# Parish Council Logo Minutes of the meeting of LYTCHETT MATRAVERS PARISH COUNCIL

# Meeting of Full Council, also incorporating the business of its Finance & General Purposes Committee - Weds 28th September 2022 at 7.00 p.m. in the Village Hall.

**PRESENT** were A Huggins (Council Vice-Chair), V Abbott, M Attridge, R Aspray, B Barker, H Khanna, K Korenevsky, B Lister, K Morgan, P Webb and Mr T Watton (Parish Clerk).

**Also present:** Dorset Cllr Alex Brenton and Fourteen members of the public were also present.

**Presentation and question & answer session with Katrina Ford, Business Development Manager, Purbeck CAB. [Preceding the Council meeting, at 6.30pm]**

It was explained that the request for this session had been initially prompted by some apparent confusion in February / March 2022 in the communication of the CAB Service offering for residents of Lytchett Matravers – particularly in the light of the fact that the Parish Council provides Purbeck CAB with funding for a local service for residents. The Council therefore wished to clarify the exact nature of that service offering, (i.e. whether it is face-to-face or online), its frequency, how residents can access it, and how the service is advertised. Ms Ford was able to reassure the Council that weekly drop-in sessions take place in Lytchett Matravers library every Friday morning between 10:00-12:00 where no appointment is necessary. In addition residents can, if they prefer, access CAB advice at the other drop-in locations around the area.

Ms Ford explained that face-to-face sessions in the library resumed in April 2022. This was after a lengthy period of online-only provision necessitated by the Covid 19 pandemic.

Some discussion took place about the publicity for such sessions, and it was agreed to support this with further posters and material suitable for website and social media use - to ensure awareness is as wide as possible. Ms Ford encouraged members to suggest additional places where they might publicise this service.

In response to questions about the level of use made of the service by local residents, Ms Ford provided data report – a copy of which is attached at appendix 1 to these minutes. Members asked if they could receive an update of the statistics in three months’ time. This was agreed to by Ms Ford.

## PUBLIC PARTICIPATION SESSION (Standing orders suspended)

A resident expressed concerns about the impact on their property and privacy of the proposal within planning application P/FUL/2022/05152, which is under consideration at item 16 below.

Three residents commented on the matter of dangers to pedestrians using Wareham Rd due to road user behaviours, particularly at school drop-off and pick-up times. In response, the meeting Chair outlined the recent history of numerous communications and representations to Dorset Council as the Highway Authority. This included the petition carried out by school parents which led to the Sustrans initiative in 2019 to improve safety including a road crossing. In a meeting with the DC Highways representatives last autumn some ideas were put forward; but none convincingly addressed the local problems. Consequently, the final outcome of this initiative is still awaited from Dorset Council. The Parish Council understands that DC Highways Officers have some further ideas in mind. However they have not yet shared these, and so a meeting with them has been requested.

On a related subject, Cllr Morgan remarked that the Parish Council is working with other Parish & Town Councils to try get 20mph speed limits on roads in the village. It is understood that Dorset Council, who had until recently been opposed to such limits despite their use widely throughout the country, is currently reviewing its policy on 20mph zones. It is understood that Dorset Council has a new draft policy under internal consideration – which it is hoped will then be brought forward for public comment.

Cllr Morgan also referred to other ideas put forward by the Parish Council which would significantly help - but which require support and cooperation from other parties. This includes the walking route to school using a path (“School Walk”) from Eldons Drove, which has been resurfaced at Parish Council expense, and which accesses the field at the rear of the school to enable children to enter their site through a new gate. This would eliminate any need to use Wareham Road for students coming from that direction. However this is not yet in use due to constraints of school staffing. Also, the Parish Council has put forward a proposal to Dorset Council for the use of the spare land in front of the Lytchett Astro, next to the school, which could be used to create a generous area for vehicle drop-off and pick-ups; thereby removing a significant amount of congestion from Wareham Road itself. Dorset Council have shown no enthusiasm for progressing this.

One resident also asked about the progress of a proposed safer crossing solution for the High Street. In response it was confirmed that the Parish Council has also been pursuing this with Dorset Council Highways, and a number of options are being considered by the Highways Department. It was explained that any such crossing must be built to current highway standards - which would involve no parking on either side of the High Street for about eight car lengths – thereby eliminating the current on-street parking adjacent to the library as far as a point beyond the bus stop. Cllr Morgan confirmed that a number of designs had been put forward over the last three years but Dorset Council Highways have resisted each of them. However the Parish Council is continuing to do all it can to press Dorset Council Highways to action this.

Finally, residents were encouraged to support the initiatives put forward by the Parish Council to Dorset Council and to the school, as well as to report any traffic incidents / near incidents direct to DC Highways - in support of the need for urgent action to speed up their responses to these matters.

A number of residents had attended the meeting to express concerns about the new area under construction on the southern part of the recreation ground which is intended for the exercise of dogs off leads. The concerns expressed were primarily around the overall size of the fenced area, the height of the fence (which some residents felt maybe too low to prevent large dogs jumping it if they wished to), the visibility to dogs of the fencing itself, and the risks prevented by the as-yet unfinished fencing wire.

