

**WORTH MATRAVERS PARISH COUNCIL
COUNCIL MEETING
HARMANS CROSS VILLAGE HALL
MINUTES 6 FEBRUARY 2024**

MINUTES OF THE MEETING HELD ON TUESDAY 6 FEBRUARY 2024

Present, Chairman Cllr J Burden, Vice Chairman Cllr I Bugler, Cllrs, T Peacock, C Melville
J Hooper Mrs. C Vosper, Dorset Cllr Ms. C Brooks

APOLOGIES, Mrs. L Hemmings

Declaration of Interest. 8b Cllrs I Bugler,

PUBLIC DISCUSSION PERIOD

3260 The Chair of the Harmans Cross village hall had specifically attended to thank the PC for their financial support for the new recently completed small childrens and toddlers equipment in their playground .This compliments the existing equipment largely used by older children .The two pieces of now redundant adult exercise equipment removed to make this playground area available were to be advertised for a new ownership and use elsewhere.

3261 There were a number of members of the public present mainly concerned with the impact of the P/VOC/2023/07322 Primrose Hill Farm on Haycrafts Lane. This was a proposal for Variation of Condition 1 to application 6/1984/0037- Removal of agricultural occupancy condition

A full and very detailed planning impact report had been provided to residents and the PC by a professional local resident setting out the planning background and appropriate policies which should be used by DC Planners in considering this unwanted application in the AONB. It was clear that the removal of this condition would affect and remove this agricultural land from the existing local operational farm area not least as the removal of this condition would be likely to increase the land value by up to 40% well beyond any local or downsizing farming interest from the general area.

3262 Concern was expressed at the Minerals Planning applications off Haycrafts Lane Planning Applications P/FUL/2023/07355 & P/VOC/2023/07502. These had been received on the date of this meeting. The Clerk would seek an extension of time for comment so that next PC meeting on the 5 March could consider them and respond as appropriate to them

The Public discussion period ended at 1955

MINUTES OF THE LAST MEETING

3263 The draft Minute of virtual meeting of the 6 January 2024 had been circulated for invoice settlement action and noting at the at the 6 February meeting. **Action** Clerk

CLERKS REPORT ON MATTERS ARISING FROM THE MINUTES

3264 Cllrs noted the Actions and Clerks update on matters arising during December to January 2024. The calendar and venues of PC meetings to be held at alternatively at Worth and Harmans Cross village Halls in 2024 was noted. **Action** Clerk Cllrs

3265 Parish Council Elections will shortly be held in May 2024 for the future Municipal years 2024-2029 It was hoped that all existing Cllrs with their investment and local knowledge would put their names forward for these elections. The timetable for the process was outlined with Nomination documents already circulated. by e mail. **Action** Clerk Cllrs

3266 The Clerk confirmed that Proposers and Seconders could be the same for any Councillor nomination.

These 2024 Cllr nomination papers for completion would be available for the next PC meeting on 5 March 2024 and the Clerk would arrange to deliver the completed forms to the local DC Purbeck offices thereafter. **Action** Clerk

3267 The Clerk also confirmed that there was no requirement, if there were no changes, to re-register existing Cllr Declarations of Interest as these were already lodged on the PC web site

DORSET COUNCIL

3268 A full report had been provided by Cllr Brooks updating the a PC on current initiatives and actions at Dorset Council .This as previously circulated to all Cllrs was noted

CORRESPONDENCE

3269 The PC noted the details of a ‘Thank You’ plaque being erected in appreciation for the financial support from the Parish Council for the recently substantially completed Harmans Cross Play area works **Action** Clerk

HIGHWAY MATTERS

3270 In response to the Chairman question the Clerk reported back that he had contacted DC footpath managers regarding the two broken off /fallen footpath signs on the Kingston approach by Roman Barn and the approaches from Langton Matravers immediately within the Worth village area. These should be repaired soon **Action** Clerk

