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**Minutes of the Worth Matravers Parish Council Meeting held in Harmans Cross Village Hall on Monday 6<sup>th</sup> September 2016 at 7.30pm**

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

**DECLARATION OF INTEREST**

Cllr Burden declared an interest in item 6f and was absent for the discussion and decision.

**PUBLIC DISCUSSION**

There were thirty one members of the public present.

**1020.** A representative of the owners of Purbeck Valley Farm gave a short presentation in support of their planning application proposals as listed later on the Agenda. Supporting documents were available on the PDC web site and further information on noise matters would shortly be made available. He stated that there had been few objections to date listed by PDC and a number in support of the various folk and young farmers events already held on the site this year. A further seven wedding receptions had also been held. He acknowledged the venue had exceeded the 28 day planning exemption and as a result the current application had been made to allow events to carry on for 63/71 days including set up and take down.

**1021** A number of people spoke in favour of the Folk Festival which had relocated to this site last year. It helps bring the wider community together with local residents and family attending often at free or discounted ticket prices. It had better access than the previous Langton Matravers site at Wilkswood. It had been well managed and concluded promptly at 1130pm.

**1022** A number of residents from WM and Corfe Castle parish spoke objecting to the two applications questioning the need and justification in planning terms. The already constructed and in use residential units were not justifiable as an AONB exception to support an agricultural business and were advertised at present and used as part of a wedding venue package facility.

**1023** The issues the applicant needed to address were ones of community balance and compromise with current events creating disturbance affecting some 80 properties directly and extending over 14 weekends and approximately 4 months of the spring and summer. Planning application 6/2016/0458 for the change of use of the land should be amended to include a report of the average base background noise, with the relevant methodology of noise measurement, so that decibels above base can be measured.eg how noisy the event will be for neighbours. The PA contained errors as contrary to the application details the number of days sought were unclear at 63 – 71 days the Highway Right of Way Bridleway across the site had been closed and the site could be seen from public areas. A resident stated a noisy helicopter had landed at one event and fireworks at a wedding were going off after midnight.

**1024** Long standing residents complained that the noise and disturbance had arisen over the uncontrolled development of these additional activities at the farm over the last 4 years with the silence and tranquility of the AONB destroyed. The additional generated and high levels of intrusive noise on so many occasions and late into the evenings rebounded of the hills surrounding the site. A number of residents stated that PDC Officers had been in attendance for the Folk Festival this year and as a result the general position at this event was of an improvement over the 2015 impact. Other events notably weddings had not been similarly monitored and in the past repeated complaints on these issues to PDC and their out of hours service had not been recorded or responded to and were not therefore being included.

**1025** A resident raised issues about the status of the land rear of Hedgerows Haycrafts lane and it was confirmed a Planning Appeal had been lodged and as previously minuted in August PDC Officers were reviewing the applicability of Natural England Freedom Camping legislation.

The Public Discussion period closed at 8.12 pm

**MINUTES OF THE LAST MEETING**

**1026.** The Draft Minutes of the Council Meeting held on Monday 2<sup>nd</sup> August had previously been circulated and acceptance was proposed by Cllr. Bugler and seconded by Cllr Woolford. The Minutes were signed by the Chairman.

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## CLERKS REPORT ON MATTERS ARISING FROM THE MINUTES OF 2<sup>nd</sup> AUGUST

**1027.** The Action Notes from 2<sup>nd</sup> August and previous meetings were noted.

### CORRESPONDENCE

**1028.** The PC noted the PDC response stating that following a change in policy the PC it would have to fund the emptying of any new bin provided for dog or general waste in Haycrafts Lane or elsewhere. It was agreed to seek a costing from PDC and DWP before proceeding with any alternative approaches.

**Action Clerk**

**1029** The PC considered the application for a banner on fence at Harmans Cross Village Hall and concurred with the view of the HXVHMC to refuse such proposals. The PC was concerned that signs such as those for the Tea Shop on the Kingston to Langton road interfered with driver exiting visibility were a safety hazard and should be removed. The private advertiser should liaise with DCC for consent and pay for a brown direction sign post mounted at the two junctions and remove the roadside ones.

**1030** The PC noted the CAB AGM Invitation 6th October. No Cllr was available to attend. **Action Clerk**

**1031** The PC considered and thanked local residents of the parish and further afield for their interest in creating a Meadow in Begbie Field. It was aware how the surrounding area to WM contains large areas of natural grassland and a major NT Meadow at Gallows Gore. It was agreed to review the original Begbie request, clarify the present and future ownership responsibilities, and see how her documented wishes and especially any social housing could be facilitated in future years on any spare land area of the field.

**1032** The PC agreed to publicise the request for volunteers for the Dorset Local Access Forum.

**1033** The PC noted the WCPT AGM on the 16th September 1630 WMVH and Cllr Vosper agreed to try and attend in an observer capacity on behalf of the PC. **Action Clerk**

**1034** The PC noted the DAPTC AGM 5th November 2016 and the need for any Motions to be debated to be agreed and supplied to DAPTC by 5th October 2016.

**1035** The PC noted the Reshaping Local Councils Options Consultation and the DAPTC Workshops 8th 20th 29th September. Cllr Lovell advised further public consultation was arranged 21st September o/s the CO-OP Swanage 2-6 pm and o/s Sainsbury Wareham 15th October 10 am to 2 pm.

