

Parish Council of Langton Matravers

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Minutes of a meeting of the Council held at Langton Matravers Village Hall on Thursday 14th October 2021 at 7 pm.

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

4 members of the public were present.

The meeting was recorded. The LMPC Covid-safe protocol was observed.

1. Apologies for absence: Cllrs White, Tom Clarke (NT), DC Ward Cllr Brooks.
2. Declarations of interest / Grants of Dispensation. Cllrs Christie and Kirby declared an interest in Item 12 as allotment holders; Cllr Loudoun declared as applicant and Cllr Christie as friend of applicant in Planning Item 1b. All left the room when these items were under discussion.
3. National Trust Report. Mr Clarke had sent a report which was read out by the Clerk. The Planet Purbeck Festival had been very successful, and he was pleased that NT land had been used. The NT are working with residents, businesses and landowners on a Sustainable Tourism Plan for the heathland S of Poole Harbour, to reduce impacts and improve the visitor experience. If successful, this may be implemented throughout Purbeck. He is keen to meet Cllrs to look further at alternative sites for a car park/hub.

4. Dorset Councillor's Report. As Dorset Council e-news.

The meeting was adjourned.

5. Public Participation. a) Beryl Mitchell raised issues regarding **Crack Lane**: i) HGV vehicles are still using it: could signage at each end be improved ? ii) The 'patch' work recently carried out by DC Highways has left many verge areas with c. 9inch drop from edge of carriageway, which can damage cars forced off the road.
b) Pete Christie, speaking as from the floor and as an allotment holder, objected to the proposed rise in allotment fees for this village amenity: fees elsewhere are lower. Proposed new maintenance charges ignore the fact that much work is currently done by allotment tenants for free.
c) Julie Baker (by letter, read by Clerk), noted that this year's water bill is likely to be considerably less than last years, and this should be reflected in future costs; could the water costs be billed separately, as in previous years? The idea of transferring the allotment insurance costs to the LMAA had been suggested by Mr Kirby: could any decision on the matter be delayed until next year when a new allotment committee are in place ?
d) Martin Kirby, speaking as from the floor and as an allotment holder, said that if the Clerk (Allotment Administration Officer) and Allotment Liaison Officers kept to their roles as set out in the descriptions, this would cut down on the AAO's time considerably, and cut the cost to the PC of administering the allotments, thus keeping the fees down. He also said that it would be simpler if the water bill was charged separately.

The meeting was reconvened.

6. Matters arising from Public Participation. All items raised to be dealt with elsewhere on the agenda.

7. Planning Matters. 1/2. Receive comments from the public on the following applications: None.

a) 6/2021/0350 Mr. and Mrs. O. Fenton, 53 High Street Langton Matravers Dorset BH19 3HA. Fix PermaSEAL 8 Mesh 20 metre square waterproof membrane against the internal face of the full height of the wall which will prevent any moisture reaching the internal finishes. Install moisture resistant, insulated plasterboard, finishing with ThistlePro PureFinish a standard gypsum finish plaster. Redecorate to match existing. Fix low level radiator across the bottom of the wall. **No Objection.**

b) P/FUL/2021/02603 Wilkswood Farm Road To Wilkswood Farm Langton Matravers Dorset BH19 3DU. Replacement dwelling. **No Objection**

