

Parish Council of Langton Matravers

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Minutes of a Council Meeting held in the Village Hall on Thursday 11th July 2019 at 7 pm.

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

There were 11 members of the public, and Dorset Cllr Cherry Brooks was also present.

The meeting was audio-recorded.

1. Apologies for absence. Cllr M Lovell. Cllr Lovell's reason for absence was accepted.

2. Declarations of Interest / Grant of Dispensations. Cllr Christie declared an interest in Planning Items 1.b) and c) (neighbour).

3. National Trust Report. Mark Singleton reported that the Trust have given permission for the repairs to the **track to the Acton Field camp site**: the Murrays, the camp site owners who have offered get the work done, now need to clear this with Dorset RoW (Katie Black). Tom Clarke had sent thanks for PC support with the recent parish **Puffin and Orchid walk**, when 9 puffins were sighted. He proposed 5th September (Thursday evening) for the **parish Biodiversity open meeting**. **ACTION: Clerk to arrange venue and publicise the event.** Cllr Christie thanked the Trust on behalf of the Council for organising the walk.

4. Dorset Councillor's Report. Cllr Brooks announced that the Secretary of State has requested 'initial advice' from an Independent Reconfiguration Panel about the **Clinical Services Review** and given them several aspects to investigate. Following DC's declaration of a Climate Emergency, an **Environmental Advisory Panel** has been set up. A recent incident with a boat which ran aground at Chapman's Pool is being dealt with by the Home office as a crime scene, which may be related to **human trafficking**. Dorset Cllrs Brooks and Suttle have referred back the advice about the **planning delegation system** for further clarification. The **new Development Manager** for this area is Mike Garrity, the **new Planning Policy Manager** is Anna Lee. The establishment of the **Timson Trust** is ongoing. Cllr Brooks has asked James Bennett, the Tree Officer, to meet LMPC about **trees on the Spyway Orchard site** before the planning meeting on 31st July: Mr Bennett is awaiting relevant updated paperwork before setting a date. Cllr Christie asked particularly that Cllr Brooks enquire on the legal standing of the new ruling that the final decision on whether a planning application be referred to the Planning Committee or not can rest with the Development Manager. **ACTION: Cllr Brooks to research and report back.**

5. Public Participation Period. The meeting was adjourned for this agenda item.

a) Collette Drayson is i) pleased to note Dorset Council's **Declaration of a Climate Emergency**. They need a good Environmental Planning lawyer to assist them in future planning management in a holistic manner in line with the NPPF. ii) noted that there will be **seismic testing at Harman's Cross**; Charles Miller will be speaking at a meeting at Harman's Cross Village Hall on Tuesday, 30th July. Ms Drayson's concerns were later reiterated by Fran Quinlan: Mr Miller's presentation will explain what is known about the operations and how to find out more.

b) Sue Spilling welcomed LMPC's draft **Environmental policy**. Dorset Council should look at their investments to ensure that they are environmentally sound; she hoped that LMPC will lobby to that effect.

c) Jasmine Cattle asked if LMPC could consider employing a lengthsman to occasionally clear **weeds etc in the village street**.

d) Rob Turner said that he still owned a part of the Spyway site and asked under what authority LMPC had carried out a Biodiversity report on the Aster-owned part of the site and looked at the trees.

e) Sally Christie expressed concerns about overlooking and loss of privacy relating to Planning Item 1c).

The meeting was reconvened.

6. Matters Arising from the Public Participation.

d) Weeds on the High Street. It was agreed that the problem was along the length of the street, including the Old Malthouse site. In places such as the area from Leeson to Coombe, clearing has been done by

frontagers and other volunteers, and the Chair extended thanks for this. It was agreed in the first instance to contact DC Highways to express concerns and ask what they can do to help. **ACTION: Clerk.**

e) Trees/Biodiversity at Aster Spyway site. In response to Mr Turner's question the Clerk explained that the reference at Planning Item 4 on the agenda was to a Biodiversity report from Aster on which LMPC had been asked to comment by DC in May, including proposed felling of a large number of trees; she read out the resolution from Minute 14.2.c) from LMPC meeting 9.5.2019 and the resolution in Minute 9.4.b) from LMPC meeting 13.6.2019, which show the authority which the working group has to explore the tree issue.

7. Report and Recommendations of Traffic and Parking group. The report and proposals, based on the Traffic questionnaire and work by the group, had already been circulated and displayed on the website. After consideration of each proposal, the following resolutions were agreed:

A That the Parish Council (PC) should request Dorset Council Highways (DCH) to provide double yellow lines on the south side of the High Street to extend from the junction with the Hyde to opposite the junction of the High Street and Crack Lane.

B That the PC should request DCH to provide double yellow lines on the entire EAST side of Durnford Drove.

