

Parish Council of Langton Matravers

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Minutes of a Council Meeting held in St George's Church on Thursday 12th December 2019 at 7 pm.

Present: Cllr W Knight in the Chair: Cllrs P Christie, P White, D Pearson, P Loudoun, A Bell, M Lovell, I Vaughan-Arbuckle.

There were c.80 members of the public present, though most left after Item 5.

The meeting was audio-recorded.

1. Apologies for absence: Dorset Cllr Cherry Brooks, Cllr N Harding.

2. Declarations of Interest / Grant of Dispensations. Cllr Lovell declared an interest in Item 5 (Spyway Orchard Reserved Matters), and left the table to sit in the public gallery in this part of the meeting.

3. Public Participation Period. The meeting was adjourned for this agenda item. The Chair asked that any comments relating to matters other than Spyway Orchard be taken first. There were none.

12 members of the public made statements, 11 of which objected to the Spyway Orchard Reserved Matters application for a variety of reasons including damage to the AONB, scale of the development, concerns about the adequacy of the surface water management/drainage proposed, Health and Safety issues as a result of increased traffic not only regarding the access onto Durnford Drove but at the junction with the High Street, sustainability and lack of local support, affordability of affordable homes, parking provision, loss of trees, wrong site, additional light pollution, climate concerns. In favour, a resident reminded the meeting of the urgent need for young families in the village now, to populate the school and support the community; it is vital to offer the affordable housing proposed in the scheme to enable such people to make homes in Langton Matravers.

The meeting was reconvened.

4. Matters Arising from the Public Participation.

Following a question regarding the history of the application, Cllr Knight outlined the background context, explaining about Reserved Matters and Planning Conditions placed on the developer.

5. Planning Matters.

1. **6/2018/0606** (Revised Documentation). 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.

9 written objections had been received from members of the public.

2. Determine Council's comments on above plan.

Cllrs made initial statements which echoed many of the concerns raised by members of the public.

It was **RESOLVED: To object to the Reserved Matters application on the following grounds:**

1. **Access. There will be problems with the impact of increased traffic on i) the narrow lane to Spyway Car Park and ditch/drainage there; ii) possible blocking of Emergency vehicles; iii) Vehicle movement within Durnford Drove and at its junction with the High Street (B3069).**

2. **Landscaping. The proposed number and maturity of trees to be planted is totally insufficient to replace the unjustifiably large number of trees to be felled, some with TPOs. Dorset Council's Biodiversity protocol must be followed.**

3. **Layout. The mix of housing type is not appropriate for local need, which is mainly for the smaller dwellings.**

4. **Scale. The Scale of the development is not appropriate within the AONB: the development is too large in this context.**

Existing and New Conditions.

a) **Drainage. The Council is concerned about drainage/sewerage and surface water management; they are not happy that existing plans will meet the conditions imposed. Ineffective drainage/sewerage systems may result in flooding and damage in other parts of the village, and this is unacceptable.**

b) Construction and Vehicle Impact Management Statement.

The Council asks that before any development goes ahead, the developers provide a full and robust Construction Management Statement indicating how noise, pollution, vehicle movements and other matters will be managed and mitigated during the construction phase and addresses how vehicle movements will be co-ordinated with contemporaneous developments. This should include a timetable of proposed activities and agreement to minimise effect on neighbours and traffic in the village.

c) Climate Emergency,

The Council asks that, in line with Dorset Council's Climate Emergency statement, the plans are altered to include solar panels, ground/air source heat pumps or other types of carbon neutral design throughout.

Cllr Lovell rejoined the meeting.

3. Any other Planning Matters. i) Further to comments about the impact of construction traffic during the building phase for both OMH and Spyway developments contemporaneously, Cllr V-A offered to draft an 'outline policy on traffic impact' to try to avoid problems of eg large numbers of HGVs at peak times.

ACTION: Cllr V-A. Cllr Lovell to send him previous example of similar from Binnegar.

ii) Notice of Extraordinary Planning Meeting 17.12. 7pm LMVH re:

6/2019/0656 Ms S Foot, Crack Lane, Langton Matravers, Bh19 3EF. Outline application on a rural exception site for a development of 8 dwellings (6 affordable & 2 open market) with details of access (all other matters reserved).

iii) Spyway Leaflet. It was noted that a leaflet had been circulated in parts of the village encouraging parishioners to attend tonight's meeting and to express their views on the development. Cllrs were disappointed that the leaflet was unattributed, and that this had created the mistaken impression in some quarters that it was a communication from the Council. The Clerk was asked, in the interests of transparency and to avoid any misunderstanding which might lead to a challenge of partiality or predetermination on the Council's part, to put a note in the Dubber expressing the Council's disappointment at the lack of attribution and explaining that the Council had no part in the leaflet's production. ***ACTION: Clerk.***

6. Minutes of the Meetings held 14th November 2019. These were agreed to be a correct record and signed.

7. Matters Arising from the Minutes. Item 4) Gates in Tom's Field area. The Trust are gathering a volunteer maintenance team to deal with issues. Cllr Loudoun is trialling a new type of gate: parishioners are asked to give feedback on this.

