

# Parish Council of Langton Matravers

MINUTES OF THE PARISH COUNCIL MEETING OF LANGTON MATRAVERS PARISH COUNCIL HELD ON THURSDAY 8<sup>TH</sup> FEBRUARY 2024 IN THE VILLAGE HALL. THE MEETING COMMENCED AT 7.00PM

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**PRESENT:**

Cllr **Christie** (Chairman), Cllr **Golob**, Cllr **Loudoun**, Cllr **Pearson**, Cllr **Sutton** & Cllr **Vaughan-Arbuckle**.

**IN ATTENDANCE:**

8 Members of Public. Cllr **Brooks** (Dorset Council), Mr **Clarke** (National Trust) & Michelle **Harrington** (Clerk)

**ABSENT:**

Cllr **Knight**

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It was noted this meeting is being recorded. All recordings will be deleted once the draft minutes are typed.

**0224-85. APOLOGIES FOR ABSENCE**

Apologies have been received from Cllr Knight and accepted by all.

**0224-86. DECLARATIONS OF INTEREST AND DISPENSATIONS RELATING TO ITEMS ON THE AGENDA**

No declaration was made. NB this does not preclude any later declarations.

**0224-87. NATIONAL TRUST REPORT**

A report was submitted before the meeting, this was noted. A verbal update was given on the path to dancing ledge; stating work cannot start yet as to the area is too wet.

Q: A parishioner has stated that during spring / summer 2023 the National Trust "decimated West Wood", felling a lot of trees and carrying out unnecessary coppicing.

A: Tom stated the felling which took place was regarding Ash dieback. The ranger for the area, would have carried out investigations and concluded for the safety of users and other trees, certain Ash trees needed to be felled. Coppicing is a necessary process we go through frequently for the benefit of the area. Tom offered in future for large projects such as the felling, that the National Trust could display notices explaining the work being undertaken. This offer was accepted.

**0224-88. DORSET COUNCILLOR'S REPORT**

Cllr Brooks submitted a written report before the meeting. Noting topics affecting Langton Matravers::

- Dorset Council tops the national polls for recycling  
DEFRA have just published the annual recycling figures for 2022/23. Dorset Council were announced as the number one unitary and disposal authority in the Country.
- Dorset Community Tree Fund is now open for applications  
A new grant scheme aimed at supporting local communities to plant and care for trees in their area is now open for applications. Funded by Dorset Council and managed by the Dorset National Landscape team, the Dorset Community Tree Fund is open to community organisations in the Dorset Council area.
- Round 4 of the Household Support Fund reopens for applications.  
Applications welcome from 10am on Tuesday 6 February 2024 for low-income households in the Dorset Council area. The government scheme funded by the Department for Work and Pensions, provides support in the form of supermarket vouchers.
- Could you offer a stepping stone to a young person leaving care?  
Supported Lodgings can help young people who are leaving our care, experience the transition to adulthood in a safe and secure environment, whilst learning emotional and practical skills that will help them thrive.

For a more detailed look at any of the topic above, please visit <https://www.dorsetcouncil.gov.uk/>

Q: Does Dorset Council have any update on the Old Rectory Nursing care home.

A: All residents have now been transferred. Dorset Council have participated in an informal chat with the administrators, as the current owners want to sell the land. Dorset Council is looking at potential ways to see if the facility can stay as a Care Home. Cllr Brooks has agreed to keep us informed if Dorset Council start any formal procedures.

Q: An update of the Timson Trust was requested, as no progression seems to have been made since the last enquiry in November 2023, where we were advised the matter would be dealt with as a matter of priority.

A: Officers are not politically motivated, so this would not be a factor. The issue is still being looked into and Cllr Brooks will chase and report back.

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**0224-89. PUBLIC PARTICIPATION**

The meeting was adjourned.

One member of public wished to raise awareness that:

1. Although the work at the bottom of Durnford Drive, connecting to Spyway Orchard is complete there are issues regarding water run off. Water is flowing across the road onto the soft footpath. The construction of the footpath from soft materials including sand is being eroded away.
2. The ditch running from the southern end of Durnford Drive to the entrance of the National Trust Spyway Car Park needs clearing.

