

Minutes of the Worth Matravers Parish Council Meeting held in Harmans Cross village hall on Tuesday 1 October 2019

PRESENT Cllrs J Burden (Chairman), I Bugler, R Woolford, C Melville, Mrs. C Vosper, Mrs. L Spencer-Duncan Dorset Council Cllr Ms. C Brooks

APOLOGIES FOR ABSENCE None

PUBLIC DISCUSSION PERIOD

There were three residents present

1988 The resident of Bladen raised issues of communication and substance in regard to the Dubber report on the removal of a historic stile adjacent to his building works on the West Burton Field boundary. He felt from many views expressed by walkers on this footpath that the removal of the stile and the easy access via stone steps was generally welcomed by users. It was explained that this was a public highway the responsibility of the Dorset County Rangers service and the issue had been put to them to resolve. Free ungated or unrestricted entrance to the play park area and free movement by uncontrolled dogs and other animals through the previous stile site was not supported by the PC. His concerns were noted and would be passed on the DC Rangers.

1989 Residents from the centre of the Worth village set out all their many concerns regarding the impact of proposals for a Misty Cottage rear extension on their and adjacent Grade 2 listed cottages. The proposed extension was modern, large size and 3 metre in height with a flat roof and a line of rooftop raised lighting. It was located on land two metres higher than the adjacent cottage. This in their view and that of the residents own planning consultant exacerbated the buildings impact both physical and visual on the adjacent owners and the Village Conservation Areas viewpoints generally. They stated that the Planning Officers at DC and their a newly appointed Historic Buildings consultant located in North Norfolk did not appear in their original report to have been aware of relevant Worth village and National Policy documents for the maintenance, improvement and enhancement of this and other Conservation areas. The applicant was reported as having followed the advice of DC Planning Officers so that he would receive approval of his drawings. The PC noted information that some 19 objections had already been made to DC. Cllrs shared their concerns about the outsourcing of advice to a consultant resident in Norfolk more than 200 miles away when Dorset Council should have their own Conservation officer with the required local knowledge and experience. Cllr agreed to bring the Agenda item forward for discussion and decision to follow immediately after the formal agenda items

The public discussion ended at 8.15pm

Declarations of Interest; Cllr Bugler declared an Interest in Item 7b and was absent from the room for the discussion and decision on that item

MINUTES OF THE LAST MEETING

1990. The Draft Minutes of the Council meeting held on Tuesday 3 September 2019 had been previously circulated. Cllr Bugler proposed and Cllr Woolford 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

1991 The Action Points arising from the last and previous meetings were noted. Outstanding were still issues including any requirement for PC contributions to enable new litter bins to be provided next to the stile to footpath on Haycrafts lane and additional recycling bins on WM car park. **Action** Clerk

DORSET COUCIL –ELECTED COUNCILLOR REPORT

1992 DC Cllr Brooks reported that as a Member of the DC Area Planning Committee she could listen but not discuss the residents' concerns on the Misty Cottage item raised in Public Discussion. She had however already requested a Call in to the Area Planning committee for an elected Member rather than planning officer delegated decision.

1993. Dorset Council had raised through their MPs the poor level of rural funding and an additional allocation of £10 M had been received. Purbeck Local Plan Inquiry was ongoing with the requirement for a new Dorset Wide Local plan by 2023. The Studland ferry would be operational again in the last week in October. A Peer Review of Dorset Council services was taking place but she was unable to confirm whether Agendas, Documents Notes or Minutes from that process would be available. Service delivery by the Dorset Waste Partnership Service was hampered by a shortage of drivers. Parish Cllrs stated this was not surprising with the offered £20 K a year for an HGV Class 3 vehicle driver from the Wareham depot. This needed to be substantially increased.

1994 Questioned about the Primary Residence Policy for new residential development she stated this was already in place and had been accepted by Planning Inspectors as it was set out in the Emerging Local Plan. The Clerk undertook to confirm this with County Planning Officers

1995 In response to criticisms on the high standards of maintenance of carriageways and white and yellow lines seen in Weymouth and Dorchester and differing lower ones for the Isle of Purbeck her proposal for an Executive Advisory Panel for local Highway maintenance was being resurrected and this would take on board the differing local standards currently being achieved

CORRESPONDENCE

1996 The PC noted receipt of a copy of an objection letter to proposals on PA 6/2019/0470,

1997 The PC did not agree to support a proposed Dorset Council weekly Community Lottery on the grounds there were plenty of other such lotteries and that there were much higher priorities for DC Officer time. **Action** Clerk

