

CORFE CASTLE PARISH COUNCIL

MINUTES OF A PARISH COUNCIL MEETING OF CORFE CASTLE PARISH COUNCIL HELD ON MONDAY 14TH OCTOBER 2024
IN THE VILLAGE HALL. THE MEETING COMMENCED AT 7.00PM

PRESENT:

Cllr **Clarke** (Vice Chairperson), Cllr **Dru Drury** (Chairperson), Cllr **Blinkhorn**, Cllr **Humphries**, Cllr **Lermit**,
Cllr **Marshallsay**, Cllr **Rowell**, Cllr **Spicer-Short** & Cllr **Sumbler**

ALSO IN ATTENDANCE:

Mr **Gould** (National Trust), Ms **Churcher** (National Trust) & Michelle **Harrington** (Clerk)

ABSENT:

Cllr **Roberts**

PUBLIC HALF HOUR.

1 Member of public (MOP) was present.

1 MOP asked if the law around publishing agendas had changed given the agenda in the West Street noticeboard is for September not October and noting the notice boards from East Street and West Street have been removed.

The reply is that the law has not changed, however as the lock was stuck and the Clerk was unable to access the inside of the board, a copy of the agenda was laminated and stuck to the outside of the noticeboard. The agenda was also published on the Council's website. It was noted the noticeboard in East Street has been removed as the Parish Council do not have permission to attach a replacement board to the wall. The board in Kingston fell off the wall earlier this year, and a new board is being made and is expected to be installed within the next few weeks.

Licencing matters. It was noted that there had been no licencing applications discussed by the Parish Council recently and it was asked if Dorset Council still informed the Parish Council of applications as there is an application at the moment for the Steam Train Cafe, Corfe Castle Station which is causing controversy amongst residents and other local business owners.

It was noted this was on the agenda for discussion.

Town Trust: It was noted in July the Clerk was tasked to investigate and report back regarding appointing trustees for the Town trust. To date there has been no report back to Council, although the Clerk has spoken to the individual concerned.

It was noted this issue had been dealt with

1024-55 APOLOGIES FOR ABSENCE (LOCAL GOVERNMENT ACT(LGA) 1972 S85 (1))

Apologies have been received from Cllr Roberts and accepted by all.

1024-56 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 dispensations were requested.

1024-57 PREVIOUS MEETING MINUTES

The minutes from the full council meeting held on Monday 9th September 2024 were approved and signed as a correct record the meeting. (LGA 1972, SCHEDULE 12, PARA 41(1))

Proposed Cllr Spicer-Short

Seconded Cllr Humphries

RESOLVED – The minutes from the full council meeting held on Monday 9th September 2024 were approved and signed as a correct record of the meeting.

1024-58 DORSET COUNCILLOR'S REPORT

Cllr Wilson sent apologies and submitted a report before the meeting, this was noted.

It was noted the Nature Recovery Dorset strategic aims are being published from November, it was asked if the Parish Council should register to be consulted.

ACTION. Clerk to investigate registration.

It was noted the path at Halves Cottages has been repaired. Thanks to Cllr Wilson for pushing this through.

1024-59 **NATIONAL TRUST REPORT**

Mr Gould submitted a report before the meeting, this was discussed. Ms Churcher set out the reasons why the National Trust was selling two rented properties for sale on the open market. Noting the main reason is to fund the repairs to the Castle and properties around the square. It was impossible legally to restrict ownership to non-second homers if an acceptable offer was made by a second homer.

ACTION: Clerk to register with Mr Gould interested parties to climb the Viewing platform being installed at the top of the Southern Annex

ACTION: Clerk to ask the National Trust how many homes they own within the parish are in perpetuity to the National Trust and report back to Council.

1024-60 **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.

ACTION: Clerk to investigate mole pest control using vibration devices which can be buried into the ground.

b. **Financial Matters**

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

b1. Bank Balance: The following balance was reported as of 30th September 2024

00289201 – Lloyds	£37,219.13	00162368 – Lloyds	£5,453.91
80031534 – Redwood	£65,680.06	Equals Money	£180.01
Total	£108,533.11		

b2. Expenditure and Income

Proposed Cllr Marshallsay

Seconded Cllr Rowell

RESOLVED – All payments as listed within the Clerks report and supporting paper was approved with a combined total of £6,054.20 including VAT. (Aee Appendix A for full details)

The income of £27,821.19 was noted.

