

CORFE CASTLE PARISH COUNCIL

MINUTES OF A PARISH COUNCIL MEETING OF CORFE CASTLE PARISH COUNCIL HELD ON MONDAY 10TH FEBRUARY 2025
IN THE VILLAGE HALL. THE MEETING COMMENCED AT 7.00PM

PRESENT:

Cllr **Blinkhorn**, Cllr **Clarke** (Vice Chairman), Cllr **Dru Drury** (Chairman), Cllr **Humphries**, Cllr **Lermit**,
Cllr **Roberts**, Cllr **Spicer-Short** & Cllr **Sumbler**

ALSO IN ATTENDANCE:

Cllr **Wilson** (Dorset Council) & Michelle **Harrington** (Clerk)

ABSENT:

Cllr **Marshallsay** & Cllr **Rowell**

PUBLIC HALF HOUR.

Three Members of Public (MOP) were present.

Dom Kippin the Producer (Outdoor Arts, Festival, Touring) for Inside Out Dorset gave a verbal presentation on a future arts project being planned in Corfe Castle Parish.

One member of public wished to

1. Inform the Council that the website is down.
2. Gave a background statement on becoming a Sports Trust Trustee.

0225-110 APOLOGIES FOR ABSENCE (LOCAL GOVERNMENT ACT(LGA) 1972 S85 (1))

Apologies have been received from Cllr Marshallsay & Cllr Rowell for personal reasons and accepted by all.

0225-111 DECLARATIONS OF INTEREST AND DISPENSATIONS RELATING TO ITEMS ON THE AGENDA

- a. No declaration was made. NB this does not preclude any later declarations.
- b. No dispensation section 31(4) applications were received.

0225-112 PREVIOUS MEETING MINUTES

The minutes from the full council meeting held on Monday 13th January 2025 were approved and signed as a correct record of the meeting. (LGA 1972, SCHEDULE 12, PARA 41(1))

Proposed Cllr Clarke

Seconded Cllr Lermit

RESOLVED – The minutes from the full council meeting held on Monday 13th January 2025 were approved and signed as a correct record of the meeting.

0225-113 DORSET COUNCILLOR'S REPORT

Cllr Wilson gave a verbal update on both local and Dorset wide issues noting:

1. Highway Improvements. A Dorset Council Highways Officer has stated he is doing all he can in respect of the Corfe Castle Parish Council Highways wish list, however he is working under Council policy which means scoring each application and Corfe Castle's request has not scored high enough to be actioned at this point in time, however if there is proof that emergency vehicles would have trouble getting through these roads then this may help the application.
ACTION: Clerk to keep Cllr Wilson and Dorset Council Highway informed with concern regarding emergency vehicle access.
2. Pavements – Cllr Wilson explained that Dorset Council policy is currently to use cement or tarmac when slabbed pavements have broken but only if there is an imminent safety concern. Dorset Council have no further repair work currently planned.
3. Swanworth Fund – Money has now been paid into an account which is currently sitting with the Dorset National Landscape team (former AONB). The fund is not currently open for grant applications. It was initially agreed a member of Corfe Castle Parish Council and Worth Matravers Parish Council would be invited to sit on the fund management panel, and this is still Cllr Wilson's understanding. In respect of using the Swanworth fund for pavement repairs it was noted that the fund is for landscaping projects only.
4. Overnight parking charges – Dorset Council will be holding a consultation regarding a proposal to remove the hourly overnight parking charges and replacing it with a one-off overnight fee of £2.

5. Purbeck Park – An internal workshop has been conducted for technical input; and Dorset Council is currently awaiting a finalised report from the Consultants. The report will contain recommendations on possible footpath locations. Cllr Wilson has scheduled a meeting at Purbeck Park for Dorset Council Head of Place Services; Head of Car Parks, on Monday 17th March 10am. Cllr Blinkhorn and Cllr Roberts will be in attendance for Corfe Castle Parish Council. Cllr Wilson has scheduled a meeting for a Purbeck Park Working Group on Friday 7th March at 9am, current invitees include National Trust, Dorset Adventure, Swanage Railway, however this invite may be extended to Norden Farm, Purbeck Mining Museum and Cycle Experience. Cllr Roberts will be in attendance for Corfe Castle Parish Council.
6. Purbeck Park kiosk is now vacated; future licensing is to be aligned with broader plans for Purbeck Park
7. Wytch Farm Access Road/Cycleway: Progress has been made in negotiations with Perenco and an agreement made to use access road for a cycleway although formal agreement with other stakeholders is still required.
8. Ferry Inquiry: The ferry company offered an additional concession on the Ferry Road toll to extend to cars registered within a 5-mile radius from the Ferry Company offices (in addition to BH19 concession). The Consortium rejected the offer on the basis that this excludes Corfe Castle and Kingston. Should the Ferry Company be successful then it is likely that 5-mile concession will be adopted.