One member of public wished to raise awareness that the path outside 43 – 47 High Street has been badly patched / repaired, and asked if Dorset Council is going to correct this. Noting at present this is a trip hazard and therefore should be dealt with as a matter of urgency.

One member of public wished to add to the previous statement, that the footpath outside the Church is still in need of final repair, as at present there is tarmac.

One member of public wished to give the Parish Councillors a brief but detailed insight into the planning application for Englishcombe. It was noted this home once complete will be the applicant's primary home. The ethos of the development is sustainability, with air source heat pumps, solar panels and batteries, along with the use of local stone all included within the design. It was noted the applicant had sought Pre Application advice from Dorset Council; have spoken with neighbours all of whom support the application.

The meeting was reconvened.

**0224-90. MATTERS ARISING FROM PUBLIC PARTICIPATION**

In response to the above:

Members of public were reminded that any highways issue such as pavement repairs, should be reported to Dorset Council via their portal. Cllr Vaughan-Arbuckle has spoken to a representative of Dorset Council Highways and has been advised the work will be carried out, but is not a priority and there is additional lead times given the unique stone used within the existing pavement. There is nothing more the Parish Council can do at this time. The Dorset council website is <https://www.dorsetcouncil.gov.uk/roads-highways-maintenance/roads-highways-and-maintenance>

Spyway Orchard / Durnford Drive water run-off. Way: Cllr Vaughan-Arbuckle requested the member of public take photos of the affected area and email them to him. Cllr Vaughan-Arbuckle will contact Aster and ask they correct the issue, before logging if necessary on the Dorset Council portal.

**ACTION:** Cllr Vaughan-Arbuckle to contact Aster to request they make good recent works ensuring appropriate measure taken to alleviate water run-off from further eroding the adjacent footpath.

It was noted the ditch running from the southern end of Durnford Drive to the entrance of the National Trust Spyway Car Park is on private land belonging to Holiday Property Bond and the National Trust.

**ACTION:** Cllr Vaughan-Arbuckle to draft a letter addressed to both landowners to bring their attention to the issue and request they clear the ditch as a matter of urgency. Final letter to be sent from the Clerk.

**0224-91. CLOSURE OF THE KINGS ARMS SHOP WORKING PARTY REPORT**

A verbal report was given by Cllr Golob: noting there's been a lot of communication among a small group of those who volunteered to discuss the matter further and Cllr Golob believes they have identified the core issues in a community solution to addressing the basic shopping needs and social amenity which are lost with the closing of the Village Shop, Trev's Deli.

It is believed the work achieved so far provides a good framework for organising a larger meeting, inviting the entire parish to attend to get more input, ideas and particularly to gauge the level of support for taking forward any initiative.

Cllr Golob requested the Parish Council approve a financial disbursement to cover the costs of the Village Hall rental, printing leaflets advertising the Public Meeting (which will be distributed by letter drop throughout Langton) and associated sundries (e.g. post-it notes so attendees can put down ideas not raised in public forum). This was agreed by all.

The forum will take place on Friday 23<sup>rd</sup> February 2024 from 7pm in the Village Hall.

It was suggested "How to set up a Community Shop" by the Plunkett Foundation, which can be found on-line is a good resource and would be worth reading before the forum.

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**0224-92. PLANNING MATTERS**

