

# Parish Council of Langton Matravers

MINUTES OF THE PARISH COUNCIL MEETING OF LANGTON MATRAVERS PARISH COUNCIL HELD ON THURSDAY 11<sup>TH</sup> SEPTEMBER 2025 IN THE VILLAGE HALL. THE MEETING COMMENCED AT 7.00PM

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**PRESENT:**

Cllr **Pearson**, Cllr **Golob**, Cllr **Jones**, Cllr **Knight**, Cllr **Kwantes**, Cllr **Sinclair**, Cllr **Sutton** and Cllr **Watson**.

**IN ATTENDANCE:**

Seven members of the public & Emma **Evans** (Clerk)

**ABSENT:**

Cllr **Christie**, Cllr **Wilson** (Dorset Council Councillor) & Tom **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.*

**0925-73. APOLOGIES FOR ABSENCE**

Apologies were received from Cllr P Christie, Cllr B Wilson (Dorset Council Councillor) and Tom Clarke (National Trust).

**0925-74. 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.

**0925-75. NATIONAL TRUST REPORT**

A representative from the National Trust provided a report which included the following updates:

- It was reported that ash dieback was having an impact both nationally and locally, including within West Wood, situated between Langton Matravers and Harmans Cross.
- The National Trust had removed some unhealthy trees but, following a review of practicalities, had decided that remaining trees would be left to decline naturally.
- Public safety was noted as being of paramount importance, and the permissive routes through West Wood would therefore be closed from mid-October.
- Communication of the closures had been undertaken through Council meetings, notices in the Dubber, and local community groups. Barriers and signage would be placed around the woods to advise of the closures.

**0925-76. DORSET COUNCILLOR REPORT**

In Cllr Wilson's absence, a report was provided which included:

Dorset Local Plan

The public consultation on the proposed Dorset Local Plan would run from 18<sup>th</sup> August to 13<sup>th</sup> October, with a public drop-in event held at Emmanuel Baptist Church, Swanage, on 30<sup>th</sup> September.

Dorset Local Transport Plan

A consultation on the draft Dorset Local Transport Plan would take place during the same period, alongside the Local Plan consultation.

Dorset Street Lighting Policy

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Dorset Council announced plans to modernise its street lighting policy, replacing 18,500 outdated streetlights with energy-efficient LEDs at no upfront cost to the public.

#### Funding Opportunities

Community groups were reminded of upcoming deadlines for capital funding applications. Dorset Council also launched a new round of UK Shared Prosperity Fund (UKSPF) grants, with £810,283 available for projects to be completed by January 2026. Start-up grants for new businesses would open on 29<sup>th</sup> September.

#### **0925-77. PUBLIC PARTICIPATION**

- Ash Die back - A query was raised regarding what would happen to the felled trees and whether there were plans to replant native species. In response the National Trust representative confirmed that the felled trees would be left in the woods and there were no plans to replant, however, additional natural light would help natural re-growth.
- It was noted that contractors for the National Trust had commenced work to assist with flooding. They had cleared a gully half way into Tom's Field Campsite to take the water into the middle of the second field and had placed stones across to prevent the public needing to walk through mud. It was anticipated that the works would take two weeks.
- A query was raised regarding the Openworld works at Durnford Drove. In response it was noted that the Clerk would request an update from Councillor Wilson.
- A question was asked about the wooden structure in the playpark. In response it was reported that the school had confirmed that it had been built for signage to publicise the school.

#### **0925-78. MATTERS ARISING FROM PUBLIC PARTICIPATION**

It was noted that responses had been included under item no. 0925-77.

#### **0925-79. PLANNING AND LICENCING MATTERS**

1. P/FUL/2025/04406 Location: The Old Malthouse, High Street, Langton Matravers BH19 3HB Proposal: Erection of 15 dwellings together with the provision of a central green, sports space, community land, associated parking and infrastructure. Council Comments by 12<sup>th</sup> September 2025 (Public by 8<sup>th</sup> September 2025).

Further to the Public Meeting held on 5<sup>th</sup> September, Members considered a briefing paper prepared by the Vice-Chairman, which summarised the main concerns raised at that meeting and the key areas of objection to the application.

Seven areas of concern were identified: Traffic Management; Design/Layout of properties; Water/Sewerage and Ground Water Management; Lighting; Housing Need and Incremental Development; Community Land; and the Loss of the Playing Field.

It was noted that there appeared to be discrepancies between the traffic-related incidents officially reported and the number of actual incidents and near misses experienced. Concerns were also expressed regarding disregard for the Construction Management Plan during the current build.

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Members considered that the layout of the properties created segregation between the affordable homes and the remainder of the development, and that the siting of a garage had a detrimental impact on the outlook of existing dwellings.

