

Parish Council of Langton Matravers

MINUTES OF THE PARISH COUNCIL MEETING OF LANGTON MATRAVERS PARISH COUNCIL HELD ON THURSDAY 9TH JANUARY 2024 IN THE VILLAGE HALL. THE MEETING COMMENCED AT 7.00PM

PRESENT:

Cllr **Christie**, Cllr **Golob**, Cllr **Kwantes**, Cllr **Pearson**, Cllr **Sinclair**, Cllr **Sutton**. & Cllr **Watson**

IN ATTENDANCE:

4 Members of Public. Cllr **Wilson** (Dorset Council), & Michelle **Harrington** (Clerk)

ABSENT:

Cllr **Knight**

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

0125-131. APOLOGIES FOR ABSENCE

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

0125-132. DECLARATIONS OF INTEREST AND DISPENSATIONS RELATING TO ITEMS ON THE AGENDA

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

0125-133. MINUTES FROM PREVIOUS MEETING

The minutes from the full council meeting held on Thursday 12th December 2024 were approved and signed as a correct record of the meeting.

0125-134. DORSET COUNCILLOR'S REPORT

This item was discussed after Matters Arising from the public participation item.

Cllr Wilson gave a verbal update on general issues:

1. The Dorset Council budget for 2025-26 has now been published and recommends an increase of 3% base level and 2% for Adult Social Care. This combined increase is the maximum which is permissible without external intervention. It was noted this has not been approved and will be going to cabinet in two week.
2. The Bournemouth-Swanage Motor Road and Ferry Company Inquiry starts 21st January – Timetable has now been published.

0125-135. NATIONAL TRUST REPORT

Mr Clarke was unable to attend the meeting.

0125-136. PUBLIC PARTICIPATION

The meeting was adjourned.

- a. 1 Member of public wished to raise several items:
 1. The National Trust presentation on the 29th January will be about Swanbrook, which will include flood water coming into Langton, but nothing else.
 2. Wished to ask for an update on the Asset of Community Value.
- b. 1 Member of public gave a verbal report on the Swanage and Purbeck Town of Culture 2026 bid. The meeting was reconvened so that agenda item 0125-143 could be discussed.

Proposed Cllr Sutton

Seconded Cllr Watson

RESOLVED: Langton Matravers Parish Council support the Swanage and Purbeck Town of Culture bid to the sum of £500, if the bid is successful.

The meeting was adjourned.

- c. 1 Member of public gave a verbal presentation on the Dorset National & Marine Park proposal. The meeting was reconvened.

0125-137. MATTERS ARISING FROM PUBLIC PARTICIPATION

- a. It was noted that the Scout Hut, Public Toilet block, St Georges Playing Field, and the Village Hall have all been approved. The various Old Malt House locations has been rejected due to the area not being open for public use and therefore is not an asset which can be used in the future. The Allotments and the Kings Arms applications are still in process.
- b. Please see minute reference 0125-136 2b

Sign:

Date:

Chairman: Cllr Pearson

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- c. The Dorset National & Marine Park proposal was discussed and noted.
ACTION: Clerk to add Dorset National & Marine Park proposal to the February meeting agenda.

0125-138. PLANNING MATTERS

- a1 Application Number. P/FUL/2024/06961
Location: Langton House Durnford Drove Langton Matravers BH19 3HG;
Description Erect 2 no. semi-detached 3-bed holiday cottages and site 2 no. shepherd huts and associated parking provision.
Comment: Objection.

Proposed Cllr Sutton

Seconded Cllr Pearson

RESOLVED: Langton Matravers Parish Council object on the following grounds:

Flooding Concerns: There is evidence of flooding on land surrounding the development site, primarily caused by water runoff over the area. This issue has been acknowledged by the site owners themselves. The proposed development, which includes buildings and associated car parking areas, will reduce the amount of grassland available for natural water absorption. This will likely exacerbate surface water runoff, increasing the risk of flooding to nearby properties. This risk must be carefully assessed, and mitigation measures such as sustainable drainage systems should be required to demonstrate that the development will not increase flooding in the vicinity.

Biodiversity Impact: The biodiversity report submitted as part of this application has failed to consider the presence of badgers in the area. Badgers and their habitats are legally protected, and any development impacting them must comply with the appropriate legislation. We request a comprehensive ecological survey that includes the presence and activity of badgers should be undertaken to evaluate the full impact of the proposed development on local biodiversity.

Sewage and Wastewater Management: The application lacks sufficient detail on sewage discharge and wastewater management. This omission raises concerns about potential environmental contamination, particularly given the area's susceptibility to water runoff and flooding. We request clear and detailed plans for sewage handling, including how it will be managed to prevent adverse effects on the local environment, should be provided before the application is considered further.