- a1 Application No: P/FUL/2023/07409  
Location: Englishcombe East Drove Langton Matravers BH19 3HF  
Proposal: Demolish existing bungalow and erect new dwelling.  
Comment: Full support. Impressed with the design and materials. Thanked the applicants for doing the pre ap, plus coming to council to explain.
- a2 Application No: P/CLE/2024/00082  
Location: The Ship Inn Langton Matravers BH19 3EU  
Proposal: Continued Residential use  
Comment: Objection on the grounds of the lack of previous planning development plans and time taken for this application. (2013/14 added after for clarification). The lack of marketing of the property when first on the open market was discussed, including no sale board at the early stages. (2013/14 added after for clarification).
- a3 Application No: P/VOC/2023/07522  
Location: Downs Quarry, Kingston Road, Langton Matravers, Swanage BH19 3JP  
Proposal: Extraction of Viviparus and Burr Limestones and restoration to deciduous native woodland (with variation of condition 20 of 6/2021/0167 to extend the restoration end date to facilitate access to the northern extension area).  
Comment: Support. Historic local trade which LMPC support
- a4 Application No: P/VOC/2023/07502  
Location: Downs Quarry, Kingston Road, Langton Matravers, Swanage BH19 3JP  
Proposal: Extension of Downs Quarry for the extraction of Purbeck Stone (with variation of condition 20 of 6/2021/0165 to extend the restoration end date to facilitate access to the northern extension area).  
Comment: Support. Historic local trade which LMPC support
- a5 Application No: P/FUL/2023/07355  
Location: Downs Quarry, Kingston Road, Langton Matravers, Swanage BH19 3JP  
Proposal: Northern extension of Downs Quarry for the extraction of building stone.  
Comment: Support. Historic local trade which LMPC support

**ACTION:** Clerk to submit planning decisions to Dorset Council.

**0224-93. MINUTES FROM PREVIOUS MEETING**

The minutes from the full council meeting held on Thursday 11<sup>th</sup> January 2024 were approved and signed as a correct record of the meeting.

**0224-94. MATTERS ARISING FROM THE PREVIOUS MINUTES (NOT COVERED ELSEWHERE ON THE AGENDA).**

- a Asset of Community Value (ACV)  
A report was submitted before the meeting listing the 4 current ACV, along with 9 possible buildings / pieces of land. It was noted as a Parish Council we have a duty to protect the Parish and serve the majority. If it is believed the majority deem the building / piece of land an asset to the community then this is what must be considered. The following current Assets of Community Value were discussed
- a1 Public Toilet / Office block – Agreed to submit an application to list as an asset of community value.
- a2 Scout Hut – Agreed to submit an application to list as an asset of community value.
- a3 St Georges Playing Field – Agreed to submit an application to list as an asset of community value..
- a4 Village Hall – Agreed to submit an application to list as an asset of community value.  
The following buildings and pieces of land proposed as Assets of Community Value were discussed.
- a5 Allotments– Agreed to submit an application to list as an asset of community value.
- a5-2 Museum – As the building belongs to the Parochial Church Cllr Pearson declared an interest and abstained from voting. Agreed to submit an application to list as an asset of community value
- a5-3 Old Malthouse grounds – Cricket field, tennis courts & Walled Garden / Allotment - Agreed to submit an application to list as an asset of community value.
- a5-4 Putlake - Agreed to submit an application to list as an asset of community value.
- a5-5 Kings Arms - Agreed to submit an application to list as an asset of community value..
- a5-6 Timson Collages - Agreed to submit an application to list as an asset of community value.
- a5-7 Speakers Corner - Agreed to submit an application to list as an asset of community value..
- a5-8 Woodland Trail / Orchard - Agreed to submit an application to list as an asset of community value.
- a5-9 The Old Rectory - Agreed to submit an application to list as an asset of community value.

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**ACTION:** Clerk to submit the applications as listed above.

**0224-95. CLERK'S REPORT**

- a. Annual Parish Assembly & Annual Parish Council Meeting.  
A discussion was held and it was agreed to hold the Annual Parish Assembly on Thursday 6<sup>th</sup> June 2024 from 7pm in the Village Hall.  
A discussion was held and it was agreed to hold the Annual Parish Council Meeting on Thursday 16<sup>th</sup> May 2024 from 7pm in the Village Hall. (Noting this is the third Thursday of the month)
- b. Cemetery Shed Door  
A discussion was held and it was agreed to have an externally opening door, with the option of either retaining the existing wooden door or replacing with a metal door.
- ACTION:** Clerk to obtain quotes for an externally opening door, with the option of either retaining the existing wooden door or replacing with a metal door and report back to Council.

**0224-96. FINANCE MATTERS**

- a Grant Applications  
Three grant applications were submitted before the meeting these were discussed. It was noted Langton Matravers Parish Council S137 allocation is £7,099.95 (715 electors at £9.93) for 2023/24 however allocated £2,000 in the 2023/24 & 2024/25 budget for grant applications.
- a1 Citizens Advice:  
Propose Cllr Pearson Seconded Cllr Loudoun  
**RESOLVED:** To award the Citizens Advice £300. To be paid in February 2023.  
  