Proposal C, to extend the double yellow lines eastwards on the S side of the High Street from the junction with Durnford Drove, was not carried. Cllr V-A said that all these issues relate directly to the lack of a car park in the village. **ACTION: Clerk to add to next agenda.** It was agreed to take no action on **parking in Gypshayes** and a mini-roundabout proposal. It was agreed to continue dialogue with the National Trust regarding issues with **Spyway car park**, and also with DCH regarding a **20mph speed limit** in the village. **Cycling:** There had been several responses to LMPC's letter of complaint about the recent cycling event, with suggestions to be followed up. Cllr V-A had suggested that a marshal should be in place to monitor behaviour of participants rather than giving directions. It was **RESOLVED: To follow up this and other ideas.** **ACTION: Clerk to contact DCH regarding A and B, and follow up suggestions.**

9. Planning Matters.

1. Receive comments from the public concerning the following plans: Mrs J Jorssen had written on Item 1b), Mrs Parsons objecting on the grounds of loss of privacy, to Item 1c).

2. a) TWA/2019/123 Mr Simon Ferris, The Rectory, St Georges Close, Langton Matravers, BH19 3HZ. (T1) Horse chestnut - reduce to approximately 8m in height, raise canopy over graveyard to approx.. 3m - District of Purbeck (The Rectory, St Georges Close, Langton Matravers) TPO 2015 (Ref. TPO 446) & Langton Matravers Conservation Area. **No Objection**
Cllr Christie left the room during the following 2 items.

b) TWA/2019/124 Mr Paul O'Reilly, The Science Block, The Old Malthouse School, High Street, Langton Matravers, BH19 3HB. (T1) Hawthorn - remove 4 lowest branches to leave main central leader - Langton Matravers Conservation Area. **No Objection**

c) 6/2019/0354 Mr O'Reilly, The Old Malthouse School, The Science Block, High Street, Langton Matravers, BH19 3HB. Variation of condition 2 of pp 6/2019/0315 (Change of use from use class C2 ancillary laboratory and use class C3 bursar flat to use class C3 dwelling, two 2 bedroom residential dwellings (C3), with off road parking and associated works) to alter the roof) to remove dormers and rooflights. Subsequent removal of condition 3. **OBJECTION on the grounds of a) overlooking and loss of privacy from proposed window in West side which is very close to No 82, and would look directly into its garden; and b) Proposed parking area's gravel surface of 'Coarse Purbeck stone'. This gravel is likely to wash away S-E wards down the slope and end up blocking drains etc. on the Highway. A non-gravel surface is needed.**

Cllr Christie rejoined the meeting.

d) 6/2019/0362 Cobb and Legg, Putlake Adventure Farm, Langton Matravers, Swanage BH19 3EU. **Non material amendment** to 6/2017/0683 (Extension of existing shop for class use A1 (retail), removal of condition 6 of 6/2009/0584 restricting goods which may be sold and change to general Class use A1 (retail) including post office, removal of condition 7 of 6/2009/0584 restricting opening hours of 10am to 5pm, change of use of part of Mainhyde Field to use as a car park, change of use of field to North East of farmyard to use as a campsite for 60 days from Easter to the end of October annually) to

1. Widen existing pavement. Set back bowing Purbeck stone wall to line up with the existing house.
2. Widen the post office by the same area into the flower bed.

3. Lower the proposed/approved post office floor for level access from the adjacent car park. Lower windows. **No Objection.**

3. Receive planning decisions affecting this parish since the last Parish Council Meeting:

a) 6/2019/0245 Ms Alexander, Little Garth, 10 Steppes Hill, Langton Matravers, Swanage, BH19 3E. Single storey rear extension with 2 new rooflights. **Approved**

b) 2019/0291 Merrick, Headbury, Old Malthouse Lane, Langton Matravers, BH19 3JA. Erect two storey side extension, single storey side extension and pergola. Insert second floor window in North elevation. **Approved**

4. Any other planning matters: a) Trees at Spyway Orchard – TPOs and Biodiversity report. Mr Bennett had so far not managed to set up a site meeting (see 4 above).

10. Minutes of the Meetings held 13th June 2019. These were agreed to be a correct record and signed.

11. Matters Arising from the Minutes. a) Item 8d). ‘Jurassic Beast’ - The Clerk reported on responses to LMPC’s letter of complaint (see 7 above).

12. The Clerk’s Report for the period 5.6. – 2.7.2019. Correspondence received and actions taken can be read on p.3 of the agenda. Report received.

A8 LMAA. Cllrs were thanked for support with the cost of skip hire and invited to the LMAA open event, 11th August, 3-5pm.

A17 Stephen Dru Drury. Area Transport ? It was **RESOLVED: To accept Cllr Lovell’s offer to represent LMPC at area Transport meetings**.

