

# Parish Council of Langton Matravers

MINUTES OF THE PARISH COUNCIL MEETING OF LANGTON MATRAVERS PARISH COUNCIL HELD ON THURSDAY 11<sup>TH</sup> JANUARY 2024 IN THE VILLAGE HALL. THE MEETING COMMENCED AT 7.00PM

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**PRESENT:**

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

**IN ATTENDANCE:**

10 Members of Public & Michelle **Harrington** (Clerk)

**ABSENT:**

Cllr **Christie**, Cllr **Brooks** (Dorset Council), & Mr **Clarke** (National Trust)

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

**IMPORTANT INFORMATION ON HIGHWAYS AT THE END OF THE REPORT, PLEASE READ.**

**0124-71.**

**APOLOGIES FOR ABSENCE**

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

**0124-72.**

**DECLARATIONS OF INTEREST AND DISPENSATIONS RELATING TO ITEMS ON THE AGENDA**

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

**0124-73.**

**NATIONAL TRUST REPORT**

A report was submitted before the meeting, this was noted.

**0124-74.**

**DORSET COUNCILLOR'S REPORT**

Cllr Brooks sent apologies before the meeting, along with a note stating Dorset Council is fully aware of the closure of the Rectory and are working with the residents and families to ensure everyone is found alternative care as quickly as possible.

Q: Does that infer Dorset Council will not be running the nursing home?

It was stated the current owners have gone into administration and therefore the administrators will be looking at all options including selling the business.

**0124-75.**

**PUBLIC PARTICIPATION**

The meeting was adjourned.

Mr Sewell, stated he had consulted with 9 fellow neighbours and all agreed they wished to raise concern regarding the condition of Old Malthouse building site. Three main points were raised:"

1. We need a safe site
  - We need secure stable security fencing
  - We need site gates closed to restrict access by children
  - We need the site to comply with HSE standards but most critically a banksman is needed and was promised for all vehicle access/exit to/from the site
2. We need a safe High Street & a safe Old Malthouse Lane
  - Sight lines for access/exit to/from Old Malthouse Lane & High Street supported with cones or temporary parking restrictions on the High Street and Old Malthouse Lane near the junction would be helpful.
  - We propose Parking restrictions opposite the entrance/exit of Old Malthouse Lane to the High Street to facilitate the entrance/exit of large construction vehicles.
  - The marked pedestrian footpath along Old Malthouse was promised by the developer on the site boundary should be implemented prior to construction to separate people and construction vehicles (by Colman Cottage).
3. We want respect & communication from the developers, builders and sub-contractors.
  - As an American President said "Drain the swamp" it is a health and safety issue.
  - We want private property respected by all the stakeholders (There has already been damage to private property mainly by delivery of construction equipment with no banksman in attendance)
  - Parking for sub-contractors to be on the site and certainly not on private property and not in Old Malthouse Lane.
  - Regular communication would be appreciated. Even emails raising issues go without response!
  - Finally we and the other residents just wish that the current eyesore site is moved forward to a quality development as quickly as possible."

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Collette Drayson stated she had raised concern previously about the condition of the Old Malthouse Lane site, regarding public health. Collette has looked on the Council website and noted there are some updates and that Cllr Brooks had previously stated she would talk to Public Health and assumes this is still in progress. Collette stated previously she had attended a meeting (non-council) where people were sure they would be able to stop any planning on the site to protect the site. To this note Collette requested the Parish Council discuss "Assets of Community Value" soon and look at adding sites to those already renewed.

Zoe Wells from the Kings Arm wished to read out a statement:

"Sadly Trevor's deli will be closing on Sunday the 4<sup>th</sup> February 2024, as the current financial climate places unprecedented pressure on small businesses, we sadly have no option. We have to prioritise the long term future of the Kings Arm's and we have to make a number of difficult decisions. The decision to close our little shop has not been taken lightly and to say we are heartbroken is an understatement, we simply cannot afford to keep the Kings Arms open with the addition of the Village Shop, we would like to thank each and every one of our customers who has supported our venture over the last few years, we cannot emphasise how kind you have all been. Thank you Ricky & Zoe."

Anne Hitchcock, wished to ask if the Parish Council can assist in seeing if there are any solutions, to two issues in connection with the shop closing.

1. Is there anywhere, else in the village, where people who are driverless can buy basic's
2. Is there any way the Council can help address the lack of social amenity the closure is going to bring?