In response, Council members pointed out that the fencing material is standard stock fencing which is similar to that used alongside public footpaths and in the construction of some other similar dog exercise areas. Therefore the height and visibility of the fencing is considered acceptable. However it was explained that it was also intended to plant hedging adjacent to the fence in due course. It was also stressed that the area is still under construction and that it will be made safe as part of the final preparations before it is brought into use.

It was suggested that a meeting would take place on site between members the Parish Council and representatives of the concerned residents to look at the fencing and identify what might be needed to address any remaining concerns. This suggestion was agreed to by the residents present at this meeting.

## DORSET COUNCILLORS’ REPORT

Dorset Cllr Alex Brenton produced a report which had been made available to members ahead of the meeting. Members noted its content, and a copy is associated at Appendix 2 to these minutes. There were no questions.

## 1. To receive and consider apologies for absence.

Cllr A Bush

## 2. To receive any declarations of interest, and consider any requests for Special Dispensations under Section 33 of the Localism Act 2011.

None. It was noted that Cllr Abbott had changed her employment and needed to update her declaration on the Dorset Council website. The Parish Clerk indicated that he would arrange for the necessary link to be sent to her.

## 3. To receive and resolve to approve minutes of Council meeting held on 10th August 2022.

It was **RESOLVED** by a majority of those present to approve the minutes as a true record of the meeting. They were duly signed by the meeting Chair.

## 4. To receive and consider reports of past subject matters on the minutes of the Full Council meetings (for purposes of report only).

It was **RESOLVED** to receive and note the contents of the following report, which had been prepared and circulated in advance of the meeting by the Parish Clerk. Italics below indicate additional comments made during the meeting.

1. **Minute 21, 22nd September 2021 – signage for BMX / cycle dirt track.** It was agreed that the signage would be erected by the Guerrilla Gardeners. This has been delivered to the Parish Council office.
2. **Minute 7.2, Full Council 27th April 2022 – Purchase of replacement litter bin for Rocket Park.** This has now been installed. ***DISCHARGED***
3. **Minute 7.3, Full Council 27th April 2022 - replacement of the elderly rectangular bin adjacent to the upper car park located approx. halfway between the Sports Pavilion and the Village Hall.** This has now been received. It was agreed that the Guerrilla Gardeners will install it.
4. **DC Ward members’ report, Full Council, 22nd June 2022 – outstanding invitation to Purbeck CAB representative to attend a Council meeting.** *A response had been received from Katrina Ford, Business Manager at Purbeck CAB confirming her attendance at the Full Council meeting on Wednesday 28th September. This session was moved to 6:30pm and this took place as scheduled – see notes at the head of these minutes.*
5. **Minute 11, Full Council, 22nd June 2022 -** **export tariff with Octopus Energy.** On 25th June 2022 the Parish Clerk pursued the previously registered request with Octopus Energy to join their “Panel Power” scheme to export excess solar energy. They responded to ask for the DNO and MCS certificates. These were forwarded to Octopus on 1st July. After three further “no progress” updates from Octopus, Rob Carswell arranged for H2ECO to visit the site and attend to a problem which had evidently ben causing a delay in this process. On 15th Sept Octopus Energy advised that the export MPAN has now been generated and they are now waiting for this to come on supply. *Octopus Energy indicated that they would check on the status of the export MPAN again in week commencing 19th Sept. However as of 28th September no further update had yet been received.*
6. **Minute 16, Full Council 10 Aug 2022 – removal of gas meter at former Youth Club building.** This has now been removed*.* ***DISCHARGED***
7. **Minute 17, Full Council 10th Aug 2022 – dog exercise area. Actions:**
8. **Arrange contractor to remove bramble and scrub.** This has been completed ***DISCHARGED***
9. **Arrange for a contractor to remove the pre-existing pile of broken branches and other vegetation deposited within the dog exercise area.** This has been completed ***DISCHARGED***
10. **Arrange for the piles of stone chippings to be removed from, or spread across, the Eldons Drove car park surface area.** **This has been completed *DISCHARGED***
11. **Arrange for a tree surgeon to remove any low hanging branches to ensure a minimum 3.5 metre height clearance above the line of the planned fence, so that the fencing contractor is able to manoeuvre the necessary machinery to install the fence.** A contractor was approached. The report back revealed that all of the Ash trees along this line, from the car park eastwards, are showing signs of Ash dieback and that it was recommended that they are removed. Three contractors were approached for quotes for this work and Aerial Tree Services were subsequently selected. *The work was scheduled to take place week commencing 19th Sept.**As at 28th September it was noted that a small amount of tree work remained to be completed, and this was expected to be done on 29th Sept.*

**5. To receive and consider reports of past subject matters on the minutes of the Finance & General Purposes Committee (for purposes of report only).**

The following matters were included in the Clerk’s report of past subject matters. [nb: comments made or decisions taken at the meeting are shown *in italics]*