C.1.A16. Jan Marsh – offer to clear hedge/footway from Putlake to Ship Inn. Offer accepted with thanks. Cllrs V-A and Harding and Clerk agreed to support. **ACTION: Clerk to arrange date and advise participants.**

C.2.A14. Ros Drane (DC planning enforcement) – Comment on new wall at Ship Inn. Ms Drane had inspected the wall, and as it seems to be below 2m high, she will not be taking action. The Clerk was asked to find out if there had been a change of use application for the Ship. **ACTION: Clerk.**

D.1. A10. Studland PC Ferry group. It was agreed to nominate Cllr Lovell to attend, as LMPC’s new Transport rep. **ACTION: Clerk to inform Studland P and Cllr Lovell.**

D.2.A12. DC – Statement of Community Involvement. **RESOLVED: To register as an interested party.** **ACTION: Clerk.** Cllr Brooks noted that a clause has been included in the document about AONB areas. **The next final date for inclusion of correspondence-related agenda items received between meetings is 30th July 2019.**

13. Chairman’s Announcements. None.

14. Proposals for DAPTC AGM. Three proposals were considered, and it was agreed, after discussion to refer the following to the DAPTC AGM for consideration and action:

1. Trees: RESOLVED: Langton Matravers Parish Council propose that DAPTC lobby Dorset Council to amend its Planning Policy (in accordance with Revised NPPF Feb 2019 Clause 175) to the effect that in all construction developments, the felling of any mature Native British Species (NBS) tree will only be allowed as a last resort, and then only if it is replaced (at developer expense) with a minimum of three (3) NBS tree saplings, container grown from a credited source, and be no less than 3.5m tall. Should the construction site in question be unable to accommodate such a number, a suitable alternative site will be identified within the Parish where the development is taking place.

2. Planning: RESOLVED: a) Langton Matravers Parish Council propose that DAPTC urge NALC to lobby the Government to make Town and Parish Councils (T&PCs) statutory consultees for all planning applications within their council areas thereby ensuring T&PCs comments are given greater weight.

b) Langton Matravers Parish Council propose that DAPTC lobby Dorset Council to ensure that T&PCs are given 28 days to respond to planning applications.

The third proposal, relating to T&PCs having the legal right to hire Traffic Enforcement Officers, was not carried. **ACTION: Clerk to prepare paperwork and forward proposals by 8th August.**

15. LMPC Draft Environmental Policy. It was agreed to put this on the website and announce in the Dubber, inviting comments from the public before discussing at the next meeting. **ACTION: Clerk.**

16. LMPC Development Liaison Officers. Cllr V-A reported on his meeting (as an individual) with Marcus Clarke (Director of Old Malthouse (Purbeck) Ltd.) to look at grounds management issues at the Old Malthouse estate. The matter of DLOs will be carried fwd. to the next agenda. **ACTION: Clerk.** The Clerk read out legal advice from DC Solicitor Philip Crowther, which said that there should not be a problem with the establishment of DLOs so long as any informal meetings relate to information-gathering or discussion rather than decision making. He recommended that the Council's protocol be updated to set out the role of DLOs.

17. Highways Issues. a) Crack Lane (N) and junction with Valley Rd. Cllr Loudoun expressed concerns that this is a very dangerous junction, with an accident record. It was **RESOLVED: To ask DCH to move and improve the chevrons and ask for a reduction in the speed limit to 50mph on this stretch of the road.** **ACTION: Clerk to contact DCH.**

b) DCH Pavers proposal. Mr Mephram (DCH) had stated that LMPC would have to pay half the cost of installing the pavers as well as funding the stones, as it is more expensive and time-consuming than tarmac work. It was also noted that several drain cases in the High Street have broken, and the section of paving between Durnford House and the church, where vehicles mount the pavement, is becoming dangerous where the pavers are sticking up at an angle. It was agreed to carry these matters forward to the next meeting. **ACTION: Clerk.**

c) 'Raised table' proposal for school crossing. Cllr Brooks gave the background to the idea, which would be a DCH pilot scheme, funded by them. The table is made of pressed concrete and could be the same colour as the pavement. It would slow traffic but allow 2-way flow, unlike the build out proposal. She suggested that LMPC and school meet again on site at the design stage. It was **RESOLVED: To accept in principle the proposal for a 'raised table' outside St George's School, and work with DCH towards installation of same.** Cllr Brooks was thanked for her work on this.

18. Allotment inspection report. This has been carried out by the Clerk and the 2 new ALOs on 1st July. Most plots are looking very good, with three letters to be sent requesting more tidying and cultivation.

19. Financial Matters: (1) Additions to Council funds since the last Council Meeting: None.

(2) Note the following Payments by cheque or cash to be made since last Meeting:

£ 815.53 Clerk's salary (June).

£ 13.32 HMRC – PC National Insurance payment (June).

£ 187.00 Ian Bugler - Grounds Maintenance (June).

£ 465.50 Elliott's Cleaning Co. Public Toilets (June).

£ 114.29 SSE – Electricity supply to PCs – 21st Mch -28th June 2019.

(3) Payment by Direct Debit:

£ 59.93 XLN Telecom for phone and broadband (June).

£ 24.46 NEST - PC contribution to Clerk's pension (June).

(4) Any other Financial Matters: i) **RESOLVED: To approve the 1st Quarter accounts, April-June 2019.**

20. Confirmation of the date of the next Council Meeting: 9th August 2019 at 7 pm, Village Hall.

21. Additional Items for future meetings: Draft Environmental Policy / Possible changes to meeting/working group/committee structures / Car Parks in village ? / Neighbourhood Plan / LMPC Development Liaison Officers ? / Pavers.

Closed 9.32 pm.

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