

CORFE CASTLE PARISH COUNCIL

MINUTES OF THE MEETING OF THE PARISH COUNCIL HELD AT THE TOWN HALL, CORFE CASTLE ON MONDAY 11TH SEPTEMBER 2017 - The meeting commenced at 7.00pm

PRESENT: Cllr S Dru Drury (Chairman), Cllr M Bond (Vice-Chairman), Cllr S Clarke, Cllr N Dragon, Cllr L Haywood, Cllr M Dando, Cllr M Spinney, Cllr R Marshallsay, Cllr P Morrison-Wells

PUBLIC HALF HOUR

There were eight members of the public present. Ron Walford, Helen Gadd, Adrian Gadd, Julie Sidon and one other expressed concern about the noise caused by events at Purbeck Valley Farm and Purbeck District Councils lack of action in enforcing any control. The problem has escalated over 3-4 years and numerous complaints have been made to PDC. There is frustration that the onus is on the residents to prove the problem to PDC, not for them to receive the complaint and investigate. Concerns were raised regarding licensing, noise after 11.00am, lack of noise monitoring, anti social behaviour, damage to the country side and AONB. These complaints in part related to Land and Wave using Sandy Hills Copse as a venue for Stag parties. It was remarked that there is plenty of evidence that activity on the farm has called 'harm' and that with proper enforcement and investigation these issues would be considered a breach of planning.

ACTION: Clerk to ask PDC for information on license applications

1. **APOLOGIES FOR ABSENCE**

Cllr Liz Spicer Short, Cllr David Grinstead.

2. **DECLARATIONS OF INTEREST AND DISPENSATIONS**

The Council adopted the Code of Conduct set out on the Communities and Local Government website at the 10th September 2012 Meeting (Page 155, para 3.7). Declarations of Interests received for all Councillors. All Councillors are granted a dispensation to set the Precept. Cllr Michael Bond also has a dispensation for discussions on affordable housing sites. No alterations.

3. **MINUTES**

It was resolved that the minutes of the meeting held on 14th August 2017 were an accurate account of the meeting and they were signed.

4. **AGENDA ITEM 4 COUNTY COUNCILLORS REPORT**

The County Councillor reported it was quiet at County Council being a time for annual holidays. A verdict on the LGR is expected by the 15th of September.

The recent walk about proved productive; the Cllr has watched the school crossing and still feels a patrol is the best option. Repairs to the pavements could be carried out by DCC if the Council supplies the stones. 'No Throughway' signage will be organised to prevent lorries going up West Street. The Sandy Hill Lane Hedge is on-going. Our Local Highways contact Steve Mephram has been seconded and his colleague is off sick so things may take longer to move forward. The Council are to contact the Cllr if they need updates. The cycle route from Norden to Castle View is still in discussion and the Council has been advised there is money for a feasibility study and to contact local landowners to involve them in plans. Cllr Brooks was asked about the CCG but advised she couldn't comment on decisions which are not in the public domain yet.

Action: Clerk to inform landowners of discussions.

ACTION

Clerk

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5. **AGENDA ITEM 5 DISTRICT COUNCILLORS REPORT**

District Councillor Nigel Dragon had not had a Council meeting since the Parish Council last met. He has been looking into Land and Wave; they are licensed by AALA who are not a local company and their licence is issued annually. He advised complaints should be made to them. Whilst Land and Wave are exempt for educational activities this may not apply to Stag and Hen parties. Cllr Dragon has spoken to the local Police force re. parked vehicles on the roundabout and they seem to have ceased being a problem. He has received noise complaints re. The National Trust. Finally he is going to talk to PDC re plans for electric car charging points in PDC car parks.

Action: Cllr Dragon to raise installation of electric car charging point at PDC

Cllr
Dragon

6. **AGENDA ITEM 6 NATIONAL TRUST REPORT**

Andrew Eustace reported the Trust could look at installing electric car charging points in Castle View car park. There is a budget for it and he can apply. He will follow this up. The plan for the Bankes Arms is to open as a hotel but the Trust are ensuring the rooms have curatorial approval.

There is restoration work due on the castle. Scaffolding has gone up on the outer bridge and there is erosion prevention being carried out up in the monument it's self. They also have plans to repair the grass using both seed and turf.

