

Parish Council of Langton Matravers

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Minutes of a Meeting of the Council held in the Village Hall on Thursday 8th February 2018 at 7 pm.

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

There were 10 members of the public present.

The meeting was audio-recorded.

1. Apologies for absence: Cllr Knight: Holiday, Cllr Sheppard: Family matters. Cllr Lucas did not attend. Cllr Lovell arrived at c. 7.15pm.
2. Declarations of Interest / Grant of Dispensations. Cllr Turner: Planning Item 1d, Neighbour. Cllrs Christie, Loudoun: Item 15, Neighbours, Cllr P White, Christie Item 15, members of LOMHCG. The District Solicitor had ruled that it would be in order for Cllrs Christie and White to speak on Item 15 once they had declared an interest as members of LOMHCG. It was agreed by Cllrs present that it would be in order for Cllr Turner not to leave the room during discussion of Planning Item 1d, on the grounds of ill health; it was agreed that he might leave the Council and sit at the back of the public gallery.
3. National Trust Report. Mr Kershaw thanked those who had supported the latest **Community Woodland Day**; participants please contact him to collect their fire wood. **Comments from residents of Acton** had been collated and fell broadly into 5 areas: Quarry Restoration and Land Use, Access, Track Maintenance and Repair, and Waste Materials/Litter/Fly Tipping/Abandoned Cars. These are being addressed. **LMPC's views on visitor numbers at Dancing Ledge** have been considered. However, given that Seacombe is now a 'non-activity' site, an increase in DL numbers from 96 to 120 per session Mon.-Sat. will be trialled for 12 months and reviewed next December. The Trust are taking advice on installing **cameras at activity sites** to monitor eg bird disturbance. Mr Kershaw advised that a new Engagement Officer, Tom Clark has been appointed to work on how people can use the country sustainably.
4. RoWLO report. Mr Hedley noted that Mr Dicker had created a better route with the new permissive path to avoid his obstruction. It was agreed, following last month's resolution, to let the matter lie for the present, and Mr Hedley will negotiate and update on future progress.
5. County Councillor's Report. Cllr Brooks was not present.
6. Public Discussion Period. The meeting was adjourned for this agenda item.
 - a) Mrs Sue Spilling, Langton resident, explained that supporters of the **CCG Judicial Review** group are asking the Council for a provisional pledge for a donation towards the costs of the legal action. The donation would not incur further cost to the Council. She outlined the context of the request and the importance of the Judicial Review for the community as a whole.
 - b) Mr Erik Bjorkstrand, member of **Langton Old Malthouse Community Group**, explained the background to the group and invited people to join. He asked for Council support and a link to the LMPC website. The group would like the Council to consider its preferred options for the future of the Old Malthouse Site.
 - c) Mr Rob Turner noted in relation to the **Windmill Lane footpath** that he cannot get his dog through from the Knitson end. In relation to the **HPB development (Planning Item 1d)**, he said that i) the vehicular access from the Durnford Drove turning circle up to the HPB gate is privately owned by him. ii) This section of the lane has recently had increased traffic flow as a result of increased HPB and Spyway car park use; this is affecting the wall. He will re-introduce a gate. iii) The application should come under the same scrutiny regarding sewage and flooding as the Spyway Orchard Application had done. iv) The consultation period (to 28th Feb.) is too short.
 - d) Mr Barrie Mayes i) reminded the meeting of the positive contribution which the **HPB site** makes to the village; the development is proposed to expand their capacity to offer holiday properties, as they presently run at 95.8% capacity. ii) He issued a warning to the Council regarding the advisability of discussing or

supporting **LOMHCG** and its plans: legally this could compromise Council's ability to comment in the future.

e) Dr Chris Spilling, Friends of the Woodland Trail, reported on a successful bid to the '**Step into nature**' HLF project for funds to provide a seat for the orchard area, nest boxes, and preparation of the orchard grass. He thanked Cllr Christie and Keith Coombs for moving two recycled benches from OMH to other areas of the trail.

f) Mr Ian Vaughan-Arbuckle i) regretted that parishioners and the Council had had no prior knowledge of the **HPB planning application**, and expressed concern about increases in traffic in Durnford Drove as a result of the development. ii) He approved the approach of the RoWLO regarding Windmill Lane difficulties.

g) George Crabb bemoaned the overgrown state of **Crack Lane verges**, and noted that the wall needs repair on the SE corner.

h) Mr Martin Kirby i) noted that the **HPB development** was outside the Settlement Boundary and in the AONB: the only exceptions to these policies can be for affordable housing. ii) He asked about a site on the latest PDC **SHLAA** document: LMPC were apparently to be asked to advise on ownership of the site. The meeting was reconvened.

