

# Parish Council of Langton Matravers

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## Minutes of a Meeting of the Council held in the Village Hall on Thursday 9th August 2018 at 7 pm.

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

There were 14 members of the public present, and County Cllr Cherry Brooks.

The meeting was audio-recorded.

1. Apologies for absence. Cllr Sheppard. **RESOLVED: To accept reason given for absence.**
2. Declarations of Interest / Grant of Dispensations. Cllr Drayson, Planning Item 1b): Partner's application for changes at Crabapple Cottage, Langton. Cllr Lovell, Item 12 (D/A13) CCG challenge, as he will be the Purbeck District representative on the Dorset Health Scrutiny Committee on 13<sup>th</sup> September.
3. National Trust Report. Mr Kershaw reported on the Trust's **meeting with residents of Acton** on 27<sup>th</sup> July, and thanked the Chair, Mr Ian Vaughan-Arbuckle and the Parish Council for their help. Notes of the meeting, with following actions, will be published when approved by the Trust's legal department. Issues discussed included quarry restoration and land use, access, track maintenance and waste. Work had been ongoing on plans to extend **Spyway car park** since 2014; the Trust needs the support of parishioners and LMPC to move these forward, as there is opposition from the AONB team and it will be an expensive project. A one-way access/exit system might alleviate **problems at Durnford Drove**. Alternative **access for the Acton Fields campsite** was mentioned, and it was agreed that an Acton resident's group needs to be formed to make firm proposals on both this and other Acton issues. **ACTION: Residents of Acton.** Mr Kershaw was thanked for his report.
4. RoWLO report. None.
5. County Councillor's report. Cllr Brooks said that a **Community Lottery** was being considered. Work is ongoing to provide **Ultrafast broadband** in Dorset – this will reach 700 homes in the Purbeck area. Cllr Brooks is working to keep channels of communication open with T&PCs as the Shadow Council continues to prepare for the new Unitary Council. The judge has dismissed Christchurch's **Judicial Review** against the formation of the new Unitary Authority, and they are considering an appeal. Cllr Brooks was asked to provide LMPC with an unencrypted copy of DCC's School Transport Policy. **ACTION: Cllr Brooks.**
6. Public Discussion Period. The meeting was adjourned for this agenda item.
  - a) Maggie Sutton, Acton resident, thanked those responsible for the recent **Acton meeting**. Acton residents are keen to work with the Trust and LMPC to address issues. There will be a meeting in September, with a programme of smaller meetings for interest groups to follow. She asked that her 27<sup>th</sup> July meeting notes be posted by the Parish Council on its website.
  - b) Sue Spilling, Langton resident and member of **Defend Dorset NHS** group, asked that LMPC support the group in challenging CCG proposals for future AE and Maternity facilities in the area through a Judicial Review. The group consider that the CCG have not followed due process, and request that we write to the Dorset Health Scrutiny Committee, our MP and the Secretary of State, requesting that the CCG plans are referred to the Secretary of State for independent review.
  - c) Bridget Mayes asked for formal LMPC support for the CPRE Litter Pick in September, and the local Pick in November (dates t.b.c.). **RESOLVED: To support the picks with insurance and equipment.**
  - d) Howard Tizard, Langton resident, asked Cllrs to comment on their recent meeting with Aster Homes to look at plans for affordable homes at Spyway Orchard. He asked that the Council engage fully with Aster to ensure a beneficial outcome for the village. He asked that the relevant s.106 agreement be posted on the Council's website, showing its benefit for those with a local connection to the parish.
  - e) Lynn Francis spoke on behalf of Ian Vaughan-Arbuckle a member of the Old Malthouse Contact Group, the village community's two way conduit with Stour Developments, the expected OMH buyer.

They met with SD on 23rd July over **future development of the OMH estate**. SD hope to complete their purchase from the Cothill Trust in the Autumn and have commissioned an ecological survey, an award winning architect and a local planning consultant. They stress their keenness to retain key but as yet undefined features of the school and grounds, including open space and the play area for the Pre-school. SD's Phase 1 covers the Science Block (with planning permission) and other school buildings. They wish to foster good relations & will consult with the village. Meanwhile, the contact group awaits the outcome of PDC's re-examination of its SHLAA approach & impact on the Local Plan.

f) David Senior, local resident, i) thanked LMC for removal of the offending **grit bin** outside his house. ii) offered help with **war graves** in the parish and iii) expressed concern about the National Trust's role and responsibility in relation to **parking in Durnford Drove**.

g) George Crabb, resident of Gypshayes, had presented a petition to the Council asking for their support in sorting out the **parking situation in Gypshayes/Durnford Drove**. He asked why residents in the immediate neighbourhood of Spyway car park should have to suffer as a result of **lack of provision of toilets** by the National Trust. There is a need for a '**Car Park Full**' sign at the North end of Durnford Drove for busy days at Spyway car park.