The car park at Castle view is due resin bonding maintenance and for two weeks from the 9th of October half of it will be closed for this to be carried out.

The rubbish removal in middle halves is 95% complete with just a few larger pieces of rubbish and a shrub to be removed.

Grazing will be introduced back onto the Castle mound in Mid September.

The rivers project is underway, starting in West Halves and the laying down of drain works at Copper bridge.

The Council raised the issue of noise complaints over the weekend and requested that the villagers were notified in advance of gunfire, they also requested that people leaving events late at night are controlled by staff of the trust. Andrew advised this would normally be done but they have had no operations manager so this was an oversight.

The rubbish outside of the Bankes Arms was raised but it was hoped this will be moved as work has now commenced on the redundant toilet block.

A Cllr requested can it be investigated where a dog recently fell in the river and cut their leg? Will the river be dredged? Andrew to investigate. Cllr Bond is interested in opening up a ditch in the halves and will liaise with Jonathan Kerhsaw on the subject.

Action: Andrew to put forward request for electric car charging points in Castle View Car park.

Action: Andrew to investigate where in river the dogs injury occurred and report beck please.

Andrew
Eustace

7. **AGENDA ITEM 7 MATTERS ARISING**

Re. August Agenda item I. Other Matters Arising

7a. The Bin has been moved from the Church to outside of the National Trust ticket office. It was raised has the faulty hinge been investigated on the bin. Cllr Dragon has noted Joan Dragon would also like to sponsor a bin, we need to ensure DWP will empty and decide on location of new bin- replacement or additional?

Action: Clerk to chase up faulty bin

Action: Clerk to contact Joan Dragon re. price of bin

7b. **Re. Item 298. Richard Conway PDC- West Street Toilets and Car park** The Clerk has written to Richard Conway to clarify the request for transfer of the West Street car park and the West Street toilet in the event of LGR. This has been acknowledged, awaiting news.

Clerk

7c. **Re. August Correspondence Item 288. Ian Soulsby – Bus Stop Request** Response from Amanda Evans DCC “The bus company is correct that there is a stop registered for Woodyhyde/Afflington Farm, although not all bus stops across the country are marked with a bus stop post and flag. As Service 30 is a commercial summer service that ends on 17th September, this stop won't be required soon until next summer when the service will potentially start again at the end of June. I have discussed this with Chris Hook and we have agreed to consider this bus stop request when we carry out a corridor review that we have planned for this area next year” *Action: Clerk to report to Ian Soulsby and diarise for investigation next year*

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7d. **Re. August Correspondence Item 289. James Clements – Enforcement at Purbeck Valley Farm.** It was raised that in light of the recent additional TEN was it worth writing to PDC to ask how they are granted? It was felt planning and licensing may not be communicating and the many issues raised were not being resolved. It was proposed a letter be written to Steve Mackenzie, sighting Land and Wave, the 106 agreement, the weddings, noise and the many other events. If the response to this was not adequate the Council will request a meeting.

7e. **Re. August Correspondence Item 295. Norden Welcome Hub-** The Council expressed they are an interested stakeholder and would like to be invited to discuss the proposals at the said meeting. The Clerk emailed Alex Clothier re this and cc'd Kevin Humphries. Alex responded and the Council will be represented at the meeting. This is booked in for Friday 29th September.

7f. **Re. August Correspondence Item 301. Housing needs.** Information was presented re. The CC housing needs register and the register held at PDC. The Corfe Castle register is now up to date in preparation for CCLT meeting. It was concluded both lists show there is a need above the number of houses proposed to be built.

7g.

OTHER MATTERS ARISING

Parish Council Website- No funding has been granted as the precept is too high. The Clerk has emailed existing provider re. transfer of domain name which he has advised he will do.

8. AGENDA ITEM 8: PURBECK VALLEY

Following discussions in the Public half hour regarding the numerous events at Purbeck Valley Farm the Council repeated their intentions to contact Steve Mackenzie at PDC and are pressing him to take note of the complaints and to ensure that whilst they are looking at the issues raised they are doing so in a joined up way; for the planning, licensing and environmental health departments to communicate, giving a rounded picture of what is occurring, how it impacts on the parish and to regulate events accordingly so that neighbours of the farm can enjoy their home and surroundings.

Council would like to see planning permission for change of use sought and the farm be recognized as an entertainments venue that way the Council and individuals can have more influence on decision making and controlling the noise.

