

08/12/2014

## **Minutes of the Worth Matravers Parish Council Meeting held in Worth Matravers Village Hall on Tuesday 2 December at 7.30pm**

**PRESENT** Cllr Burden (Chairman), Cllrs, Mrs. Vosper, Ms. M Shanks, I. Bugler, R Sandham, R Woolford, R Field, County/District Cllr Lovell.

### **PUBLIC DISCUSSION**

There were 6 members of the public present.

**440.** A resident of HX raised the ongoing issue of the lack of effective enforcement action by PDC on the continuing breaches of planning controls at the Sunny Glade camp site. Since the last PDC Enforcement Notice on the caravans with permanent residential occupation they had been relocated elsewhere on the site. No action had yet been taken to remove a new residentially occupied caravan reported to PDC as brought on to site 5 months ago. This was now covered in camouflage netting. Local residents were concerned that in spite of their regular reporting of planning contraventions no response had been received by them from PDC and no action was being taken to rectify the situation.

**441** Cllr Woolford assured the meeting that he was fully aware as a neighbour of all of these contraventions and was pursuing them with PDC. He would ask the PC to invite a PDC Enforcement Officer to come and make a presentation to the next meeting at HXVH on the 3 February explaining the Legislation Policy and Practice required to make a successful Planning Enforcement action. The specific current issue in HX could not be discussed at that meeting as it was subject to legal proceedings but the presentation would enable a better local understanding of the enforcement process required in specific situations.

**442** A number of WM residents presented their views on the current Planning Application for 9 affordable houses units at Abbascombe. They raised the issue that a previous application for 6 units on the site in 2002 had been refused planning consent and this was by elected PDC Councillors contrary to Officers recommendation to approve. They outlined how that scheme had adverse comments from local interests and consultees including the CPRE and the AONB team at DCC. Unfortunately it appeared these records had been deleted by PDC. The residents raised detailed concerns on and objections to this application and the specific siting of the proposal as regards other much less sensitive sites available in the village. PDC Planning Committee should be asked to make a site visit as they had in 2002. Concerns were expressed about the policy of the proposed housing association provider on ensuring local provision for local needs rather than hard to house tenants from further away.

**443** A general discussion highlighted the in principle and past support by the PC for necessary Affordable Housing for and in the village. This had resulted in the successful 5 unit Roman Barn AH development. The need to ensure local occupation was a part of a legal agreement as applied to Roman Barn which should also be attached by PDC to any AH development in WM. Following that development and the occupation by local families who were included in the 2011 WM Housing needs survey data concerns were expressed about the lack of demonstrable need for these further units. It was stated that there were new residents in unsecured tenancies in the village who may qualify for AH.

**444.** On the current planning application objections were raised to the quality of the design, the high density and low amenity provision caused by the larger number and materials proposed for 9 units on a smaller site than used for 5 AH units at Roman Barn. Specific concerns were expressed on the adverse visual impact at the gateway to the village of this application and on the longer views across the AONB generally towards St Aldhelms from that approach direction on footpaths or roadways and from the lower levels of the Priests Way and coastline side paths up towards WM.

The public session concluded at 8.10pm

### **Declaration of Interest**

**445** Cllr Bugler declared an interest on PA 6/2014/0638 Renscombe Farm. He was absent for discussions on this item

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

**446.** The Draft Minutes of the Council meeting held on Tuesday 4 November had been previously circulated. Cllr Field proposed, seconded by Cllr Sandham 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**

**447** The Clerks previously circulated report on Action points arising from the last and previous meetings was noted.

## **CORRESPONDENCE**

**448** The Clerk would provide forms for Cllrs to submit to the next meeting on recommendations for a WM volunteer of the road nomination to PDC. **Action** Clerk

**449.** The PC noted that three estimates had been received for a new small child roundabout at W Burton field. The PC agreed the lowest was acceptable and the proposal with a design should be prepared and submitted to the PCC for approval. This detailed scheme if approved by the PCC would be returned to the PC for final approval to place an order. **Action** Clerk

## **HIGHWAY MATTERS**

**450** The Chairman reported back on the meeting with DCC Highways officers on the 21 November. This discussed the residents proposals submitted to the last PC meeting and previous proposals put forward in 2011 and at the last meeting on the 11 July 2014.