Noting the legal power to award this grant is LGA 1972 Section 142 (2a) "A local authority may assist voluntary organisations to provide for individuals— (a) information and advice concerning those individuals' rights and obligations."
- a2 Purbeck Film Festival:  
Propose Cllr Pearson Seconded Cllr Vaughan-Arbuckle  
**RESOLVED:** To award the Purbeck Film Festival £200. To be paid in September 2024.  
  
Noting the legal power to award this grant is LGA 1972 Section 137. "Power of local authorities to incur expenditure for certain purposes not otherwise authorised.  
(1)A local authority may, subject to the provisions of this section, incur expenditure which in their opinion is in the interests of, and will bring direct benefit to, their area or any part of it or all or some of its inhabitants, but a local authority shall not, by virtue of this subsection, incur any expenditure—  
(a)for a purpose for which they are, either unconditionally or subject to any limitation or to the satisfaction of any condition, authorised or required to make any payment by or by virtue of any other enactment; nor  
(b)unless the direct benefit accruing to their area or any part of it or to all or some of the inhabitants of their area will be commensurate with the expenditure to be incurred."
- a3 St Georges Pre School:  
Propose Cllr Christie Seconded Cllr Pearson  
**RESOLVED:** To decline the application, however agree to consider another application in the coming months. Pre-school to be asked in the next application to state the reasons why they need the items listed.  
  
**ACTION:** Clerk to advise grant applicants of outcome of application.
- b Priest Way Leaflets  
A verbal report was given by Cllr Vaughan-Arbuckle, stating the Priest Way leaflets produced several years ago are now out of date and recommend new leaflets be created and printed.  
  
**ACTION:** Cllr Vaughan-Arbuckle to contact the previous designer to arrange updating the old leaflet.  
  
**ACTION:** Clerk to contact Swanage Town Council, Worth Matravers Parish Council, the National Trust and Perenco to ask if they would contribute towards the production of the leaflet, ideally look to share the cost equally between all parties.

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- c Bank Balances  
A report was submitted before the meeting detailing the bank balances as of 31<sup>st</sup> January 2024 this was noted.  
00238309168 – Lloyds - £68,581.61, 20477189 – Unity £14,675.32 20477192 – Unity £1,043.99  
Total £84,300.92
- d Year to date spend and income against budget  
Two reports were submitted before the meeting one was a summary of receipts and payments, of all cost centres and codes; one was a summary of receipts and payments, of cost centres only. After a discussion Councillors agreed they wished to see a detailed report each month of all cost centres and codes.
- e Monthly expenditure & Income  
A report was submitted before the meeting detailing the monthly expenditure and income for Jan 2023.  
The expenditure of £1,291.56 was agreed, noting an invoice has not to date been received for the Public Toilet Cleaning. The Clerk is authorised under delegated powers to pay this invoice on arrival The income of £1,840.36 was noted. (A detailed list of the expenditure can be found online or requested from the Clerk.)  
**ACTION:** Clerk to process payments.

**0224-97. CHAIRMAN’S ANNOUNCEMENTS.**

A verbal report was given by Cllr Christie as meeting Charman noting:

20mph Application: Many years ago the community started lobbying for a 20mph speed limit through the Parish. Four to five years ago the Parish Council became involved and as of 31<sup>st</sup> January 2023 Dorset Council approved the application and Langton Matravers became the first village in the Dorset Council area to be granted a 20mph speed limit. We have all worked hard to achieve this goal and consistently navigated our way through conditions set out by Dorset Council. This has cost the Parish Council a lot of time and money but we achieved the desired outcome. This Council and the Parish owes a debt of gratitude to all the work, not just by Council members, but by the unflagging support of the volunteers, of the community speed watch team, and letters of support from residents. However, there is one person who’s determination, energy, enthusiasm, and constant communication has been the driving force behind our bid. Cllr Christie proposed an official vote of thanks to Cllr Ian Vaughan-Arbuckle as a token of our appreciation (seconded by Cllr Pearson). A round of applause was given to Cllr Ian Vaughan-Arbuckle.