0225-114 DORSET COUNCIL CONSULTATION – OVERNIGHT PARKING / CHARGING

A report was submitted before the meeting this was discussed. See agenda item 0225-113 4 for more details.

RESOLVED – Corfe Castle Parish Council believe not enough people would park overnight in Corfe Castle to warrant or cover the cost of enforcement or installation of the scheme and therefore would suggest a one size fits all approach across Dorset should be re-considered.

ACTION: Clerk to produce a flyer to advertise the Dorset Council consultation, so when the Consultation is announced flyers can be delivered to all homes and businesses in the Parish encouraging them to give feedback.

0225-115 NATIONAL TRUST REPORT

- a. A report was submitted before the meeting, detailing local issue updates:
Footpath From East Street to the playpark.
 - There were asbestos panels in the garden which have now been removed by a licensed contractor.
 - A contractor has been appointed to clear the ivy and hedge growth from the damaged wall so that access and inspection of it is easier.
 - Once complete the National Trust can undertake a pre-application with the Dorset Council conservation officer to inspect the wall and agree a plan of action.
 - Our preferred approach to repairs is to dismantle the full length of the wall and the adjacent wall that runs through the middle of the garden. We would then look to get a mini digger in to reduce the ground level within the garden to match the height of the footpath.
 - If we lower the ground level, then we won't need to include any retaining walls/supports. Hopefully, then, we can rebuild the dry-stone wall to match the original wall height. We will then re-landscape to make good.
 - What is unclear is whether we will need full Listed Building Consent or Planning Permission. Hopefully the pre-application will clarify that. The only potential sticking point may be the need for an archaeologist if we reduce the ground levels.
- b. A report and response were submitted before the meeting. noting:
 - Lighting of the Castle. Could the trust plan a programme for the lighting besides Christmas e.g. once a month and special events?
The National Trust do not feel that use of the lights on the castle is overused throughout the year. It's mainly on during the winter period, often in partnership with the Railway, as they promote their Christmas offer. We often receive requests from third parties to illuminate the castle in connection to their causes and if they align with the NT's values and deliverable, we will accommodate this.
 - Park and ride. Are the National Trust engaged in this project?
The National Trust have been invited and are engaging with Dorset Council on this matter.
 - Pavements. Most of the pavements in the square need relaying and with contribution from stakeholders we might make a start.
The National Trust does not feel that the condition of the pavements in the village falls under their remit.
 - Access by those with disabilities. Should we remove the parking spaces outside the NT shop and widen the pavement?
The National Trust does not feel this falls under their remit. However, would listen to the feedback of the local community, PC and relevant stakeholders if this was investigated.

- Could the National Trust provide an update on the future of the garage by Uvedale. There are possible negotiations underway.

It was noted there were a couple of points the National Trust had requested clarification and a return response was discussed and approved:

- Car parking – Do the National Trust have all year-round control / access over North Field and therefore can the National Trust use the field more often as an overflow car park specifically during school holidays (drier months) and for Castle events.
- Housing – The Parish Council have been approached by several National Trust tenants / Parish residents, who have stated they have on going issues within their homes which the National Trust have in most cases been made aware of directly by the tenants. Examples given were water ingress from doorways, windows, roofs, and a lack of annual gas and electric safety checks. It was noted some residents had not felt able to make strong representation to the Trust.

ACTION Clerk to feedback to National Trust Representative.

0225-116 CLERKS REPORT TO INCLUDE:

a. Action Log

The clerk submitted a written report before the meeting, detailing the updates on any matters arising from the previous minutes plus actions taken from the last meeting, this was noted.

1. Compost Bin Gods Acre

Proposed Cllr Spicer-Short

Seconded Cllr Humphries

RESOLVED/ ACTION: Clerk to contact the Wareham Men's Shed to accept the quote of £175 for a new Compost bin within Gods Acre.

2. Square Advertising board

Proposed Cllr Clarke

Seconded Cllr Spicer-Short

RESOLVED/ ACTION: Clerk to contact the Wareham Men's Shed to accept the quote of £167 for a new Oak frame for the square advertising board.

b. Financial Matters

The clerk submitted a written report before the meeting, detailing the monthly expenditure, income, and bank balances.

b1 Bank Balance 31st January 2025

00289201 – Lloyds	£ 17,558.42	00162368 – Lloyds	£ 5,472.16
80031534 – Redwood	£ 66,499.92	Equals Money	£ 200.00
Total	£ 89,730.50		

b2. Expenditure and Income

Proposed Cllr Sumbler

Seconded Cllr Lermitt

RESOLVED / ACTION – Clerk to process all payments as listed within the Clerks report and supporting paper as approved with a combined total of £3,165.39 including VAT. (See Appendix A for full details). The income of £1,412.42 was noted.

c Parish Safety Report

c1 The internal weekly and external quarterly playground safety reports were submitted before the meeting, this was noted.

c2 Defibrillator Monthly Safety Reports were submitted before the meeting this was noted.

d. Annual Parish Meeting

A statement was submitted before the meeting, this was discussed.