.PLANNING AND TREE WORK APPLICATIONS

3271 P/VOC/2023/07322 Primrose Hill Farm Haycrafts Lane Harmans Cross Dorset BH19 3EE Proposal: Variation of Condition 1 to application 6/1984/0037 – Erect chalet bungalow. Removal of agricultural occupancy condition The PC agreed a detailed response objecting to this proposal. The PC had now had the opportunity at its meeting on the 6 February to consider in detail the Applicants Statement of Case and the additional 15 page Planning impact document supplied to the PC and the Planning Authority containing and substantiating detailed views of objectors. This requests DC as the Planning Authority to consider the information supplied by objectors that there are a series of existing and applicable planning policies which do support the imposition and retention of Agricultural Occupancy restrictions in the Purbeck and the wider Dorset areas. It is concerned that the smallholding known as Primrose Hill Farm will become unavailable especially to other agricultural workers seeking to downsize their larger existing farms. If this Agricultural Occupancy restriction is removed the property, due to the immediate and directly consequential 40% property value increase, will in future be unaffordable to meet the future needs for dwellings for agricultural farm workers in the locality. Worth Matravers Parish Council therefore supports local residents concerns by objecting to this planning application.

3272 P/FUL/2024/00063 Abbascombe Poultry Farm Worth Matravers Swanage BH19 3LF Replace former workshop with dwelling and associated parking and access. There was still considerable confusion as to what was proposed and what was in the process of being built with or without current planning consent

3273 P/FUL/2023/07534 Glencree South Instow Harmans Cross Swanage BH19 3DS Sever garden and erect split level dwelling and garage. Form access

The PC had made representations on behalf of local residents with their feedback that the applicant has made amendments addressing most of their concerns. It was noted as in other applications that full dimensions especially of roofing and its proposed height were not detailed enough for future monitoring

Concerns had also been expressed at the total site clearance of all the previous substantial vegetation trees and bushes on the site. There was little the PC could do as these matters were not within the HX protected area. Similarly concerns about the collection on site of debris and other materials which were being brought on to this site were piled up and burnt away

FINANCIAL MATTERS

3274 The PC noted the 2023- 24 Budget & current 31 January2024 expenditure update.

3275 Agreement was made to payment of Invoices received December 2023 to 31 January 24

R Khanna	£ 900.87	Clerk's salary, NI, PAYE, and expenses.
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WMPC Office	£ 68.61	Web site Internet and phone,
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J. D. Facilities.	£ 699.13	July WM Toilet Cleansing
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Worth village hall	£ 90.00	Annual booking fee for 6 meetings
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A Rr Harris	£ 708.29	WM Car Park electrical works
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ITB Gardening	£ 1576.86	Grounds maintenance
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The appropriate cheques were prepared as pre noted by the Clerk. These were signed with two approved and independent signatures **Action** Clerk.

3276 Cllr Peacock agreed to voluntarily collect the HX Car Park donations in February 2024.

The Clerk will be the voluntary donation collector in February2024 for WM Car Park. The Chairman confirmed he was available if needed for covering in the Clerks absence.

ANY OTHER BUSINESS

3277 The proposal for a replacement Duck House for Worth village was noted and agreed in principle subject to the Duck keepers agreement. The detailed costing and description with photographs of this proposal would be available for agreement to this expenditure at the March PC meeting

3278 The fencing replacement for the Worth Matravers childrens playground was discussed with a view to raising a proposal for agreement. The current very high fence was not considered necessary not least as any footballs should be directed well away uphill from the new fence. A replacement 8 foot high wire fence green powder coated would be applicable. Costs and details would be sought for the next meeting. **Action** Clerk

3279 Concerns were expresses by Cllrs about the format and execution of the Virtual meeting recorded for January 2024. With Xmas so close to any scheduled 2 January actual date many Cllrs did not have the opportunity they felt to properly consider proposals tabled and agreed without general discussion in a virtual meeting It was appreciated that there had been Council business especially on financial matters and the PC date of 2 January made any actual meeting impossible. A request was made that a later January meeting date should be considered for 2025. **Action** Clerk

This meeting concluded at 2035

The next PC meeting will be at Worth Matravers VH 5 March 2024

Roger Khanna. Parish Clerk 439044 worthmatraversparishclerk@gmail.com