

# Parish Council of Langton Matravers

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## Minutes of a Meeting of the Council held in the Village Hall on Thursday 13th April 2017 at 7 pm.

Present: Cllr Knight in the Chair, Cllrs P Christie, M Turner, R Sheppard, C Drayson, P White, P Loudoun, M Lovell.

There were 10 members of the public present.

The meeting was audio-recorded.

1. Apologies for absence: None.

2. Declarations of Interest / Grant of Dispensations. Cllr Loudoun (Item 14, owner of house adjacent to OMH); Cllr Drayson, Item 17(4), Member of Village Hall Cttee.

3. National Trust Report. **Fencing contractors** have been working in Langton West Wood in the new coppice coop area, at Seacombe, and at Acton as part of quarry restoration. They will be installing the new gate for the Village Natural Amenity at Cole's ground. James Godsmark, the NT and agent for the area, will be in touch shortly regarding the **permissive path** at the east end of the site. Cllr Drayson said how good the West wood was looking and asked about **access to firewood**; cut wood from the West Wood can be supplied to woodland volunteers on request.

4. Public Discussion Period. The meeting was adjourned for this agenda item.

a) Dr Chris Spilling reiterated how lovely the West Wood was looking and thanked the NT.

b) Mr Martin Kirby congratulated the NT on the 'excellent' new information boards at Spyway barn.

c) Mr Ian Vaughan-Arbuckle addressed the meeting on concerns about proposed developments on the OMH site (Item 14). He noted that this is an important site with wonderful facilities. The proposals, for 4 open-market houses are short-term, not sustainable, and do not make the best use of the land. Mount Pleasant Lane is unsuitable as access. Input from neighbours has not been reflected in the plans. The site deserves a more holistic approach, and he proposed that a working party be set up including members of the Cothill Trust, Parish Council and residents to arrive at a solution which would benefit the whole village.

d) Ms Cherry Brooks, PDC Cllr with portfolio for Economy and Infrastructure, but attending in a private capacity, encouraged parishioners to sign up for the Local Area Forums which will input into the revisions to the Local Plan.

e) Mrs Beryl Flunder complained that Litter and dog bins at Cemetery Lane are not being emptied, despite her regularly contacting PDC.

The Meeting was reconvened.

5. Matters Arising from the Public Discussion.

Litter bins: the clerk had been experiencing similar difficulties and will research the matter further.

**ACTION: Clerk to research and write letter of complaint to the relevant people.**

6. Planning Matters.

1. No Comments had been received by LMPC on the Planning Applications below.

2. Receive comments from the public concerning the following Plans:-

a) TWA/2017/050 Mrs Tracy Brooks, The Old Malthouse School, Langton Matravers, BH19 3HB. (T1) Pine - fell - District of Purbeck (The Old Malthouse School No.1) TPO 2007 (Ref.TPO 332). **Leave decision to Tree Officer**

b) 6/2017/0111 Mr Stephen Jones, 1 Highland Cottages, Acton, LANGTON MATRAVERS, BH19 3LA. Temporary change of use of outbuilding from ancillary use for main dwelling to a short term let over the summer period. **No Objection**

c) 6/2017/0130 Mr and Mrs P Davies, Sweetbriars, Durnford Drove, LANGTON MATRAVERS, BH19 3HG. Erect a single storey rear extension, alterations to existing conservatory and new pitched roof to existing porch to front. **No Objection**

d) TWA/2017/054 Mr John Curtis, Coombe Orchard, Coombe, Langton Matravers, BH19. (T1) Sycamore/Ash stems - reduce by 3DW. approximately 20ft; (T2) Sycamore - reduce by up to 20ft; (T3) Eucalyptus - fell - Langton Matravers Conservation Area. **Leave decision to Tree Officer**

e) 6/2017/0162 Mr D Pearson & Ms Chapman, Fields End, The Hyde, Langton Matravers, BH19 3HE. Erection of a single storey rear extension and porch to side. **No Objection**

f) 6/2017/0157 Toms Field Campsite & Shop, Toms Field Campsite & Shop, Toms Field Road, Langton Matravers, Swanage, BH19 3HN. Replacement of a seasonal use warden's caravan with a permanent use warden's bungalow. **Objection on the grounds that the proposed development is outside the Settlement Boundary.**