1. **F&GP Cttee 10th Nov 2021 Minute 13 Review of play equipment in Rocket Park play area.** Cllr Abbott is working with Cllr Huggins to obtain three comparative quotes for supply and installation of an item of play equipment which she will propose to replace the Record roundabout. *In view of other Council priorities it was proposed by Cllr Huggins on 28th Sept 2022 that this item is* ***DEFERRED*** *until a later date. This proposal was* ***AGREED.***
2. **F&GP Cttee 11th May 2022, Minute 12 - improvement of bunds on recreation ground.** Regarding the bund around the Village Hall at the Vineyard Close / High Street junction, Cllr Bush indicated that he would follow-up with Mr Colvey regarding information on the cost of the required plants. *At the meeting on 28th Sept Cllr Huggins reported that he had followed up with Mr Colvey who will approach the resident concerned to find out what the costs are expected to be.*
3. **F&GP Cttee 8th June Minute 10 – Updating signatories to prudential Investment** The necessary form and supporting information was submitted to Prudential International by Mark Pincott Associates (MPA). Its acceptance by Prudential International has now been confirmed in an email from MPA. ***DISCHARGED***
4. **F&GP Cttee 13th July 2022, Minute 7 – Clerk to contact Mr Selby to continue the clearance work of allotment plot 33.** The Clerk spoke to Mr Selby accordingly, and it is understood that some further work has been done, *although as at 28th Sept this work was still not yet complete.*
5. **F&GP Cttee 13th July 2022, Minute 13 – Youth Club Building, water leak. The clerk spoke to Wessex Water. The contractor appointed by DC Estates reported back only on finding a faulty toilet cistern and has assumed that is this is the sole source of the leak.** Cllr Bush indicated that he wished to speak to the contractor to explore things further because there was some evidence of continued leakage even when this toilet cistern is isolated.
6. **Planning applications:**

**Planning application 6/2021/0282 Land east of Wareham Road Lytchett Matravers.** Phased residential development of site for 95 dwellings, new vehicular and pedestrian access onto Wareham Road and other associated works including landscaping and open space.DC planning portal shows that this application has still not yet been determined.

**Planning application 6/2021/0361 Bexington Lime Kiln Road Lytchett Matravers Dorset BH16 6EL.** Demolition of existing bungalow and outbuildings to enable the construction of five new dwellings with access and parking. DC planning portal shows that this application has still not yet been determined.

**Planning application 6/2021/0376 27 Huntick Estate Lytchett Matravers Dorset BH16 6EB.** Sever land and erect a detached dwelling with parking. DC planning portal shows that this application has now been **refused.**

**Planning application P/FUL/2021/02674 Cuckoo Hill Deans Drove Lytchett Matravers Dorset BH16 6EQ.**  New dwelling with associated access and parking.

Planning application P/FUL/2021/02738 Land Adjacent 68 The Spinney Lytchett Matravers Dorset BH16 6AS. Erect 1 No 2 bed house with parking. DC planning portal shows that this application has still not yet been determined.

**Planning application 6/2021/0365 Caroline Cottage Prospect Road Lytchett Matravers Poole BH16 6ED - Revised.** Alteration to listed building to install a new wood burner and new chimney pot. DC planning portal shows that this application has still not yet been determined.

**Planning application P/MPO/2021/03684 Land adjacent to Wessex Water Reservoir Purbeck Road Lytchett Matravers Poole Dorset.** (1) to specify which units are to be affordable dwellings, (2) to amend the mortgagee exemption clause, (3) to clarify that commencement of development only relates to commencement of any works undertaken pursuant to the planning permission, and (4) to confirm that the release provisions apply to any person who has staircased to own 100% of the equity in a shared ownership unit and not just tenants. DC planning portal shows that this application has now been **granted.**

**Planning application P/FUL/2021/03167 Bokers Farm Poole Road Lytchett Matravers Poole BH16 6AG.** Erect an agricultural building with hardstanding area/concrete skirt/ramps and rainwater harvesting tanks. Create new track to building. DC planning portal shows that this application has now been **granted.** **Planning application P/CLE/2021/05532 (Cert of Lawfulness) Redbridge Farm Dolmans Hill Lytchett Matravers BH16 6HP.** Construction and use of a building as an independent residential unit of accommodation (The Forge) and the use of an existing building as a permanent residential unit (The Grainstore). DC planning portal shows that this application has been **granted** (3/8/2022).

**Planning application P/HABR/2021/00066 The Barn Sandy Lane Lytchett Matravers Poole BH16 6DB.** Change of use from agricultural to dwelling house. DC planning portal shows that this application has still not yet been determined.

**Planning application P/FUL/2022/00806 Deans House Deans Drove Lytchett Matravers Dorset BH16 6EQ.** Sever land adjacent Dean House and erect new detached dwelling; create new vehicular access. DC planning portal shows that this application has still not yet been determined.

**Planning application P/FUL/2022/01066 Land Adj, Clouds Hill Burbidge Close Lytchett Matravers Poole Dorset.** Sever land and erect 3 bed chalet bungalow with associated parking. DC planning portal shows that this application has still not yet been determined.

**Planning application P/FUL/2022/01095 Land at Blaneys Corner To the east of Wareham Road and south of Wimborne Road. Lytchett Matravers.** Erect 25 dwellings (C3 use class), new vehicular and pedestrian access onto Wimborne Road and other associated works including landscaping and open space. DC planning portal shows that this application has still not yet been determined.