Nicky Glassock agreed with previous comments about losing the village shop, but also wished the Council to note that for some people going to the local shop is the only reason they have to leave their home and socialise locally.

#### **0124-76. MATTERS ARISING FROM PUBLIC PARTICIPATION**

Old Malthouse Site

Cllr Vaughan-Arbuckle acknowledged the points raised and stated he had been in contact with Jack Clapcott director of Harbourview Construction Ltd. During the dialogue it was stated approval has now been granted for phase one. The lack of approval is what has stopped the majority of the work onsite so far. Cllr Vaughan-Arbuckle was assured work will commence in approximately 10 days' time. It was noted equipment has already started arriving on site, which is a positive sign that work is going to commence. Mr Jack Clapcott admitted that to date Harbourview has not been very good on securing the site, or having a banksman present for deliveries or dealing with the drainage issues but undertook to ensure improvements in 2024.

Traffic / parking within the Old Malthouse site. Assurance has been received from Mr Jack Clapcott that a parking area will be created on site for their own staff, there should be no need for staff to park elsewhere.

The new site manager is John Dunworth and his phone number is 07775 741588 residents are welcome to call John if they have an issue.

**ACTION:** Clerk to publish John Dunworth name and contact number on Parish Council website.

It was noted in regards to traffic / parking of vehicles, making it tight for lorries to turn in Old Malthouse lane.

1. John Dunworth and his staff should be directing traffic when large lorries or a large number of vehicles are due on site.
2. Langton Matravers Parish Council have no authority on the highways. The Parish Council have raised this issue with Dorset Council, however unfortunately Dorset Council takes a benign view of the traffic issues.

The Chairman allowed a couple of questions from members of public.

Q: Is it possible the builders can put some cones both sides of the lane as a temporary solution so vehicles don't park when the contractors know they have a large lorry turning up?

Cllr Vaughan-Arbuckle stated he would talk to the local representative to Dorset Police and ask they visit to assess the situation, and if possible to leave some Dorset Police "No Parking" cones which the contractors can use from time to time, when necessary.

Q: Would it be possible to ask the contractors to ensure no large lorries come through the village between the hours of 8.30am – 9.30am and again 2.45pm - 3.45pm to allow safe access for children to and from school?

Cllr Vaughan-Arbuckle agreed to raise this with Mr Dunworth.

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#### Asset of Community Value

Cllr Knight stated that Councillors are coming to the end of their term (May 2024) and therefore it was unlikely this would be revisited before then.

#### Village Shop

Cllr Golob proposed Langton Matravers Parish Council set up a working group to see what solutions could be found in connection with the points raised earlier.

It was agreed Cllr Golob would head up the working group, with Cllr Pearson, & Cllr Vaughan-Arbuckle. It was noted Cllr Christie may wish to join the working group and would be consulted. Residents were invited to join the working group, and asked if they wished to be part to email the Clerk.

**ACTION:** Cllr Christie to be invited to join the Village Shop Working Group.

Thanks were given to Zoe & Ricky for setting up the shop, especially during Covid, noting there were a lot of residents who could not get shopping including on-line and the shop was a life line.

#### **0124-77. PLANNING MATTERS**

- 0124-77(a1). Application No: P/LBC/2023/06355  
Location: Langton Manor Farm House Langton Matravers BH19 3EU  
Comment: Noting this was discussed last month.
- 0124-77(a2) Application No: P/VOC/2023/07322  
Location: Primrose Hill Farm Haycrafts Lane Harmans Cross Dorset BH19 3EE  
Proposal: Variation of Condition 1 to application 6/1984/0037 - Erect chalet bungalow.  
Comment: Councillors agreed not to comment, as they felt they were not qualified to do so.
- 0124-77(a3) Application No: P/FUL/2023/07409  
Location: Englishcombe East Drove Langton Matravers BH19 3HF  
Proposal: Demolish existing bungalow and erect new dwelling.  
Comment: It was agreed to ask for an extension until 9<sup>th</sup> February as the notice arrived after the Parish Council agenda was set. It was agreed if an extension was not granted to hold an extra ordinary meeting.

**ACTION:** Clerk to request extension for P/FUL/2023/07409.

- 0124-77(b) A report showing the planning decisions made by Dorset Council since the last meeting was submitted before the meeting, this was noted.