4. Any other planning matters: None.

7. Minutes of the Meeting held 9th March 2017. These were agreed to be a correct record and signed.

8. Matters Arising from the Minutes. Item 14), GPO Second Homes List ? Cllr Christie reported that he had contacted a postman: there is no such list. The matter of a Housing Stock survey will be on a future agenda. **ACTION: Clerk.**

9. The Clerk's Report for the period 3.3.- 5.4.2017. A list of correspondence received and actions taken can be read on p.3 of the agenda. Report received.

a) Item A3. PCC Letter re: Cycling in Purbeck. Cllr Christie had seen a cycle event elsewhere where riders wore numbers on the back. **ACTION: Clerk to write again to Purbeck DAPTC/Police asking that this be included in the Code of Conduct.**

b) Item A16. Gary Suttle – Response to LMPC concerns about ‘undue pressure’ in PDC Unitary Authority vote. The Clerk had obtained an audio recording of the relevant meeting to make clear whether the PDC Minutes reflected what was said; unfortunately this could not be played. **ACTION: Clerk to ask for another recording before setting up meeting with Mr Suttle, as he has offered to discuss the matter.**

c) Item A18. Annual report from St George's School. Report received.

d) Item B1. Stonewater Housing litter; the Clerk confirmed that this is the responsibility of Stonewater.

e) Item B2. New DCC fence on school field: **ACTION: Clerk to ask St George's School for key to gate.**

f) Item B6. PDC Forums: the first South Purbeck one will be Monday 22<sup>nd</sup> May 16.00-18.30 pm.

g) Item C4. Letters re: Parking in lower High Street. Cllrs sympathised with residents' problems, but previous work on a car park had not produced a solution. It was reported that PDC planners want any further parking at Putlake to go behind buildings.

h) Item D1. PC Delegated Authority at Purbeck DAPTC meetings. **ACTION: Clerk to check previous Minutes to see if a decision has already been made.**

**The next final date for inclusion of correspondence-related agenda items received between meetings is 3<sup>rd</sup> May 2017.**

10. Chairman's Announcements. None.

11. County and District Councillor's Report. Cllr Lovell had nothing to report.

12. LMPC's response to Housing White Paper.

Councillors did not consider responses to all questions in the consultation. Responses are numbered in relation to the questions. Each response was discussed separately before being agreed.

8c. We would not support any increase in the proportion of market housing allowed on rural exception sites. Any such increase would encourage building outside the settlement boundary without necessarily addressing local affordable housing needs. Indeed it would drive a cart and horse through the whole concept of a RES.

10a. Authorities should amend green belt or **rural settlement** boundaries only when they can demonstrate that they have examined fully all other reasonable options for meeting their identified development needs and **Authorities should not amend rural settlement boundaries purely for the purpose of increasing numbers of market houses**

10e. Where a local or strategic plan has demonstrated the need for green belt or **rural settlement** boundaries to be amended, the detailed boundary **should** be determined through a neighbourhood plan(s) for the area in question.

12a. We agree that planning authorities should provide **parish councils** and neighbourhood planning groups with an evidenced housing requirement figure where this is sought.

12b. We agree that local and neighbourhood plans are expected to set out clear design expectations.

13c. We agree that development proposals should ensure that density and form should reflect the character, accessibility and infrastructure of **the local** area and the nature of the local (**ie parish**) housing need.

25. We would welcome legislation that would **compel** local authorities to reduce permission for housing development from three to two years other than where this would hinder the viability or delivery of schemes by Small and Medium Enterprises including **community land trusts**.

26. We would welcome legislation to simplify and speed up the serving of completion notices by removing the requirement for the Secretary of State confirmation that such a notice can take effect.

31a. All affordable housing should remain affordable in perpetuity. In particular this should apply to all houses bought under a right to buy or other discounted government scheme. When offered for resale, such properties must be offered at a price no greater than the current market rate less the discount enjoyed by the person(s) who initially bought the property under the discounted government scheme. In the first instance when such properties are offered for resale, first refusal must be given to those with a strong and established local connection and who qualify for affordable housing. If no such qualifying offer is made then the property must then be offered to those with a strong and established local connection. In any event such properties may not be bought by anyone who would then own a second residential property or collectively with their partner would own two residential properties.

