

Parish Council of Langton Matravers

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Minutes of a Meeting of the Council held in the Village Hall on Thursday 8th December 2016 at 7 pm.

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

There were 17 members of the public present.

The meeting was audio-recorded.

1. Apologies for absence: None.

2. Declarations of Interest / Grant of Dispensations. Cllr Knight, Non-pecuniary interest in Planning Item 1a) (member of PCC), Cllr Drayson, Item 15, Allotments, (LMAA member), Cllr Loudoun, Item 13 (neighbour).

3. National Trust Report. Mr Kershaw reported that there had been **theft of 2-3 tons of timber** at Wilderness wood. The trust had met with Activity groups to review **Licensing arrangements for 2017** at Dancing Ledge etc. These will remain broadly the same, with possible changes in charges; the paper-based booking system will be retained. Planning permission for **Pay-and-Display machines and information boards** at Spyway Car Park will be going to PDC before Christmas. The Clerk reported the grateful thanks of an Acton resident that the National Trust had cleared the verges of the approach road to Acton. Mr Kershaw was thanked for his report.

4. Public Discussion Period. The meeting was adjourned for this agenda item. Cllr Loudoun left the room.

a) Mr Ian Vaughan-Arbuckle expressed concern about future plans by the Cothill Trust on the former **Old Malthouse site**, and requested that the Council draw the Cothill Trust's attention to problems with traffic on Mount Pleasant Lane; in particular, to the dangerous exit onto the B3069, the fact that MPL is a private road and a public footpath, that the road is already narrow for small vehicles and cars, and that the lane only just copes with the present volume of traffic; increased traffic would be dangerous.

b) Mr Steve Tooley said that the Cothill's plans would set a precedent for future development on the **OMH site**. He noted that the land has been recorded by LMPC as part of an 'important gap' with a wish that it be a 'protected open space' (LMPC's Input to the Partial Review of Purbeck Local Plan Part 1, 12th December, 2013). It is outside the settlement boundary, and the walled garden has a covenant saying that it cannot be built on. He added that the south end of Mount Pleasant Lane does not belong to the Trust.

c) Mrs Sue Spilling noted that of the six new houses already built on **OMH land**, only one is permanently occupied. Further development is unlikely to be affordable for locals. She reminded the Council that they had resolved in the past not to support any further market housing in the parish until sufficient affordable housing has been built.

d) Mr Leigh Merrick advised the Council that the **Cothill Trust** has been selling off assets at its school sites elsewhere. He also highlighted the dangerous access for traffic, and expressed concern about the welfare of trees on the site in the event of development there: these are all in the conservation area and many have TPOs.

e) Mrs Gilly Merrick explained that when the Cothill Trust took over the site, they had reassured residents that there would be no asset-stripping, and the site would be used for educational purposes and Science projects.

Cllr Loudoun rejoined the meeting.

f) Mr Richard Simpson asked if the new broadband cabinet would be built into the new wall.

g) Mr Barry Mayes had written an email to Council as he was unable to attend the meeting, recommending that they make representations about Mr Turner's appeal against PDC's decision to refuse Planning consent for the **Spyway Orchard site**. Cllr Knight announced that though the matter was not on the agenda, he was raising it during the Public Discussion period, so that it could be considered during the meeting. (SO.B.21)

5. Matters Arising from the Public Discussion.

f) Broadband Cabinet Cllr Lovell explained that Openreach had been going to put the cabinet in the wall, but need access to the sides. The cabinet will take up space on the newly-widened pavement. **ACTION: Clerk to write a letter to Openreach recording LMPC's disappointment.**

g) Spyway Orchard Appeal. Cllrs Lovell and Turner left the room.

Cllr Knight noted that comments already made by LMPC will be passed on to the Inspector; no more can be added unless the Appellant's submission differs from the original application. Cllr Drayson asked if a member of Council could represent LMPC at the hearing: Cllr Knight said that advice from David Fairbairn, District Solicitor, indicated that as only 2 people had actually voted to reject the application in December 2015, the Council is therefore technically inquorate in relation to any further decisions which it might wish to make on the matter. **RESOLVED: To take further legal advice on the matter. ACTION: Clerk to contact David Fairbairn (PDC).** Cllrs Lovell and Turner rejoined the meeting.

6. Planning Matters.

1. There were no comments on the plans.

Cllr Knight left the meeting.

