

11/04/2016

## **Minutes of the Worth Matravers Parish Council Meeting held in Worth Matravers Village Hall on Tuesday 5 April at 7.30pm**

PRESENT Cllr Burden (Chairman), Cllrs, I Bugler, R Sandham, Ms. M Shanks and Mrs. C Vosper ,  
R Woolford, DCC/PDC Cllr M Lovell  
Apologies for Absence Cllr R Field

### **PUBLIC DISCUSSION**

There were 12 members of the public present.

**885** A resident raised a number of highway maintenance concerns about the safety and environmental appearance of Haycrafts Lane. These included inadequate drainage, verge damage, a poor potholed surface, mud in the passing places and the need for a speed limit. These were noted by the PC and DCC Cllr Lovell and a report would be made to Dorset CC as the Highway Authority. **Action** Clerk Cllr Lovell

**886** The representative of Purbeck Valley Farm responded to noise and disturbance concerns expressed at previous meetings by local residents. She had measured noise levels during their Special events at the Farm in a neighbour's house at night at 65DBA. She considered these reasonable as these were the sound levels for conversation levels of people in private residences. Her view was that 65DBA level was typical of the usual noise in rural areas. They had agreed with PDC that the 15 events they had booked fell within the 28 day planning consent window and had dealt at the recent Licensing Hearing with safety concerns by providing fluorescent jackets for pedestrians leaving the site. They would be selling alcohol until 0500 and this would enable a gradual dispersal of drinkers. A representative from the Weekender event being held at the Farm for four days in August said they would be keeping the local community abreast of their proposals. **Action** Clerk

**887** A resident from Worth village stated the new small children's roundabout provided by the PC at West Burton field was much appreciated and highlighted traffic and safety concerns on the 60 mph road past the site and through the centre of the village. He requested that a 30 mph limit be pursued and some informative signing to reinforce with motorists the need to take care travelling through the village. The PC was aware that regrettably outside of a summer month the speeding motorists were local to the area. Representations would be made to DCC as the Traffic Authority. **Action** Clerk

**888** Two residents reported back separately about their concerns from their attendance and individual representations to the 31 March PDC Planning Committee on the Abbascombe Affordable Housing planning application. Both shared the view that the Committee meeting and officers reporting was not what they expected. They considered PDC Officers interventions were partial and selective and their evidence clearly supportive of the developer was not independently audited.

**889** The Tea Room owner opposite the Duck pond raised her concerns that she had not been personally consulted and did not agree with the recently advertised waiting restriction proposals for the village. The Clerk advised that the proposals had been repeatedly discussed, minuted, and presented in the Dubber over some years as the scheme came slowly to the top of the DCC priority list. The detailed scheme agreed with DCC Traffic Officers was also posted in the Notice Board close to the Tea Shop and opposite the Duck Pond some months ago. This was well prior to the recent formal advertising in the street. As she had formally objected, delaying the introduction of the scheme, this now was a matter for decision by the Traffic Authority. Cllr Lovell advised her to attend the DCC Regulatory Committee.

The public session closed at 8.17pm

### **MINUTES OF THE LAST MEETING**

**890.** The Draft Minutes of the Council meeting held on Tuesday 1 March had been previously circulated. Cllr Vosper proposed, seconded by Cllr Bugler acceptance of these Minutes and these were passed by all Councillors present as a true record. The Minutes were signed by the Chairman.

### **CLERKS REPORT ON MATTERS ARISING**

**891** The previously circulated report on Action Points arising from the last and previous meetings were noted. The Clerk and Cllrs updated items with further more recent information.

**892** The new Abbascombe Affordable Housing scheme including the proposal that 4 of the housing units would be for sale at 75% of market price was considered at the 31 March Planning Committee.

11/04/2016

The Clerk had made representations on behalf of the Parish Council objections and Cllr Sandham and Cllr Shanks made further individual representations. Although the decision was still under consideration they were concerned at the way supporting evidence was not produced and how pure conjecture was made by Officers to support the application. (PDC Officers had also added information that the affordable housing rentals on the 5 social rental units would be 60% of market rentals rather than 80% elsewhere in WM and indicated the sale price for a 3 bedroom unit would be affordable to local people on the Housing Need Register at approximately £250, 000.) Cllr Sandham had also filmed and recorded all the proceedings at the meeting. A resolution to approve the development was rejected by District Councillors on a vote. A motion to Refuse the planning application was not proceeded with and the planning application was deferred when Cllrs asked for details of which of the nine 1, 2 and 3 bedroom units were intended to be sold.

**893** Cllr Woolford confirmed that DCC had been on site and erected a bollard to correct and help prevent verge damage on Tabbits Hill lane. It was reported at the meeting the damage had been caused by a single large lorry blocking the road on one day necessitating overrun of the verge to pass it.

