

Parish Council of Langton Matravers

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Minutes of a meeting of the Council held at Langton Matravers Village Hall on Thursday 13th January 2022 at 7 pm.

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

5 members of the public were present, and Tom Clarke (NT) and DC Ward Cllr Brooks also attended.

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

1. Apologies for absence: Cllrs Knight and Harding.

2. Declarations of interest / Grants of Dispensation. Cllr Loudoun declared an interest in Planning 1a) as he had done during previous comment on the application. He left the room when this item was discussed.

3. National Trust Report. **Coppicing work** is getting underway again in the West Wood and volunteers are welcome to join in on first Saturdays every month. There will be a **Bluebell Day** in April. Long term planning continues for **managing visitors within the landscape** of the South Purbeck Coast from Durlston to Ringstead Bay. The Trust are looking at options to relieve concerns about **activity groups changing** at Spyway Car park.

4. Dorset Councillor's Report. Cllr Brooks gave details about increases in spending in **DC's budget**.

Central Government have provided more funding than expected. There were more than 6,000 responses to the draft **Dorset Local Plan**, and these are being processed. DC hopes that as the Covid situation improves, 2022 may be the year when they can start to move forward with plans previously paused. Work is being done on **Wareham's Waste Depot**, and also on **ways to contact DC**. There will be a briefing for T&PCs on the '**Bus Back Better**' project on 19th/20th January; it is proposed to develop a 'hub' model, linking buses to trains, cycles etc. Cllr VA will advise PTAG of this. **ACTION: Cllr V-A**

The meeting was adjourned.

5. Public Participation. a) Maggie Sutton, Acton, said that there are still no notes of the first meeting of the Car Park Working Group. She asked if LMPC would like Spyway Car Park to close, and if this has been formally approved by Council ?

b) Ann Hitchcock asked if any application has yet been made for a street party in Langton for the Queen's Jubilee ?

The meeting was reconvened.

6. Matters arising from Public Participation. b) The Clerk explained current plans for the Jubilee to include tree/hedge planting for the 'Queen's Green Canopy', and possibly a beacon on Nine Barrow Down (to be discussed).

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

a) P/FUL/2021/05628 Land south of North Lease Farm Knitson To Valley Road Knitson Corfe Castle BH20 5JB. Proposal: Demolition of existing building and erection of a new dwelling house. **As DC had so far posted neither the name of the responsible planning officer nor the relevant documents on their website, it was agreed to ask for an extension to consider the matter at the February meeting. ACTION: Clerk.**

b) P/CLE/2021/05577 Pondarosa Farm Valley Road Harmans Cross Swanage BH19 3DX.

Proposal: For a period in excess of ten years, the residents occupying Pondarosa have not complied with, therefore been in breach, of condition 3: The occupation of the dwelling hereby approved shall be limited to a person solely or mainly employed or last employed in the locality in agriculture, as defined in Section 290(1) of the Town and Country Planning Act 1971, or in forestry (including any dependants of such person residing with him) or a widow or widower of such a person. As such, we believe that the Local Authority should accept the requirement for a Certificate of Lawful Existing Use of Development to be issued in relation to this breach of condition 3): 'the occupation of the dwelling hereby approved shall be limited to a person solely or mainly employed or last employed in the locality in agriculture, as defined in Section 290(1) of the Town and Country Planning Act 1971, or in forestry (including any dependants of such person residing with him) or a widow or widower of such a person.' **As this is a legal matter, the Council did not feel able to comment.**

3. Decisions by Dorset Council since last meeting: The Clerk had been unable to access the website for this information.

4. Any other Planning Matters: Purbeck Local Plan further Modifications consultation: Changes relate to heathland areas, and it was decided not to comment.

8.a) Confirm and sign Minutes of the Meeting held 9th December 2021. The notes of the meeting were agreed to be a correct record and signed.

8.b) Matters Arising from the Minutes. a) Item 9b), Cllr V-A expressed an interest in undertaking Planning training through DAPTC: **ACTION: Clerk/Cllr V-A to look at dates etc.** Unfortunately Neighbourhood Plan training in March clashes with a PC meeting: the Clerk will try to re-book on new dates later in the year. **ACTION: Clerk.** Parish Assembly The Clerk is unavailable on the date proposed, and it was agreed to go for Thursday 21st April. **ACTION: Clerk to contact Village Hall and Neighbourhood Plan consultant with date change.**

c) Item 16. SWOT meeting: 20th January and 3rd February (Thursday evenings) were suggested as possible dates: venue tbc. **ACTION: Cllrs to advise Cllr Christie of availability etc.**

9. The Clerk's Report for the period 1.12.2021 – 4.1.2022. Correspondence received and actions taken can be read on p.2 of the agenda. Report received.

a) A10. DC - **Blue Badge parking changes** consultation. How 'free' is the new system ?

b) B6. **Queen's Jubilee celebrations.** A parishioner had offered to plant a hedge on the north boundary of the cemetery extension: this forms part of the plans for the proposed Natural Burial ground. LMPC would need to provide deer-proof fencing. **ACTION: Cllr Loudoun to explore costs of fencing and report back.** Studland and Corfe PCs have plans for beacons on the down; Cllr Christie suggested one in Cole's Ground. The proposal was not taken up.