2. a) [TWA/2016/218](#) Mr Chris Meadows, St Georges Close (St Georges Church), Langton Matravers, BH19 3HZ. (T1) Lime - fell; (G1) Group of 6 limes - pollard to previous pollarding points - Langton Matravers Conservation Area. **Leave decision to Tree Officer.**

b) [6/2016/0628](#) Mr Robert Ayres, Acton (Stone Haven), Langton Matravers, BH19 3JS. Roof alterations and extensions comprising: two pitched roof dormer windows in the southern roof slope, and erection of single storey rear extension. **No Objection.**

c) [6/2016/0716](#) Mr G Suttle, East Drove (Pinhowe), Langton Matravers, BH19 3HF. Erect single storey rear extension and reposition timber deck. **No Objection.**

d) [TWA/2016/225](#) Ms Diana Butement, Mount Pleasant Lane (Malthouse Kitchen Garden), Langton Matravers, BH19 3HB. (G1) Bay trees - reduce to approximately 6ft; (G2) Self-set sycamores - fell - Langton Matravers Conservation Area. **Leave decision to Tree Officer.**

3. a) [6/2016/0485](#) Toms Field Campsite and Shop. Toms Field Road (Toms Field Campsite and Shop), Langton Matravers, BH19 3HN. Replacement of a seasonal use warden's caravan with a permanent use warden's bungalow. **REFUSED**

b) [TWA/2016/186](#) Mr J Philip, 40 High Street, Langton Matravers, BH19 3HB, (T1) Magnolia - reduce off building by 1-1.5m, prune branches overhanging neighbour's property back to boundary; (T2) Mulberry - reduce entire crown by 1-2m, remove major dead wood, remove crossing and rubbing branches, crown thin by 15%; (T3) Apple - reduce entire crown by 2-3m, remove major dead wood, remove crossing and rubbing branches, crown thin by 15% - Langton Matravers Conservation Area. **No Objection**

c) [TWA/2016/190](#) Mrs S Parsons, High Street (82), Langton Matravers BH19 3HD. T1) Walnut - remove lower branch leaning to right to reduce weight on this side of the tree - Langton Matravers Conservation Area. **No Objection.**

d) [TWA/2016/184](#) Mrs Maureen Brocklebank, Castle View (Stonecroft), Langton Matravers, BH19 3HT. (T2) Scots pine - fell - Acton Conservation Area. **No Objection.**

4. Any other planning matters: None.

7. Minutes of the Meeting held 10th November 2016. These were agreed to be a correct record and signed.

8. Matters Arising from the Minutes.

a) Item 6a) Planting at the Council's Natural Amenity. Following another successful day clearing the site and planting hedging, Cllr Christie was sad to report that 33 of the new hedge plants had been ripped out. It was agreed not to claim on insurance, as this would affect future premiums; Dr Spilling will re-plant the hedging, and neighbours will be vigilant.

9. The Clerk's Report for the period 3.11.2016 – 1.12.2016. Correspondence received and actions taken can be read on p.3 of the agenda. Report received.

a) Item A10). Old Rectory wall The Clerk had received communications from Mrs Cassie Feltham and the Old Rectory regarding the collapsed part of the wall, and the section bordering the High Street. DCC have surveyed the wall, and the Old Rectory are getting quotations to have the collapsed section bordering the closed cemetery rebuilt.

b) Ba). Cllr Christie has raised the level of the Clerk's desk following a VDU audit.

c) Item C1) Openreach Wrapped Broadband cabinet offer. **RESOLVED: Not to accept the offer to have the cabinet 'wrapped' to look like a dry stone wall. ACTION: Clerk.**

- d) Item C2. Damaged fingerpost at Leeson gate. As DCC say they cannot afford to mend fingerposts it was **RESOLVED: To ask Bruno Charron how much he would charge to make another**. **ACTION: Clerk.**
- e) Item C3) Memorial Tree at OMH. The Clerk had taken advice from Dr Spilling, and it seems that the tree is too large to be moved. Mrs June Jorssen, the person who planted the tree, is in discussion with the Cothill Trust about its future, given that they are selling the site by tender shortly.
- f) Item C4) PDC ‘Volunteer of the Year’ Awards. **RESOLVED: To nominate Mr Ian Vaughan Arbuckle as LMPC’s Volunteer of the Year, for his service as RoWLO in the parish 2011-16, and in particular for his work on the Priest’s Way renovation project**. **ACTION: Clerk to inform PDC.**
- g) Item C5) Plans for Coombe Junction. Council were happier with the latest proposed layout, with one crossing on the A351 to the West of the junction with the B3069. **ACTION: Clerk to inform Mr Humphreys at DCC.**
- h) Item Da) PRAG invitation to Parish to discuss Partial Review. **RESOLVED: That Cllrs Christie and Drayson attend on behalf of LMPC**. **ACTION: Clerk to liaise and fix date/time.**
- i) Item Db) **RESOLVED: To fund the cost of Clerk’s CILCA course (£250.00) and necessary expenses, including a new copy of Charles Arnold-Baker’s ‘Local Council Administration’**. **ACTION: Clerk.**
- j) Invitation to comment on Highways work. **RESOLVED: That Cllr Christie and Clerk attend/comment on behalf of LMPC**. **ACTION: Clerk, Cllr Christie.**

The next final date for inclusion of correspondence-related agenda items received between meetings is 3rd January 2017.

