

Parish Council of Langton Matravers

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Minutes of a meeting of the Council held at St George's School Hall, Langton Matravers on Thursday 9th December 2021 at 7 pm.

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

3 members of the public were present, and DC Ward Cllr Brooks attended the later part of the meeting. The meeting was recorded. The LMPC Covid-safe protocol was observed.

1. Apologies for absence: Cllr White, Tom Clarke.

2. Declarations of interest / Grants of Dispensation. Cllrs Christie and Kirby declared an interest in Item 12 as allotment holders; Cllr. Knight declared an interest as a neighbour in Planning Items 1a) and b). All left the room when these items were under discussion.

3. National Trust Report. None.

The meeting was adjourned.

5/6. Public Participation. No comments.

The meeting was reconvened.

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

2. a) [P/FUL/2021/04958](#) Mr and Mrs Cox, Langton Manor Farm House B3069 Crack Lane To Steppes Hill Langton Matravers Dorset BH19 3EU. Proposed Driveway. **No Objection**

b) [P/FUL/2021/04959](#) Mr and Mrs Cox, Langton Manor Farm House BH19 3EU. Conversion of outbuilding with new dormer. **No Objection**

c) [P/TRT/2021/04387](#) Langton House Durnford Drove Langton Matravers Swanage BH19 3HG. T1 Ash - Fell. Replant with Hornbeam. T2 Horse Chestnut - Reduce all branches growing over pool by up to 3m. T3 Poplar - Reduce all branches growing over pool by up to 3m. T4 - Reduce all branches growing over pool by up to 3m. T5 Sycamore - Remove basal sucker and first branch growing towards building. **No Objection**

d) [P/FUL/2021/04513](#) Langton House Durnford Drove Langton Matravers BH19 3HG. Demolish existing unit and erect 4No. dwellings with associated parking. **'No Objection to the application, on the following conditions:**

1) As this site is outside the Settlement Boundary, under no circumstances should the proposed units ever be sold for market housing; they should only form part of the holiday letting complex.

2) The existing height of the boundary wall onto the lane to the West should be retained. (AONB)

3) Proper water attenuation systems must be included in the design to mitigate any adverse effects of water run-off, which is a well-known problem in the area.

e) [P/MPO/2021/04698](#) Land at Spyway Orchard Durnford Drove Langton Matravers Dorset BH19 3HG. Substitution of definition of chargee and clause 9 with the NHF standard wording (by modifying Section 106 agreement dated 19 January 2017 in relation to 6/2015/0687). **No Objection**

f) [P/TRC/2021/05218](#) Land adjacent to access drive to Enzeli and 83 Acton, Langton Matravers, Swanage, BH19 3JS. 1x Ash - Fell. **No Objection**

g) [P/TRC/2021/05219](#) Land to north of Leas Wood House, Langton Matravers, BH19 3HB. Sycamore - Remove the limb that is leaning over the adjacent garden. **No Objection**

h) 6/2021/0344 Quarry 4, Quarry Field, Acton, Swanage. S73 of 6/2019/0146 - Continue small scale extension of quarry without compliance with conditions 2, 6, 7, 8 and 18 of permission 6/2019/0146 to change the end of this development and the working and restoration plans to facilitate an extension to the quarry. **No Objection**

i) 6/2021/0345 Quarry 4, Quarry Field, Acton, Swanage. S73 of 6/2019/0147 - Continue Purbeck limestone quarry with ancillary temporary overburden and soil storage area, without compliance with conditions 2, 6, 7, 8 and 18 of permission 6/2019/0147 to change the end of this development and the working and restoration plans to facilitate an extension to the quarry including the extraction of stone underneath the soil and overburden storage area. **No Objection**

j) 6/2021/0374 Quarry 4, Quarry Field, Acton, Swanage. S73 of 6/2019/0021 - Continue small western extension and deeper working to enable extraction of Downs Vein stone beds at Quarry 4, Quarry Field, Acton, without compliance with conditions

2, 6, 7, 8 and 18 of permission 6/2019/0021 to change the end of this development and the working and restoration plans to facilitate an extension to the quarry.

k) 6/2021/0378 Quarry 4, Quarry Field, Acton, Swanage. Northern extension of Quarry 4, Quarry Field, Acton, including extension of haul road, to extract Purbeck limestone. **No Objection**

3. Decisions by Dorset Council since last meeting:

a) [P/TRC/2021/04199](#) 3 West Acton Field Langton Matravers Swanage BH19 3HS. T1 Ash - Crown reduction by 2.25m.

No Objection

b) 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. **Granted**

c) [6/2020/0560](#) Mr R Turner, Spyway Orchard Barn, Durnford Drove, Langton Matravers, BH19 3HG. Convert and extend existing barn into 4x2 bedroom residential units with parking re use existing access Use class C3. **Granted**

4. Any other Planning Matters: None.

8. Confirm and sign Minutes of the Meeting held 11th November 2021. The minutes of the meeting were agreed to be a correct record and signed.