7. Matters Arising from the Public Discussion.

i) hii) SHLAA site: Cllrs had not seen the latest version (January 2018). The clerk had not been asked re: ownership. **ACTION: Mr Kirby to forward link. Clerk to contact PDC Planning.**

ii) f) HPB Devt. Cllr White agreed that the notice for the Planning Application had been very short: perhaps the HPB could sell land to the CLT.

iii) e) Woodland Trail: the Chair thanked Dr Spilling and his wife for all their hard work in the matter.

iv) g) Crack Lane verges. **ACTION: Clerk to ask Mrs Foot and Mr T Haysom to trim back their hedges.** Cllr Loudoun advised that trees at the South end (W side) again need attention. **Clerk to ask Tree Officer to advise.**

8. Planning Matters.

1. The Clerk had received letters from Mrs Marion Page and Mr and Mrs D Priddle objecting to Item 1d. which were read to the meeting.

2. a) [TWA/2018/008](#) Mr Chris Meadows, The Rectory, St Georges Close, Langton Matravers, BH19 3HZ. (T1) Bay - fell - Langton Matravers Conservation Area. **Leave decision to Tree Officer.**

b) [TWA/2018/007](#) Mrs Sue Haysom, 11 North Street, Langton Matravers, BH19 3HL. (T1) Sycamore - reduce lateral branches growing towards property by 2-3m; (T2) Hawthorn - reduce height by 1-2m; (T3) Hawthorn - reduce to fence height; (T4) Spruce - crown lift by removal of 4 lowest primary branches and prune secondary branches to leave a uniform lower crown - Langton Matravers Conservation Area. **Leave decision to Tree Officer.**

c) [6/2018/0033](#) Mr D Gladding, Coridon, 3 Steppes Hill, Langton Matravers, BH19 3ET. Erect single storey rear extension. **No Objection**

Cllr Turner left the meeting and sat at the back of the Public Gallery. Cllr Lovell declared an interest as a neighbour and left the room

d) [6/2017/0738](#) HPB Management Limited, Langton House, Durnford Drove, Langton Matravers, Swanage, BH19 3HG.

Erection of 5 two storey buildings for use as holiday lets. **Deferred to March 8th Meeting. ACTION: Clerk to contact Andrew Collins**

3. Receive planning decisions affecting this parish since the last Parish Council Meeting:

a) [6/2017/0615](#) Mrs Sarah Wootton, Toms Field Camping Site, Toms Field Road, LANGTON MATRAVERS, BH19 3HN. Stationing of a replacement warden's caravan of any size within the definition of the Caravan Act for use for the whole year. [This is an application for a Certificate of Lawfulness Proposed. This not a planning application but a request for a legal determination of the Council (PDC) as to whether or not this is a lawful development. The Council (LMPC) may comment].

APPROVED

b) [6/2017/0635](#) Mr R Ayres, Stone Haven, Acton, Langton Matravers, Swanage, BH19 3JS. Roof alterations to include amended loft layout and installation of two dormer windows in the northern roof slope. **APPROVED**

c) [6/2017/0662](#) Mrs Sue Haysom, 7 North Street, LANGTON MATRAVERS, BH19 3HL. Renovation of stone outbuilding, roof repairs and to internal alterations to connect the two outbuilding into one for use as a studio/office. **APPROVED**

d) [6/2017/0689](#) Mr Robert Clyde, Post Office, 31 High Street, Langton Matravers, Swanage, BH19 3HA. Change of use from Retail (A1) to residential dwelling and alterations to ground floor front elevation including changes to windows and entrance door. **APPROVED**

4. Any other planning matters: None.

9. Minutes of the Meeting held 11th January 2018. These were agreed to be a correct record and signed.

10. Matters Arising from the Minutes. a) Item 4; RoWLO Report. Cllr Drayson thanked Mr Hedley for his ongoing work regarding obstructions on the Windmill Lane path.

b) Item 6d: Closed Cemetery wall. PDC's Tree Officer advised that approval was in progress to remove trees pushing the wall over on the W side. An elm in the Closed Cemetery would also be removed.