The surface water report was noted as being inconsistent with current policies adopted in June 2025. Concerns were also raised about the use of PIR sensors to the rear of properties, which could contribute to unnecessary light pollution.

It was observed that the development of four-bedroomed homes with garages did not reflect identified housing needs within the village, and that incremental development was a risk, particularly in light of the draft Dorset Local Plan's proposed Flexible Settlement Boundary, which could significantly increase housing numbers on the site.

Members noted that Sport England had not supported the proposal and that further clarity was required regarding compensation for the removal of the existing sports area. It was also highlighted that the Landscape Visual Assessment was deficient, as it had failed to consider views towards the Isle of Wight.

Members thanked the Vice Chairman for his comprehensive report.

It was proposed by Councillor Knight, seconded by Councillor Sinclair and **RESOLVED UNANIMOUSLY:-** That the Council objects to planning application P/FUL/2025/04406 on the grounds as set out above and detailed within the briefing paper.

In regard to the next steps set out within the paper, it was proposed by Councillor Golob, seconded by Councillor Kwantes and **RESOLVED UNANIMOUSLY:-** That a meeting be arranged with Dorset Highways Officers, Planning Officers, Councillors and interested parties at the junction of Old Malthouse Lane to the High Street to discuss safety concerns.

It was further proposed by the Chairman, seconded by Councillor Kwantes and **RESOLVED UNANIMOUSLY:-** That the decision regarding planning consent be determined by Dorset Council's Planning Committee as opposed to delegation to an officer.

Furthermore, it was proposed by the Chairman, seconded by Councillor Sutton and **RESOLVED UNANIMOUSLY:-** That Policy H14 of the Purbeck Local Plan regarding Primary residency be adhered to.

Members were thanked for their input into the documentation.

2. P/HOU/2025/04685 Location: 1 Spyway Mews, Langton Matravers BH19 3JD  
Proposal: The erection of a small garden room in the garden. Not adjacent to or connected to the house. With electrical supply. Council Comments by 12th September 2025.

A brief discussion was held in which the location of the garden room was discussed in relation to the Category B trees. It was proposed by Councillor Knight, seconded by Councillor Sutton and **RESOLVED UNANIMOUSLY:-** That the Council raises no objection, however makes the following comment: It was observed that the garden currently contains Category B trees, which would be affected by the proposed siting of the garden room as presented. The Council suggests that, if the garden room were reoriented to face south and be relocated approximately 2 metres further east, it would no longer sit beneath the canopy of the Category B trees, thereby reducing potential impact on their condition and minimising the need for pruning to accommodate the build.

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3. P/TRC/2025/05009 Location: Little Durnford, Old Malthouse Lane, Langton Matravers BH19 3JA Proposal:T1 Pine: Reduce height by 1.5–2 metres. Reduce sides by 0.5 metres. Shape round to leave a uniform, flowing branch line. T2 Sycamore: Fell by section to ground level. Grind out resulting stump to a minimum depth of 200 mm below ground level. T3 Silver Birch: Prune branches growing towards the hornbeam by 0.5 metres. Shape the side growing towards the house to leave a nice, uniform crown. (Council Comments 16th September 2025).

A brief discussion ensued in which the benefit of pruning the T1, Pine tree was noted as ineffective. It was therefore proposed by the Chairman, seconded by Councillor Knight and RESOLVED UNANIMOUSLY:- That the Council raises no objection however makes the following comment: In relation to T1 (Pine), the Council noted that crowning is not generally effective for this species and that such works within the AONB could have a detrimental visual impact. It was therefore suggested that, rather than crowning, consideration be given to felling T1 and replacing it with a more suitable native species.

Consultations:

4. Dorset National Landscapes – Dorset Council and its partners in the Dorset National Landscape Partnership have a statutory responsibility for reviewing and developing a 5-year management plan for the landscape. The purpose is to set out how we all may contribute towards the conservation and enhancement of natural beauty in this special area. A new draft plan has been developed by the National Landscape team with input from a wide range of partners. Dorset National Landscapes information and survey. (Closes 22nd September 2025).

Members were encouraged to complete the survey on an individual basis.

5. Dorset Local Plan – Consultation 2025

Dorset Council is preparing a new Local Plan to guide development. The consultation looks at how they could meet development needs across the Dorset Council area and identifies opportunity sites for new homes, employment land and traveller sites. It also identifies areas of opportunity for wind and solar power. Dorset Local Plan information and survey. (Closes 13th October 2025)

The importance of preparing a collective Council response was noted. Members were encouraged to read the accompanying documentation and to email the Clerk with any observations. It was noted that a Dorset Council event would be held on 30<sup>th</sup> September 2025 and that the next meeting of the Council would fall before the deadline of 13<sup>th</sup> October. An update and agreement on a response would be presented to the Council meeting on 9<sup>th</sup> October 2025.