**Planning application P/VOC/2022/01291 164 Wareham Road Lytchett Matravers Poole BH16 6DT.** Variation of Condition 2 & 5 of planning approval 6/2020/0314 (sever plot and erect a detached two storey dwelling with associated access, parking, landscaping and amenity space) to agree to the new building location 700mm further forwards towards the highway and the new foul water drainage connection. DC planning portal shows that this application has still not yet been determined.

**Planning application P/CLE/2022/02881 (Cert of Lawfulness) Valley Farm Middle Road Lytchett Matravers Poole BH16 6HJ.** The erection without planning permission of 3 storage/workshop buildings, an agricultural building, a music studio and a toilet block in the positions shown on the attached site plan. DC planning portal shows that this application has still not yet been determined.

**Planning application P/CLE/2022/02911 (Cert of Lawfulness) Valley Farm Middle Road Lytchett Matravers Poole BH16 6HJ.** A mixed use comprising the fabrication and repair of horsedrawn vehicles (caravans, carts and wagons); the display and sale of bric-a-brac and collectables; open storage of assorted items including vehicles and portakabins; hobby farming and music festivals within the areas identified on the attached use plan. DC planning portal shows that this application has still not yet been determined.

**Planning application P/HOU/2022/03204 Springfield Deans Drove Lytchett Matravers Poole BH16 6EQ.** Raise roof of existing out-building and convert to annexe. DC planning portal shows that this application has now been **granted.**

**Planning application P/HOU/2022/03628 Linden Lea Deans Drove Lytchett Matravers Dorset BH16 6EQ.** Raise the ridge of the roof and convert to form living accommodation with 1 dormer window and erect single storey side extension. DC planning portal shows that this application has now been **granted.**

**Planning application P/PAED/2022/04074 Glenwoods Poole Road Wimborne BH21 3RP.** Raise roof from 7.068m to 10.468m to create additional storey. DC planning portal shows that **prior approval has now been granted**.

**Planning application P/HOU/2022/02848 Owls Farm Dolmans Hill Lytchett Matravers BH16 6HP.** Retain a structure used for the storage of agricultural machinery, including a tractor, and an adjacent wood store. DC planning portal shows that this application has still not yet been determined.

**Planning application P/OUT/2022/03616 Bexington Lime Kiln Road Lytchett Matravers Poole BH16 6EL.** Demolition of existing dwelling and re-development with a replacement dwelling (outline application to determine access only). DC planning portal shows that this **outline application has now been granted.**

**Planning application P/FUL/2022/04306 Kiln Cottage Lime Kiln Road Lytchett Matravers Poole BH16 6EL.** Demolish existing garage, erect 1 No 2 bedroom house. DC planning portal shows that this application has still not yet been determined.

**Planning application P/HOU/2022/03673 Owls Farm Dolmans Hill Lytchett Matravers Dorset BH16 6HP.** Retain conservatory. DC planning portal shows that this application has not yet been determined.

**Planning application P/FUL/2022/04372 Owls Farm Dolmans Hill Lytchett Matravers Poole BH16 6HP.** Change of use of agricultural land to storage of 2no. shepherd huts, to be used for personal use by the applicant's family. DC planning portal shows that this application has not yet been determined.

**Planning application P/FUL/2022/05152 15 Dillons Gardens Lytchett Matravers Dorset BH16 6DW** Demolish existing dwelling and erect 6no 4-bedroom detached houses with associated parking and access. DC planning portal shows that this application has not yet been determined.

## 6. Chair’s announcements (for the purposes of report only).

* The meeting Chair reported on the raising and lowering of the union flag at the flagpole adjacent to the war memorial during the period of public mourning of the death of HM The Queen. This had been undertaken in line with the national protocol.
* He drew all members’ attention to the fact that the Full Council meeting in October had been re-scheduled to 19th October due to the expected number of absentees on October 26th 2022.
* He announced that the Annual Governance and Accountability Return (AGAR) for the year ended 31st March 2022 had been returned, signed off without comment, by the External Auditors.
* He advised that a further “First Aid for Parents” session had been organised for 26th November 2022. Cllr Barker is arranging publicity. A system of “standby” booking was agreed as a means of ensuring all the available places are all filled on the day.

## 7. To receive and note the 2022-23 year to date bank reconciliation (for purposes of report only).

A copy of the bank reconciliation is attached at Appendix 3 to these minutes. It was **RESOLVED** to accept and approve this reconciliation.

## 8. To receive and consider a report covering 2022-23 year to date income and expenditure (for purposes of report only).

The report was circulated to all members by the Parish Clerk. It was **RESOLVED** to accept and approve this*.* The income and expenditure report is included in Appendix 3 to these minutes.

## 9. To receive and consider a report on the current uptake, waiting list and upkeep of the allotments (for purposes of report only).

The Parish Clerk explained that due to other priorities it had not been practical to produce a report in time for this meeting.

## 10. To receive a report from the Climate Change Emergency Working Group (for purposes of report only).

No report.

## 11. To receive a report from the Huntick Road Cycleway Working Group (for purposes of report only)

A summary report had been made available to all members ahead of this meeting and the contents were noted. A copy is associated at Appendix 4 to these minutes.