ACTION: Clerk to process payments.

b3. Conclusion of Audit: It was noted BDO LLP have completed their review of the Annual Governance and Accountability Return (AGAR) for the years ending 31 -March 2024, and made no recommendations. The Notice of Conclusion of Audit was published on the CCPC website from 12th September 2024.

c **Parish Safety Report**

c1 The playground safety report was submitted before the meeting, this was noted with no new findings to discuss.

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

d. Caretaker Report

A report was submitted before the meeting detailing the work the caretaker has undertaken this month. This was discussed and noted.

1024-61 **PLANNING AND LICENSING MATTERS**

a **Planning Working Group – Planning Applications**

The planning working group submitted a written report before the meeting detailing applications with recommendations.

a1 **Application No: P/LBC/2024/04924**

Location: 25 East Street, Corfe Castle

Proposal: Alterations including the removal of three outbuildings, forming a new opening in roadside boundary wall and removal of a detached stone outbuilding. To facilitate the erection of four dwellings and one flat with associated access and garaging (6/1987/0504).

Comments Due: 16th October 2024

Working Group: This application is ONLY for the demolition of the outbuildings and new access to Station Road - the 1987 plans already submitted have been deemed as valid by DC. The buildings proposed for demolition have no architectural or historical merit in themselves, always having been subservient to the shop building, however they do provide an important storage area and private access to the flat above the shop, albeit up an open staircase. I am concerned by the plan which clearly shows the whole stone

wall alongside Station Road as being proposed for demolition, though the report mentions in several areas that it is 'access' which is required.

Although this will be a very unpopular development within the village, I cannot see any grounds for objecting to the removal of the stone outbuildings, though I think we should ask for clarification on the access issue, and exactly where the wall is to be removed.

Comment: Corfe Castle Parish Council object due to conflicting documentation. (The Block plan shows the removal of the entire length of wall along Station Road, which does not match the application details).

ACTION: Clerk to explain in CVN that this application is not for permission to build the homes as this permission was granted in 1987.

Application No: **P/LBC/2024/05424**

Location: 22 West Street, Corfe Castle

Proposal: Replace modern front door

Comments Due: 15th October 2024

Comment: No objection. The proposed works will not have a detrimental effect on the listed building. However, Corfe Castle Parish Council requests that the front door match in colour the rest of the exterior woodwork.

Application No: **P/LBC/2024/04745**

Location: Jubilee House, East Street, Corfe Castle

Proposal: Install a sprinkler System

Comments Due: 2nd October 2024

Comment: Corfe Castle Parish Council has no objection to the proposed works. This is based on the fact that the works align with a safety recommendation from the fire service and that similar work, including the installation of fire alarm wiring and alarms, has already been completed without significant impact on the building's fabric.
The submitted design and heritage statement further confirms that the original timbers will not be affected, and the works will only impact modern ceilings. As such, the Council supports the proposal unless the conservation officer raises any concerns or provides a different view.

Application No: **P/HOU/2024/05655 & P/LBC/2024/05656**

Location: Cats Eye Cottage Norden Roundabout to Gallows Hill Norden BH20 5DT

Proposal: External works - Remove porch and replace window. Replace redundant door with new window. Refurbish and increase height of chimneys, re-tile existing slate roof, fenestration alterations and install new French drains and new foul drains to existing sewage treatment plant.

Internal works- Internal Alterations. Remove existing ground floor and replace. New Gas Boiler, internal walls and ceiling zones of single storey rear extension to be over clad. New wood burner installed. Replace staircase and alter the existing ceiling. Replace existing ground floor bathroom with kitchen including new French doors. WC and shower room to be added to ground floor extension. Convert smallest bedroom into a bathroom.

Comments Due: 28th October 2024

Comment: Corfe Castle Parish Council have no objections as the plans will bring a currently uninhabited historic building back into use. There is a huge amount of work being undertaken, in a sympathetic manner and with great regard to traditional methods and materials.

The only point of concern is the removal of the thatched porch, which is specifically mentioned in the Listing, however Corfe Castle Parish Council is happy to leave this to the Conservation Officer.

Application No: **P/HOU/2024/05428**

Location: Scowles Gate Kingston Wareham BH20 5LG

Proposal: Erect new two-storey side extension to incorporate kitchen and upstairs bedroom and a new entrance porch.

Comment: Corfe Castle Parish Council have no objection.

New licence applications

Steam Train Cafe, Corfe Castle Station

Comment: Corfe Castle Parish Council support the application as submitted

Proposed Cllr Marshallsay

Seconded Cllr Humphries

RESOLVED/ACTION: – To submit planning and licencing comments as approved above.

