

Parish Council of Langton Matravers

MINUTES OF THE ANNUAL PARISH COUNCIL MEETING OF LANGTON MATRAVERS PARISH COUNCIL
HELD ON THURSDAY 12TH JUNE 2025 IN THE VILLAGE HALL. THE MEETING COMMENCED AT 7.00PM

PRESENT:

Cllr **Pearson**, Cllr **Golob**, Cllr **Christie**, Cllr **Knight**, Cllr **Kwantes**, Cllr **Sutton**, and Cllr **Watson**.

IN ATTENDANCE:

Eight members of the public and Emma **Evans** (Clerk)

ABSENT:

Cllr **Sinclair**, Mr **Clarke** (National Trust) & Cllr **Wilson** (Dorset Council Councillor)

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

0625-20. APOLOGIES FOR ABSENCE

Apologies for their inability to attend the meeting were received from Councillor J Sinclair, Mr T Clarke (National Trust) and Cllr B Wilson (Dorset Council Councillor).

0625-21. DECLARATIONS OF INTEREST AND DISPENSATIONS RELATING TO ITEMS ON THE AGENDA

No declarations were made on this occasion. NB this does not preclude any later declarations.

0625-22. NATIONAL TRUST REPORT

No report was provided on this occasion.

0625-23. DORSET COUNCILLOR'S REPORT

In his absence Cllr Wilson had provided a report which included:

Durnford Drove/Surface Water Management

The National Trust have managed to get BT to agree to a site visit with a date to be confirmed. The Holiday Property Bond also agreed to be in attendance to discuss required works to Durnford Drove.

Aster were awaiting to be engaged by DC Highways to discuss action on entrance (drop kerb). Cllr Wilson stated he would follow up with DC Highways.

Planning

The development at South Hyde had been approved by Eastern Area Planning Committee, following the recommendation to approve by DC Planning. The full report is not yet available.

The appeal is open regarding the Old Malthouse for removal of Condition 20 to the approved application P/VOC/2023/04930. Appeal Ref APP/D1265/W/25/3365374

The following news stories were noted from the DC newsletters:

- Managing Weed Growth within Dorset's highway network
- Special week to celebrate Dorset's carers
- Help shape the future of housing allocations in Dorset

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- Employment, investment and innovation set to grow in Dorset
It was noted that the Clerk would upload relevant news stories to the Parish website.

0625-24. PUBLIC PARTICIPATION

- Concern was raised over the use of pesticides in weed control on the highways. It was noted that the Parish Council had historically stated its preference for alternative measures to be used as opposed to the use of pesticides. The potential impact of pesticide run off into local watercourses was also noted. In addition it was reported that the school had refused the use of pesticides in and around the playground and playing field.
- The poor condition of the footway near to the church was noted. It was stated that the warning sign located on the footway relating to the uneven surface had been in position for 18 months.
- The conservation needs of the Old Chapel were noted for further assessment.

0625-25. MATTERS ARISING FROM PUBLIC PARTICIPATION

Further to concerns raised over the use of pesticides on the highway it was proposed by Councillor Christie, seconded by Councillor Sutton and **RESOLVED UNANIMOUSLY:-** That the Council seek clarification from Dorset Council on the use of chemical weed control within the Parish, and reaffirm its preference for alternative, non-chemical methods of weed management.

Further to comments regarding the Old Chapel Members **AGREED** to write to Dorset Council's conservation officer.

With regard to the condition of the footway in the High Street, it was **AGREED** that the Council make contact with Dorset Council Highway officers to establish next steps. Cllr Sutton agreed to recontact the local quarries regarding the supply of suitable material for the replacement of slabs.

0625-26. PLANNING AND LICENCING MATTERS

1. P/LBC/2025/02739 Location: 114 High Street, Langton Matravers, BH19 3HD.
Proposal: To retain two-storey extension. *Comments by 20th June 2025.*

Members noted that the planning application was retrospective and that uPVC windows had been installed on a listed building. It was proposed by the Chairman and seconded by Councillor Knight:- That the Council raise no objection to the application, but submit a comment expressing disappointment that the application was made retrospectively and that uPVC windows were used on a listed building.

Upon being put to the Meeting SIX Members voted **IN FAVOUR** of the Proposition and **ONE ABSTENTION**, whereupon the Proposition was declared **CARRIED**.