## 12. To receive a report from the Village Environment Working Group (for purposes of report only)

A summary report had been made available to all members ahead of this meeting and the contents were noted. A copy is associated at Appendix 5 to these minutes. It was noted that the contractor working on the removal of diseased Ash trees on the recreation ground were due to return to complete the job on Thursday 29th September, and the installation of the adult exercise equipment would commence on Tuesday 4th October 2022.

## 13. Receive a report from the Neighbourhood Plan 2 Working Group (for purposes of report only).

No report. In response to a question, the meeting Chair advised that he would ask Cllr Bush for confirmation of the date of the next Working Group meeting.

## 14. To receive and consider an update report covering options and plans for the former Youth Club building.

In a verbal update members were advised that a design is being prepared for the area of the toilets – to make them accessible for people with disabilities; and that a meeting is planned with Mr Mike Bennett, CEO of the Dorset Youth Association. It is hoped to obtain from Mr Bennett advice and insights on operating a youth facility. Members also noted the plan for a community event to redecorate the inside of the building. Cllr Barker indicated that she would be bringing forward for consideration of the next meeting of the Finance & General Purposes Committee a proposal for a deep clean of the building.

**15.To consider proposal to request meeting with DC Highways to agree next steps in traffic management on High Street and Wareham Road**

This discussion item had been largely promoted by (a) recent awareness that the current school crossing person will be leaving this role in the next few weeks, and (b) ongoing public and Council concerns that Dorset Council have still not come forward with firm proposals for an effective alternative means of safe crossing for Wareham Rd / the School in response to the Sustrans initiative which took place several years ago.

Prior to discussion at this Council meeting, members had been made aware that DC Highways Road Safety Team had communicated that it was their intention that the school crossing patrol will continue – although they had yet to recruit a replacement person for this post.

Cllr Attridge advised those present that he had approached DC Highways with a request for a meeting with the relevant DC Officers to update the Parish Council on progress towards a decision on the outcome of Sustrans initiative. In response, DC Officer Mr Bradley had indicated that there were still some “internal procedure to sort out first” before a meeting with the Parish Council could take place in the autumn. Cllr Huggins will write to Mr Bradley to reiterate the PC request for this meeting.

## 16. To consider planning application P/FUL/2022/05152 15 Dillons Gardens Lytchett Matravers Dorset BH16 6DW. Demolish existing dwelling and erect 6no 4-bedroom detached houses with associated parking and access

The Council wished to **OBJECT** to this proposal on the following grounds:

* Inadequate arrangements for the disposal of stormwater from the proposed development is likely to add to nutrient deposits into the Poole Harbour catchment – ref: the email on 27th April 2022 from Mr M Garrity to Dorset Council members concerning “Nutrient neutrality and implications for development”. This site already suffers from frequent flooding including by stormwater along Dillons Gardens, and the site is within 20 metres of a natural watercourse. No mitigation arrangements are included in the proposals. In addition it is already on record that the local Wessex Water pumping station regularly overflows.
* The proposed development is out of keeping with the surrounding properties – both in terms of dwelling design / height / size and the density of buildings on the site.
* Loss of the rich biodiversity on this site.
* Inadequate highway access. The development site is beyond the end of a very narrow residential road and a section of unadopted and privately owned track. There is significant concern that emergency vehicles, waste vehicles etc will have insufficient access.
* Effects on an already serious local traffic congestion problem arising from the insertion of more dwellings on this road. The Parish Council requests an embargo on any further development within the Lytchett Matravers settlement until the initiatives to alleviate parking and congestion problems on Wareham Road and around the primary school have been fully addressed. Proposals to address these well publicised problems have been in progress with Dorset Council now for several years.

## 17. To consider planning application P/HOU/2022/05214 76 Wareham Road Lytchett Matravers Poole BH16 6DT. Alter existing conservatory and erect single storey extension (revision of previous application 2021/04430) Resite garage (revision of previous application 2021/02735)

The Parish Council had **no objection** to the proposal. However, the members noted that this application differs from the previous approved scheme in that the rear window of the first floor bedroom looking out onto the new flat roof was previously shown with a balustrade to prevent access onto that flat roof. The balustrade is not shown on the revised elevations. Instead double doors open out onto the flat roof which effectively becomes a balcony with the risk of overlooking into the neighbouring rear garden area. The Council therefore wished to suggest that the previously proposed balustrade is reinstated.

## 18. To consider appeal to the Planning Inspectorate re: P/FUL/2021/03207. 113 Wareham Road Lytchett Matravers Poole BH16 6DZ. Erect detached 3 bedroom bungalow with associated access, parking and amenity space. [Appeal Reference: APP/D1265/W/22/3298943].

The Council wished to reiterate to the Planning Inspectorate the objections it had made in its original feedback to the LPA.

## 19. To consider appeal to the Planning Inspectorate re: 6/2020/0459 Land off Eddy Green Road, Lytchett Matravers, Poole, BH16 6HL. Demolish existing outbuildings & erect a new dwelling with associated parking and access. [Appeal Reference: APP/D1265/W/22/3295769]

The Council wished to reiterate to the Planning Inspectorate the objections it had made in its original feedback to the LPA.

