriculture at the moment and that the 10 year enforcement limit meant that he was not required to.

It was clear that Mr. Smith had had pre-application advice including a site visit, he had said so in his presentation at the Public Discussion Period. He was asked if this written advice was available to the Council.

Mr. Smith replied that he did not have it to hand.

It was put to him that as Tom had sold his house he would be categorised as having made himself intentionally homeless.

Mr. Smith replied that Tom had been forced to sell his house as, being jobless, he was unable to keep up the mortgage payments and did not have enough money to buy another house. He said that Tom was on the Purbeck Housing register.

Tom was asked where his children were at school and for how long they had been there.

He replied that they had been at the local school for over a year and that he did not want to disrupt their schooling by moving.

The Clerk read two letters opposing the proposed development that were handed to him at the meeting. These have been submitted by the senders to Dorset Planning and may be viewed on their planning website.

79.21 The Chairman called for a vote on a motion to resolve the Council's position on this application:

Councillors for the Application – none

Councillors opposed to the Application – five

Councillors abstaining from voting – one

The Council resolves to submit a formal opposition to the proposal. It was agreed that this would be prepared by the Clerk, the Chairman and Vice-Chair and submitted to the Dorset Council by the current deadline of 2/08/2021.

ANY OTHER BUSINESS WHICH THE CHAIRMAN DEEMS OF IMPORTANCE

80.21 The Clerk said that he had been contacted by the Dorset Council Enforcement Officer with a request for a more precise location for the apparently permanent caravan that was the subject of an enforcement request (minute item 051.21) He was advised that he should refer to Cllr Cherry Brookes who had received the original complaint.

The Clerk was instructed to request that the deadline for Council to comment on Planning Application 6/2021/0156 be extended.

It was agreed that Cllr Higgens would liaise with the Highways Department of Dorset Council for the siting of the traffic recording devices and that if he judged that two devices were necessary that the Council would pay for these.

DISCUSSION PERIOD

No further discussion

81.21 There being no further business the Chairman closed the meeting at 16:15hr