**894** The PC had received an estimate for a new outside power point on the Worth Green and would discuss the large cost with the Village Hall who had requested this facility. **Action** Clerk

**895** Cllr Woolford had attended the Licensing Hearing on the 31 March for the Purbeck Valley Farm Folk Festival. He spoke on the registered PC written objection on Nighttime Noise and potential safety considerations for pedestrians on the A351. The License was granted by PDC subject to a Noise Management Plan. PDC Officers had stated they would be available on a 24 hour basis during the event to investigate any noise complaints from local residents. The PC would seek a copy of the NMP **Action** Clerk

#### CORRESPONDENCE

**896** The PC noted the invitation to the Langton Matravers Annual Meeting on the 28 April and the Chairman confirmed he would try and attend. **Action** Clerk

**897** The PC agreed to register on the online government petition supported by the National Association of Local Councils to seek appeal rights for Parish Councils against planning application approval decisions by a District Council. These would be similar to those already granted to Developers who can go to Appeal on Refusals of Consents to their planning applications. **Action** Clerk

#### HIGHWAY MATTERS

**898** Cllr Woolford drew attention to the long outstanding work by DCC Highways to relocate the 50 mph sign and provide slow and transverse road markings on the entrance to the HX 30 mph limit area. Cllrs were informed the police had a large number of different unmarked vehicles they use for random stopping and enforcement on roads such as the A 351. **Action** Cllr Lovell

#### PLANNING AND TREE WORK APPLICATIONS

**899.** 6/2016/0139 Application for :- Full Planning Permission Minor Development Change of use of land to mixed use of agriculture and camping, with pre-erected tents and equipment. Haycrafts Lane (Hedgerows - Land rear of), Harmans Cross, BH19 3EB. Worth Matravers. There was no change to the previous PC comments

**900** PA.6/2016/0142 Application for :- Non material amendment to 6/2014/0003 (Minor material amendment; erect three detached dwellings - Reserved Matters; to allow a revised level to access (Increased), re-siting of houses, revised elevations and internal layouts) to allow changes to the internal layout of the three dwellings and changes to the appearance of house 1 and house 2. Valley Road (Harmans Cross Poultry Farm), Swanage BH19 3DZ . Cllrs were uncertain how the scheme would change as these houses had already been built

**901** PA 6/2016/0183 Application for :- Full Planning Permission Other Development Erect detached garage. Valley Road (Valley Lodge), Harmans Cross, BH20 5HU Worth Matravers. Cllrs were concerned that this was an application for a very large 30 ft. long 17 ft. wide and 13ft. high commercial garage or storage facility. It was agreed the Clerk would consolidate Cllrs responses after they had the opportunity to view the specific site considerations

11/04/2016

**902** PA6/2016/ 0207 Honeysuckle Cottage, Worth Matravers, BH19 3LQ Listed Building Consent: Install dormer window to rear elevation and internal alterations to form bedroom and bathroom. There was no objection but as not circulated previously Cllrs would let the Clerk know if they had any further considerations after viewing the proposals on the PDC Planning Web site.

## FINANCIAL MATTERS

**903** The PC noted receipt of the Bank Statement/Cash book reconciliation had been carried out for 29 February 2016.

**904** Cllrs welcomed the availability and presentation at the meeting of all certified invoices for the year up to 1 March 2016. All the uncertified invoices to be approved at this or in future committees would similarly be made available for inspection and question by each councillor before certification. The Clerk clarified that all work on grass cutting and ancillary contracts had been tendered in 2015 for a three year period and the results were used by the PC to select nominated work for individual contractors and to let items on the ancillary contracts. There were in total 6 different approved contractors to the PC with other specialist contractors on call off. All the major work in 2015 – 16 had been individually tendered. **Action** Clerk

**905** The PC noted the current cashbook annual account status at 31 March 2016.

**906.** Payment of invoices received and checked 2 March to 5 April

R Khanna

J D Facilities.

ITB Gardening

Burden Building Services

Clerk's PAYE, Salary and expenses

WM Toilet Cleansing

WM Hedging

WM Toilet refurbishment invoices

**907.** Confidential Minute .

## PERIOD OF DISCUSSION AND INFORMATION

**908** The PC thanked Cllr Vosper for her recent voluntary work with equipment in the WM Car Park. It agreed the WM extension car park be added to the grass cutting contract.

**909** The PC noted that a new padlock system had been welded onto the HX Car Park Coin box by Bunny Farr and asked the Clerk to formally thank him on behalf of the PC for this voluntary assistance

**910** The PC noted that the new Radar lock on the disabled toilet had to be self-closing. This larger toilet area would be restricted to disabled key holders and would no longer be available to assist other occupants of camping vans on the site for washing and as a free water supply facility.

**911** Cllrs drew attention to difficulties caused by the lack of direction signing to pedestrians that the path down to Chapmans Pool had become unsafe and closed. The previous DCC encapsulated paper sign had blown away during the winter. There was an urgent need for resigning the coastal path away from the previous pathway as walkers trying to use it and getting into difficulties and requesting assistance from Coast watch volunteers. **Action** Clerk

**912** The inscription on a boulder down at Winspit had become nearly obscured with its treatment in the past from weather and rolling down the hill by vandals from its previous position. Before committing to any expenditure an offer was made to research the background to the memorial and its public interest to justify expenditure by the PC as there are a number of requests for private stone memorials received every year along the coastal path and all have a maintenance and upkeep responsibility. An early estimate was of £800 for the stone work. **Action** Clerk

**913** The litter collected remains on Chapmans Pool beach of 6 one tonne bags as there is no longer any vehicle access down there following the coast path slippage. Contact has been made with DWP and the Dorset Coastal Forum initiative on Litter Free Beaches to try and get a boat to remove this to Kimmeridge and transport it away from there.

The meeting closed at 9.23pm  
Roger Khanna Parish Clerk