Initial/ Sign:

Chairman: Cllr S Dru Drury

Date:

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1024-62 CORRESPONDENCE

- a. Lithium-Ion Batteries Campaign. – **ACTION:** Clerk to write to the Minister, Baroness Jones urging her to either support Lord Redesdale’s Bill or to slot it into the Government’s own Bill.
- b. Wessex Water – It was noted Church Knowle Parish Council is drafting a letter to Wessex Water which will be forwarded to Corfe Castle Parish Council in due course.

ACTION: Clerk to inform Church Knowle Parish Council representative we are happy for them to continue and report back.

1024-63 DAPTC

A report was submitted before the meeting, this was discussed:

Proposed Cllr Humphries

Seconded Cllr Clarke

RESOLVED:

1. Cllr Blinkhorn will attend the DAPTC AGM.
2. Corfe Castle Parish Council approve DAPTC transitioning to a Company Limited by Guarantee (CLG) and authorising the Executive Committee to register such CLG before April 2025, with a view to the assets and operations of DAPTC being transferred to the CLG with effect from 1 April 2025 or such later date as the Executive Committee may determine.
3. If item 2 is approved during the AGM Corfe Castle Parish Council authorise the Executive Committee to prepare a draft of the articles of association of the new CLG with a view to the finalised articles (following consultation) being formally approved by a further Extraordinary General Meeting (EGM) of DAPTC to be held in March 2025

1024-64 AFFORDABLE HOMES

A verbal report was given, and a discussion held.

1024-65 TRAFFIC AND PARKING

A verbal report was given, and a discussion held.

It was agreed Cllr Blinkhorn and Cllr Roberts continue to investigate this issue and report back to Council as and when appropriate.

ACTION: Cllr Blinkhorn to send Clerk the information regarding residents reporting speeding vehicles within the Parish, and for the Clerk to then publish this information in the CVN and on the Parish Council website.

It was noted during the recent PTAG meeting grants were discussed in connection with local transport issues.

ACTION: Clerk to write to Emily McCurdy, the Public and Community Transport Officer, for Dorset Council, as they offer grants for community schemes like a shuttle bus.

ACTION: Clerk to ask Cllr Wilson if there are any updates regarding Dorset Council incorporating a train shuttle service ticket between Norden and Corfe Castle into the car parking charges at Norden.

1024-66 EMERGENCY RESPONSE PLAN

A verbal report was given, and a discussion held.

ACTION: Cllr Blinkhorn will send a draft Emergency Response plan to Councillors & Clerk to add for discussion at the November meeting.

1024-67 REPORTS FROM WORKING GROUPS

Action Plan: A report was submitted before the meeting this was discussed.

RESOLVED – Cllr Lermitt to format a section and report back to council. –Section suggested was section 2 Transport.

ACTION: Cllr Lermitt to format and Clerk to add to the November agenda.

The meeting ended at 21:04

APPENDIX A

Date	Net	VAT	Total	Description	Supplier
14.10.2024	£20.00	£0.00	£20.00	Training	DAPTC
14.10.2024	£12.00	£0.00	£12.00	Village Hall Rent	Corfe Castle Village Hall
14.10.2024	£20.76	£0.00	£20.76	GA Refuse	Dorset Council
14.10.2024	£689.09	£77.56	£766.65	Water Rates	Water 2 Business
08.10.2024	£1,354.22	£0.00	£1,354.22	Insurance	Clear Councils - Insurance
08.10.2024	£80.40	£4.02	£84.42	West Street Toilets - Electricity	Ecotricity
08.10.2024	£344.85	£0.00	£344.85	Caretaker Hours	Tim Lee (Tim Lee)
08.10.2024	£77.65	£0.00	£77.65	Pension	NEST
08.10.2024	£1,300.83	£0.00	£1,300.83	Wages	Michelle Harrington
08.10.2024	£180.04	£0.00	£180.04	National Insurance & Income Tax	HMRC
02.10.2024	£315.00	£63.00	£378.00	External Audit	BDO LLP
02.10.2024	£14.00	£0.00	£14.00	NNDR	Dorset Council
02.10.2024	£586.62	£117.32	£703.94	West Street Toilet Cleaning	J D Facilities
02.10.2024	£273.60	£54.72	£328.32	Scribe - Cemetery	Scribe - Starboard Systems Ltd
16.09.2024	£16.66	£3.33	£19.99	Shelving Gods Acre Shed	Lidl
19.09.2024	£40.00	£0.00	£40.00	Training - Councillor	DAPTC
19.09.2024	£83.53	£0.00	£83.53	Playground Rent	Woolley & Wallis
12.09.2024	£325.00	£0.00	£325.00	Donation	Swanage Defibrillator Community Partnership
	5734.25	319.95	6054.2		