#### **0124-78. MINUTES FROM PREVIOUS MEETING**

The minutes from the full council meeting held on Thursday 14<sup>th</sup> December 2023 were approved and signed as a correct record of the meeting.

#### **0124-79. MATTERS ARISING FROM THE PREVIOUS MINUTES (NOT COVERED ELSEWHERE ON THE AGENDA).**

Item 1123-45e - It was note the light is now fixed outside the Village Hall.

Item 1123-45c - Cllr Vaughan-Arbuckle stated he was waiting until the final decision was made and would then send thanks.

Item 1223-54a1 – It was noted Langton Matravers Parish Council have included in the general insurance policy "Officer and Trustee Indemnity" to the value of £500,000 with £15,000 legal cover.

Item 1223-54d – It was noted the new Councillor poster with a note inviting parents / carers and staff member to the drop in sessions in February was emailed to the school office today.

#### **0124-80. CLERK'S REPORT**

- 0124-80(a) Correspondence.
- 0124-80(a1) Old Malthouse Building Site – An e-mail was received from a resident raising concern about the large hole filled with standing water on the building site.  
It was agreed this issue was covered during the matters arising from the public session.
- 0823-12(b) Action Log  
A copy of the action log was submitted before the meeting, this was noted.

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**0124-81. FINANCE MATTERS**

0124-81a Grant Application from the Citizens Advice  
It was agreed to discuss this application during the February meeting.

0124-81b Norton Anti-Virus Protection for laptop  
It was noted, the Norton Anti-virus protection was set up on the office desktop to auto-renewal, with payment taken from Dr Sparks on 6<sup>th</sup> January 2024. The Clerk has since turned off the auto renewal.  
It was agreed to reimburse Dr Sparks.

**ACTION:** Clerk to issue reimbursement to Dr Sparks for the Norton renewal.

0124-81c Bank Balances  
A report was submitted before the meeting detailing the bank balances as of 31<sup>st</sup> December 2023 this was noted.

00238309168 – Lloyds	£68,430.89
20477189 – Unity	£13,592.09
20477192 – Unity	£1,043.99
Total	£83,066.97

It was agreed to close the Lloyds account as of February 2024.

0124-81d Year to date spend and income against budget  
A report was submitted before the meeting detailing the Year to date spend and income against budget, this was noted.

0124-81e Monthly expenditure & Income  
A report was submitted before the meeting detailing the monthly expenditure and income for December 2023.

The expenditure of £1,453.03 was agreed, and the income of £1,015.96 noted. (A detailed list of the expenditure can be found online or requested from the Clerk.)

**ACTION:** Clerk to process payments.

**0124-82. CHAIRMAN'S ANNOUNCEMENTS.**

A verbal report was given by Cllr Knight, with the following points raised:.

1. With sadness the death of Jim Bradford who was a Councillor with Langton Matravers Parish Council for 43 years was announced. Cllr Pearson stated she had been in contact with Mrs Bradford and Councillors are welcome to attend the funeral. The Council observed a minute of silence in remembrance of Jim Bradford.

**ACTION:** Clerk to send a condolence card to the widow, on behalf of the Parish Council

2. Formal notice has been received from Cllr Vaughan-Arbuckle stating he does not intend to stand for re-election in May 2024. Cllr Vaughan-Arbuckle is happy to still lead the Community Speed Watch team, and have an active role within the Emergency Planning group.  
Thanks were given to Cllr Vaughan-Arbuckle for his contribution over the years.
3. Cllr Christie will be Chairman for the February meeting.

**0124-83. 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 - Nothing to report.
- c. Highways and Transport

Cllr Vaughan-Arbuckle stated:

- The decision in regard to the 20mph application is due to be made by Dorset Councillor R Bryan on Wednesday 17<sup>th</sup> January 2024.
- The Wessex Water site manager is a gentleman called Jason Connor and his contact number is 07788 354033

It was agreed Cllr Vaughan-Arbuckle will write to Daniel Owen-Rijnenberg from Wessex Water and Dorset Council Highways to thank them for the efficient start to the project and highways signage.

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Cllr Knight stated he had been in contact with Dorset Council, regarding refuse collection for Serrells Mead, and Steppes etc. In Cllr Knights' final correspondence with Dorset Council he requested they contact Daniel Owen-Rijnenberg directly as the Wessex Water representative to discuss detail on future collections will be arranged, as this week's collection was missed.