## 20. To consider appeal to the Planning Inspectorate re: P/PAAC/2021/05701 (Planning appeal) Land off Eddy Green Road Lytchett Matravers BH16 6HL. Convert existing agricultural building to a dwelling. [Appeal Reference: APP/D1265/W/22/3295773]

The Council wished to reiterate to the Planning Inspectorate the objections it had made in its original feedback to the LPA.

## 21. To consider planning application P/HOU/2022/05257 Eldon House Eldons Drove Lytchett Matravers Poole BH16 6HH. Retain walls to rear garden

The Council noted that this retrospective application appears to encompass a comprehensive set of landscaping works, including a number of relatively low retaining walls.

It is understood that, along with other Eldons Drove properties, the curtilage of this property was extended westwards a few years ago to take in pasture land designated as Green Belt. The photographs suggest that toe walls shown on the topographical survey have been extended (note the change of copings) and also suggest that new paving has been laid in the Green Belt area. If so, this is contrary to Green Belt policies and the Parish Council wished to **OBJECT** on this basis.

## 22. To consider planning application P/VOC/2022/05489 Castle Farm House Castle Farm Road Lytchett Matravers, Dorset BH16 6BZ. Variation of Condition 2 to app: 6/2020/0555 (Provision for

**renewable energy & alterations & repairs to dwelling). To substitute approved drawings [inc revisions] from original permission with revised drawings.**

**NO OBJECTION**

## 23. To consider planning application P/FUL/2022/05484 27 Huntick Estate Lytchett Matravers Dorset BH16 6EB. Erect a detached double garage.

The Parish Council noted that this proposal is for a single storey flat roofed building following exactly the same siting and footprint as the recently refused single dwelling (6/2021/0376), again with the same double width short driveway / hardstanding opening onto the pavement. Consequently the Council wished to **OBJECT** to this proposal on the following grounds:

* The proposal is unworkable in terms of its provision of off road parking in that it is similar to that which had been included with the previous refused application. The spaces in front of the proposed building are too short and would result in vehicle protrusion over the already narrow pavement.
* It is detrimental to the surrounding street scene and spacious green character of Huntick Estate. It should also be noted that there has also been recent flooding resulting from run off from the site which is likely to be worsened by this proposal.

## 24. To resolve to approve the following payments already made:

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **To Whom** | **For What** | **Net** | **VAT** | **Total** |

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| British Telecom | Office phone and broadband – August 2022 | 48.10 | 9.62 | 57.72 |
| Octopus Energy Ltd | Sports Pavilion electricity 1-31 August 2022 Inv KI-3D2D83BF-0023 | 9.67 | 0.48 | 10.15 |
| British Gas | Youth Club Building removal of gas meter | 79.26 | 15.85 | 95.11 |

It was **RESOLVED** to approve the above payments already made.

## 25. To resolve to approve the following payments due:

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **To Whom** | **For What** | **Net** | **VAT** | **Total** |
| T Watton | Clerk’s salary – September | 1057.15 | 0.00 | 1057.15 |
| HMRC | PAYE & ENI – September | 361.46 | 0.00 | 361.46 |
| Dorset County Pension Fund | LGPS pension contrib September 2022 | 390.01 | 0.00 | 390.01 |
| T Homer | Handyman duties, August 2022 | 277.62 | 0.00 | 277.62 |
| Idverde Ltd | Cemetery maintenance August Invoice 10855533 | 330.75 | 66.15 | 396.90 |
| R J Mosley Heating & Plumbing | Pipework in connection with removal of gas meter at Youth Club building | 65.00 | 13.00 | 78.00 |
| Paul Crumpler Plant Hire | Cutting back vegetation ready for dog exercise area fence, recreation ground | 480.00 | 96.00 | 576.00 |
| Paul Crumpler Plant Hire | Tidy up Eldons Drove car park | 300.00 | 60.00 | 360.00 |
| PKF Littlejohn LLP | Fee for annul external audit | 400.00 | 80.00 | 480.00 |
| British Gas | Final bill (standing charge) – Youth Club premises | 9.21 | 0.46 | 9.67 |
| Gould Groundworks & Plant Hire | Repair of collapsed drain | 150.00 | 30.00 | 180.00 |
| Idverde Ltd | Grass cutting southern end of rec Sept 2022 Inv 10857979 | 31.20 | 6.24 | 37.44 |
| Idverde Ltd | Cemetery maintenance Sept 2022  Invoice 10857994 | 330.75 | 66.15 | 396.90 |

It wa**s RESOLVED** to approve all of the above payments.

## **26. To note any training undertaken by members or the Clerk in the past month (for purposes of report only).**

The Parish Clerk and Cllr Bush attended the SLCC Finance Summit during September 2022.

## 27. To note any decisions and / or action taken by Parish Clerk under “Openness of Local Government Bodies Regulations 2014”, Part 3, Paragraphs 6-10, Record of Decisions and Access to Documents (for purposes of report only).

None.

**28. To consider items for an article in the next Parish Magazine.**

This will be considered at the meeting of the Finance & General Purposes Committee on 12th October.