10. Chairman’s Announcements. Cllr Knight had attended the **Remembrance Service** at Langton as the Council’s representative. On 8th December he formally opened ‘**The Great Wall of Langton**’, unveiling a commemorative plaque and thanking all those involved in both footway-widening projects, at Steppes Hill and Putlake. On 17th December he has been invited to officially open the Allotment Association’s new **compost toilet** at the Communal Area on the allotments.

11. County and District Councillor’s Report. Cllr Lovell had attended a County meeting about the plans for a new Unitary Authority. The County budget is presently c.6 million short. After May 2017 he will no longer be our County Councillor, as Cllr Cherry Brooks will be standing for election as Conservative member for the area. PDC has decided to ‘pause’ the Partial Review consultation for a year while a new SHMA and other data are assembled.

12. School Crossing Proposal. After concerns raised by Cllr Loudoun about the suitability of the school field as a Fire Refuge area for St George’s School, it was **RESOLVED: To support the school’s formal request for a zebra crossing and submit it on the school’s behalf to DCC**. **ACTION: Clerk.**

13. Future of OMH site and related matters. Cllr Knight first asked for Cllrs’ thoughts on possible development on the site. It was pointed out that the Cothill Trust will need to build affordable housing when they have built 10 houses on the site. LMPC’s resolution against speculative development in the parish was reiterated. Concerns were expressed about covenants on land use which might be broken. Cllr Lovell warned about the problem of landowners going to appeal. PDC contacts landowners with a view to land being put forward for development, leading to ‘hope value’ for the land. Cllr Christie noted that, according to a Tree preservation Order of 2007, all trees on the site have TPOs.

Cllr Knight then asked if Council wished to take up the invitation from Savills (21.11.2016) to have an informal meeting with the Head to explore the matter further. After discussion it was **RESOLVED: To decline the invitation to an informal meeting, and to invite representatives of the Cothill Trust to a Public Meeting, to give a presentation and take questions from members of the public on their plans for the site**. **ACTION: Clerk to contact Savills/Cothill Trust and issue invitation.**

14. Adoption of Acton Telephone kiosk for Burngate. It was clear that clarification was needed re: costs of removal of electricity supply and the transfer of ownership from the PC. **ACTION: Clerk to contact Ben Webb (PDC).**

15. Approve changes to Allotment Tenancy Agreement and Policy documents. These had previously been circulated and were approved. It was agreed to suspend Standing Order B22, and the incorrect resolution

regarding annual rent agreed at the October meeting was changed: **RESOLVED: That the Council agrees to a raise in the Allotment rent per Full Plot to £60 per annum, and for a half Plot to £30 per annum.**

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

£ 15.00 Payment for photocopying: M.Sparks - CASH

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

£ 707.74 Clerk's salary (November).

£ 18.67 HMRC – National Insurance payment (November).

£ 105.00 Elliott's Cleaning Co. Public Toilets (November).

£ 18.00 The Scott Estate – rent for Putlake toilets land.

£ 127.20 Broxap – carriage charge for new timbers for Play Area.

£ 195.00 Langton Matravers Village Hall – Annual Hire of Hall for Council chamber

(3) Payment by Direct Debit:

£ 44.33 XLN Telecom for phone and broadband.

£ 22.40 NEST - PC contribution to Clerk's pension.

Mr Bugler had not issued an invoice for November. An invoice from Bluefin Insurance for allotment insurance is awaiting an updated figure to include insurance for the new compost toilet: the Clerk was given the delegated power to issue the cheque when the new invoice arrives.

4) Any other Financial Matters: a) Approve Budget. It was agreed that this should include funding for additional LMPC services which are no longer provided by DCC. Council asked for a projection of the effect of the draft revised precept on Council tax before approving the figures. **ACTION: Clerk.**

b) Pay National Insurance by Direct Debit. HMRC has asked that the Council pay electronically rather than by cheque each month. Cllr Lovell suggested looking into BACS, as the Council then retains control of the amount paid. **ACTION: Clerk to research, action.**

17. Confirmation of the date of the next Council Meeting – 12th January 2017 at 7 pm.

24. Additional Items for the Agenda of the next Council Meeting: Coombe Crossing (awaiting plans), Approve Budget/Precept / Electronic banking.

Closed 9.03 pm.

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