The meeting was reconvened.

#### 7. Matters Arising from the Public Discussion.

a) Acton Meeting notes The Clerk suggested that a link be provided by the Acton group to their own blog or website. **ACTION: M. Sutton to be invited to provide link for LMPC website: Cllr Christie to help. Clerk to post link.**

d) Spyway Orchard meeting. The Clerk was invited by the Chair to report on the meeting on 16th July with representatives from Aster Homes and Drew Smith, which had been attended by herself and Cllr White. The plans are not yet in the public domain as there is more design work to be done before they are submitted to planners. 28 units are planned, in a range of sizes, including 1 and 2-bed: all are for local needs housing. LMPC has not yet seen the s106 which relates to them.

8. Durnford Drove: Spyway Parking/Grit bin move. Cllr Loudoun was thanked for his prompt action in removing the bin. Discussion was wide-ranging, including the fact that payment machines at Spyway car park might encourage people to park elsewhere, the lack of suitable parking places in the village as tourist numbers grow year on year and problems of 'overtourism' in Purbeck generally which might be addressed by some sort of tourist tax (an idea previously rejected by DCC), the proceeds of which could be used to mitigate and fund some of the demands made by tourism in the area. It was suggested that the National Trust should develop an app which could give up-to-the minute information on space in their car parks. Signs saying 'No Toilets' and 'Car park full' were also suggested, and Mr Kershaw will take Council's comments back to the NT. **ACTION: Jon Kershaw.** It was agreed to take the idea of a Tourist tax and the 'overtourism' issue to the next meeting of SE Purbeck Chairs and Clerks to consider drafting a resolution to present to Dorset Council. **ACTION: Chair, Clerk.**

#### 9. Planning Matters.

1. Receive comments from the public concerning the following plan:- None.

2. a) **PINS Appeal Reference Number:** APP/B1225/W/18/3201451. **Appellant:** Mr & Mrs Smith. **Location:** Land adjacent to Meadowcroft, Durnford Drove, LANGTON MATRAVERS, BH19 3HG **Description:** Erect two dwellings on a vacant plot and alter access. Langton Matravers Parish Council maintains its OBJECTION to this application on the grounds that: 1) This would be overdevelopment of the site. 2) The proposed dwellings do not meet the need for sustainable development in the village. They would not 'provide the supply of housing required to meet the needs of present and future generations'. NPPF (2012), p.2.

3) The impact on the Highway is unacceptable; Durnford Drove is already highly congested and this will add to parking problems and issues with vehicle movements including vehicular egress and ingress for present residents of the street. There were five letters from members of the public opposing this application.

The Council also agreed on **9.8.2018** to add, in relation to point 2 above, that the application is contrary to Para.77 of the new NPPF, in that "In rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs." The Council also asks that the Inspector note that it **fully supports** Purbeck District Council Planning Committee's decision to refuse the original application on 29.11.2017 for the following reasons: "1. The scheme results in overdevelopment of the site and therefore fails to meet the objectives of the NPPF Chapter 7 in particular

paragraphs 56 & 57. The proposals do not improve the character and quality of the area and the way it integrates contrary to paragraph 64 of the NPPF. The proposal fails to positively integrate with its surroundings contrary to Policy D: Design of the Purbeck Local Plan Part 1. Furthermore, the proposals are contrary to the aims and objectives of paragraph 17 of the Purbeck Design Guide in that the design is not locally distinctive.”

Cllr Drayson left the meeting.

b) Mr Richard Simpson, Crab Apple Cottage, The Hyde, Langton Matravers, Swanage, BH19 3HE. Convert and extend existing garage to form lounge and entrance hall, alter existing garage roof and insert rooflights. **NO OBJECTION**

Cllr Drayson rejoined the meeting

c) [6/2018/0409](#) Mr and Mrs Derek Gillingwater, 57 High Street, Langton Matravers, Swanage, BH19 3HA. Remove existing rear first floor vertical sliding sash window and install a painted timber casement window to the existing opening. **NO OBJECTION**

3. a) a) [6/2018/0301](#) Mr Stan Bonfield, Blacklands Quarry, Priests Way, Swanage, BH19 3JS. Extraction of Purbeck Stone from an area presently used for access, stockpiling and masonry yard at Blacklands Quarry. **Approved**

b) [6/2018/0303](#) Mr Stan Bonfield, Blacklands Quarry, Priests Way, Swanage, BH19 3JS. Vary conditions 1,3,4, & 5 of planning permission [6/2015/0007](#) to allow for changes to the stockpiling areas, an increase in the operational hours and to increase the duration of operation by 9 years until January 2029. **Approved**

c) [6/2018/0304](#) Mr Stan Bonfield, Blacklands Quarry, Priests Way, Swanage, BH19 3JS. Vary conditions 1,2, 8 & 11 of planning permission [6/2015/0008](#) to increase the duration of operations by 9 years until January 2029, increase the hours of operation, to change the stockpiling arrangements and permit a new access/private way. **Approved**

d) [6/2018/0273](#) Mr Brian Glassock, Perelandra, Gypshayes, Langton Matravers, Swanage, BH19 3HQ. Erect lean to store, a garden room and make alterations to the driveway. **Approved.**

4. Other planning matters. None.

10. Minutes of the Meeting held 12<sup>th</sup> July 2018. These were agreed to be a correct record and signed. The confidential minute was also approved and signed.