11. The Clerk's Report for the period 5.1. – 31.1.2018. Correspondence received and actions taken can be read on p.3 of the agenda. Report received.

a) Item A9). DAPTC conference, 9th March. Cllr Drayson agreed to attend and suggested that the Clerk might go too: presently DAPTC's policy is one delegate per Council.

b) Item C(A4). Dorset AONB Forum, March 21st. **ACTION: Cllr Lovell to attend (Cllr Christie reserve).**

c) Item C(A6). Defibrillator Training. **ACTION: Clerk to arrange with Maggy Hardy (SDP).** The Council gave a formal vote of thanks to Cllr White for providing a defibrillator for the village outside the Old Bakery. **ACTION: Clerk to report in Dubber.**

d) Item C(A14). Response to Debbie Ward, DCC Chief Exec. **ACTION: Clerk to make FoI request to consultants/DCC asking which Purbeck T&PCs voted for or against proposals for change to Unitary.**

e) Item C(A16). Plastic refuse on allotment: **ACTION: Clerk to ask Mr Chignell to pile waste bags: some LMAA members/volunteers will remove.**

f) Item D(A13). **RESOLVED: To support the March Litter picks with insurance and equipment.**

g) Item D(A17), **RESOLVED: To allow Ms Fielding and Mr Watt to take down, re-face and re-erect Acton sign at their own expense, on condition that it remains of the same standard as at present.**

The next final date for inclusion of correspondence-related agenda items received between meetings is 27th February 2017.

12. Chairman's Announcements. Cllr Christie noted the 100-year anniversary of working men and some women getting the vote.

13. County and District Councillor's Report. Cllr Lovell explained why DCC and PDC had felt that they could not oppose the CCG decisions. He noted that Bridget Downton has left PDC Planning, and Ben Webb will be leaving soon; the Chief Executive is now in charge of the Planning Dept.

14. Purbeck Local Plan Review. Cllr Drayson and the Clerk had attended a launch meeting for the consultation. They advised on the content of the questionnaire and issues at stake. It was **RESOLVED: To hold an Extraordinary Meeting to formulate LMPC's official response to the consultation, date tbc.**

15. Proposals re; Future of Old Malthouse Site. Cllr Christie made proposals regarding a request from LOMHCG that LMPC register the whole OMH site with PDC as a Community Asset, that LMPC record its formal support for the group and that the group be given a link on the LMPC website. Cllr Lovell (a member of LOMHCG) advised the Parish Council against indicating active support for the group in any form at present, on the grounds of Pre-determination. Cllr Lovell also reported that PDC says that the site cannot be listed as a Community Asset, but that it will require Change of Use before it can be developed for building. The proposals were not seconded. **ACTIONS: Clerk to ask Sue Bellamy why the site cannot be registered as a Community Asset. Cllr Lovell to send through detailed information to Clerk on Change of Use.** It was suggested that LOMHCG be asked to come up with options for future use of the site. **ACTION: Clerk to refer details of discussion back to group.**

16. Rabbit fencing at Allotments. Cllr Loudoun was quoted £365 supply only for all new rabbit fencing. **ACTION: Cllr Christie to go round perimeter and assess how much rabbit fencing needed to patch.**

17. Plan for Parish Assembly. **ACTION: Cllrs to think about 'focus' for this year.**

18. Financial Matters:

(1) Additions to Council funds since the last Council Meeting:

£ 720.00 Allotment rents 2018 (inc CASH payments).

- £ 100.00 Insurance excess repayment for new cemetery gates.
- £ 550.00 Burial Plot and Interment fee, the late John Warren, Plot T13.

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

- £ 778.97 Clerk's salary (January).
- £ 13.66 HMRC – PC National Insurance payment (January).
- £ 215.78 Ian Bugler - Grounds Maintenance (January).
- £ 157.50 Elliott's Cleaning Co. Public Toilets + Bus Shelter.
- £ 142.48 A R Harris and Sons – repairs to lights at Toilet Block.
- £ 240.12 S. Hole, Fencing – Allotment fencing repairs.

(3) Payment by Direct Debit:

- £ 48.53 XLN Telecom for phone and broadband.
- £ 23.37 NEST - PC contribution to Clerk's pension.

4) Any other Financial Matters: a) Grants for local organisation under s137. **RESOLVED: To Grant £150 to Purbeck CAB, £100 to Purbeck Film Festival, £100 to the Dubber.** Regarding the request from the CCG Judicial Review group, it was agreed to defer a decision until the Council has taken legal advice. **ACTION: Clerk to write to NALC to ascertain the legal position for T&PCs re: donations to Judicial Review costs.**

19. Confirmation of the date of the next Council Meeting – 8th March 2018 at 7 pm.

20. Additional Items for the Agenda of the next Council Meeting: CCG Judicial Review donation / Rabbit fencing at Allotment / Parish Assembly Plans.

Closed 9.10

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