

06/02/2020

Minutes of the Worth Matravers Parish Council Meeting held in Worth Matravers village hall on Tuesday 4 February 2020

PRESENT Cllrs J Burden (Chairman), I Bugler, R Woolford, C Melville, Mrs. K Rigler, Dorset Council (DC) Cllr Ms. C Brooks

APOLOGIES Cllrs Mrs. L Spencer-Duncan, Mrs. C Vosper

PUBLIC DISCUSSION PERIOD

There were two members of the public present

2068 A resident sought and received reassurance that once the wet weather lifted and the ground was hard enough the stone chippings as approved by the PC would be laid by the contractor on the path behind the Worth church. The PC would also accept the gift of 100 free sapling trees for planting around the WM car park.

2069 The scheme architect for agenda item 7 a Misty Cottage WM presented a letter from his client for consideration by the PC. He outlined the changes subsequently made following the refusal of the DC planning committee of PA: 6/2019/0337. He explained there was no light pollution impact as the drawings showed roof windows not lights and how the building had been pulled away by 2 metres from the adjoining listed building. In his opinion this will be to be sufficient to obtain an automatic planning consent through a Certificate of Lawfulness (CoL) from Dorset Council Planning Committee. He stated significant tree planting would take place in the new space created on the boundary. His client was not willing to provide a mansard roof feature, common in WM properties, to conceal the appearance from the village green of the proposed flat roof as this would require a further planning application. He confirmed a very small gap (four inches) was shown at the rear of the proposed extension on the drawing proposal. This was provided between the existing and proposed extension development side walls to ensure in his opinion that no planning consent was needed and a CoL could be issued.

Declarations of Interest; Cllr Bugler declared and took no part in the discussions on item 7a

MINUTES OF THE LAST MEETING

2070. The Draft Minutes of the Council meeting held on Tuesday 3 December 2019 had been previously circulated. Cllr Woolford proposed and Cllr Mrs. Riggs seconded acceptance of these Minutes and these were passed by all Councillors present as a true and accurate record. The Minutes were signed by the Chairman.

CLERKS REPORT ON MATTERS ARISING

2071 The Action Points arising from the last and previous meetings were noted. Cllr Woolford raised concerns as to the number of Action points still not resolved. The Clerk acknowledged this and would pursue outstanding actions with external parties immediately following this meeting. Cllr Woolford would forward the details for the new litter/dog bins in HX to the Clerk to settle invoices and delivery direct with the suppliers. **Action** Clerk, Cllr Woolford.

2072 Cllr Woolford raised concerns that the PC contractor had not completed weed killing and verge clearance work in HX notably around the N Instow entrances **Action** Clerk, Contractor

DORSET COUCIL –ELECTED COUNCILLOR REPORT.

2073 Dorset Council Cllr Brooks raised the death of her predecessor at Dorset Council Cllr Mike Lovell and the forthcoming funeral at Langton Parish church 1130 on the 14th February. The Chairman stated he would be attending. She updated on the evolution at DC of a Primary Residence and Empty Homes Policy and the problems at Public Inquiry into current planning applications of convincing Inspectors that such policies were not premature before adoption of the relevant Local Plans for the area. She indicated current DC thinking was to impose extra Council Taxes of 100 -300 % on empty properties. She agreed the definition of 'empty' was still uncertain. She updated on a proposed DC 2020- 2021 investment strategy for road maintenance and a new permit scheme for Statutory Undertaker (Utility) works in the County.

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2074 Parish Cllrs were very concerned about the standard and quality of resurfacing work carried out by DC across the Isle of Purbeck with new schemes showing signs of disrepair within a short period of construction completion notably in Corfe Castle and Swanage. They considered for example Princes Road and the A351 through HX were falling to bits. Cllr Brooks gave an update report on the work of DC and her involvement in DC Policy Development Advisory Panels. She confirmed the 3.9% Dorset Council Tax increase for 2020-21.

CORRESPONDENCE

2075 The PC noted the proposals for low cost ownership at Old Quarry close in WM. Concerns continues about the state of the verge outside this development. **Action** Clerk

2076 The PC noted the ongoing NHS Reorganisation and proposals continued to be made to the NHS for A&E Local' - retaining some A&E care at Poole. The PC supported the retention of especially emergency services at Poole hospital even for 18 hours a day.

HIGHWAY MATTERS

2077 The PC noted the report of the Clerk and Cllr Woolford on damage to the height barrier at WMCP and continuing thefts at HX car park box. The Clerk was pursuing the Land Rover culprit at WMCP who had as the car park was full deliberately opened the closed gate to the extension and then drove through demolishing the height barrier and driving away. This process with identification of the culprit was all comprehensively recorded on CCTV and details have been supplied to the Police for action.

2078 The PC considered the estimate from SSE for replacement of the damaged lighting unit at HX / Haycrafts lane cross roads. The PC asked for an inclusive estimate to cover replacement of both lighting units with LED units and new brackets and arms for the outriggers.