RESOLVED / ACTION To hold the Annual Parish Meeting on Monday 19th May 2025 from 6.30pm in the Main Hall of the Village Hall. Format: To invite stall holders free of charge to go around the outside of the room. To invite the school choir to open the event. The chairman will give a general vote of thanks to all volunteer organisations throughout the Parish.

e. Litter on the Rec

A statement was submitted before the meeting, this was discussed

RESOLVED / ACTION: Cllr Spicer-Short to create a flyer, which is short and to the point. It was noted Cllr Spicer-Short would place two notices in the vicinity of the Youth Shelter.

- f. Sports Trust Trustee
A statement was submitted before the meeting, this was discussed noting the Charity Commission website stated the three trustees nominated by the Council appointment date, not their renewal appointment date.
RESOLVED / ACTION: Clerk to write to the Chairman of the Sports Trust to confirm Joan Dragon as Trustee until May 2027, and to re-nominate Neil Dragon and Cllr Clarke until Feb 2029.
- g. Website
It was noted the website was currently down.
RESOLVED / ACTION: Clerk to re-establish the site and once live Councillors to investigate the site and report back any issues to the Clerk.
- h. Forth Coming Meetings
A statement was submitted before the meeting, noting:
1 Purbeck Park – Cllr Roberts confirmed attendance on the 7th March and 17th March, Cllr Blinkhorn confirmed attendance on the 7th March.
2 Wytch Farm Liaison – Cllr Blinkhorn confirmed attendance on the 19th March 2025
3 NNR Sustainable tourism meeting – Cllr Sumbler confirmed attendance on the 11th March 2025.
- i. Duty of Care Notice
A copy of the 2025 Duty of Care notice for Gods Acre Refuse was submitted before the meeting, this was noted.
- j. Caretaker Report
A verbal report was given detailing the work the caretaker has undertaken this month. This was discussed and noted. (Litter picking, play park inspections, edge crem stones, clear sump, temp fence repairs, install replacement car park signage & install repellents in Gods Acre).

0225-117 PLANNING AND LICENSING MATTERS

- A report was submitted before the meeting this was discussed.
- a Application No: P/NMA/2025/00222
Location: 49 East Street Corfe Castle BH20 5EE
Proposal: Non-material amendment to change the wood cladding material to 300mm wide, waney/live edge cedar to PA P/HOU/2024/01224 (Erection of outbuilding for use as workshop/store)
Comments Due: 16th January 2025 (24hr Notice as Non-Material Amendment)
Comment No Comment
- b Application No: P/HOU/2024/07629
Location: 58 West Street Corfe Castle BH20 5HE
Proposal: Erect single storey side & rear extension. Erect front entrance porch (demolish existing porch)
Comments Due: 12th February 2025
Comment: The Parish Council has reviewed the application and has no objection to the proposed development.
The Council notes the following points:
1. Design and Appearance:
The proposed single-storey side and rear extensions, along with the new porch, are in keeping with the architectural style of the property and do not detract from the character of the area.
2. Overdevelopment:
There is sufficient land available on the site to accommodate the proposed extensions without resulting in an overdeveloped appearance.
3. Materials:
While the materials specified for the main extensions appear to be appropriate, the Council raises a slight concern regarding the use of fibre cement wall boarding for the rear veranda. It is unclear how this material will visually integrate with the existing property. Further clarification or visualisation from the applicant would be beneficial.
4. Publicity of the Application:
It was observed during a recent site visit that a planning notice was not displayed at the property. The Council requests confirmation that all statutory requirements for public notification have been fulfilled in accordance with The Town and Country Planning (Development Management Procedure) (England) Order 2015.