c) C1. **Questions for DC Planning webinar.** Various questions were raised, including concerns about minimising Climate impact in rules about use of materials etc in Listed Buildings and Conservation Areas. **ACTION: Clerk to forward to DC.**

d) B3. **Information about housing at Spyway Orchard.** The Chair thanked Cllr Kirby and the Clerk for all their hard work on this: there are now several posters around the village.

e) C2. **Publication of information about Council Working parties/Committees.** It was **RESOLVED: That this information be published on the website.** **ACTION: Clerk.**

f) CPRE - **'Better Housing Target for the Dorset Local Plan' document.** It was **RESOLVED: That LMPC supports this.** **ACTION: Clerk to contact Dorset CPRE and Dorset CAN.**

g) C2. **LMPC response to concerns re: Acton car park proposal.** Cllr V-A offered to draft a 'consolidated' response to all correspondents, to be circulated to Cllrs before being posted on the website. This was agreed. **ACTION: Cllr V-A.**

The next final date for inclusion of correspondence-related agenda items received between meetings is 1st February 2022.

10. Chairman's Announcements. a) **The Late Cllr Peter White.** The Chair paid tribute to Cllr White's huge and longstanding contribution to the life of the village, especially in his roles as Councillor and sometime Chairman of Council. All stood in silence for two minutes in his honour. Plans for a memorial, perhaps in the form of a tree, will be made in due course.

b) **Full Dog Waste bags in Garfield Lane area.** It was suggested that a note be put in the Dubber to encourage regular walkers to report this. Bagged Dog waste can now be put in any bin. **ACTION: Clerk.**

11. Notification of Vacancy and Procedure for Co-Option. The Clerk had already advised DC Electoral Services of the Vacancy arising as a result of the loss of Cllr White; the notice will be posted after the funeral. She suggested that Cllrs. encourage parishioners to come forward for co-option to replace ex-Cllr Bell.

12. Highways update. ii) **Car Park Working Group Meeting** 7th January. The Trust want a long term solution to visitor management in S Purbeck: perhaps the AONB could help with the £10-15,000 costs of a Feasibility study ? The Trust has suggested temporary 28-day parking facilities at high season; **ACTION: DC Highways Cllr Simon Gibson will check if this requires planning permission.** The

CPWG feel that alternative provision for Activity Groups outside the village by the Trust should be the main focus. There will be another meeting between the CPWG and the NT on 3rd Feb. The Chair reiterated that LMPC wants to work with the Trust to find a solution. iii) **Meeting with DC Highways Cllr Simon Gibson.** Notes of the meeting will be posted on the website. **ACTION: Clerk.** i) **Issues in centre of the village.** Cllr V-A had met with a parishioner who has concerns about some aspects of parking, bikes, barrels etc. **ACTION: Cllr Kirby to talk to publican.**

13. Play Area. i) **Plans for Opening Ceremony.** **ACTION: Play Area Implementation Group, Clerk.** ii) **Fencing.** Cllr Loudoun and Clerk will meet representatives from St George's School Governors as soon as possible to sort out the new fencing, including a 'lobby' south of the pedestrian gate at the entrance to the field to include a new gate into the main field area. **Mr David Duncan** was offered a vote of thanks by Council for his volunteer work on rebuilding the wall at the East end of the Woodland Trail: Council will pay for materials as necessary.

14. Housing update. Cllr Kirby reported on the latest plans for house sizes at Spyway Orchard. Shared Equity housing under s106 does not have a requirement to be on the Housing Register: up to an 80% share can be purchased. Aster are keen that the 'non s106' Shared Equity housing should go to locals too. Those interested in Shared Equity should go direct to Aster, who will advise on how to apply. Cllr Kirby had contacted Chris McDermott: potential applicants must check the Housing website for news on when the houses become available: they will not be informed by DC. Cllr Kirby was thanked for his work.

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

£ 712.50.00 Allotment fees 2022 paid @ 7.1.2022.

(2) Note the following Payments by cheque or cash made for July-August:

£ 944.40 Clerk's salary (December).

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

£ 102.00 Ian Bugler, Grounds Maintenance (December).

£ 248.82 Linda McMorrow. – cleaning of Public Conveniences + Bus shelter (December).

£ 480.00 The National Trust – Allotment site annual rent.

£ 30.00 Purbeck Media – Signs for Crack Lane cemetery.

£ 61.85 Initial – Annual hygienic disposal fee - Public Conveniences.

£ 17.35 SSE Unmetered electricity supply 3rd quarter.

£ 277.14 SSE supply to Public Conveniences 29.9 - 22.12.21

£ 83.64 Marsh Commercial: allotment Insurance 2022.

£ 43,584.00 Redlynch new Play equipment and installation.

(3) Payment by Direct Debit:

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

£ 28.33 NEST - PC contribution to Clerk's pension (December).

(4) Any other Financial Matters: a) It was **RESOLVED: To set a precept of £30,195.00 for 2022-3.**

b) It was **RESOLVED: To approve the 3rd Quarter Accounts.**

20. Confirmation of the date of the next monthly Council Meeting. 10th February 2022 at 7 pm.

21. Additional Items for future meetings: Listing of Street furniture / Lost paths / new bin at Putlake / Natural Burial Group update / 2nd/Holiday homes survey / New access to school from Spyway Orchard ?

Closed 9.27 pm.

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