

Parish Council of Langton Matravers

www.langtonmatravers-pc.org

Minutes of a Council Meeting held in the Village Hall on Thursday 10th January 2019 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 26 members of the public present, and County Cllr Cherry Brooks.

The meeting was audio-recorded.

1. Apologies for absence. Christopher Hedley (RoWLO).

2. Declarations of Interest / Grant of Dispensations. None.

3. National Trust Report. David Wraith is moving on and the **Area Ranger post** has been advertised. 16 people attended the January **Woodland Day**; the next is on 2nd February. **Priest's Way restoration work** will begin on 14th January. Cllr Loudoun has been working with the Trust and a drainage engineer to plan retaining ponds for **habitat creation** on land South of Tom's Field and Acton: the Trust are also planning a 'leaky dam'. Cllrs questioned Mr Kershaw on toileting, sustainability and numbers in relation to the review of the **Coastering/Activity group Code of Conduct**: a LMPC representative will be invited to participate in a meeting for activity providers on 25th January. **ACTION: Mr Kershaw to send invitation.**

4. Rights of Way report. Mr Hedley had nothing to report.

5. County Councillor's report. First and second-tier post appointments are now all confirmed and Governance arrangements have been agreed by the full Council.

6. Public Discussion Period. The meeting was adjourned for this agenda item. Comments on planning application 2. a) [6/2018/0606 \(Spyway Orchard\)](#) were taken first.

a) Mrs Judith Priddle expressed concern about the surface water and sewage management aspect of the layout: the proposal for boreholes etc. has been altered and insufficient detail is given about how this aspect will be managed.

b) Mr Pearce Mutendera objects to the proposed access, which will remove a section of the footway at the S end of Durnford Drove and the street light. He has concerns about the safety of the junction. The layout has been changed when compared with the outline plan. Mr Duncan Hedges echoed access worries.

c) Mr Barrie Mayes contacted Mr Gary Cleaver, DCC Engineer, Flood Risk Management, and drew the Council's attention to Mr Cleaver's advice on the Reserved Matters that he cannot accept the scheme as safe from flooding if it is not built as originally planned.

d) Mrs Bridget Mayes asked Council to be aware of 'unintended consequences' regarding overuse of the lane to Spyway car park/Langton House, and possible risk to jobs at Langton House.

e) Mrs Julie Baker expressed concern about the safety of people using the footpaths, and flooding.

f) Mr Peter Bowyer, Chair, Purbeck Society, asked if Council had verifiable evidence that a Cllr with a previous pecuniary interest in the site no longer has such an interest. He has concerns about retaining the integrity of the Rural Exception Site policy in Purbeck and asked that the Council reject the application on the grounds of size and associated issues of access, tree removal and flooding.

g) Mr Tim Cattle reiterated concerns about the new **Coombe junction layout**.

h) Mrs Jasmine Cattle asked that there be **yellow lines around the entrance to Putlake Farm**.

i) Mrs Gill Shewring asked that Council consider her concerns about planning application 2 b) [6/2018/0682 \(Little Orchard\)](#) as detailed in her letter to the Council.

j) Mrs Julie Baker said that there should be a 30mph limit around **Coombe junction**.

The meeting was reconvened.

7. Matters Arising from the Public Discussion.

a) Coombe Junction. The Clerk updated the meeting on surveys and safety audits carried out by DCC Highways which will be used to decide how to improve the layout. It was agreed to ask them to provide a larger sign for Wareham at Leeson Gate (via Three Acre lane), and a 'No Left Turn' sign at the junction. **ACTION: Clerk, Cllr Brooks.** Karyn Punchard (Dorset Waste Partnership) will be asked to formally

advise all drivers that there is no left turn at Coombe Junction. **ACTION: Clerk.** The issue of the 30mph limit is already in the system and will be reassessed when the junction layout alterations are complete.

b) The proposal for yellow lines at Putlake is on the Traffic Questionnaire (Item 17).

c) Further to Mr Bowyer's comment about a **previous pecuniary interest** the Chair noted that declaration or otherwise is the responsibility of individual Cllrs, rather than the Council: legal advice had been taken from the PDC Monitoring Officer and he had clarified the correct position.

8. Planning Matters.

1. Receive comments from the public concerning the following plans:- 4 on a) (3 against, 1 in favour), 1 on b).

2. a) [6/2018/0606](#) Ms Zoe Wensley-Smith, Spyway Orchard, Durnford Drove, Langton Matravers, Swanage, BH19 3HG. Rural exception site for a development of 28 dwellings (22 affordable and 6 open market) - Reserved Matters - access, layout, appearance, scale & landscaping.

The Council OBJECTS to the Reserved Matters on the following grounds:

Scale and Layout: Increased risk of flooding

Access: Problems with safety of pedestrians (lack of footway etc.)

Difficult for both public and Emergency vehicles

Negative impact on Rights of Way

Landscape: Detrimental in terms of tree-felling and current look and feel of area.

b) [6/2018/0682](#) Mr A and Mrs W Paterson, Little Orchard, The Hyde, Langton Matravers, Swanage, BH19 3HE. Roof extension including dormer window and rooflights. New porch canopy and detached workshop. **The Council has historic concerns about issues of flooding at this part of the Hyde, and wish to draw these to Officers' attention when considering the application. We would ask that the application be referred to Mr Gary Cleaver, DCC Engineer, Flood Risk Management, for his opinion as to its possible effect on the watercourse in that area.**

c) [6/2018/0676](#) Mr D and Mrs L Browne, Mulberry Cottage, 62 High Street, Langton Matravers, Swanage, BH19 3HB. Single storey side extension. **No Objection**

d) [6/2018/0656](#) Mr K and S Bower, Verney Farm, Gully, Swanage, BH19 3EX.