2. P/LBC/2025/02652 Location: Knaveswell Farm, Ailwood, Corfe Castle, BH20 5JB.
Proposal: Remove existing window and replace with double glazed door. Erect double glazed rear conservatory. *Comments by 27th June 2025.*

It was proposed by Councillor Golob, seconded by Councillor Christie and **RESOLVED UNANIMOUSLY:-** That the Council raise no objection to the application.

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3. P/HABR/2025/02573 Location: Salt Pig, The Farm, Putlake, Langton Matravers, BH19 3EU. Proposal: Regulation 77 application to ensure compliance with Regulation 3 of the General Permitted Development Order, for 50 pitch pop up campsite for a period of 60 days, no more than 42 consecutive days. (23rd May – 31st May, 27th 28th June, 4th/5th July, 11th/12th July, 19th July-30th August, 5th/6th September. *No date for comments.*

The Council noted its support for tourism and AGREED to raise no objection to the application.

Information only:

4. P/TRC/2025/02728 Location: The Old Orchard, High Street, Langton Matravers, BH19 3HB. Proposal: T1 Eucalyptus - Remove previously damaged limb on the Eastern side back to the main stem. *Comments closed 4th June 2025.*

The works were noted.

5. P/FUL/2024/07471 Location: South Hyde, The Hyde, Langton Matravers, BH19 3HE. Description: Demolish existing bungalow and erect replacement dwelling. *Application to be considered by Eastern Area Planning on 4th June 2025.*

It was noted that the development had been approved by Eastern Area Planning Committee, following the recommendation to approve by DC Planning.

6. P/VOC/2024/07523 Location: The Old Malthouse, High Street, Langton Matravers, BH19 3HB. Description: 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.

Appeal Reference: APP/D1265/W/25/3365374 Appellant: Old Malthouse (Purbeck) Limited

Appeal Start Date: 15th May 2025. An appeal has been made to the Secretary of State, Appeal against refusal of Dorset Council. *Comments by 19th June 2025.*

Further to a brief discussion, it was proposed by the Chairman, seconded by Councillor Christie, and RESOLVED UNANIMOUSLY:

That the Council write to the Planning Inspectorate to reaffirm its support for Dorset Council's refusal to remove Condition 20.

TO NOTE: Listed Building Consent expected for Durnford House, 64 High Street, Langton Matravers BH19 3HB in respect of a minor repair to the area where the gate hinge detached with the retention of as much of the stonework as possible and reinstatement of the pillars. The information was noted.

0625-27. PREVIOUS MEETING MINUTES

It was proposed by Councillor Watson, seconded by Councillor Knight and RESOLVED UNANIMOUSLY: - That the Minutes of the Council Meeting held on 8th May 2025 be approved as a correct record and signed.

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0625-28. MATTERS ARISING FROM PREVIOUS MEETING

There were no matters arising on this occasion.

0625-29. CLERKS REPORT

The Clerk provided a report which included:

An update on the Annual Parish Assembly which had been well attended. Particular thanks were provided to St George's Primary School Choir and the staff who made the pupils attendance possible. Informative presentations had been provided by the National Trust, Speedwatch, Burngate, the History Society, LM Community Land Trust and the Chairman of the Village Hall had provided a report. The new owner of The Old Rectory Care Home had introduced themselves and wished to engage with the local community. Representatives from The Salt Pig gave a presentation on their "Farm to Plate Pig Project," which invites local families to take part in this initiative and a resident shared an idea to set up a walking group for adults with learning disabilities and was currently seeking a suitable venue to help this group meet and plan their walks.

a) Finance & Audit

Bank Accounts

To note: Unity Current T1 Bank balance as at 31st May 2025: £. £32,918.41.

Unity Instant Access Bank Balance as at 31st May 2025: £71,254.93.

Lloyds Bank account – process of closure – awaiting balance.

It was noted that the signatories on the Lloyds bank account needed to sign the cheque and arrangements would then be made to transfer the funds to Unity. When received, the Lloyds account would be closed and reported to a future meeting.

AGAR

It was reported that the AGAR had been emailed to the External Auditor together with the documents requested as LMPC was one of 5% selected to provide additional information.