**0224-98. PORTFOLIO HOLDER / LEAD COUNCILLOR REPORTS**

Portfolio Holders / Lead Councillors were invited to give a verbal update within their area:

- a. Ways & Means (including finance, HR, legal & governance) - Nothing to report
- b. Planning & Housing – Housing register figures up to the end of January show there are 3 x 1 bedroom, 3 x 2 bedroom & 1 x 3 bedroom homes in Langton Matravers. The number of people with their preferred location set as Langton Matravers is 30.
- c. Highways and Transport  
Cllr Vaughan-Arbuckle gave a verbal update on the 20mph application. Cllr Vaughan-Arbuckle asked for approval to speak to a representative from the school to discuss the implementation of the 20mph speed limit. This was agreed.  
It was noted on 26<sup>th</sup> February Dorset Council is holding a meeting where it is said they will speak about the Langton Matravers 20mph application, Cllr Vaughan-Arbuckle will attend and report back.  
Local Transport Plan – Cllr Vaughan-Arbuckle believes there will be little to no gain to Langton Matravers commenting on the Local Transport Plan.  
Cllr Vaughan-Arbuckle stated although the Dorset Council portal address is on the Langton Matravers website it is **not** easily visible.  
It was noted Wessex Water have laid half the meterage to date and gangs are working weekends, to ensure the work is achieved in the timeframe set out. The Sch tool bus route organised completely by Wessex Water is working well and it is hoped this may continue once the works are complete.  
The works are on target to finish by the 8<sup>th</sup> March.  
Old Malthouse – Cllr Vaughan-Arbuckle has meet with John Dunworth, and can report foundations for 4 detached houses are complete with 2 more to go. A discussion was held around deliveries for site taking place outside of school drop off and pick up times, and this request has been passed on by the contractor to their suppliers. 6 Dorset Police cones have been delivered to site and are being used when large deliveries are expected.

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There will be a Speed watch open session on 1<sup>st</sup> March 2024 and anyone is welcome to join in and observe. Last year the Speed watch team monitored 1079 vehicles over 9 sessions, with 10 people being reported.

- d. Parish Amenities (including Cemetery, allotments, playground and woodland trail) - Nothing to report
- e. Parish infrastructure (including street lighting, toilets, bus shelter, parish office and utilities – Cllr Christie stated he believes some of the bulbs being replaced in the street lights are in excess of the 3000 lumen limit for an AONB area. Cllr Christie will look into this and report back.
- f. Quarries / Agriculture – Cllr Loudoun stated there is any issue concerning the mature Beech tree situated on the Western edge of the pre-school playground. (This tree overhangs the playground). An application has been made to fell the tree but this has been rejected by Dorset Council, as it is covered by a TPO. Marcus Clarke has since written to the Parish Council, requesting they contact the Dorset Council Tree Officer.

**Action:** Clerk to respond to the email from Marcus Clarke and voice concern in regard to both the safety for both the children and staff in the Pre-school playground, but also the tree itself. The Parish Council do not feel they have the knowledge to comment and request an independent Arboriculturist carry out an inspection of the tree. Noting the tree has three trunks, consideration may be given to removing the 2 outer most trunks which are leaning Eastwards, and leaving the vertical third trunk. It is noted the urgency in which these works need to be carried out.

- g. Community & Communications (including surgery, school liaison & grant application)  
Cllr Sutton stated she attended a meeting hosted by the Friends of Wareham and Swanage Hospital, this was discussed and noted. Intention is to promote information through their website. Moving forward they are concentrating on Early year Health in the community.
- h. Environment and Tourism – It was agreed the National Trust Activity providers should be invited to attend the Annual Parish Assembly.
- i. Emergency Planning. - Nothing to report

Date of next meeting

The next meeting:

Date: Thursday 14<sup>th</sup> March 2024

Location: Langton Matravers Village Hall

Time: 19:00

Closed at 21.47

Sign:

Chairman: Cllr Knight

Date:

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