

Minutes of a meeting of Church Knowle Parish Council
held in the Church Knowle Village Hall
at 6:30pm on Tuesday 8th February, 2022

PRESENT

Council Members:

Cllr Mrs Hazel Parker [HP] (in Chair)
Cllr Mr Derek Burt [DB]
Cllr Mr Howard Fry [HF]
Cllr Mr Colin Page [CP]
Cllr Mrs Debbie Evans [DE]
Cllr Mrs Billa Edwards [BE]

Clerk to the Parish Council:

Mr Andrew Parsons [AP]

Cllr Cherry Brooks – Dorset Council

C. K Parishioners & Members of the public:

Mrs Sue Lewis
Mrs Catherine Candler

APOLOGIES FOR ABSENCE

001.22 Cllr Jayne Wilson gave her apologies for non-attendance.

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

002.22 There were no declarations of interest and no-one was recording the meeting.

PUBLIC DISCUSSION PERIOD

003.22 Catherine Candler presented her plans for a new building in the grounds of her cottage, 3 Church Knowle. This was an informal presentation to ascertain any perceived difficulties before submitting a formal Planning Application.

The purpose of the building is to allow Catherine to live in Church Knowle and work from home as a photographer while letting the main cottage. It will comprise a photographic studio/workshop, storage and some living space. High quality materials are used throughout and the design is in keeping with the local aesthetic. The driveway will be aligned to enable vehicles to enter the highway facing forwards. Hedges and trees will be kept as far as possible.

The Council asked if the new building would be higher than the existing building, whether an extension to the existing cottage had been considered and expressed concern that any further traffic on this already overused track would be problematic.

Catherine said that it would not be possible to extend the cottage in an architecturally sympathetic way and that it was far better to be separate from the guests when holiday letting.

Sue Lewis said that she was concerned about any increased use of the track and any development that might affect her view. She said that there was an on-going problem with vehicles parking opposite the track entrance which made the track turning difficult and hazardous.

Cllr Brooks suggested that the Council apply for a Traffic Regulation Order to prohibit parking opposite the track.

RESIGNATION OF CHAIRMAN

004.22 Cllr Parker resigned as Chairman. Cllr Evans as the previous Vice Chairman assumed the chair and Cllr Fry agreed to be Vice Chairman. The motion to appoint them was passed unanimously.

MINUTES OF PARISH COUNCIL MEETING HELD ON 14th DECEMBER 2021

005.22 The minutes which had been previously circulated were read. Cllr Parker proposed that they should be accepted as a true record of the proceedings and her proposal was seconded by Cllr Burt. The minutes were duly approved by a unanimous vote.

Cllr Burt asked that the Clerk send a copy of these minutes to Cumulus Outdoor and to John Alford at Springfield Hotel.

MATTERS ARISING FROM THE MINUTES OF THE 9th NOVEMBER 2021 MEETING

006.22 Cllr Burt reported that the Cotness water users had formed a committee and that Imerys and Wessex Water were conferring to find a solution to the current supply's inability to provide water at peak periods.

PLANNING MATTERS

Planning Applications

007.22 **P/HOU/2021/00448 – 10 Church Knowle BH20 5NG** Extend rear of property. Replace dormer flat roof with pitched roof.

The Council was unable to reach any decision owing to the lack of information on the drawings. The Council expressed concern that the proposed development may overlook adjoining properties.

008.22 **P/HOU/2021/05732 – Swallow Cottage, Grange Road BH20 5AL** Erect single storey rear extension

The Council has no objection to the application.

009.22 **P/VOC/2021/05193 - Imerys** Extension of ball clay works. It was agreed that the Clerk would contact Imerys to see if someone would present what is proposed to the Parish Council in order that it may make a properly informed recommendation to the Dorset Council. There was particular interest in understanding restoration plans post excavation.

009.22 **P/HOU/202/04349 – 2 Cotness Cottages, East Creech.** Installation of external oil tank and boiler.

The Council has no objection but consideration must be given to the conservation status of the building.

010.22 **6/2021/0323 – Grange Gallery** Appeal against rejection of Planning Application.

The Council will submit a reiteration its previous objection on the same grounds.

011.22 **6/2021/0262 - Withy Lakes, Church Knowle BH20 5NG.** Additional documents have been added to this application by DC. The Parish Council agreed to respond reinforcing its previous objections. Cllr Brooks informed the Parish Council that this application will now be heard by the full Planning Committee.

Unlawful Developments

None

Planning Applications Received after Publication of Agenda

The Clerk advised the meeting that an application for 16 Church Knowle was logged on the Dorset Council Portal but that no documents were available..

NEIGHBOURHOOD PLAN

012.22 It is a key requirement of a Neighbourhood Plan that the boundaries of the area covered by the Plan be agreed and passed by the Parish Council.

It was agreed that the boundary of the Neighbourhood Plan would be the same as the Parish boundary as shown on the Dorset Explorer mapping system.

Proposed by Cllr Parker, seconded by Cllr Edwards, passed by a unanimous vote by the Council.

013.22 The Clerk reported that an initial grant of £2,500 had been obtained from Locality for the commencement of the Neighbourhood Plan. This has to be spent before the end of March or the balance can be returned. The Clerk said that it is universally accepted that unless there is specialist expertise within the Council that an external consultant is essential in implementing a Plan. He said that he had contacted four possible consultants. These are:

- Paul Weston – Exeter
- Stuart Todd - Taunton – **StuartToddAssociates.co.uk**
- Richard Eastham – Bournemouth – **Feria-Urbanism.com**
- Jo Witherden – Milborne St Andrew – **DorsetPlanningConsultant.co.uk**

Jo had consulted on the Arne Neighbourhood Plan and others locally but was unable to engage with us owing to her current workload.