3. Decisions by Dorset Council since last meeting:

- a) 6/2021/0232 Manor View Steppes Langton Matravers Dorset BH19 3EU. Side and front single storey extension to main house and roof terrace & Garage conversion with rear balcony. **Granted.**
- b) 6/2021/0297 Winterfell Durnford Drove Langton Matravers Dorset BH19 3HG. Erect a shed (retrospective). **Granted**
- c) 6/2020/0533 Mr D Lucas, Land off Valley Road, Harmans Cross, Swanage, BH19 3DX. Raise roof of agricultural building and convert to form tourist accommodation with new driveway and parking from existing vehicular access. **Refused**
- d) 6/2021/0326 4-5 Castle View Langton Matravers Dorset BH19 3HT. Remove existing conservatory; new high level window to side. **No Objection.**
4. Any other Planning Matters: a) Items P/FUL/2021/2910 and 2912 (Manor Farm, LM) had only just been received, and it was agreed to ask for an extension for both. Cllr Knight left the room during this discussion. **ACTION: Clerk.**
- b) Cllr Christie drew Council's attention to the fact that plans appear to be being made to do tree work at Garfield Cottage, which is in the Conservation Area: it is possible that the prospective purchasers may not be aware of the CA status. After discussion of roles and responsibilities in the matter, it was agreed to write to Corben's, the estate agents, to ask that they make the buyers aware. **ACTION: Clerk.**
- c) There still seem to be teething problems with DC's new Planning Portal: **Clerk to liaise with Cllrs/ Cllr Brooks as necessary.**
8. Confirm and sign Minutes of the Meeting held 9th September 2021. The notes of the meeting were agreed to be a correct record and signed.
9. Matters Arising from the Minutes. a) Item 9 c) Cothill Trust (OMH). Cllr V-A had raised concerns with Mr Clarke about trees on the site, but received no response.
- b) Item 11: Letter to Acting Head Teacher, St George's School. The Clerk had met Mrs Astle outside the school, and she thanked LMPC for the letter. The Chair will meet Mrs Astle shortly to discuss pick-up/drop-off traffic and the Gaia Pope memorial tree.
- c) Item 15. Request for Transfer of ownership of School Field to LMPC. Cllr Christie asked that the request be reported in the Dubber. **ACTION: Clerk.**
- d) Item 19.4 Cleaning of Bus shelter. It was clarified that the bus shelter concerned was LMPC's on Steppes Hill. **ACTION: Clerk to ask DC to clean bus shelter opposite ex-PO.**
10. The Clerk's Report for the period 1.9-5.10. 2021. Correspondence received and actions taken can be read on p.2 of the agenda. Report received.
- A3 Rubbish webinar: Cllr Pearson had attended and agreed to write a short report summarizing key points for circulation to the Council. **ACTION: Cllr Pearson.**
- A6. DC Salt distribution. Cllr Loudoun still has a dumpy bag of salt in store for use at Acton.
- A7. Digital Registers of Interests. Cllrs are starting to file: these must be done by 31st October. **ACTION: All Cllrs. Clerk to check that Cllr Bell's invitation sent.**
- C.A7. DAPTC – Beacons for Platinum Jubilee. It was agreed that the Clerk should contact neighbouring parishes/NT to see what they were planning. **ACTION: Clerk.** It was also suggested that a beacon could be set up in Cole's Ground.
- D.A9. Dorset Rights of Way Improvement Consultation. It was agreed that Cllr Bell would fill in on Council's behalf. **ACTION: Cllr Bell.**
- The next final date for inclusion of correspondence-related agenda items received between meetings is 2nd November 2021.**
11. Chairman's Announcements. Cllrs had been present at an informal Courtesy Briefing on 6th October with members of Langton Matravers Community Land Trust to receive an update on future plans for development at an undisclosed site. Notes of the meeting are available on the LMPC website.
13. Highways update.
- i) Owing to personnel changes at DC, Cllr V-A asked for Council's support to delay the application for **20mph through the village** until the new DC team are in place to process. This was agreed. ii) He is making enquiries about why the work on **Crack Lane** was not completed. When outline planning approval is complete for the new development at Crack Lane DC Highways should be asked what they intend to do to improve the lane to cope with new volumes of traffic. The matter of maintenance of the

verge/passing places was discussed. **ACTION: Clerk to map ownership of Crack Lane verges.** It was agreed that the 'no HGV' signs were not working: **ACTION: Clerk to ask DC Highways to improve/review, and also to review/replace the chevrons on the bend at the bottom of the lane (A351).** Cllr V-A is also following up 'blank' sections of the new central white lines on the B3069 in the direction of Kingston; **ACTION: Cllr V-A.** iii) It was **RESOLVED to reconstitute the Car Park working group and to plan a meeting with Tracey Churcher to look for a site.** **ACTION: Cllr V-A, Cllrs Harding, Pearson and Christie.** iv) **Speedwatch** is going well, though new members would be welcome. The presence of the Speedwatch team will add weight to LMPC's case for 20mph. v) Cllr Pearson noted that the white lines have not been painted along the verges to the west on the B3069: **ACTION: Clerk to contact Cllr Brooks/Steve Mepham to ask if this could be done.**