Item 6c) Collapsed wall and sycamores at Manor Farm. DC have so far taken no action on this. ***ACTION: Clerk to issue a further request for work to be done.***

8. The Clerk's Report for the period 6.11. - 3.12.2019. Correspondence received and actions taken can be read on p.3 of the agenda. Report received.

C1. DAPTC – Model Social Media Policy. It was agreed to refer this to the Policy and Governance group for consideration. ***ACTION: Clerk.***

C2. Penny Duncan – complaints about Crack Lane, Cemetery and state of village. ***ACTION: Clerk to advise National Trust of complaint re: N access to Cemetery.*** Cemetery to be put on the next agenda.

The next final date for inclusion of correspondence-related agenda items received between meetings is 1st January 2020.

9. Chairman's Announcements. Inspector James Offer from our Wareham-based Police team had attended a meeting of the SE Purbeck Chairs and Clerks group to take questions and allay fears that the force in the area was being further reduced. He will send a fact sheet to Clerks stating the current position and contact details. A meeting with the SEPCC group will take place annually in future.

10. SE Purbeck Chairs and Clerks Highways/Parking meeting report. Copies of the notes had been circulated to Cllrs before the meeting. There is no funding available for parking enforcement; the cost of enforcement officers has to be generated from revenue. Steve Mephram (Highways) has asked parishes for additional white lining requests for next Spring, so that these can all be handled at once. Colin Graham, the traffic officer responsible for advising on planning matters, had said that he is discouraged from

making any observations; those present at the meeting had encouraged him strongly to do so in future, as additional vehicle movement and parking within the already-congested villages is an ongoing problem. It was agreed to ask the DC portfolio holder to come to a PC meeting to explain why they are not carrying out their statutory duties re: parking, traffic planning and Highways. **ACTION: Clerk.**

11. Environmental Working Group (LPA) update. Cllr Pearson reported on another successful meeting on Dec 4th. Tom Clarke (NT) had suggested various sources for trees to plant. Cllr Bell had attended a Lo-Carbon Dorset climate advice event with lots of information for Parish Councils. There is still EU funding available for projects until the end of January and she will prepare proposals for applications for the January meeting. **ACTION: Cllr Bell.** A suggestion had been made to install a water refill point outside the Putlake PCs and this will be followed up. **ACTION: Clerk, Cllrs Pearson and Bell.** The wider group will also explore the possibility of an electric charging point for cars.

12. Election of Dorset Reps to NALC's Small Councils Cttee. **RESOLVED: To vote for Cllrs Josephine Parish and Sarah Jackson as representatives to NALC's Small Councils Cttee.** **ACTION: Clerk.**

13. Car Park Working group update. Cllr V-A reported that 'lines of communication remain open' on plans for a possible village car park. A successful initial meeting had been held with representatives of the Langton Matravers Local History and Preservation Society about re-siting of the Museum in the future. If LMPC were to find suitable land, they might be interested in space to build a new Museum, though they would need to apply for funding to do this.

14. Dorset Coastal Forum meeting report. Cllr Lovell had attended on 21.11.2019, and notes of the meeting had been circulated. It had been a very interesting meeting with a lot of new material.

15. Financial Matters: (1) Additions to Council funds since the last Council Meeting: None

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

£ 894.20	Clerk's salary (November).
£ 24.18	HMRC – PC National Insurance payment (November).
£ 85.00	Ian Bugler - Grounds Maintenance (November).
£ 139.50	Elliott's Cleaning Co. Public Toilets. (November).
£ 40.00	St George's PCC: hire of church for Planning meeting 5 th December + PC meeting 12 th Dec. owing to displacement by General Election.
£ 60.72	Initial – Waste transfer charge 1/12/2019 – 30/11/2020, Pubic Conveniences.
£ 35.00	Dorset Coast Forum Meeting 21.11.2019 – cheque to M.Lovell.
£ 167.64	Jelf – Allotment Insurance 2020.
£ 195.00	Langton Matravers Village Hall - Hire of x13 in 2020.

(3) Payment by Direct Debit:

£ 61.13	XLN Telecom for phone and broadband (November).
£ 26.83	NEST - PC contribution to Clerk's pension (November).

(4) Any other Financial Matters: Approve Budget 2020-21. **RESOLVED: To approve the Budget for 2020-21.**

16. Confirmation of the date of the next Council Meeting: 9th January 2020 at 7 pm, Village Hall.

17. Additional Items for future meetings: Possible changes to meeting/working group/committee structures / Parish Assembly 2020 / Neighbourhood Plan / Principal Residence Policy / / Water dispenser at Putlake PCs etc. / Cemetery Matters / White Lines on Highway.

Closed 9.15 pm.

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