The dates for the Public Rights Inspection Period would run from Monday 2nd June until Friday 11th July 2025. The accounts would be available at the Parish Office by appointment.

It was noted that the accounts should be made available on the Parish website.

SSE

It was reported that the invoice from SSE for the electrical use at the office/toilet block from July 2024– March 2025 had been received at a total: £1028.13. It was noted that the Council was no longer within a contract therefore was not receiving the best rate.

Members requested that the Clerk verify the electricity bill against the current meter reading and raise any discrepancies with the supplier as appropriate. The Clerk was also asked to undertake a comparison of energy providers to identify the most cost-effective option before entering into a new supply contract.

b) Administration

Playing Field Lease – Members discussed the draft lease between Coastal Learning Partnership (the academy overseeing St George's Primary School) and Langton Matravers Parish Council for the play equipment area and the use of the remainder of the playing

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field opposite the school and adjacent to the premises outside the school core hours and during the school holidays for public recreational purposes.

It was noted that the arrangements for any third-party use would be made via the Parish Council and St George's Primary School.

The Chair briefly suspended the meeting so as to allow the members of public present to address the Council and respond to questions regarding/relevant to the item.

The meeting reconvened.

Further to a lengthy discussion, it was proposed by Councillor Golob, seconded by Councillor Christie and RESOLVED UNANIMOUSLY: - That the Council should enter into the Lease with Coastal Learning Partnership as drafted and shared with all Councillors subject to the following amendments:

1. That the date of the lease be amended to be current - rather than retrospective - and the term last for 20 years from effective date of the Lease
2. That PP 4.4.3 be amended to make it clear that the school was authorised to enter into an agreement with LMPC which would allow LMPC to enable events (e.g. Weddings, fund-raising, fêtes, funerals etc.) to take place as in the past, with LMPC assuming a responsible role in authorising such events
3. That the witness clause be amended to show the date of this resolution
4. Assuming the above is agreed, the matter need not return to Council to be considered again but two Councillors are empowered to enter the lease on behalf of LMPC.

It was AGREED that the Clerk would contact Coastal Learning Partnership with the amendments as listed above and an update be provided to a future meeting.

Policies – Members considered the following policies: Committee, Working Groups and Delegated Powers Guidance 2025, Data Protection Policy, Grant Award Procedure 2025, Privacy Notice Allotment Tenants, Privacy Notice Cemetery, Privacy Notice Councillors, Privacy Notice Enquirers and Complainants, Privacy Notice Supplier/Sole Trader, Risk Policy and Register 2025.

It was proposed by Councillor Knight, seconded by Councillor Golob and RESOLVED UNANIMOUSLY:- That the Council re-adopt the following policies without amendment: Allotment Policy, Appraisal Policy, Cemetery Rules and Regulations, Code of Conduct, Communications and Social Media, Community Notice Board, Complaints Procedure, Data Processing Statement, Developer Communication Protocol, Disciplinary Procedure, Document and Record Retention Policy, Equal Opportunities Policy, Grievance Procedure, Press Release Guidance, Publication Scheme, SAC Terms of Reference, Safeguarding Policy, SEDACC Terms of Reference and Training Policy.

It was proposed by Councillor Knight, seconded by Councillor Christie and RESOLVED UNANIMOUSLY:- That the amended Privacy Notices (to reflect the change to the Clerk's email address and ICO details), Committee, Working Groups and Delegated Powers Guidance 2025 renamed to Scheme of Delegation (in line with best practice), Data Protection Policy (clarity to confirm Clerk is the Data Protection Officer), Grant Award Procedure 2025 (provide greater clarity), be adopted with amendments.

It was proposed by Councillor Knight, seconded by Councillor Christie and RESOLVED UNANIMOUSLY: - That the following policies be revoked: Dubber Article Contents

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guidance (included within Communications and Social Media Policy), Public Participation (included within Standing Orders) Virtual Meeting Public Attendance Procedure (was Covid specific).

It was proposed by Councillor Knight, seconded by Councillor Christie and RESOLVED UNANIMOUSLY:- TO RECOMMEND TO GOVERNANCE WORKING PARTY:- That the Web Accessibility Statement be reviewed and that the development of an Investment and Reserve Strategy Policy be explored.