## 29. To note correspondence received (for purposes of report only).

* Cllr Huggins reported that he had been approached with a request for consideration of provision of a public drinking fountain. It was noted that due to the number of current initiatives in train consideration of this will be deferred until a later date. In the meantime Cllr Abbott agreed to visit local businesses to ascertain their willingness to offer free refills for drinking water bottles. ***Action: Cllr Abbott to visit local businesses accordingly.***
* Cllr Abbott reported that local residents had approached her with a request for more dog bins in the Jennys Lane / Middle Road area.

The meeting closed at 21:04 Annotated by/on ……………………………..Signed by……………………

**Appendices**

## Appendix 1

**Key statitistics from Purbeck CAB**

See associated .pdf file

## Appendix 2

**Report by Dorset Cllr Alex Brenton**

**Adult Social Care crisis.**

Council leader Spencer Flower will tell the new Prime Minister and Health Minister of the need for additional funding to help counties like Dorset which have a higher-than-average number of older people.

Many Dorset care sector businesses have closed during Covid and the sector continues to have problems recruiting and retaining staff.

**22% of social care beds in the county are currently empty**

A staggering 22 per cent of all social care beds in the county are currently empty, more than 700 spaces – although hospitals are having trouble discharging patients because social care cannot be arranged, leading to a backlog on wards.

Many of the social care beds are available, but not in use, because care home owners cannot find enough staff to operate them, or because they cannot afford to re-open sections of homes they had already mothballed to help defer rapidly rising costs.

Another 3,600 care workers will be needed by 2035 many foreign nationals who worked in the sector have left the country, others cannot afford to work for the low wages.

Dorset currently has around 3,500 social care beds – 54 per cent of them being used by people who self-fund their own care; 24 per cent contracted by Dorset Council and 22 per cent vacant.

**Digital Future Festival.**

A spotlight will be thrown on the breadth of careers in digital and the support available to help small businesses innovate. The festival of the future will also highlight the importance of making sure everyone is included in the county’s digital future and that Dorset has the right skills for a digital economy.

Dorset Council’s portfolio holder for Corporate Development and Transformation, Cllr Jill Haynes, said: “Our festival will be a fully-fledged hybrid experience where we will be live with a local audience and available online for people to view as a live broadcast.

**Fracking**

The pro fracking announcement by the government has potentially a large problem for Dorset - where 24% of the county has onshore oil and gas licences in place. Add to this the fact that the government has refused to issue reassurances as to how local communities will be consulted.

Five Conservative MPs took the government to task over this in the House of Commons on Thursday, as the 2019 Conservative manifesto explicitly ruled out fracking in the UK, unless new scientific evidence proved that fracking is safe. This has not occurred.

**Investment Zones**

Dorset Council has been in conversation with Government officials where DC expressed interest in being part of the Investment Zone programme which the Chancellor has announced as part of the mini-Budget.  At this stage little detail of the policy is available other than this is intended to drive investment and economic growth.  This is an opportunity for Dorset and sits well with our economic objectives set out in the Council Plan and Economic Development Strategy.  For this reason, Cllr Fowler has informed Government that DC would be interested to participate in the programme.  Further detail is awaited and Dorset is confirmed as an Investment Zone location DC expects to be working closely with officials.  DC will keep its members informed on this matter through regular updates by Cllr Flower

No communication or discussion had been made with DC members about this until this announcement from Cllr Flower. There is concern amongst members that DC may be agreeing to be a guineapig, with unusual bad feeling about the Fiscal statement. The proposal is to reduce Environmental protections and ease Planning regulations to encourage business investment and increase housing provision. Already the Environmental groups are protesting and Lib Dem and green Councillors are objecting to the idea.

**Highways**

Dorset Highways Dept have been ‘scrubbing ‘ many roundabouts and bends as a process of ‘De-Fatting’ where the hot weather has made the tarmac melt slightly and rise to the surface and create a slippery surface, these areas will not be resurfaced as they are sound and now roughed over.

The 20s Plenty report which was to be re-written seems to have been delayed. Therefore we don’t know if the changes asked for have all been taken on board.

**Dorset Local Plan / Planning issues**

The Dorset Local Plan may be delayed even more. The Department and inspectors have been asked if it can be delayed until 2026 (after the next Dorset elections) as not all the responses have been evaluated. The updates are on the website but rather labyrinthine.

It is still not clear how the Environment Agency moratorium on new housing in the Poole Harbour catchment area is affecting planning. It is very patchy. It seems that existing footprint alterations and extensions are ignored. Cllr Brenton has asked for clarification several times but has received the same unclear response.

The next two strategic Planning meetings will have to discuss the Artificial Surf Lake at Avon Park and the Incinerator/Power from Waste oil at Portland – both likely to be controversial.

**Cost of living crisis**

Cllr Brenton reported that she is getting increasing numbers of emails from people worried about the cost of living and incensed with the rollout of Cost of Living Supermarket vouchers, which was delegated to CAB for in person contacts or online otherwise. The money ran out quickly on first come first served basis. The next batch of money should be 1st October. A leaflet about how to cope with Cost of Living is to be distributed to every household next month. It recommends going to Charity Food Banks and Community Fridges (but DC does not support them financially)

Cllr Brenton also attended Planet Purbeck festival events including Celebration of the Land in Swanage which was positive in spirit, and a happy change from the rest of the news. Stories from some local farmers who are growing food in a sustainable way in Purbeck.