6. DAPTC - Smaller Parishes survey – Fresh Start – working with Dorset Council

DAPTC is asking all smaller parish and town councils in the Dorset Council area to take part in an important survey. It takes just 10–15 minutes and seeks views on key issues such as financial pressures, community engagement, service delivery, and relationships with Dorset Council. Both individual responses (from clerks, chairs, and councillors) and collective council responses are welcomed. (Survey deadline 31st October 2025).

It was noted that an event hosted by DAPTC would be held on 30<sup>th</sup> October 2025 at a cost of £75.00 per delegate. It was noted that in order for the Clerk to attend additional costs would be incurred of a day's wages and fuel. It was suggested that a Councillor

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could attend the event or that a neighbouring parish would send a representative and report back to this Council. It was noted that a meeting of the SE Purbeck Parishes was scheduled for 19<sup>th</sup> September and this item would be raised.

Upcoming consultations:

7. Langton Matravers Housing Needs Survey - The survey will help demonstrate both the level of community support and the local need for affordable homes. The survey will be open to all residents and anyone with a local connection, including those who live, have lived, or work in the parish. The survey will be available online, with telephone support provided for anyone who needed assistance. The survey opens 22nd September 2025.

It was reported that the survey would open on 22<sup>nd</sup> September 2025 and run for a three week period. The survey would be available to complete online however paper copies would be available and be able to be returned at the Parish Office, Church and King's Arms.

**0925-80. PREVIOUS MEETING MINUTES**

It was proposed by the Chairman, seconded by Councillor Golob and **RESOLVED UNANIMOUSLY**: - That the Minutes of the Council Meeting held on 14<sup>th</sup> August 2025 be approved as a correct record and signed.

**0925-81. MATTERS ARISING FROM PREVIOUS MEETING**

There were no matters raised on this occasion.

**0925-82. CLERKS REPORT**

The Clerk provided a report which included:

**a) Finance & Audit**

**Bank Accounts**

**To note:** Unity Current T1 Bank balance as at 31<sup>st</sup> August 2025: £23,394.75.

Unity Instant Access Bank Balance as at 31<sup>st</sup> August 2025: £71,671.72.

Lloyds Bank account – process of closure – **Letter sent to Lloyds awaiting a reply.**

**AGAR** – Awaiting Section 3, external auditors report and certificate.

**LM Village Hall** – Received a query regarding the annual payment and the payment for the hire for the Annual Parish Assembly.

It was confirmed that invoice no. 196 dated 10/07/2025 (for the Annual Parish Meeting held on 4th June) had been included for authorisation by the Council at tonight's meeting.

A request had been made for LMVH to recheck payment had been received for invoice no. 137 dated 23/02/2025, as a payment of £260.00 was made to the Village Hall on 17/03/2025.

**Lloyds card payment** – A payment of £93.99 was debited from Unity on 11<sup>th</sup> August 2025.

**ACTION:** Clerk to gain access (either via a councillor or by resetting login details) to the Lloyds Corporate Card account in order to view the payment details.

**b) Administration**

**Planning Appeal** (received after agenda published) [P/FUL/2024/04128](#) Location: Lifton, Valley Road, Harmans Cross BH19 3DX. Any further representations must be made to the

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inspectorate by 8<sup>th</sup> October 2025. To note: LMPC made a comment on the application as follows:

*Langton Matravers Parish Council expresses concern regarding access onto Valley Road, as well as the need for the provision for five parking bays for a residential home. Should the application be granted, the Parish Council requests that a condition be imposed to ensure the property is used solely as a residential dwelling and not for holiday letting purposes. Additionally, we request that parking be limited to three.*

**TO CONSIDER:** Making any further representation to the planning inspectorate.

It was agreed that no further representation be made regarding the Appeal.

**Insurance compliance** – Electrical Instalment Condition Report (needs completing every 5 years) & Fire Assessment (needs completing annually). **ACTION:** Clerk to gain quotes for the completion of both assessments.

**PAT testing** – needs completing on office equipment. **ACTION:** Clerk to organise PAT testing.

#### c) **Projects & Actions Update**

Ongoing projects/actions:

**Cemetery Gate** – Confirmation from Toby Carpentry that the cost of £675.00 (plus VAT) remains valid, however there will be an additional cost of £60.00 to 80.00 for extra labour to assist with the removal and reinstallation of gate. Work to start w/c 15<sup>th</sup> September. Members noted the update.

