

# Parish Council of Langton Matravers

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

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

There were 10 members of the public present.

The meeting was audio-recorded.

1. Apologies for absence: Cllr Loudoun, lambing. Cllrs Lucas and Lovell did not attend.
2. Declarations of Interest / Grant of Dispensations. Cllr Turner: Planning Item 1c (HPB), Neighbour. Cllrs Knight, Drayson and Christie declared an interest as members of the CLT.
3. National Trust Report. **Access problems** have been rectified around the area (gates, stiles etc.). The **coppice fence at West Wood** has been completed. **Fencing work** is being done around the horse paddock near Acton car park. Mr Kershaw was thanked for his work on **gorse-cutting at Hedbury** – he said this had been a joint venture with the tenant and volunteers.
4. County Councillor's Report. Cllr Brooks was not present and had not sent a report.
5. Public Discussion Period. The meeting was adjourned for this agenda item.
  - a) Maggie Sutton (Acton), noted in relation to last month's NT report that Acton residents had requested a meeting with the NT about **fencing**. She asked when this would happen.
  - b) Nick Beamish, Managing Director, **Holiday Property Bond**, explained a little about the HPB and its work at Langton House. He emphasised the contribution they make to the local economy in terms of employment and 'spend', with 95% occupancy. He suggested that the proposed development would bring yet more economic benefits.
  - c) Giles Moir (Chapman Lily Planning Ltd, **HPB**) noted the demand for more letting units and said that the design, using local stone, would be visually unobtrusive; it would sit well at the edge of the new Spyway Orchard development.
  - d) Ian Vaughan-Arbuckle (LM) objects to the **HPB proposals**; this is incursion into the AONB; the flooding issues need careful consideration and there will be an unacceptable increase in traffic at a dangerous junction.
  - e) Martin Kirby is confused as to why **HPB** management, having in the past written a strongly-worded letter objecting to the proposed Spyway Orchard development (which now has planning permission) on the grounds of its detrimental effect on HPB business to the point where they might have to close, are now planning more letting units.
  - f) Barrie Mayes referred to Rob Turner's remarks at the previous LMPC meeting about shutting his gate to limit access along his track. He said that the Council 'must discuss' the effect which having a closed gate will have on visitors and residents.

The meeting was reconvened.

## 6. Matters Arising from the Public Discussion.

- i) a) **NT Meeting with Acton residents:** Jon Kershaw is planning a meeting in the Spring: the surveyor is doing final work in preparation. **ACTION: Jon K to keep Council informed of progress.**

## 7. Planning Matters.

1. The Clerk had received letters from Mrs Marion Page, Mr and Mrs D Priddle, Mr and Mrs Rowson, Tracy Chapman and David Pearson, Martin Kirby and Richard Cottrell objecting to Item 1c.
2. a) [TWA/2018/029](#) Mr Simon Ferris, The Rectory, St Georges Close, Langton Matravers, BH19 3HZ. (T1) Mulberry - reduce tree's diameter spread by removal of 2-2.5m from branches extending from limbs on ground back to suitable pruning points not beyond point where supported by the ground; crown lift to approximately 1.8m above ground - Langton Matravers Conservation Area. **Leave decision to Tree Officer.**
- b) [6/2018/0085](#) Mr and Mrs Smith, Land adjacent to Meadowcroft, Durnford Drove, Langton Matravers, BH19 3HG. Erect single dwelling on vacant site and create new access. **The Parish Council objects to this application on the grounds that the development is unsustainable within the context of the village. (NPPF,p.2)**

Cllr Turner left the meeting.

c) [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. **The Parish Council objects to this application because; 1. there will be inadequate attenuation of storm and foul water flooding. 2. there will be a negative impact on the AONB. 3. the development will impose an unacceptable increase in traffic. 4. the development is outside the Settlement Boundary.**

Cllr Turner re-joined the meeting.

d) [6/2017/0683](#) Mr S Legg & Mrs K Cobb, Putlake Adventure Farm, Langton Matravers, Swanage BH19 3EU. Extension of existing shop for class use A1 (retail), removal of condition 6 of 6/2009/0584 restricting goods which may be sold and change to general Class use A1 (retail) including post office, removal of condition 7 of 6/2009/0584 restricting opening hours of 10am to 5pm, change of use of part of Mainhyde Field to use as a car park, change of use of field to North East of farmyard to use as a campsite from Easter to the end of October annually. (Amended plans) **The Council SUPPORTS this application.**

e) [6/2018/0095](#) Mr and Mrs M Robinson, Meadowcroft, Durnford Drove, Langton Matravers, Swanage, BH19 3HG. Demolish existing conservatory and erect a single storey rear extension. Erect a single storey side extension (annexe). **No Objection.**

Cllr Sheppard declared an interest as a neighbour and did not vote

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

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

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. **APPROVED.**

c). [6/2017/0753](#) Mr Nigel Clarke, 2 Highland Cottages, The Lane, Acton, Langton Matravers, Swanage, BH19 3LA. Use of land for parking and amenity land. **APPROVED.**

d) [6/2017/0748](#) Mr and Mrs Cartwright, Thornes Mead, Toms Field Road, Langton Matravers, Swanage, BH19 3HN. Demolish existing conservatory and replace with single storey rear extension. First floor extension and dormer window. **APPROVED.**

e) [6/2017/0726](#) Mr Stephen Jones, 1 Highland Cottages, The Lane, Acton, Langton Matravers, Swanage, BH19 3LA. Parking for maximum 2 vehicles (cars only). **APPROVED.**

4. Any other planning matters: None.

8.. Minutes of the Meeting held 8<sup>th</sup> February 2018. These were agreed to be a correct record and signed.