It may also be useful to have a 'round the table' meeting with all departments from PDC, Worth Matravers PC, Corfe Castle PC and other parties involved to discuss if the Council is carrying out its duties? It was suggested the meeting should be chaired by Steve Mackenzie. It was also suggested the Council should meet Land and Wave to discuss ongoing issues.

Action: Cllr Dru Drury to write a subsequent letter to Steve Mackenzie regarding all of the issues.

Cllr Dru
Drury

9.

AGENDA ITEM 9: YOUTH CLUB

It was previously resolved that the Council commit to pledge one year's funding of provision provided by Purbeck Youth and Community Foundation to the sum of up to £3400 and for the Youth Club to raise the remaining 20% through their own fundraising. There will be an expectation that the Youth Club raise a higher percentage of their own funds next year. There was a Memorandum presented to the Cllrs which was agreed to be signed at the end of the meeting. It was decided that two more Councillors needed to be on the Youth Club Committee and that initially Cllr Grinsted would be nominated asked. If he was unable Cllr Dando would take his place.

Action: Clerk to contact Cllr Grinsted re. Position on Youth Club Committee.

Clerk

10. AGENDA ITEM 10: PROPOSED PATROL AT SCHOOL CROSSING

DCC have recommended a Patrol as a solution to safety concerns at the school crossing. They suggested an annual cost of circa £3000, assuming that they will deal with PAYE, employment and implementation of crossing. They will also reinstate the remote flashing lights as opposed to the 'Patrol' sign we have there at present. The Council have discussed funding a Puffin Crossing as an alternative and Cllr Brooks reported a figure of £70,000 to install. On a recent highways visit Steve Mephram advised this figure may not be so much and will report back. The Council is awaiting news from him. It was noted the figure for the installation of a Puffin crossing will be out of the realms of the Parish Council's budget so should it even be a consideration it would require the support and fundraising efforts of the community. It was also raised that should the crossing patrol be instated in the mean time if the Council have safety concerns. The

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response was that DCC consider the crossing adequate and satisfactory as it is.

Action: *To await news from Steve Mepham- Clerk to chase.*

Clerk

AGENDA ITEM 11: REPAIRS TO PAVEMENTS

11. The Council considered repairs to the pavements. Raging in price from £4500-£11,000. These were purely to supply stones and they would be laid by DCC. There were concerns they may be slippery if not finished correctly. More research would be needed into the specifics of the stones. It was decided a letter should be written to DCC asking if they will take responsibility for the repairs.

Action: *Cllr Dru Drury to write to highways requesting they take responsibility for the repairs*

Cllr
Dru Drury

AGENDA ITEM 12: CORRESPONDENCE RECEIVED

12. *(For the purpose of the minutes the Clerk has only noted the Correspondence received that was discussed at the meeting and not raised at another point in the meeting - a full record of correspondence received is archived and available for reading on request)*

Item 334. BRIGHSTONE CONTRACT I am sorry Corfe Castle Parish Council are unhappy with the standard of grass cutting. We have worked for you for approximately five years and over this period I believe we have given a good quality service, with very few, if any complaints.

When we tendered for this work, we believed we would be working to the same level of service for approximately the same price. To carry out the full specification as outlined in your new specification will cost considerably more. Could I suggest that we continue to carry out your ground maintenance through the Autumn and Winter period and we will offer you a 10% discount on this yearly contract price. Following on from this, a new tender for the grass cutting should be advertised this Winter with the new specification emphasising the visit dates and collection of grass (which is very unusual in a ground maintenance contract for a local authority).

We would be sad to lose Corfe Castle as a contract, but understand that there may be a lack of understanding on both sides.