It was proposed by Councillor Knight, seconded by Councillor Christie and RESOLVED UNANIMOUSLY:- That Allotment fees be published in line with consistency.

It was AGREED that consideration of the Risk Register and Asset Register be deferred to the July meeting.

Councillor Knight was thanked for his work on the policy amendments.

DAPTC AGM Motion – Corfe Castle

Corfe Castle Parish Council discussed a possible motion to put forward to DAPTC at their agenda.

“DAPTC registers its concern to Dorset Council and its MPs at the loss of both public and private rented housing whose owners cite the financial unviability of the proposals for energy and condition standards. We ask Dorset Council, Dorset MPs NALC and the Government to review the viability of the new standards to ensure the rented housing stock is retained. “

Members considered the motion and expressed concern over its wording. While the reduction in housing stock, especially in high-cost areas affecting young buyers, was a concern, members also highlighted the equal importance of energy efficiency and property condition standards. It was felt that attributing the housing shortage to these standards, and suggesting they be sacrificed, was inappropriate.

It was proposed by Councillor Knight and seconded by Councillor Sutton:- That Langton Matravers Parish Council does not support the motion due to concerns over its wording.

Upon being put to the Meeting SIX Members voted IN FAVOUR of the Proposition and ONE ABSTENTION, whereupon the Proposition was declared CARRIED.

Cemetery records – Members considered the Clerk’s request to backdate the cemetery records so all burials are included within the cemetery record books as opposed to solely online (approximately two years of records).

It was proposed by the Chairman, seconded by Councillor Knight and RESOLVED UNANIMOUSLY:- That the Clerk completes back recording of cemetery records to ensure records are both recorded in paper format and electronically.

Minutes – Members considered the display of Minutes on noticeboards. It was noted that, due to the length of the Minutes and the limited size of some noticeboards, particularly the one at Acton, it was not practical to display them on all boards. It was therefore AGREED that a printed copy of the Minutes would be displayed on the noticeboard outside the Parish Office, and that notices would be placed on the High Street and Acton boards advising that the Minutes are available on the Parish Council website or by contacting the Clerk.

ROSPA Report - It was noted that a ROSPA inspection had recently been completed and a report provided. It was AGREED that a copy be emailed to all Councillors and to Coastal

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Learning Partnership for their records. Any actions would be reviewed by the Clerk to be referred to Councillors for discussion.

Title of Chairman – It was reported that the Chairman had requested her title in documents be referred to as ‘Chairman’.

c) Projects & Actions Update

Ongoing projects/actions:

Allotment fencing – revised quotations being sought – reported under Minute No. **0625-29**. It was noted that a request had been made to the two previous companies that had quoted to provide amended quotes for fencing with a smaller gauge but not as heavy duty as badger fencing. These had not been received yet and would be referred to a future meeting.

Cemetery gate repair – quotations/repair being sought – reported under Minute No. **0625-29**. It was reported that the Groundsman has made a temporary repair today, however one quote had been received at £675 plus VAT to repair the gates and £2150 to replace both gates. It was noted that additional quotes would be sought and an update provided to a future meeting.

d) Correspondence & Consultations

Key letters/emails received from residents, unitary council, or other bodies:

- Allotments two plots in process of re-allocation.
- Spyway Orchard – concern over ASB – emailed Cllr Ben Wilson for advice.

It was proposed by Councillor Christie, seconded by Councillor Sutton and **RESOLVED UNANIMOUSLY:-** That the Clerk write to Aster on behalf of LMPC to reiterate concerns over ASB at Spyway Orchard.

- East Acton Field – concern over flooding – communication suggested National Trust involvement to cut back foliage. It was **AGREED** that the Clerk contact the National Trust to seek a remedy to the flooding.

e) Training & Support

Various training opportunities being undertaken by the Clerk were noted which included:

- Training on the new financial practitioners’ guide SAPPP (Smaller Authorities Proper Practices Panel Practitioners’ guide 2025) supersedes JPAG.
- New Clerks Finance training – the office will be closed.
- Scribe – various courses as they become available.

f) Dates & Calendar

Upcoming events for councillors:

- Dorset Council - Dorset Local Plan – Parish and Town Council Event -14th July 2025 at Dorchester Corn Exchange 11 am – 1 pm or 2 - 4 pm - Councillors wishing to attend to notify the Clerk.
- Quarry Liaison Meeting – Thursday 17th July at 5 p.m. at the Suttle Stone Quarries – Councillors wishing to attend to notify the Clerk.