- PTAG meeting – It was stated during the recent PTAG meeting the issue of a lack of Electric Vehicle charging points was raised.
- The alternation of the entrance / exit to Spyways from Durnford Drove work is due to commence on 15<sup>th</sup> January and is anticipated to take less than 1 week.
- Community Speed Watch Team. – It was noted the number of volunteers within the Speed watch team still stands at 6. Cllr Vaughan-Arbuckle has placed and advert in the Dubber requesting more volunteers come forward to join the team.

**ACTION:** Clerk to copy advert in the dubber for volunteers for the Community Speed watch group onto the Council website.

- PTAG meeting, During the recent Zoom PTAG meeting, several points were raised which are relevant to Langton Matravers:
  - Rights of Way. The National Trust have stated they are taking an interest in all footpaths crossing National Trust Land. It was not clear at the time what exactly this meant. Cllr Vaughan-Arbuckle has emailed Tom and asked for clarification.
  - The Managing Director of MoreBus was in attendance and gave praise on the communication from Wessex Water in connection to the shuttle service from Langton Matravers during the Wessex Water works. It was noted there had been a few teething problems but this was primarily caused by the use of contract drivers rather than their regular drivers. MoreBus were confident most of the issues have now been corrected.
  - Dorset Council are conducting an "Active Travel Survey", Cllr Vaughan-Arbuckle will investigate and report back, if there is anything that is felt requires an answer from Langton Matravers Parish Council.
- Electric charging – There was a plea for Village / Parishes to have Electric Vehicle charging points.
- St Georges School – It was noted there have been issues for the school caused by inconsiderate workers, parking their vehicles outside of School. The Headteacher has been in contact with the building company, at first with no reply but eventually being informed that the workers have been informed not to continue to park there, plus a financial gesture of good will, will be made to the school.
- Perenco have £80,000 available for bids in connection with improvements to the environment. All Councillors are asked to contact Cllr Vaughan-Arbuckle if they have any ideas as to what we may wish to bid for. Cllr Vaughan-Arbuckle will talk to Tom Clarke from the National Trust in regards to working together to form a bid to replace some of the old stiles along the 21 miles of pathway running through our Parish.

- d. Parish Amenities (including Cemetery, allotments, playground and woodland trail)  
Cllr Pearson noted all allotment fees have now been received. 3 plot owners have handed back their tenancy, meaning there are 2 half plots and 1 full plot available. Cllr Pearson will contact those on the waiting list shortly to discuss taking on a plot. Noting the plots may be offered as 4 half plots.

Community Asset list – It was stated the Clerk had communicated with Cllr Pearson & Cllr Christie in regards to, if Langton Matravers Parish Council should consider registering the allotments and woodland trail as an "Asset of Community Value". Cllr Pearson wished the list of possible Assets of Community Value be discussed by full Council formally soon.

Village looking scruffy – Cllr Pearson stated she had over the last couple of years received various correspondence from residence complaining about the aesthetics of the village. Cllr Pearson informed Council that a parishioner has recently taken upon themselves to clear the entire pavement from the old Cemetery to St George's School. Council wished to formally record their thanks to the parishioner.

- e. Parish infrastructure (including street lighting, toilets, bus shelter, parish office and utilities – It was noted the street light outside the village hall has now been fixed.
- f. Quarries / Agriculture - Nothing to report

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- g. Community & Communications (including surgery, school liaison & grant application)
  - Cllr Vaughan-Arbuckle wished to bring attention to the letter Langton Matravers Parish Council received from the Pageantmaster Bruno Peek, regarding organising events for the 80<sup>th</sup> Anniversary of the D-Day landings on the five beaches in Normandy.  
It was agreed Cllr Pearson will contact the Church warden to ask if they would be prepared to organise a Bell Ring in association with the “Ringing out for Peace” event taking place on 6<sup>th</sup> June 2024 from 6.30pm.  
**ACTION:** Cllr Pearson to contact the Church warden to ask if they would be prepared to organise a Bell Ring in association with the “Ringing out for Peace” event taking place on 6<sup>th</sup> June 2024 from 6.30pm
- h. Environment and Tourism - Nothing to report
- i. Emergency Planning.  
Nothing to report

**0124-84.**

**DATE OF NEXT MEETING**

The next meeting:

Date: Thursday 8<sup>th</sup> February 2024

Location: Langton Matravers Village Hall

Time: 19:00

Closed at 20.59

Sign:

Chairman: Cllr Knight

Date:

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