Action: *Clerk to begin looking into different contractor's in preparation for renewal of tender.*

Clerk

AGENDA ITEM 13: CONSIDERATION OF PLANNING APPLICATIONS RECEIVED

13. **13a.** **Application No:** 6/2017/0433, Mr John Lindsay, 10 West Street, Corfe Castle, BH20 5HD. Replacement window frames on the first floor dormer window on the front elevation
No Objection

- 13b. **Application No:** 6/2017/0443, Ms Jane Haw, Tapers Barn, Tabbits Hill Lane, CORFE CASTLE, BH20 5HZ, Conversion of former cow sheds into single holiday letting accommodation. Widen access.
No Objection

- 13c. **6/2017/0469- pre application request at 55 West Street, Corfe Castle, Wareham, BH20 5HA** Information only I am emailing you to let you know that we have received a Non material amendment application this is for information only. It is for Non material amendment to planning permission 6/2015/0009 (Erect detached dwelling and garage) to Change windows from timber grain to UPVC at 55 West Street, Corfe Castle, Wareham, BH20 5HA
No Objection

- 13d. **Application No:** 6/2017/0474, Mr & Mrs Peter Hartle, Lower Scoles Farm, Kingston, Corfe Castle BH20 5LG. Monopitch building for storage of vehicles & equipment. Build earth bank on South side.
No Objection

- 13e. **Application No:** 6/2017/0481, Mr and Mrs Michael Gould, 19 Townsend Road, Corfe Castle, Wareham, BH20 5ET. Two storey rear extension.
No Objection

- 13f. **Application No:** 6/2017/0483, Westhill Farm Services, Land at West Street, Kingston, BH20 5LR. Erect an Agricultural workers dwelling.

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No Objection on the basis the use is restricted to agricultural use only.

RESULTS OF PLANNING APPLICATIONS PREVIOUSLY CONSIDERED

Application No: 6/2017/0390, Mr & Mrs Wilson, The Eye, Higher Filbank, Corfe Castle, BH20 5EX. **Minor material amendment to planning permission 6/2017/0003 (erection of two storey dwelling & detached garage) to re-style porch roof, enlargement of lounge & variation of condition 2 for the re-location of garage with all ancillary landscaping.**

Case Officer: James Clements

No APP
Obj

Application No: 6/2017/0407, Geoff Wilcock, 71 West Street, Corfe Castle, BH20 5HB . **Erect small garden store, replace existing gates & roofing material from thatch to tile. (Retrospective)**

Case Officer: John Hartigan

No Not
Obj det

No objection to retrospective planning permission however the Council would like more information on the design implications of changing the roofing material.

Application No: 6/2017/0401.Mr Douglas Ryder. Burnbake Campsite, Rempstone, Corfe Castle, Wareham, BH20 5JJ Grid Ref : (E) 399644.0 (N) 83508.0. **Full Planning Permission - Minor Development. Re-location of existing reception building and new replacement shop and store/social hub building.**

Case Officer: Peter Walters

No Not
Obj det

Application No:6/2017/0429. Mr & Mrs J Fitzgerald. The Old Post Office, 16 West Street, KINGSTON, BH20 5LH. **Demolish and reconstruct rear kitchen extension and external and internal alterations.**

Case Officer: Simon Burditt

No Not
Obj det

Application No: 6/2017/0274,National Trust, Castle View InformationCentre, A351 St Edwards Bridge to Norden Round about, Corfe Castle, BH20 5DR .**Pay and Display machine and related instruction signage.**

Case Officer: John Hartigan

No
Obj App

Application No: 6/2017/0275. National Trust, Castle View Information Centre, A351 St Edwards Bridge to Norden Roundabout, Corfe Castle, BH20 5DR. **Pay and Display machine and related instruction signage.**

Case Officer: John Hartigan

No App
Obj

Application No: 6/2017/0358. Ms Ann Cooper. 166 East Street, CorfCastle, Wareham, BH20 5EH. **Replace existing chimney.**

Case Officer: John Hartigan

No App
Obj

Application No: 6/2017/0357 (Listed Building App) & 6/2017/0356 (Householder). Mr Andrew Jackson.Farriers, 3 West Street, Kingston, Wareham, BH20 5LH .**Alterations including the replacement of the roofs over the garage and lobby. Replacement of the stair, flooring, heating system and electrical wiring. The formation of a utility room and tank room within the garage. New windows, new internal joinery and new rainwater goods to the street elevation.**

Case Officer: John Hartigan

No App
Obj

Application No: 6/2017/0304.Mr Angus Boag.Pounts Mead, Sandy Hill Lane, Woolgarston,CORFECastle,BH20 5JD. **Demolish existing garage and replace with a workshop**

Case Officer: Steven Banks

No App
Obj

Application No: 6/2016/0429 . Mr and Mrs M Barnes, Valley Road (Purbeck Valley Farm House), Corfe Castle, BH20 5HU. **Retain outbuilding**

No App
Obj*

*subject to the following suggested condition that the outbuildings will not be used in conjunction with any change of use granted under 6/2016/0458 (WD) so as not to be available for events and will remain part of the main unit of accommodation.