14. Play Area: Following a successful **lottery bid** for £5,000, the total required has now been reached, and the order put in to Redlynch, who will supply and install the equipment. It was **RESOLVED: 1. To re-convene the Play Area Working Group (Cllrs Loudoun, Christie, Bell, Harding) and give them delegated powers to manage the implementation of the scheme as necessary; 2. To ask DC to allow the Play Area to extend along the current south fence line as far as the East wall when preparing the new lease.** **ACTION: Clerk to contact DC Premises team/Legal team.** Cllr Pearson proposed a formal **vote of thanks** to Ms Ali Burnett, a member of the Community Fundraising team, who had made the lottery bid on Council's behalf, and this was agreed by all. Cllr Pearson also noted that Revd. Mercer had written to DC on behalf of school governors asking that no **herbicides or pesticides** be used on the school field. It was agreed that a note should go in the Dubber asking people who want the **old play equipment for scrap** to be ready to remove it as soon as the contractors start work. **ACTION: Clerk.**

15. It was **RESOLVED: To approve minor changes to the Complaints Procedure and adopt the new 'Communicating with the Council' protocol.** **ACTION: Clerk to post on website.**

16. Neighbourhood Plan. Cllr Christie noted that Arne PC has recently completed a Neighbourhood Plan which includes a Principal Residence policy. After discussion about the impact of Local and National Planning policies, it was **RESOLVED: To fully investigate the Neighbourhood Plan process as soon as possible with a view to bringing it to the Village at or before the Annual Parish Assembly.** **ACTION: Clerk to contact Arne PC to get sight of their plan, and gather information; to contact possible consultants.**

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

£ 2,281.85 VAT reclaimed for 2019-21.

£ 15,097.50 Dorset Council – precept payment 2nd half year.

£ 1,640.00 Community Playground Fundraising.

2) Note the following payments to be made by cheque since the last meeting:

£ 928.20 Clerk's salary (September).

£ 26.38 HMRC – PC National Insurance payment (September).

£ 204.00 Ian Bugler, Grounds Maintenance (September).

£ 480.63 Linda McMorrow. – cleaning of Public Conveniences + materials (September).

£ 309.60 Brian Glassock – Drain repair at Public Conveniences.

£ 300.00 Dorset Council – 2nd Half year SID deployment fee.

£ 16.96 SSE – Quarterly unmetered electricity for footway lights.

£ 384.00 Mark Gracey GDPR – Annual website hosting and update retainer.

£ 951.00 donationboxes – Toilet donation post.

£ 18.00 The Scott Estate – annual ground rent for Toilet block, Putlake, 09/09/21-08/09/22

£ 91.08 SSE – Electric supply to toilet block Jun-Sept. 2021.

£ 281.52 Southern Counties Engineering – mend water butt at Cemetery.

£ 483.98 Water 2Business – water supply to PCs Mch-Oct 2021

£ 239.04 Water 2Business - Allotment water supply Mch-Oct 2021

3) Payment by Direct Debit:

£ 61.13 XLN Telecom for phone and broadband (September).

£ 27.85 NEST - PC contribution to Clerk's pension (September).

4) Any other financial matters: a) Note rise in Clerk's salary by 1.75% from 1st April 2021.

b) It was **RESOLVED: To approve 2nd Quarter accounts.**

20. Confirmation of the date of the next monthly Council Meeting, 11th November 2021 at 7 pm.

21. Additional Items for future meetings: Listing of Street furniture / Lost paths / Non-plastic policy at Cemetery / new bin at Putlake.

Cllrs Christie and Kirby left the meeting.

12. Allotments. a) **RESOLVED To accept the ALO and AAO roles as recently re-drafted.**

b) Proposed fees for 2023. After discussion about the various elements that make up the fees, it became clear that saving of Clerk's time through careful adherence to ALO/AAO roles should create savings.

ACTION: Clerk and ALOs to look at hours per year on that basis and bring back to Council. Clerk to contact NT and ask about rent reduction. It was also agreed to add a clause to the tenancy agreement regarding leaving plots tidy etc when they are given up. **ACTION: Clerk, ALOs.**

Closed 9.17 pm.

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

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