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Minutes of the Worth Matravers Parish Council Meeting held in Harmans Cross Village Hall on Tuesday 3 October from 7.30pm

PRESENT; Cllrs J Burden(Chairman), I Bugler, R Woolford, R Sandham, R Field, Mrs. C Vosper Cllr Ms. Cherry Brooks (DCC & PDC), Cllr M Lovell (PDC)

Mrs H Selby

Apologies for Absence None.

Declaration of Interest Cllr Vosper declared an interest in items 6c & d and was absent for these discussions.

**1352** Co-option of Councillor. The Clerk advised following advertisement that apart from Mrs. Helen Selby there had been no further interest expressed in the Casual Vacancy created by the resignation of Cllr Shanks. The Chairman proposed that she be appointed to the vacancy and this was agreed by all the Parish Councillors.

#### PUBLIC DISCUSSION

There were twenty-four members of the public present.

**1353** A resident thanked the Parish Council and the individual Councillors for the time and effort they gave voluntarily pursuing the issues raised in the parish and more generally in the planning maintenance and improvement of their area.

**1354** A range of views were expressed by different residents on the impact of the number of activities originating in and around Purbeck Valley Farm located in Corfe Castle parish. Objectors considered that over the past 4 years increasing numbers of days with escalating hours of use for events had occurred. This had led to increasing noise impact, visual intrusion, and impact on the land designated as an Area of Outstanding Natural Beauty. Almost continuous weekend and nighttime activity now occurred throughout the summer period from Easter to October. This was happening without any consideration for neighbours and others living over a large area in both Corfe Castle and Worth Matravers parishes. They considered that PDC had failed to act on this material change of use either through regulation or by control or event monitoring. They had now made an official complaint to PDC that officers in the Planning, Environmental Health, and Licensing units had not acted on reasonable concerns expressed and often unrecorded over this period.

**1355** Supporters of the Farm development stated that a degree of give and take was required. They stated the owner /operator of the farm had done everything required of him by PDC. His events attracted a large number of visitors especially young people who bring and support local business and shops at the two HX garages. Events run by the young Farmers and others also support good causes.

**1356** A representative from one of these events stated how much work was done to satisfy PDC's increasing requirements for his events and to mitigate any adverse effects. He was on site and available for complaints throughout the evening. He considered that a reasonable attitude should be taken by objectors.

**1357** A resident asked why the noise had to be so loud and go on so long into the night.

**1358** Concerns were also expressed about the extent of the activities of Land and Wave and whether they were exceeding their 60 day camping limit under the special exemption for such activities. The Stag and Hen parties they facilitated had been the source of numerous complaints of foul language and noise.

**1359** Concern was also expressed about unregulated running activities and the nuisance and damage which had been caused.

**1360** There was support for and objections to the closing of the bridleway way through the site for an event but on balance some residents felt alternatives for walkers were available and it had saved potential conflict between pedestrians and many others attending the events.

**1361** One local resident supporting the farm activities stated she lives close to the Harmans Cross Village Hall which ran numerous evening events. Although these were sometimes annoying no complaint had been made as she appreciated there was a necessity for some give and take.

**1362** A local HX resident who is also a HXVH management committee member stated how consideration was given to local residents. This new purpose built building with full facilities could have been let for up

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to 30 weddings a year but that number has been restricted to a maximum of 12 a year with 8 in the current year. All amplified sound units from these events were contained within the building.

Organisers were not permitted to create noise by instruments or loudspeakers in outside areas or in Marquees in the open space. All events were to close by 1130pm, with doors shut by 1145pm.

**1363** Concerns were again expressed at the state of road signs especially at the junction of Haycrafts lane and the Valley Road in HX. Cllr Brooks stated that at DCC the amount of money available to the Highways Department was not as much as in the past and that there had been a decision to concentrate on statutory duties and to ensure that things were safe rather than spending on aesthetics.. Cllr Woolford stated that he considered Highways Officers were doing their best with limited resources and indeed had recently been cutting back vegetation around some of the obstructed signs in this area.

**1364** Complaints of overhanging vegetation in Sandy Hill Lane and other small cul de sacs were noted and residents advised that these areas were in Corfe Castle Parish. Issues should be taken up through them and on line by reporting on the DCC Highways web site.

The Public discussion ended at 8.22 pm

#### MINUTES OF THE LAST MEETING

**1365.** The Draft Minutes of the Council meeting held on Tuesday 5 September had been previously circulated. Cllr Vosper proposed and Cllr Bugler seconded acceptance of these Minutes and these were passed by all Councillors present as a true record. The Minutes were signed by the meeting Chairman.

#### CLERKS REPORT ON MATTERS ARISING

**1366** The previously circulated report on Action Points arising from the last and previous meetings was noted. The PC agreed to increase their donation to Pan Purbeck Advisory service (PPAC) from £50 to £100 for their administration costs of leaflets letters and other items. Whilst similar work was being carried out by PDC officers this was independent advisory work on housing demand seeking to reduce the housing provision requirements in the Purbeck Local Plan Review to those essential for local needs.