TREWORKS APPLICATIONS

TWA/2017/149 Mr Andrew Jackson, Farriers, 3 West Street, Kingston, BH20 5LH.

(T1) Ash - fell to ground level; (T2) Ash - fell to ground level; (T3) Sycamore - fell to ground level; (T4) Cypress - fell to ground level; (T5) Weeping willow - prune to leave 2m clearance from property, reduce entire crown by 1-2m,

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remove major dead wood - Kingston Conservation Area

TREWORKS APPLICATIONS GRANTED:

TREWORKS APPLICATION TWA/2017/130
Mr Robert Richard
Commonwell - land to north of access track,
West Street, Corfe Castle, BH20 5HE (T1) Ash - fell - Corfe Castle Conservation Area

14.

14a.

AGENDA ITEM 14: FINANCIAL MATTERS (INCL.ACCOUNTS FOR PAYMENT)

A: RESOLUTIONS REQUIRED

The following to be ratified at the discretion of the Councillors.

(1) Village Hall Pledge:

It was confirmed by the Legal Team at NALC that the money could legitimately be paid to Viridor Waste Management as long as the Council were confident that the renovated village hall will bring direct benefit to the area and its inhabitants. The Council must satisfy itself that the section 137 requirements have been met when deciding if it should make the payment. The Council are aware there is a limit to the S137 payments available and they usually commit to other causes in November, these have been budgeted for but may need to be reviewed in light of this large payment.

RESOLVED to Commit the £7100 to secure funding from third party payable to Viridor Waste Management. Proposed Cllr Bond, Seconded Cllr Morrison Wells, all in favour.

ACTION: Clerk to look at S137 balance and other S137 payments

(2) School Crossing Patrol: The decision on this was DEFERRED until further options are investigated.

(3) Corfe Castle Parish Council - Insurance Renewal Invitation

Council policy is due for renewal on the 14th October 2017. The Council's renewal premium is £1,306.10, including insurance premium tax. The Policy excess remains £250.00 for each and every claim.

RESOLVED to renew with Came and Company for the Sum of £1306.10. Proposed Cllr Haywood, Seconded Cllr Spinney. All in favour.

14b.

B: ACCOUNTS FOR PAYMENT

| | |
|--|----------|
| WAREHAM & PURBECK SKIP HIRE – | |
| Waste disposal for Gods Acre (6 bins) | £57.60 |
| A BURNETT – Clerk's pay and expenses (£678.64 less £2.26 paid to NEST via DD see below) | £676.38 |
| BRITISH TELECOM – | |
| Parish telephone Line rental and anytime calls: BILL TOTAL(DD) | £28.29 |
| NEST pension contribution payed by Council £2.26, and deducted from Clerks pay £2.26. Total DD £4.52 | £4.52 |
| NATIONAL TRUST Corfe Castle Playing Fields Rent | |
| NT/C1000190/11030410 | £50.00 |
| SAVILLS Rent on Middle Halves Playing Field | £50.00 |
| CAME AND COMPANY- Annual insurance premium | £1306.10 |
| PURBECK YOUTH AND COMMUNITY FOUNDATION | £1414.00 |
| Provision of Youth Workers for the Spring Term. | |
| FUNCTION28 Initial 50% to begin development of CC PC website | £270.00 |
| CPRE – Subscription for 2016/17 | £36.00 |

Total monthly expenditure

£ 3937.89

Clerk

Paid In

LLOYDS BANK INTEREST 09/08/17
Perenco De-fib money 23/08/17

£0.63
£1000.00

Total monthly receipts

£1000.63

APPROVED: Proposed Cllr Clarke, Seconded Cllr Haywood. All in favour

Bank Balance

(Before all payments with the exception of the BT DD are made this month but including paid in items and interest)

Interest Bearing Account – £15,327.74
Cheque Account – £45,403.69

AGENDA ITEM 15: REPORTS FROM COMMITTEES

The meeting closed at 21.17pm. The next Parish Council Meeting will be held on the 9th of October at 7.00pm in the Town Hall.