

Notes of an Informal closed Meeting about proposed development on the Old Malthouse site between members of Langton Matravers Parish Council and Old Malthouse (Purbeck Ltd) and their representatives, held at the Memorial Room, Langton Matravers Village Hall on Monday 19th August, 2019 at 6pm.

Present : Cllrs Knight (Chair), Bell, Christie, Lovell, White, Harding, Loudoun and Vaughan-Arbuckle; Messrs Marcus Clarke and Simon Moll Old Malthouse (Purbeck Ltd), Ms Jo Tasker (Planning Consultant, Ken Parke Planning Consultancy) and Gary Worsfold, (Scott-Worsfold Architects).

The Clerk attended the meeting and took notes.

There was no formal agenda.

1) **Introductions.** Cllr Knight emphasised that the meeting was intended as an information-gathering exercise, and that no decisions from the Council can either be expected or will be forthcoming. Any future formal decisions will be made in public; no individual can represent Council's views. He warned Cllrs not to exhibit any predetermined views on any aspect of what might follow, as it would rule them out of future discussion on the matter. Those present introduced themselves briefly to the meeting.

Jo Tasker noted that the meeting is part of the pre-application process: OMPL have also spoken to neighbours, St George's Primary school and Dorset Council.

2) **Proposed Plans.**

Gary Worsfold explained that he has had considerable experience of working in Purbeck in the last 25 years, including a project at Abbots Cottages, Corfe Castle; he has a good understanding of the vernacular in this area.

a) GW showed plans on boards. The aim is to retain the oldest parts (1820 +) but remove the more recent 20th Century buildings to make space for redevelopment. The area of the proposed application is within the settlement boundary and does not include any playing fields: it is bordered by the High street and Old Malthouse Lane to the south and west, and St George's School to the east. Cottages along the High street frontage ('Sweet Content' etc.) are in the process of sale. The old 'Granary' block on the corner of OMH lane will be retained and made into 2 flats, with another small cottage adjacent, reclaimed from within later development. The school hall and classroom block, headmaster's house and dormitories/kitchen etc. will be pulled down, and the space will be reconfigured to provide 18 new units, with 41 parking spaces including a 'car barn', c. 2 spaces per unit. Total provision will include 2 x 1 bed flat, 1 x 1 bed flat, 5 x 2 bed flats, 3 x 2 bed houses, 8 x 3 bed houses (21). Buildings will be '1 and a half storeys' (the upper storey in the roof space), in local stone with lime mortar, and surfacing will include cobbled rumble strips and gravel. The developers are keen to support local contractors, and stone suppliers.

b) Access: Concerns were expressed about access down OMH lane for waste and emergency vehicles and insufficient visibility; GW said that the DC Highways consultant has looked at visibility splays.

c) Affordable Housing: There are no s106 homes planned. The development will be subject to DC's Principal Residence policy. GW agreed that the units should be 50% affordable 'subject to viability', but then said that the total was likely to be somewhat under that, probably about 4. The

developers have to create a financial model which is regulated and make a profit. Design of the units will be consistent across the site, whether affordable or not. OMHPL have not yet chosen a Housing Association for the affordable housing on the project: they will do this when plans are more advanced: LMPC could be involved in making a choice ? It was noted that Langton has its own CLT, and there is also the Timson Trust, which presently runs 2 cottages for elderly people. This trust is on the process of formal constitution.

d) Playing Fields: The previous owners, the Cothill Trust, had encouraged OMHPL to give some play space to St George's School and Pre-School in perpetuity: it was agreed that it might be possible to set up some independent Trust in the future to hold this land. This space may not include the All Weather Surface or old hard tennis court, though St George's school are welcome to go on using the playing fields for the present: these are being mowed for their benefit. The Pre-School can continue to use the old tennis court: OMHPL were warmly thanked for this.

e) Other queries:

i. Covenants. Cllr Bell suggested that the whole site had to go on being used for educational purposes, as laid out in various Covenants. OMHPL are unaware of these: **ACTION: Clerk to send information previously sent to the Parish Office Re: Covenants to OMHPL.**

ii. Timing. Plans are likely to be submitted to Dorset Council in September, with a consultation period of c. 13weeks: therefore the plans may be with the Planning Committee by December. The scheme might be implemented in 2020.

iii. Rest of site (playing fields, farm etc). GW noted that the area not in the plans shown is outside the settlement boundary, in the AONB and includes playing fields. Mr Murray will continue at the farm for the present. MC said that they would hope to develop the part of the site included in the planning application themselves, but may need to pass it on to another developer: however, they would retain the area outside the application themselves.

iv. Biodiversity. Cllr Christie asked that demolition was not carried out between March and July, owing to a large population of House Martins and Swifts. MC has Masters degree in Conservation Biology and is very aware of the importance of such issues: use of swift bricks was mentioned. In response to a question about trees, MC said that he hoped to increase the number of British Native Species on the site, in line with LMPC's policy; some might be planted elsewhere on the OMHPL overall site. MC is happy to 'keep the ecological conversation going'.

v. Sustainability. Cllr Bell asked if solar panels and other non-fossil fuel sources of power generation will be included in the design; can it be carbon neutral ? MC said that a sustainability plan will be part of the design phase, and they have a commitment to energy reduction. However carbon neutrality would be a big challenge, in view of costs and the supply chain. In response to a question, GW said that there will be functional fireplaces and chimneys.

3. **Conclusion.** OMHPL will set up a meeting with immediate neighbours to outline plans.

Cllr Knight thanked everyone for their attendance.

ACTION: Clerk to circulate notes to all attendees for comment before posting on the LMPC website.