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- Annual Activity providers – AGM in November. Cllr Sinclair will attend. Due to the number of events which affect the village e.g. cycling events etc.

Upcoming Community events:

- Sandbanks Ferry drop-in event – Community and Customer event – 19th June 2025 Studland Village Hall 5.00 p.m. – 7.00 p.m.

0625-30. FINANCIAL MATTERS

To discuss financial matters plus any recommendation and agree a way forward. To discuss financial matters plus any recommendation and agree a way forward.

- a. Bank balance. Unity Current T1 Bank balance as at 31st May 2025: £. £32,918.41.
- b. Unity Instant Access Bank Balance as at 31st May 2025: £71,254.93.
- c. Monthly income and expenditure

To approve the monthly expenditure and note the income. Noted.

- d. It was noted that the SSE payment covers the period from July 2024 to March 2025 and, as reported under Minute No. 0625-29, the Clerk would investigate the charges and report back at the July meeting. Members further noted that, although the SSE amount would be processed as a Direct Debit, it would be formally challenged.

It was also noted that the invoice from JD Services should be checked against the Tender to confirm the accuracy of the monthly payment before approval.

It was proposed by Councillor Golob, seconded by Councillor Sutton, and RESOLVED UNANIMOUSLY: That the payments be approved, subject to confirmation of the correct monthly amount for JD Services, and on the understanding that the SSE Direct Debit will be challenged.

0625-31. CHAIRMAN'S ANNOUNCEMENTS

The Chairman provided a report which included:

With great sadness, the Chairman reported the passing of Mr Peter Bowyer.

Mr Bowyer was widely regarded as a true gentleman and had provided valuable support through the Purbeck Area of the Dorset Association of Parish and Town Councils (DAPTC) and the Campaign to Protect Rural England (CPRE). He had served as Chairman of both Studland Parish Council and the Purbeck Society, and was a passionate advocate for matters of public interest. He will be greatly missed. Condolences will be sent to his family.

It was noted that the consultation regarding the 'Swanage Green Seafront' Stabilisation Scheme and Shore Road Highway changes would be open until 29th June 2025 and attendees were encouraged to complete the survey. Further information could be found on Dorset Coast Forum's website.

0625-32. ALLOTMENT FENCING QUOTATIONS – UPDATE

It was noted this had been reported under Minute No. 0625-29.

0625-33. CEMETERY GATE REPAIR/REPLACEMENT QUOTATIONS

It was noted this had been reported under minute no. 0625-29.

0625-34. 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

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- b. Planning & Housing – It was reported that an officer had been assigned to investigate the Solar Array at Knaveswell Farm and an update would be provided to a future meeting.
- c. Highways and Transport
A report was circulated prior to the meeting which included:
Dorset Council (DC) was awaiting formal instruction from Langton Matravers Parish Council (LMPC) to carry out a site survey for relocating the SID (Speed Indicator Device) post from the current 30mph zone to the new 20mph area.

The cost of the survey is £295 + VAT. DC would schedule this work once LMPC provides approval.

If the site meets the necessary criteria, DC would obtain a formal quotation for the installation of a new SID post.

An estimated cost for supply and installation of a new post, including traffic management, is around £500 + VAT.

DC advised that reusing the existing post is not cost-effective. The labour and traffic management required to remove the existing post and reinstate the ground would exceed the cost of installing a new post.

It was proposed by the Chairman, seconded by Councillor Christie and RESOLVED UNANIMOUSLY:- That the instruction to Dorset Council to undertake the survey for a new SID post (near the Parish Office) at a cost of £295 + VAT and the estimated cost of approximately £500 + VAT for the supply, installation, and associated traffic management of the new post, be approved.
- 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 – It was noted that contact had been made with the quarry owners regarding reports of workers' vehicles speeding when arriving at and leaving the site and would be raised with employees.
- 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

0625-35. DATE OF NEXT MEETING

The next meeting:

Date: Thursday 10th July 2025

Location: Langton Matravers Village Hall

Time: 19:00

The meeting closed at 21.00.

Sign:

Chairman: Cllr Pearson

Date:

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