- a2 Application No: P/VOC/2024/07523
Location: The Old Malthouse, High Street, Langton Matravers. BH19 3HB
Proposal: Application to remove Condition 20 to approved application P/VOC/2023/04930 (To make minor changes to approved plans of application 6/2019/0604 in order to facilitate more efficient internal configuration, building regulation requirements and other functional reasons, including changes to the elevations of some of the dwelling houses and to provide detached rather than semi-detached dwelling and provide a more traditional and vernacular appearance relative to the area and development as a whole.)
Variation of condition 1 of approved application - to make minor material amendments to the approved elevation and floor plans
Comment:

Proposed Cllr Golob

Seconded Cllr Sinclair

RESOLVED: Langton Matravers Parish Council sympathises with the planning officer regarding the inclusion of Condition 20. However, we are unable to provide a definitive response to either support or object to the application without further details.

ACTION: Cllr Wilson will liaise with Dorset Council planning and report back. Based on the response Langton Matravers Parish Council may call and Extraordinary meeting to agree an official response.

ACTION: Clerk to submit planning decisions to Dorset Council.

0125-139. CLERKS REPORT

- a. Finance Update
1. Bank Balances

A report was submitted before the meeting detailing the bank balances as of 23rd December 2024 this was noted.

Unity - Day to Day	£14,298.99
Unity - Savings	£70,338.05
Redwood	£10,003.70
Total	£94,640.74

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0125-141. CLERKS RECRUITMENT

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

Proposed Cllr Kwantes

Seconded Cllr Golob

RESOLVED: The Job description, Job Specification, Person Specification and Application form were all approved as submitted. Clerk to place advert with DAPTC and in the Swanage News.

0125-142. MEETING CHAIRMAN'S ANNOUNCEMENTS.

A verbal report was given by Cllr Pearson, noting:

1. There has been a another flooding issue down Durnford Drove, with water coming at speed down the road / gully, and continuing down the footpath at the back of Gypshayes

ACTION: Clerk to contact the National Trust and ask he clear the gully as there is an area blocked, causing the water to come out of the gully and down the road.

ACTION: Clerk to contact a DC Highways Officer to enquiry about the Parish Council making alterations to the pavement / drop down kerb at the entrance to Spyway Orchard in order to ensure the water run-off is diverted to the drains rather than down the footpath.

0125-143. SWANAGE AND PURBECK TOWN OF CULTURE 2026

See minute reference 0125-136 2b

0125-144. PARISH MATTERS

No issues raised.

0125-145. 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 - Nothing to report.
- 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 – Nothing to report.
- f. Quarries / Agriculture Nothing to report.
- g. Community & Communications (including surgery, school liaison & grant application) Nothing to report.
- h. Environment and Tourism – Nothing to report.
- i. Emergency Planning. Nothing to report.

0125-146. DATE OF NEXT MEETING

The next meeting:

Date: Thursday 13th February 2024

Location: Langton Matravers Village Hall

Time: 19:00

It was noted Cllr Pearson will investigate a Locum Clerk for the February meeting.

Closed at 21.29

Appendix A
Expenditure

Date	Net	VAT	Total	Description	Supplier	Bank	Tender
09.01.2025	£100.00	£20.00	£120.00	Repair to Lights in Toilet Block	Peter Mack Electrical	Unity Trust Bank	ONLINE
09.01.2025	£0.00	£0.00	£0.00	Salary	Michelle Harrington	Unity Trust Bank	ONLINE
09.01.2025	£0.00	£0.00	£0.00	National Insurance / Income Tax	HMRC	Unity Trust Bank	ONLINE
09.01.2025	£66.13	£0.00	£66.13	Pension	NEST	Unity Trust Bank	DIRDEBIT
06.01.2025	£69.43	£3.47	£72.90	Electricity - Highways	SSE - Southern Electric	Unity Trust Bank	DIRDEBIT
06.01.2025	£87.02	£17.40	£104.42	Sanitary Waste - Public Toilets	Initial Washroom Hygiene	Unity Trust Bank	ONLINE
19.12.2024	£6.80	£0.00	£6.80	Stamp	Post Office	Unity Trust Bank	ONLINE
19.12.2024	£77.59	£15.52	£93.11	Phone & Broadband	XLN Business Services	Unity Trust Bank	ONLINE
16.12.2024	£9.00	£0.00	£9.00	Bank Fee	Lloyds Bank	Unity Trust Bank	ONLINE
16.12.2024	£153.87	£0.00	£153.87	Allotment Insurance	Ecclesiastical	Unity Trust Bank	ONLINE
16.12.2024	£50.00	£0.00	£50.00	Election (May 2024)	Dorset Council	Unity Trust Bank	ONLINE
16.12.2024	£60.00	£0.00	£60.00	Training	DAPTC	Unity Trust Bank	ONLINE
	679.84	56.39	736.23				

N.B. Issue with HMRC Gateway. Reported to HMRC however until fixed unable to process pay. Hrs for Dec 62.75
Payment will need to be processed once issued solved by HMRC

Sign:

Chairman: Cllr Pearson

Date:

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