#### CORRESPONDENCE

**1367** The Clerk reported back from Dorset Area for Parish and Town Council committee meeting 28 September. PDC Cllr Laura Miller had given a very inclusive presentation on the issues surrounding Affordable Housing and housing need generally in Purbeck. She acknowledged there had been difficulties in the past especially with the definition and promotion by officers of "Affordable Homes" defined by government as 80% of market value. The Clerk advised that there was an outstanding vacancy for an additional Cllr representative on DAPTC and only Cllrs could attend and propose and vote on Motions for the AGM.

**1368** The PC considered the proposed Motions from member councils for consideration at the DAPTC 2017 AGM on Saturday 4th November 2017 as previously circulated. The PC supported Motions to require Planning Authorities to take items to the main Planning Committee where there was a Town or Parish Council objection on legitimate planning grounds and to seek Government to establish in legislation that Parish Polls were not required for any item outside that local authority's jurisdiction. The PC noted that the views of the Parish Council had no more weight under planning legislation than those of any individual resident. They agreed that the national association NALC should lobby for a change to ensure Parish and Town Councils should be made statutory consultees for all planning and tree work applications. **Action** Clerk

**1369.** The financial information received from officer at Dorset Waste Partnership on the concern expressed by the PC on overhead costs associated with their Guide for Councillors was noted. It would be commented on further by Cllrs after they had time to consider its contents in detail.

#### HIGHWAY MATTERS

**1370** The PC noted that the new Leader of DCC had not responded to the WMPC TRO proposals application letter from the Chairman.. She had passed it on via the Cabinet Member and an email acknowledgement was received after 3 weeks from a Highways Officer to the Clerk. The PC noted that

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the new area Highways team leader Dawn Atkin would be meeting the Clerk in WM village at 0930 on the 19 October DCC Cllr Cherry Brooks aimed to attend.

It was considered that this should be followed by a walkabout in Haycrafts Lane and HX on highways related issues with Cllr Woolford and any other interested Cllrs.

**1371** The PC agreed that the Clerk should seek from PDC a detailed map of Haycrafts lane and the A351 in HX so that adjacent landowners could be identified in respect of dealing with overhanging hedges and vegetation. Any proposal for Haycrafts Lane and the Valley Road hedge trimming could follow consideration of these actions. **Action** Clerk

**1372** The Clerk having reported the secondment elsewhere of the existing local DCC Highways Officer stated there was no update on progress with DCC on Parish Highways Issues.

#### PLANNING AND TREE WORK APPLICATIONS

**1373** PA 6/2017/0462 Dolina North Instow HX ; 2 storey side and single storey front extension and reroofing of existing flat roof. No Objection

**1374** TWA/2017/173 Tree Works Application Withy Bed WM . Noted application made by Clerk

**1376** PA 6/2017/0520 1 Gallows Gore Cottages, Kingston Road, Worth Matravers, Swanage, BH19 3JR ; Demolish existing porch and erect a single storey extension. No Objection

**1377**, PA 6/2017/0531, Listed building consent 1 Gallows Gore Cottages, Kingston Road, Worth Matravers, Swanage, BH19 3JR Demolish existing porch and erect a single storey extension. No Objection

**1378** Appeal against refusal by PDC of PA 6/2017/0349 Coy Pond Developments Location: Harmans Cross, Valley Road, Harmans Cross, BH19 3DZ ; Erection of a two metre boundary fence. The PC agreed to submit representations to the Inspector as per their previous comments to PDC on this retrospective planning application. These included that the PC considers the existing fence height at 2m to be visually imposing as evidenced where it joins the next door neighbour's fence constructed at the same time at 1.7m height by the same applicant. **Action** Clerk

#### FINANCIAL MATTERS

**1379** The PC Accounts, Budget and Reconciliation 30 August 2017 were noted.

**1380** The PC noted the completion and certification of the 2016-17 Accounts and the Annual Audit response of BDO the External Auditor drawing attention to the additional fee of £30 raised in respect of their requirement for confirmation of publication dates of the exercise of public rights.

**1381** Payment of invoices received and checked 6 September to 3 October

ITB Gardening Ltd	£ 619.00	Grass cutting
R Khanna	£ 678.75	Clerk's Salary PAYE, and expenses
WMPC Office	£ 50.00	BT Internet and phone and Office supplies
J D Facilities.	£ 628.55	WM Toilet Cleansing
Burden Building Services	£ 60	Repairs to Coping stones Worth Pond
PDC	£ 50	Planning Training
HXVH	£ 10	Hire of Meeting room
BDO	£ 276	External Audit Fee
St Georges Pre-School	£1000	Donation (CIL)
Explorer Scouts	£ 200	Donation
PPAC	£ 100	Donation

**1382** **Confidential Minute**. Cllr Field and Cllr Woolford would collect the car park donations from 3 October at WM and HX respectively.

#### PERIOD OF DISCUSSION AND INFORMATION

**1383** The PC noted that part of the footway on the Valley road in Langton Matravers PC area had been carefully cut back and trimmed but the opposite pavement from St Michaels garage had not been affected. **Action** Clerk to pursue with LMPC

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**1384** Cllr Woolford recorded that Mr. R (Bunny) Farr a local resident had voluntarily repaired the steel door of the HX car park donation box removed previously with a very small sum of donations by thieves. The PC agreed to show its appreciation with a letter of thanks to Mr. Farr **Action** Clerk,  
The meeting closed at 9.15pm Roger Khanna Parish Clerk

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