Non-material amendment to planning permission 6/2018/0372 (Erect agricultural workers dwelling to replace temporary agricultural workers caravan) to amend footprint, design and internal layout to allow for a continuous roof form. (For information only). **No comment**

3. a) TWA/2018/230 Mrs Hazel Dorrington, Stoney Yarrows, St Georges Close, Langton Matravers, BH19 3HZ. (T1) Goat willow - reduce entire crown by 3-4m retaining the natural shape of the tree; remove major dead wood, crossing and rubbing branches - LM Conservation Area. **Approved**

b) TWA/2018/229 Mr Gavin Bibra, 66 High Street, Langton Matravers, BH19 3HB. (T1) Silver birch - fell to ground level; (G1) Ash x3 - remove dead wood; (T2) Ash - reduce branch growing towards property by 2m, remove dead wood; (T3) Lombardy poplar - fell to ground level. **Approved**

c) TWA/2018/239 Mrs Diana Butement, Durnford House, 64 High Street, Langton Matravers, BH19 3HB. (T1) Eucalyptus - fell; (G1) Sycamores - pollard by removal of all branches back to main stem - Langton Matravers Conservation Area. **Approved**

9. Minutes of the Meeting held 13th December 2018. These were agreed to be a correct record and signed.

10. Matters Arising from the Minutes. a) Item 11, D1 (SID Deployment). The new SID is now installed, and being moved by DCC Highways. It has been noted that the western pole is unstable and needs replacement. The Council agreed that it be replaced, either at DCC's expense, or if not, LMPC's.

ACTIONS: Cllr Loudoun to check stability of pole / Clerk to contact Steve Mephram (DCC) to ask for new post, and if necessary, agree payment.

b) The Clerk has received information about the work regularly carried out at the **Closed Cemetery** by PDC, and a response from the Old Rectory regarding rebuilding of the wall, that they cannot do it unless the wych elm is removed. Cllr Turner offered to provide details of an agreement from 2006 that PDC would also carry out other clearance work. **ACTION: Cllr Turner.** It was noted that the wall is within the

curtilage of a listed building and in the Conservation Area. It was agreed to write to Conservation and Listed Buildings Officers at PDC expressing LMPC's concerns. **ACTION: Clerk, copy to PCC.**

11. The Clerk's Report for the period 5.12.2018 – 2.1.2019. Correspondence received and actions taken can be read on p.3 of the agenda. Report received.

The next final date for inclusion of correspondence-related agenda items received between meetings is 5th February 2019.

12. Chairman's Announcements. None.

13. Replacement of Pavers in the High Street. Cllr Lovell explained that DCC Highways intend to replace crumbling stone pavers in parts of the High Street with tarmac, on cost grounds; he had suggested that LMPC provide replacement stone paving for them to fit. He has taken advice about a suitable bed of stone which will not deteriorate so fast, and obtained 3 quotations from local quarries. Council agreed with this approach in principle; it was proposed that a preferred source be identified, and that DCC Highways then give specification for the size of pavers for particular repair jobs to that quarry as they arise, bill for stone to be paid by LMPC. **ACTION: Cllrs Lovell, Loudoun and White to form a Working Group + Clerk, to look at quotations and liaise further with DCC Highways, before making a formal proposal to Council.**

14. Results of Coombe Junction Safety Audit. See 7a) above.

15. Replacement Tree Policy. Cllr Loudoun proposed that when an application is made to fell a tree, it is a condition of approval that either another is planted on site or elsewhere in the garden, or that a tree replacement fee is paid to LMPC to be used for a planting scheme in the parish. It was agreed to check present planning policy and ask James Bennett, Tree Officer for his view. **ACTION: Clerk.**

16. DCC Highways and 'Working Together'. The Clerk reported that the central white lines on the B3069 between Langton and Kingston will be refreshed by DCC in the spring.

17. Recommendations from Policy and Governance Group. Following minor amendments to the Traffic Questionnaire and Public Participation document it was **RESOLVED: To approve the Traffic Questionnaire, Public Participation Procedure and Protocol for LMPC Communication with Developers.** The traffic questionnaire will go round in the February Dubber, and the 2 policies will be published on the website. Laminated copies of the P. P. document will be available at the back of the hall before meetings, and the session will be re-named 'Public Participation'. **ACTIONS: Clerk.**

17. Financial Matters: (1) Additions to Council funds since the last Council Meeting:
£ 875.00 Allotment fees 2019.

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

£ 794.53 Clerk's salary (December).

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

£ 136.00 Ian Bugler - Grounds Maintenance (December).

£ 142.50 Elliott's Cleaning Co. Public Toilets + supplies. (December).

£ 101.30. SSE Electricity supply to Public Toilets 25th Sept – 19th December 2018.

£ 480.00 National Trust Allotment site rent 2019.

(3) Payment by Direct Debit:

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

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

(4) Any other Financial Matters: a) **RESOLVED: To set Precept for 2019-20 at £29,430.**

b) **RESOLVED to approve internally-audited figures for 3rd Quarter.**

18. Confirmation of the date of the next Council Meeting – 14th February 2019 at 7 pm, Village Hall.

19. Additional Items for future meetings: Presentation by National Trust; 'Land Outdoors and Nature'; project / Grants to local organisations / Tree Policy ?

Closed 9.20 pm.

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

DRAFT