9. Matters Arising from the Minutes. Item 11a; The Clerk will attend the DAPTC Conference on 9<sup>th</sup> March in place of Cllr Drayson.

10. The Clerk's Report for the period 1.2.-27.2.2018. Correspondence received and actions taken can be read on p.3 of the agenda. Report received.

a) Item B6). Freedom of Information Request to DCC re: T&PC responses to Unitary Consultation. This is in progress (due 21<sup>st</sup> March). **ACTION: Clerk to update Cllrs when information received.**

b) Item C.A15). War Graves signs at Closed Cemetery. The Council has no formal comment to make, but thanked the PCC for the information. **ACTION: Clerk to contact PCC and Carol Burgess.**

c) Item C.A11). Ambulance Response times. Mean response time for Category 1 cases in the BH19 area from 999 call to arrival at hospital is 1hr 43minutes; if the distance was extended to take patients to the Bournemouth hospital, as planned by the CCG, this would extend response times for these patients to over 2 hrs. **RESOLVED: to write to the CCG asking if they are aware of these statistics, and whether they think these response times are acceptable. Copies to MP and Secretary of State. ACTION: Clerk.**

d) Item D.A5). Spyway Orchard Development. (Drew Smith) – offer to liaise with LMPC. **RESOLVED: That the Council welcomes the offer to be kept informed. ACTION: Clerk to respond to Peter Drury.**

Cllr Turner did not vote.

e) Item D(A10). Issues relating to comments on the HPB planning application: Cllr Knight noted that i) under The Council's Standing Orders (Clause B10) there is no obligation for Council to respond to matters raised during the Public Discussion period: ii) the length of time for which members of the public may speak during the Public Discussion period is not specified in Standing Orders, and is at the discretion of the Chair; iii) the matter of the proposed closure of the gate by Mr Turner, and any issues of landownership of parts of the track leading up to the HPB gate are civil matters, best left for parties to

resolve between themselves: it is not the Council's role to 'take sides'. **ACTION: Clerk to write formal response to Mr Mayes on behalf of the Council.**

f) Item D(A14). Dorset Youth Association: request for funding. **ACTION: Clerk to refer DYA to the Council's grant awarding policy.**

**The next final date for inclusion of correspondence-related agenda items received between meetings is 3<sup>rd</sup> April 2018.**

11. Chairman's Announcements. Cllr Loudoun was thanked for his work on tidying verges at Crack Lane. John Suttle, of Suttles Quarries, was formally thanked for liaising with the Council to mitigate the impact of lorry movements during a recent project. **ACTION: Clerk to write letter of thanks.** Cllr Knight noted that the Council had made a formal response to PDC's 'New Homes' consultation at an Extraordinary meeting on Tuesday 6<sup>th</sup>. March.

12. County and District Councillor's Report. Cllr Lovell was not present and had not sent a report.

13. Renewal of White Hazard Warning lines on B3069 between Langton and Kingston. The Clerk explained negotiations with DCC Highways; the work is no longer a priority item, and we could pay £550 to have it done under 'Working Together'. Cllr Brooks has suggested that if we emphasised the dangers, DCC might carry out the work. **ACTION: Clerk to contact Cllr Brooks and ask her to follow up with DCC Highways.**

14. Rabbit fencing at Allotments. It was agreed that Cllr Christie/ the Clerk purchase a roll of rabbit fencing to be kept in the allotment shed for repairs as necessary. **ACTION: Cllr Christie/Clerk.**

15. Plan for Parish Assembly. Cllr Drayson and Clerk will meet to make detailed plans for invitations etc. **RESOLVED: To allow up to £100 to be spent on refreshments, including wine. ACTION: Clerk to put notification in the Dubber.**

16. Financial Matters:

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

£ 120.00 Allotment rents 2018.

£ 500.00 Interment fee, the late John Wadkins, Plot B1.

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

£ 778.97 Clerk's salary (February).

£ 13.66 HMRC – PC National Insurance payment (February).

£ 00.00 Ian Bugler - Grounds Maintenance (February).(no charge)

£ 121.95 Elliott's Cleaning Co. Public Toilets. (February)

£ 108.00 Drainability – unblocking drain at Toilet block.

£ 3.18 Langton PO – Office sundries – CASH payment.

(3) Payment by Direct Debit:

£ 48.53 XLN Telecom for phone and broadband.

£ 23.37 NEST - PC contribution to Clerk's pension.

In relation to the charge for unblocking drains, it was agreed that the Clerk should research alternative types of toilet paper and dispenser which might stop this from happening. **ACTION: Clerk**

4) Any other Financial Matters: a) CCG Judicial Review costs donation. After research and discussion of the legal implications, it was **RESOLVED: While as individuals Cllrs might wish to support the Judicial Review, as a Council we will not support the costs of the action.**

19. Confirmation of the date of the next Council Meeting – 12<sup>th</sup> April 2018 at 7 pm.

20. Additional Items for the Agenda of the next Council Meeting: Revision of Snow Plan / Hazard Warning Lines / Parish Assembly Plans.

Closed 8.43 pm.

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