**RESOLVED: To agree responses as above: RESOLVED: To send responses to NALC, Richard Drax MP and neighbouring parishes, as well as DCLG.**

13. Timson Trust. The two cottages left by Mrs Timson for use by local elderly residents are presently managed by a Trust which includes members of the Parish Council. The cottages are technically an asset of PDC. Once the Secretary of State announces that he is 'minded to' form a Unitary Authority, which would dissolve PDC, PDC's Chief Executive, who is a member of the Trust, will raise the matter with LMPC to see if they might have a role in retaining the cottages as intended by Mrs Timson's will.

**ACTION: Clerk to research options for the Timson Trust in the future.**

14. SHLAA plans for OMH site. Mr Tapscott of PDC had asked for LMPC's comments on SHLAA proposals for how part of the school site might be used for housing. **ACTION: Clerk to ask PDC if new-build numbers on the site are cumulative.** After discussion it was **RESOLVED: To write to the Cothill Trust expressing disappointment that the SHLAA plans were put forward before discussion with LMPC, and to invite them to discuss the matter further, with a view to holding a public meeting subsequently. RESOLVED: To write to PDC, expressing objection to the SHLAA proposals for the OMH site on the grounds that a) It is outside the Settlement Boundary, b) It is inside the Conservation Area, c) There are severe problems with traffic in Mount Pleasant Lane and at its junction with the High Street, and d) The proposals do not meet Housing Need, inasmuch as there are no affordable houses, and houses built as planned are likely to be 2<sup>nd</sup> homes.**

It was further **RESOLVED: To approve the LMPC Communications Policy.**

Cllr Turner left the meeting.

15. DAPTC Annual Conference. Cllr Christie had represented LMPC. The main topic had been the advantages of Unitary Authorities for T&PCs and how 'Working Together' works.

16. Final Arrangements for Parish Assembly. Cllrs agreed to bring contributions to refreshments.

17. Financial Matters: (1) Additions to Council funds since the last Council Meeting:

£ 11,255.00 PDC - Ist Half of Precept  
£ 145.00 PDC - Council Tax Support Grant  
£ 30.00 Allotment charge 2017, Half Plot 12B

(2) Note the following Payments by cheque or cash to be made since last Meeting:

£ 746.54 Clerk's salary (March).  
£ 9.73 HMRC – PC National Insurance payment (March).  
£ 150.00 Ian Bugler - Grounds Maintenance (March).  
£ 135.00 Elliott's Cleaning Co. Public Toilets (March).  
£ 364.80 National Trust – Allotment annual rent.  
£ 79.39 Water 2 Business – supply to Public Toilets, 20/9/2016 – 06/03/2017.  
£ 13.77 Water 2 Business – supply to Allotments, 20/9/2016 – 07/03/2017.  
£ 88.20 SSE Enterprise – mending light at the Hyde.

- £ 236.83 SSE – Unmetered electricity supply (footway lights) 2017-18.
- £ 60.00 DAPTC Annual conference fee.

(3) Payment by Direct Debit:

- £ 44.69 XLN Telecom for phone and broadband.
- £ 22.40 NEST - PC contribution to Clerk's pension.

It was noted that, historically, the Clerk's monthly salary and contributions to National Insurance and Pension had been incorrectly recorded in the previous payment lists. This did not affect the accuracy of payments actually made. The list above is correct.

(4) Any other Financial Matters: Award of grants to Community groups etc. under S137: **RESOLVED: To grant £500 to Langton Village Hall towards the cost of a new Heating boiler.** As this will exceed the grant budget for 2017-18 it was **RESOLVED: To supplement the budget by £200.00.**

18. Confirmation of the date of the next Council Meeting – 11<sup>th</sup> May 2017 at 7 pm, to include the Annual Parish Meeting. Cllr Drayson noted that she has resigned from the Swanage Town Community Partnership.

19. Additional Items for the Agenda of the next Council Meeting: Village 'Gateways' and traffic calming / Langton Housing Stock Survey / Neighbourhood Plan.

Closed 9.25 pm.

Signed..... (Chairman) Date.....