It was agreed that the Clerk would review these and invite the best candidate to the next Parish Council meeting to make a presentation and for the Council to formally approve the appointment. The Council considered that there was value in having a local appointment but that ultimately expertise was important. All of the prospective consultants have similar experience with a large number of Neighbourhood Plans in their portfolios. The timescale for spending the Locality grant (end of March) is a consideration and although it is probable that the grant scheme will be re-implemented after April 2022 this is by no means certain.

HIGHWAYS MATTERS

014.22 **Footpaths**

The Clerk reported that he had contacted the Ramblers Association who had responded positively to the request for help with surveying the state of the footpaths and would be in touch with them again to make firm plans. Cllr Evans undertook to take a special interest in the footpaths.

Action: Clerk to respond to the Ramblers Association

015.22 **Fingerposts**

The Clerk undertook to report on the progress of the Barnston/Bradle fingerpost at the next meeting.

THE GRAVEYARD

016.22 **Approval of Memorials**

No new applications have been received.

017.22 **Administration and Applications**

Review of Fees The Clerk reported that the current fee schedule had last been reviewed in 2015 and suggested had prepared an updated fee schedule (attached) for the Council's approval. It was proposed that this be accepted by Cllr Parker, seconded by Cllr Fry and passed unanimously.

018.22 **New Access for Mechanical Digger**

The Clerk reported that the proposed new access to the Graveyard to allow the gravediggers to use a machine to dig graves was not wide enough for the gravediggers' 1.7ton machine. It was agreed to arrange a site meeting with the undertaker, gravediggers Cllr Parker and Cllr Fry to review possible access solutions.

ACCOUNTS OF THE PARISH COUNCIL FROM 15th DECEMBER 2021 TO C.O.B, 8th FEBRUARY 2021

019.22 The accounts were examined and approved. Proposed by HP, seconded by CP and passed unanimously.

SETTLEMENT OF INVOICES PAYABLE AT THE MEETING

020.22 The Chairman and the Clerk presented the invoices payable. These were examined. HP proposed the invoices should be accepted and paid. This was seconded by CP and they were duly paid following unanimous vote by the Members.

FINANCIAL AND ADMINISTRATIVE MATTERS

021.22 Website

It was noted that the Parish Council's website was out of date. The Clerk undertook to rectify this but noted that the access permitted by the current package was very limited and that it was not possible to update the news, notices and other sections of the site. It was agreed that the Clerk would look into getting a new website that enabled much more information to be displayed on the site, enabled it to be kept up to date and adapted to the Council's requirements.

022.22 Precept

The precept of £12,500 passed at the December meeting has been approved by the Dorset Council.

COMMEMORATIVE BENCH

023.22 Cllrs Parker and Fry reported that contributions for the commemorative tree seat had been received from Reading Room Committee, The Village Hall Committee, the Food Fair Committee, Mr and Mrs Higgens, Mr and Mrs Allsop and Mr and Mrs Shutkever. The Council thanks everyone who has contributed and the bench and tree will be sited in consultation with Jill Bugler in Spring. The manufacturers of the bench have advised against applying additional preservative as the natural oils and density of the wood are sufficient.

THE QUEENS GREEN CANOPY PLATINUM JUBILEE INITIATIVE

024.22 Cllr Evans reported that work on the Queens Green Canopy was continuing with the planting towards the end of March of the saplings donated from the Woodland Trust to form a new hedge around the Church Knowle Village Hall. There are likely to be spare saplings and a site for these needs to be agreed.

CORRESPONDENCE

024.22 The Clerk reported that he had had newsletters from the Dorset Deserves Better action group dedicated to examining the Local Plan being proposed by the Dorset Council. By lobbying and actively opposing those aspects of the Plan that are against the wellbeing and wishes of Dorset residents, it aims to guide the Dorset Council towards a better Plan that does represent the interests of Dorset people. The Council decided that the Dorset Deserves Better campaign reflected many of the Parish Council's values and concerns and resolved to add the Church Knowle Parish Council to the list of those councils that support the campaign. Proposed by Cllr Parker, seconded by Cllr Fry and passed unanimously.

025.22 Notification of the **Dorset Council Capital Leverage Fund** has been received. Applications can be received before mid January 2023 and the fund will supply a 20% grant towards any capital projects.

ITEMS PROPOSED FOR THE MARCH 2022 AGENDA

026.22 The following items were proposed in addition to the standard items for the March 2022 Agenda:

- The Neighbourhood Plan.
- Footpaths
- A presentation by Imerys.

PERIOD FOR DISCUSSION

027.22 A request has been received from a resident of Creech for a "Please Drive Carefully" sign on the roads approaching the hamlet. It was discussed that most settlements have these signs according to a standard pattern that includes the name of the settlement (ie Creech Please Drive Carefully) and that the clerk would contact Dorset Council Highways with a request that these signs be installed at Creech.

Action: Clerk to contact Dorset Highways regarding signs for Creech.

028.22 It was noted that discussions on the possible joint provision of a defibrillator for the Blue Pool and Furzebrook Village Hall had been concluded and it had been decided that they would each provide their own separate devices.

NEXT MEETING OF THE PARISH COUNCIL

029.22 The next meeting of the Church Knowle Parish Council will be held at the Church Knowle Village Hall on Tuesday 8th March at 6-30pm

030.22 There being no further business the Chairman closed the meeting at 21:45hr