11. Matters Arising from the Minutes.

a) Item 7d) Vehicles at West end of Village. PDC advised that no enforcement action had been taken regarding creation of the new driveway at No 1 Capston Field several years ago, and permission would probably be given if it were applied for. DCC Highways, as responsible authority, have advised Mr Lovett regarding correct siting of the verge stones. **ACTION: Clerk to ask DCC Highways to remove stones, as a hazard.**

b) Item 14) Local Govt Boundary Commission Consultation. The Council had received communications from other parishes asking that we review our position. It was agreed to respond that ‘LMPC objects to the proposed boundary for the Isle of Purbeck Ward on the grounds that Arne is very much part of the context of Purbeck (heathland, rural, tourist area etc) and East Stoke is not. We would therefore ask that Arne be included in IoP, and East Stoke be taken out, to go in with Wareham.’

12. The Clerk’s Report for the period 4.7.-1.8.2018. Correspondence received and actions taken can be read on p.3 of the agenda. Report received.

a) Item C6. Roof of Acton Bus Shelter It was agreed to ask Ian Bugler to remove all the ivy from the roof of the shelter. **ACTION: Clerk to ask Mr Bugler.**

b) Item C/B6. Allotment tenancy termination. Of four letters sent requiring action to put plots into a better state of cultivation, only one had received no response, with no work done. It was therefore agreed to send a letter of notice to terminate tenancy of Plot 17b, as per the tenancy agreement. **ACTION: Clerk.**

c) Item D/A13. Defend Dorset NHS - Challenge to CCG Clinical Services Review. **RESOLVED: To write to the Dorset Health Scrutiny Committee, Richard Drax MP and the Secretary of State for Health asking that the CCG plans be referred to the Secretary of State for health for Independent Review..**  
**ACTION: Clerk.**

**The next final date for inclusion of correspondence-related agenda items received between meetings is 4<sup>th</sup> September 2018**

13. Chairman’s Announcements. The Chair noted that in future notes of the SE Purbeck Chairs and Clerks meetings will be circulated to all Cllrs in the relevant parishes for information.

14. District Councillor’s Report. Shadow Council groups are working on communications, including a public website and a logo. Cllr Drayson asked if PDC work on the Local Plan was continuing. Cllr Brooks said that it is almost ready to ‘go public’.

15. Highways Proposals for Village Gateway/SID. The Clerk had met with DCC's Joe Allen and Rob Camp: the poles would be suitable if ivy were removed from the wall for the western one, and 'work at height' training was carried out by persons moving the SID. **RESOLVED: To rescind the previous decision to install a village gateway; To install a Speed Indicator system consisting of 2 poles with solar power attachments and a SID, for the sum of c, £2,600 ex VAT; the money to come from the parish's CIL funding. ACTION: Clerk to advise DCC Highways, Cllr Loudoun to contact owner of ivy re: removal.**

16. Police Force Merger. It was agreed to defer this matter to the September meeting.

17. Cemetery report. Report received.

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

£ 300.00 Mr and Mrs Rockett - Burial plot B17, Crack Lane Cemetery.

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

£ 794.53 Clerk's salary (July).

£ 12.77 HMRC – PC National Insurance payment (July).

£ 361.21 Ian Bugler - Grounds Maintenance + seat base at Woodland Trail (July).

£ 523.08 Elliott's Cleaning Co. Public Toilets + Bus shelter (July).

£ 81.62 Puzey and Co – Plumbing Repairs at Toilet Block.

£ 63.00 Puzey and Co – Plumbing Repairs at Toilet Block.

£ 275.40 Keates Quarries Ltd. – Riven stone topping for walls at Woodland Trail entrance.

£ 9.83 Nixons – 2 padlocks for grit bin – CASH payment to Clerk.

(3) Payment by Direct Debit:

£ 53.93 XLN Telecom for phone and broadband (July).

£ 23.83 NEST - PC contribution to Clerk's pension. (July)

4) Any other Financial Matters: **RESOLVED: To accept and approve the accounts for the 1<sup>st</sup> quarter.**

19. Confirmation of the date of the next Council Meeting –13<sup>th</sup> September 2018 at 7 pm, Village Hall.

20. Confidential Item: Cllrs only.

21. Additional Items for future meetings: Village Clear-up / Police Merger / Accident at Crack Lane

Closed 9.40 pm.

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