PLANNING AND TREE WORK APPLICATIONS

2079 PA 6/2020/0006 Misty Cottage, Worth Matravers, Swanage, BH19 3LQ Erect single storey rear extension - Certificate of Lawfulness (proposed) Certain aspects of the amended application were welcomed such as the set back of 2 metres from the adjacent Rose Cottage listed building. The roof lights are now understood to have no lighting elements but are window openings. The PC asked that a fake mansard edge feature concealing the flat roof as provided in many other roofs in the parish would improve the side aspect of the extension from the major viewpoint of adjacent listed buildings and the village green .This would remove the appearance of a flat roof feature currently absent from this part of the core of the island of the Village Green conservation area .This addition would make the application more acceptable to the PC. The internal features proposed for the existing outbuilding constitute a fire trap with no adequate means of escape. The PC is concerned that this amended application is a way of getting around planning controls on rear extensions in a conservation area as illustrated by the proposed gap of 4 inches between the existing outbuilding and the proposed new construction side wall feature of the proposed rear extension. All engineering operations constitute development and it is not clear how such an extension could be constructed without the foundations abutting those of the existing outbuilding in essence bridging that 4 inch gap. Such a gap is unsustainable, at best a damp creating area to both side walls filled with detritus and rubbish, and as experience shows a good home/ habitat for the mice and rats widespread in this rural area .An additional concern is that this if approved will create for a subsequent planning appeal inquiry a de- minimus difference between the original application refused by DC Members and any approved CoL

2080 PA 6/2019/0686 Application For: Full Planning Permission - Minor Development. Knolldown Valley Road Harmans Cross BH20 5HU: Variation of condition 2 of planning permission 6/2018/0679 (Demolish existing house and erect a replacement house including a swimming pool) to make changes to windows and remove a tree originally to be retained. The PC noted the number of changes especially to windows

2081 PA 6/2020/0022 Full Planning Permission - Bramble Cottage, Hillbottom, Worth Matravers BH19 3LT Proposal: Variation of condition 2 of Planning Permission 6/2019/0142 (Two storey extension to existing cottage) for revised landscaping at front, additional window to front elevation, changes to materials of door and roof. No observations

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2082 TPO/2020/010 Flower Meadow House, Haycrafts Lane, Harmans Cross, BH19 3EB (T1) Monterey pine - remove hanging branch and major dead wood; (T2) Holly – fell to ground level and grind out stump Some concerns about the number of trees being progressively removed from the new Flower Meadow estate .

FINANCIAL MATTERS

2083 The Cash Book Reconciliation. 31 December 2019 was noted

2084 2019-20 WMPC Budget and Expenditure 31 December 2019 was considered and noted.

2085 The PC noted and agreed the proposed budget for 2020-21 and agreed a £NIL Council tax rate for Worth Matravers Parish for that year.

2086 The PC confirmed the appointment of Fraser Crawford as the WMPC 2019-20 Internal Auditor.

2087 Payment of invoices received and checked 3 December to 4 February 2020

R Khanna	£	865.13	Clerk's salary, PAYE, and expenses December 2019
R Khanna	£	716.98	Clerk's salary, PAYE, and expenses January 2020
Secure Alarms	£	82.80	CCTV repairs
S Johnson	£	60.00	Contractor grounds maintenance
WMPC Office	£	120.00	BT Internet and phone 01/12/19-31/01 /020
J D Facilities.	£	628.55	WM Toilet Cleansing December 2019
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SSE	£	66.00	HX Street Lamp repair / removal
ITB Gardening	£	229.00	Grass cutting and grounds maintenance
ITB Gardening	£	489.00	Grass cutting and grounds maintenance
HXVH	£	110.00	Room hire
WMVH	£	81.00	Room hire
DC Highways	£	450.00	SID movement work

2088 **Confidential Minute**. From 3 February Cllr Woolford would collect the HX car park donations and Cllr Bugler would be collecting donations at the WM car park.

PERIOD OF DISCUSSION AND INFORMATION

2089 The Chairman raised the ongoing water flow problems denied by Wessex Water on the road down from the Square and Compass. This flow was destroying the road surface. Cllr Brooks undertook to take this up with DC Highways. Following the meeting a real flood tide was observed down past the south side of WM Village Green and Wessex Water were noted as attending that night. **Action** Clerk

2090 Cllrs raised the ongoing lack of planning enforcement action by now DC on the Poultry farm site in WM. The temporary mobile home unit with balconies etc. had been provided for rebuilding work which had never commenced. **Action** Clerk

2091 The PC continued to be concerned at the kerb line outside the East Boro new housing complex on the Worth to Langton road and the ongoing damage to verges in the area from their contractor vehicles. The Clerk confirmed this issue had been raised with DC Highways with no apparent remedial action.

2092 The PC noted no replacement of the stone upstand on the footpath past Bladen had yet occurred. The Clerk had reported that the owner had that stone on site and that the DC Officer was liaising with them. The PC agreed to seek DC to get replacement of the upstand stone. **Action** Clerk

The meeting closed at 9.20pm

Roger Khanna Parish Clerk
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