## APPENDIX 3

Bank reconciliation and income and expenditure reports

See separate .pdf file.

## APPENDIX 4

**Huntick Road Cyclepath Working Group – Summary Report, September 2022**

**Working Group Objective:**

To provide a dedicated safe cycle route to Lytchett Minster School and on to Poole from the village.

**Working Group Participants:**

Andrew Huggins, Alf Bush, Ken Morgan, Hannah Khanna

**Details:**

1. The requirement for a dedicated cyclepath was included in the Lytchett Matravers Neighbourhood Plan and was unanimously approved at the referendum and subsequently adopted by Purbeck D.C.
2. The proposed route runs from the Rose & Crown crossroads to Lytchett Minster. The final stage from the Race Farm junction to Post Green and/or Dorchester Road is to be finalised.

**Dependencies:**

* DC Highways confirmation on the full route, particularly after Race Farm.
* DC Funding and S. 106 funding from PLP2 developments. Initial agreement was for £150k from each party. However, latest DC costs estimates are now £2.5 million.

**Status/Next Steps:**

* First section from R&C crossroads to Rosalia Drive complete as part of Huntick Green development.
* DC/WSP report received and briefly discussed with Highways. Project costs now £2.2M to £2.5M.
* DC have now advised that ‘Probably the most straight forward way to advance this is to treat it as if you are a private developer. The Parish can appoint a designer and look at taking the proposals through the planning process, including pre-planning discussions to resolve any issues and identify the standards. Submit as a formal application and considered in the normal manner.
* LMPC have obtained revised estimates for the next 2 sections based on a 2m width path:
  + Rosalia Drive/Huntick Green to Jubilee Walk £34k + VAT
  + Jubilee Walk to Long Acres £66k + VAT
* Next steps:
  + Determine application - section to Jubilee Walk only or both
  + Select designer, draw up detailed designs
  + Write to impacted residents/businesses
  + Make formal application
  + Obtain quotes through formal tender process
* Sept 2022 – Cllr Huggins met with all the householders between Rosalia Drive-Jubilee Walk to explain our intentions in high level. All very supportive except one household which considered it to be unnecessary use of money, and they have concerns about increased dog mess with more using the path.

| Financial Forecast:  (£000’s, excluding VAT) | 2022-23 | 2023-24 | 2024-25 |
| --- | --- | --- | --- |
| Expense to date |  |  |  |
| Forecast | 50 | 50 |  |
| Total | 50 | 50 |  |

## APPENDIX 5

**Village Environment Working Group – Summary Report. September 2022**

**Working Group Objective:**

To identify areas of concern/opportunity within the physical environment of the Village and propose responses. Due to other pressures a Progress Mtg has not convened since the Nov PC mtg.

**Working Group Participants:**

Ken Morgan, Alf Bush, Andrew Huggins, Karen Korenevsky, Vicky Abbot, Hannah Khanna

**Details:**

1. Exercise Trail/Outdoor Gym Equipment under construction.
2. Dog Exercise Area – Eldons Car Park cleared. Fences/Gates 70% complete pending ash tree removal.
3. Boules/Petanque Pitches – Layout/positions agreed.
4. Community Garden adj fence at top of Pond Walk. Down-scaled proposals from volunteers awaited.
5. Higher Cross Bus Shelter – Demolished – Sketch for replacement Planter and Bench agreed.
6. Hannams Close entrance enhancement. Bench in position. Discuss with management company.
7. Wareham Rd/School traffic/parking - DC/WSP proposals discussions ongoing. – New Car Pk?
8. Pond –J.K now eliminated.
9. Finger post Renovations – Blaneys Corner done. Vol Training + sponsorship. Progress on Upper X with discounted parts available.
10. Library Green Path – Licence agreed. Contractor awaiting components. Start imminent.
11. High St Crossing – Awaiting DC Highways.
12. Tesco frontage – Acceptable design agreed with DC. Suggest joint Tesco/DC/PC funding. Possible bollard/boulder compromise?
13. Sports/Scout Bldgs ‘backside’ to High St. Short term Ideas + longer term opportunities.

**Dependencies:**

* Dorset Council Highways + Planning/Local Plan. Flow of CIL monies.

**Status/Next Steps:**

* Dog area boundary + tree planting.
* Higher Cross Bus Stop Plinth – Confirm costings for agreed design.
* Boules/Petanque Pitches - Develop design and invite tenders..
* Community Garden – Proposers/volunteers intend to downscale scope.
* Pond - Develop design and seek tenders.
* ‘Hannams Gate’ – develop design ideas.
* Work up designs for Sports Area + Rec landscaping/tree planting.
* Push Tesco/Highways re shop frontage funding.
* Investigate Grants/Funding/Sponsorship/Lottery/ Local Trusts + Loans/Mortgage possibilities.

| Financial Forecast:  (£000’s, excluding VAT) | 2022-23 | 2023-24 | 2024-25 |
| --- | --- | --- | --- |
| Expense to date | Benches, gym + prep 30 |  |  |
| Forecast | Path, Dogs, Pond etc 75 | 150 | ? |
| Total | 105 | 150 | ? |