**451** A range of maintenance issues had been placed with DCC Highways for action and the reflective bollards requested on the Langton to Worth road had been erected with the remaining bollards repositioned vertically. DCC stated the WM waiting restrictions agreed by the PC for all year restrictions were being pursued by DCC and should be returning as proposals for advertisement in the near future. It was agreed by DCC that they were more sympathetic to a partnership with the PC providing financial support to ensure necessary measures were implemented. The PC would look at contributing to the cost of new car park direction signs, Welcome to the village drive carefully signs, and white line and or reflectors on the approach past Compact Farm. **Action** Clerk

**452** The HX 30 mph speed limit legal order was expected to be advertised shortly. Cllr Woolford reported back that he had visited the HX Poultry farm site and noted there were no site management proposals to construct any retaining walls towards the highway boundary. Cllr Lovell reported that the developer would shortly be seeking to realign the access road to construct a fourth property. It was agreed to seek from both DCC and PDC a commitment before any further housing consents for the developer to facilitate the footway provision across the whole site frontage to the Valley road. **Action** Clerk

## **PLANNING AND TREE WORK APPLICATIONS**

**453.** PA 6/2014/0599 Erect 9 affordable dwellings with associated parking and car ports; form new vehicular access. Land adj. Abbascombe Cottages, Worth Matravers. Cllr Sandham presented a comprehensive set of Policy and detailed objections to this application. He highlighted the absence of any agreed data on Housing Need to justify this site as a Rural Exception site. The development of Roman Barn and the subsequent filling of a vacancy at Begbie Cottages had met all the high priority demand for AH as agreed with the PDC Housing officer in a meeting with the PC in 2013. He considered that the 2011 WM Housing Needs data had been misrepresented by the applicant in their Design and Access Statement.

**454.** Objections were raised to the scale and location of this development proposal. It was considered to be speculative, of high density, of poor quality and specified with inappropriate non Purbeck stone materials. The smaller site was substantially overdeveloped by comparison with the Roman Barn AH development recently completed and occupied. No photomontages with comparative heights of adjacent terraced buildings had been provided of the development frontage to the road and as proposed had considerable adverse impact on the AONB.

08/12/2014

**454** Cllrs would consider, review, and make any responses on the draft issues paper presented by Cllr Sandham .The Clerk would prepare a draft response for the PC to PDC from consideration of the comments and objections expressed at this meeting and any further responses from consultees and residents . A provisional date for meeting to review the final response for this application was set for 17 December. Cllr Lovell stated that if the PC had objections it was important they expressed them direct to the Planning Committee meeting in January which would consider the application. **Action** Clerk

**455**PA 6/2014/0628 Application for :- Listed Building Consent Divide first floor room into two rooms. Renscombe Farm, Worth Matravers, BH19 3LL No Objections

**456.** PA 6/2014/0638 Application for :- Certificate of Lawfulness (Existing) Use of barn for storage of various items relating to residential use of the farmhouse Renscombe Farm WM BH19 3LL No Objections

## FINANCIAL MATTERS

**457.** The PC noted receipt of the Parish Council Accounts Reconciliation to 30 October 2014,

**458.** Payment of invoices received and checked 5 November to 2 December.

R Khanna  
J D Facilities.  
ITB Gardening  
DWG Smith  
HXVH  
WMVH  
Ornamental Ironwork

Clerk's PAYE, Salary and expenses  
WM Toilet Cleansing  
Grass cutting  
Grass cutting and Bank works  
Xmas tree donation  
Xmas tree donation and annual hall rental 2014  
Climbing frame clamps and WM CP money box

**459.** Confidential Minute

## PERIOD OF DISCUSSION AND INFORMATION

**460.** The Chairman asked that an estimate for improving visibility in poor weather along the road past Compact farm be investigated. An estimate for additional edge of carriageway white lining and boundary post reflectors would be sought. **Action** Clerk

**461**It was agreed that the Triangle of roads to WM village should be subject to boundary hedge cutting by the WMPC contractor. **Action** Clerk

**462** The need for a replacement footpath sign post in Seacombe Valley were noted

**463** The damage done by Valerian weeds and their decay under weed killer on the walls of the WM village green were noted. The Chairman agreed to look at urgent repairs before the next village use of the Green for Xmas Carols

The meeting closed at 9.20pm  
Roger Khanna Parish Clerk WMPC