- C Application No: P/HOU/2024/07363
Location: White Gables Half Acre Higher Filbank Corfe Castle BH20 5EX
Proposal: Erect single storey side extension and detached garage. Demolish existing garage
Comments Due: 4th February
Comment This seems to be a straightforward application to a house which is ripe for updating. The site can easily take the proposed extension, and the proposed garage is in keeping with the house. Local Purbeck stone is detailed and very much welcomed. Corfe Castle Parish Council have no objection.
- d Application No: P/LBC/2025/00191
Location: 73 West Street Corfe Castle BH20 5HB
Proposal: Replacement window and frame on first floor, western side of building. Replacement of concrete lintel on ground floor, eastern side of building. Both like for like
Comments Due: 28-02-25
Comment Corfe Castle Parish Council has no objections to the proposed works, as they are clearly essential to address water ingress from both affected areas. The proposed window replacement will be a like-for-like replica, ensuring consistency with the existing design, and the concrete lintel will be replaced with a Purbeck stone lintel, enhancing the structural and aesthetic integrity of the building.
- e Application No: P/HOU/2025/00715
Location: Puddledock Cottage Norden Roundabout to Arne Road Corfe Castle BH20 5DY
Proposal: Erect front and side extension
Comments Due: 27-02-25
Comment Corfe Castle Parish Council have no objection as this appears to be a relatively minor extension to the property and is using the same materials as existing

Proposed Cllr Sumbler

Seconded Cllr Clarke

RESOLVED/ ACTION: Clerk to submit the approved comments.

0225-118 CORRESPONDENCE

- a. Alzheimer's Society. – Email 27-01-25
ACTION: Councillors to let the Clerk know if they have any issues with the suggested route, noting Dorset Council have stated the broken bridge on SE11/37 should be fixed and therefore the route will not need to go along the main A351.
- b. Street Lighting, West Street Car Park and Sports Trust – Email 27-01-25
RESOLVED: To not pursue this issue, as not within the Parish Council remit.
- c. Pavements condition by 30 West Street.
ACTION: Clerk to add Pavements to March agenda.

0225-119 POLICY AND RISK ASSESSMENT REVIEW

No policies or Risk Assessments were reviewed.

0225-120 ACTION PLAN

Cllr Lermitt will contact all Councillors for an informal meeting to discuss the plan and report back next month.

ACTION: Clerk to add Action Plan to March agenda.

0225-121 REPORTS FROM WORKING GROUPS

- a. PCR – Cllr Sumbler report.
A report was submitted before the meeting, this was noted.
- b. Environment Group – Cllr Sumbler report
A report was submitted before the meeting, this was noted.
- c. Ferry Update – A verbal update will be given by Cllr Dru Drury.
A verbal report was given, this was noted.
Thanks, were given to the Chairman for attending the Inquiry.

The meeting ended at 21:18

APPENDIX A

Expenditure

Date	Net	VAT	Total	Description	Supplier	Bank	Tender
07.02.2025	£50.64	£2.53	£53.17	Electricity	Ecotricity	Lloyds	DIRDEBIT
03.02.2025	£8.17	£1.63	£9.80	Phone	Vodafone	Lloyds	DIRDEBIT
03.02.2025	£31.14	£0.00	£31.14	GA Refuse	Dorset Waste Partnership	Lloyds	ONLINE
03.02.2025	£14.00	£0.00	£14.00	NNDR	Dorset Council	Lloyds	DIRDEBIT
03.02.2025	£586.62	£117.32	£703.94	Cleaning	J D Facilities	Lloyds	ONLINE
03.02.2025	£335.78	£0.00	£335.78	Caretaker Hours	Tim Lee	Lloyds	ONLINE
03.02.2025	£78.63	£0.00	£78.63	Pension	NEST	Lloyds	DIRDEBIT
03.02.2025	£1,298.85	£0.00	£1,298.85	Wages	Michelle Harrington	Lloyds	ONLINE
03.02.2025	£185.70	£0.00	£185.70	National Insurance & Income Tax	HMRC	Lloyds	ONLINE
03.02.2025	£198.00	£0.00	£198.00	Village Hall Rent	Corfe Castle Village Hall	Lloyds	ONLINE
29.01.2025	£149.99	£29.99	£179.98	Web Hosting	Cloud Next	Lloyds	ONLINE
27.01.2025	£0.40	£0.00	£0.40	Car Parking	Swanage Town Council	Lloyds	ONLINE
27.01.2025	£25.84	£5.16	£31.00	Car Parking	Poole Harbour Commission	Lloyds	ONLINE
27.01.2025	£45.00	£0.00	£45.00	Playground Inspection	Ken Hussey Health & Safety Consultancy	Lloyds	ONLINE
	3008.76	156.63	3165.39				

Income

Date	Net	VAT	Total	Description	Bank	Customer
10.02.2025	£375.00	£75.00	£450.00	Car Park Permit	Lloyds	MOP - Permit 6
10.02.2025	£625.00	£125.00	£750.00	Car Park Permit	Lloyds	MOP - Permit 12
31.01.2025	£207.59	£0.00	£207.59	Interest	Redwood Bank	Redwood Bank
16.01.2025	£4.83	£0.00	£4.83	Administration Equipment Usage	Lloyds	Puddletown Area Parish Council
	1212.42	200	1412.42			