9. Matters Arising from the Minutes. a) Item 11c) **Burials consultation:** The Clerk has discovered that there is national concern about the impact of the proposed size regulations on burial grounds. b) Item 9a), **Neighbourhood Plan.** After discussion it was agreed to ask consultants to make a presentation at the next Parish Assembly to gauge support for the project before moving ahead. **ACTION: Clerk.** Clerk to book interested Cllrs on to DAPTC Training course on NP; **ACTION: Cllrs, Clerk.** c) Item 15. **Local Housing Need.** Several parishioners had asked for help and information. Cllr Kirby had established planned house sizes for the Spyway development. Aster will manage allocation of shared equity housing. **ACTION: Clerk to post information on website/in noticeboards as it becomes available; possible contacts with local press when allocation starts.** Cllr Kirby to clarify Aster's letting policy in relation to s106. d) The new signs for **Crack Lane Cemetery** will be installed shortly.

10. The Clerk's Report for the period 3.11. – 30.11.2021. Correspondence received and actions taken can be read on p.2 of the agenda. Report received. a) A2 – **Blue badge consultation:** Cllr Pearson is working on this. b) B3; **Unmetered Footway lighting contract:** the Clerk is having problems in re-negotiating. It was **RESOLVED: to accept a quotation from Enerveo to fit a new street light at Three Acre Lane for the sum of up to £1,700 to include LED and part-night PEC fitting.**

The next final date for inclusion of correspondence-related agenda items received between meetings is 4th January 2022.

11. Chairman's Announcements. None.

12. Allotments. a) It was **RESOLVED: To approve updated version of Tenancy Agreement (version 15).**

b) It was **RESOLVED: To accept Cllr Christie's offer to be ALO. ACTION: Clerk to post revised version + Cllr Christie's appointment on website.**

13. New Councillor. As there had been no formal request for an election, LMPC can now move to co-option. **ACTION: Clerk to post request for expressions of interest on noticeboards, website, Dubber etc.**

4. Dorset Councillor's Report. There is a consultation on school admissions policy. The new Housing Register is now in place: people must apply to bid for local housing. The 3rd round of Youth Project funding is now open. The matter of virtual meetings being illegal for Council decision-making was raised: DC has a way round it not apparently open to T&PCs.

14. Highways update. Cllr V-A had met Tracey Churcher and team from the National Trust to explore ideas about **provision of parking in the parish.** He had made clear that the pressure of additional housing (36 new units planned) along the narrow access to Spyway car park would exacerbate current traffic issues, and that a site outside the village must now be found for activity provider use. There is also a need for parking for other visitors to the village/coast. The NT had proposed a full feasibility assessment, though this could have cost implications for LMPC. The Trust suggested that temporary 28-day sites could be used at peak periods, though these would have to be managed by LMPC. In the interests of transparency, it was agreed that Cllr V-A's notes on the meeting be posted on the website.

ACTION: Clerk. To further process car parking issues and before the next meeting with the NT, the CPWG would consider the issues and report its recommendations at the next PC meeting. **ACTION: CPWG.** A meeting has been planned for LMPC with Cllr Simon Gibson, the Highways lead at DC on Jan 5th 2022, to brief him on Highways concerns within the parish. **ACTION: Clerk to book space at Village Hall.** During a recent **Speed Watch** session at the school, the legal force of the ‘20mph while lights flashing’ was questioned: these lights are in fact only advisory. **PTAG** will publish their Action plan in March. From next May there will be 6 trains per day between Swanage and Wareham.

15. Review of Coasteering Code of Conduct. No further expressions of concern were noted.

16. LMPC SWOT Analysis. Cllr Christie shared ideas about strengths, weaknesses etc of how the Council operates, and it was **RESOLVED: i) That Cllr Christie’s SWOT analysis be circulated to Cllrs; ii) That a Working Group to consist of all Cllrs be set up to share ideas and develop a strategy for future working.** **ACTION: Cllr Christie to set up first meeting of group.**

17. DAPTC AGM report (Cllr Pearson). Report already received. Cllr Pearson noted that the resolution to ask DC to re-instate the procedure for posting Planning Application Advisory notices was almost unanimously agreed.

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

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£ 250.00 Interment fee - the late Gerald Wright, Plot W8.

£ 250.00 Interment fee - the late Cristel Oakeshott, Plot E11.

£ 20.00 Additional monument inscription fee – the late Pat Sedgewick.

£ 100.00 Monument fee – the late Ruth Turner, Plot Q15.

£ 28.88 Final payment from JustGiving Crowdfunding page (Playground fund)

(2) Note the following Payments by cheque or cash made since the last meeting

£ 944.40 Clerk’s salary (November).

£ 28.62 HMRC – PC National Insurance payment (November).

£ 102.00 Ian Bugler, Grounds Maintenance (November).

£ 221.50 Linda McMorow. – cleaning of Public Conveniences (November).

£ 10.00 St George’s School – Hire of school hall for LMPC meeting 9th December.

£ 105.00 LM Village Hall – Hire of Hall for Council meetings 2022

(3) Payment by Direct Debit:

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

£ 28.33 NEST - PC contribution to Clerk’s pension (November).

(4) Any other Financial Matters: It was **RESOLVED: To approve Budget for 2022-23.**

19. Confirmation of the date of the next monthly Council Meeting. 13th January 2022 at 7 pm.

20. Additional Items for future meetings: Listing of Street furniture / Lost paths / new bin at Putlake/ Purbeck Local plan Further Modifications/ Natural Burial Site at Crack Lane/ Car parking in parish.

Closed 8.57 pm.

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