HIGHWAY MATTERS

1998 The PC noted the Clerks 19 September correspondence with the new DC Director of Place including a list of outstanding highways issues was awaiting a response. A meeting with the DC local highways officer was arranged in Worth for 4 October. **Action** Clerk

PLANNING AND TREE WORK APPLICATIONS

1999 PA 6/2019/0470, Plot at Kingston lane, Worth Matravers, BH19 3LE. The Parish Council resolved to Object to the application. This objection relates to the size, plot location, and relative height of the proposal having adverse impact on the neighbouring properties not least in respect of privacy, safeguarding issues and overlooking over the next door curtilages and living spaces. The PC considers that the orientation and height of the building should be reconsidered to ensure these issues are mitigated and that any building should be constructed in the local material of Purbeck stone

2000 The PC has concerns on recent planning applications sent for consultation especially on new residential development that no evidence is provided of requirements to address the Climate Emergency recently declared by Dorset County.

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There are no specific commitments included as requirements/proposed planning conditions to address environmental mitigation measures regarding local materials, rainfall collection, solar or ground source heating, additional tree planting etc. On residential planning applications incorporating some farmland within the curtilage shown it was felt a change of use for these/proposed planning conditions land areas was required

2001 PA6/2019 /0485 Grey Barn Worth Matravers Single Storey extension. The PC has No Objection to these proposals

2002 PA 6/2019/0499 --Mayflower, Valley Road, Harmans Cross, BH20 5HU. The PC noted the reserved matters application seeking approval for landscaping

2003 PA6/2019/0337 Amended Plans for Misty Cottage WM Extension The Parish Council Objects to these proposals .Worth Matravers village is a beautiful and historical stone walled and roofed rural Dorset village .The proposals described as supported by a Planning officer do not address the established PDC Guidelines from their 2009 Conservation Area Appraisal or any requirement of development in a Conservation Area to improve and enhance both the conservation area or the setting of the two adjacent listed buildings.

The very large flat roof of the modern extension and circular window/ glazed door system is placed in the centre of the village where all the other surrounding and distant stone roofs around the Worth Green are ridges with cascading apexes of different sizes and heights. The very high vertical side flank wall similarly is an unwanted new feature creating a serious adverse impact from the central viewpoint of the village green. The height and mass of the proposed extension with an additional terrace is considerably in excess of a standard residential extension height and the ground level being approximately 2 m above the neighbouring listed cottage will have an additional adverse visual impact on these properties and especially any limited outside space. These proposed side wall and flat modern roof features are currently conspicuously absent from all the conservation area central vistas and individually and collectively have a similar adverse visual impact and a significant adverse effect of overshadowing and impacting on the neighbouring listed cottages. Worth village benefits from a dark sky and has no street lights and little public or private lighting over-spill. A requirement for pedestrians and indeed from observation after regular Parish Council meetings in the village is that it is so nighttime dark a torch is necessary to guide safe pedestrian movement. The proposed series of roof windows 0.5 m above an already very large over height square extension with have a severe and unacceptable adverse environmental effect on the conservation area as a whole and the neighbouring listed cottages which are at a much lower ground level.

FINANCIAL MATTERS

2004 The 2019-20 PC Accounts and Reconciliation to 31 August 2019 were noted.

2005 The PC noted the AGAR Annual Financial Return 2018-19 External Auditors sign off.

2006 The PC noted the PC with its CCTV required registration and an annual fee of £40 under GDPR was required. **Action** Clerk

2007 Payment of invoices received and checked 7 August – 1 October 2019

Venture Scouts	£ 250.00	Sq Fayre work donation
R Khanna	£ 807.98	Clerk's salary PAYE, and expenses
WMPC Office	£ 53.00	Office BT Internet and phone
J D Facilities.	£ 628.55	WM Toilet Cleansing
ITB Gardening	£ 607.00	Grass cutting
Burden Building	£ 520.20	Erection of Location Maps WM

2008 **Confidential Minute**.

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PERIOD OF DISCUSSION AND INFORMATION

2009 Cllr Bugler raised the availability of free trees from the Woodland Trust. **Action**
Clerk

2010 Cllr Bugler was retaining an album showing all the stupid, obstructive, and inconsiderate parking taking place regularly in the vicinity of the Square and Compass. It was clear most of this was from local people who were aware that little or no enforcement of parking restrictions was taking place especially at weekends or event and attraction times.

2011 Cllr Vosper confirmed from the WMVH MC that keys were held to the WM Car Park store by two WM Committee members. It was agreed that access to the new CCTV secure store room needed to be restricted with acceptable arrangements made with the WMVH. **Action** Clerk

The meeting closed at 9.25pm

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