**1036** The PC acknowledged letters of thanks for donations from the Coastwatch service the Alistair Johnstone memorial and the honorarium for Mrs. Hardy.

### HIGHWAY MATTERS

**1037.** The Clerk gave an update on Highway and Traffic matters. He confirmed with relevant correspondence existing access rights at Begbie field and the existing license to access the extension through the main car park for the gravedigger and landowner to mow the land. It was agreed to include this area as part of the future WM grass cutting contracts. The PC agreed to keep under review the offer from the land owner for access to further land adjoining the car park extension. **Action Clerk**

### PLANNING AND TREE WORK APPLICATIONS

**1038.** PA 6/2016/0176 Demolish existing garage. Erect two storey side extensions and insert roof lights to facilitate loft conversion. Springbrook Close (Tabbitts Way), Corfe Castle, BH20 5HS. No Objection

**1039** PA 6/2016/0528 Albany House WM Garage. No Objection. The PC noted that the previous Tree Work Application was for cutting back a tree in an adjacent garden and clarification from PDC would be sought as no indication of owners consent had been shown.

**1040** PA6/2016/0431 Hazlewood Valley road Harmans Cross BH19 3DX Remove and replace with new and extended decking and support structures. No Objections.

**1041** PA6/2016//0462 High Barn Woodyhyde Farm Afflington BH205HT Construct new single storey garage and workshop. No Objection.

**1042** PA6/2016/0470 Pond View Worth Matravers BH19 3LQListed Building Consent Repairs and restoration of stone walled barn No Objection.

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**1043** PA6/2016//0429 Purbeck Valley Farm House Valley road Corfe Castle BH 20 5HO Garage with sleeping space with sleeping space above and outside toilets Concern was expressed about this being a retrospective application with the accommodation not for support of an agricultural business as stated but already in use for current activities for which retrospective approval was also being sought in PA 6/2016/0458. Any residential usage was considered contrary to the PDC planning policy for the AONB and would lead to separate housing development which otherwise would not have been approved.

**1044.** PA 6/2016/0458 Purbeck Valley Farm Valley Road Corfe Castle BH20 5HU Change of use of land and buildings for the purpose of Folk Festival 3 No Farmers events and no more than 10 weddings a year. The PC noted the comments in the public discussion and would forward these on as an informative in their planning comments. The relevant issues were planning matters being the environmental impact of the proposals on outside space and internal occupation of adjoining residential properties in WM. These include the noise, light intrusion and proximity of temporary visitor accommodation. The PC had noted the new 4 tower lighting impact and had previously questioned the boundary noise levels in the License application. The need for an earlier cut off time for events and wedding receptions of 1100 pm as per the local village hall had been supported. The Chairman proposed and it was agreed that the PC should request PDC to refer the applications to the full Planning Committee as increasingly ad hoc single applications which were not considered by the elected councillors at PDC were determining policy for acceptable event management and control of resultant environmental impacts on local residents and users of the AONB

#### FINANCIAL MATTERS

**1045.** The Parish Council Accounts Cash Book /Bank Statement Reconciliation for July 2016 circulated prior to the meeting and the Notice of Completion of Audit by BDO the external auditors were noted.

**1046** The Clerk had circulated to the previous meeting the Risk Assessment and Statement of Internal Controls for consideration. This was noted and agreed for 2016. A draft of Emergency Resilience in respect of the Clerk's responsibilities and availability was circulated for Cllrs to consider further and make any amendments or additions to the report. **Action** Clerk Cllrs

**1047** The PC considered and noted the Budget update report to 31st July 2016

**1048.** Payment of invoices received and checked 3<sup>rd</sup> August to 6th September

BDO

Audit fees

Post Office Ltd

HMRC PAYE

R.Khanna

Clerk's Salary and expenses

J.D. Facilities

WM Toilet Cleaning

ITB Gardening

Grass cutting

**1049.** Confidential Minute.

#### PERIOD OF DISCUSSION AND INFORMATION

**1050** Cllr Vosper reported back on the success of the additional facilities and arrangements made by the Square and Compass for the Square Fair day in WM. The overspill car park on the land made available by the owner on the Langton road had been manned by the Scouts and some 80 cars had used the facility removing problems experienced in previous years. The arrangements for information and direction to this on this overspill facility will be reviewed as some obstruction at the existing car park occurred when that facility was full. At other times cars are still parking on road outside pub on the double yellow lines and blocking the road. It was noted how this is a problem mainly caused by locals. **Action** Clerk

**1051.** Cllr Shanks raised the possibility of acquiring a new landing net to clear the Worth pond of debris feathers etc. It was agreed to obtain and fund a stout extendable pole based net for the volunteer who had agreed to carry out this task. **Action** Clerk

**1052** Cllr Woolford confirmed that the cash box at HX car park had again been broken into and in this case repair costs were minimal as the padlock had been snapped off and replaced. The box which takes small amounts of donations was regularly emptied and no money would have been present.

**1053** The Chairman raised the highway edge collapse by Abbascombe and he would forward a photo he had taken to the Clerk to refer on to DCC Highways. **Action** Clerk The meeting closed at 9.17pm