#### d) **Correspondence & Consultations**

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

**Cemetery** – A letter and face-to-face meeting had been held with the owner of Plot R15 regarding the condition of the plot. The owner has requested permission to instruct K.G. & E.A. Turner & Sons to use a mini digger to level the plot prior to the installation of a headstone.

The plot is located next to the path, and the adjoining plot on one side is also owned by the same family. Wareham St Martin Parish Council has confirmed that this contractor has previously carried out work at their cemetery, and a copy of the contractor's Public Liability Insurance (cover of £5 million) has been provided.

**TO CONSIDER:** Granting permission for the owners of Plot R15 to instruct K.G. & E.A. Turner & Sons to level the grave in preparation for a headstone.

A brief discussion was held where it was acknowledged that the mini digger operator had provided adequate assurances regarding insurance provision and experience of working within a local cemetery. It was proposed by Councillor Golob and seconded by Councillor Watson:- That permission be granted for the owners of Plot R15 to instruct K.G. & E.A. Turner & Sons to level the grave in preparation for a headstone.

Upon being put to the meeting SEVEN Members voted in FAVOUR of the Proposition and there was ONE ABSTENTION, whereupon the Proposition was declared CARRIED.

#### **DAPTC consultation – Fresh Start**

Members were reminded to complete the DAPTC survey individually by 31st October 2025. The survey takes approximately 10–15 minutes and seeks views on key issues

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including financial pressures, community engagement, service delivery, and relationships with Dorset Council.

This consultation follows the 2024 General Election and reflects growing budget challenges, with the possibility of further change through the creation of a Strategic Regional Authority.

To prepare a collective response, a meeting of the SE Purbeck Parishes will be held on 19<sup>th</sup> September, and this matter is included on the agenda.

**e) Training & Support**

**ScribeFest** – Free Virtual Conference - 9<sup>th</sup> October 2025. Part of the day will cover Assertion 10: Digital and Data Compliance for councils (additional requirements for AGAR) Councillors Pearson and Knight and Clerk enrolled. **ACTION:** Contact the Clerk to attend.

**f) Dates & Calendar**

Upcoming events for councillors:

**SE Purbeck Parishes** – Clerk and Chair (or representative) 19<sup>th</sup> September 2025 at 10.00 a.m. at Swanage Town Council.

**DAPTC – Fresh Start Event** - Thursday 30<sup>th</sup> October 9.30am – 3.30pm at George Albert Hotel - Explore the benefits, challenges, and pitfalls of devolving services and assets to town and parish councils. Suitable for those in the Dorset Council area, the event will explore what devolution means for Dorset Council and in turn, town and parish councils. Dorset Council are supporting the event with guest speakers including Dr Catherine Howe, Chief Executive, and Council Leader, Nick Ireland, who will also take part in a Question Time style panel. Other guest speakers include representatives from Somerset and Cornwall who will share their experiences of devolution and the afternoon will feature breakout sessions to help prepare you and your council for devolution.

Price: £75 per delegate **TO CONSIDER:** The Clerk/Councillor attendance at the event.

It was noted this item had been considered under Item 0925-79.

Various training events for Members were noted and the Clerk should be contacted with any training requirements.

Upcoming Community events:

**Planet Purbeck** – Various events ‘Protecting our Oceans’ 19<sup>th</sup> September 7.00 p.m. at EBC Swanage and ‘Discovery Fest’ Saturday 20<sup>th</sup> September 10.00 a.m. - 3.00 p.m.

Further details: [Events - Planet Purbeck](#)

**Dorset Local Plan** – Drop-in session at the Emmanuel Baptist Church, Swanage on 30<sup>th</sup> September, 2.00 – 6.00 p.m.

**Dorset National Landscape Draft Management Plan** (closes 22<sup>nd</sup> September) – Meet the team events: Swanage: Saturday 20<sup>th</sup> September, Planet Purbeck Festival and Corfe Castle: 21<sup>st</sup> September, Nature Calling at Inside Out Festival.

**Purbeck Integrated Neighbourhood Team** - will be holding a Health & Wellbeing Fair at The Mowlem Theatre, Swanage, on Thu 2<sup>nd</sup> October, 11am- 3pm, just drop in.

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On this day we will also be showing our short film “Health Services in Purbeck” at 12.30pm (35min long). Tickets for this are free but to secure a seat, please book via <https://themowlem.com/event/health-and-wellbeing-event/>.

**0925-83. REVIEW OF COMMITTEE AND WORKING PARTY MEMBERSHIP (POST CO-OPTION)**

Members considered the Committee list as approved at the Annual Council Meeting held in May. Further to Councillor Jones co-option at the meeting held in August he had expressed an interest in joining the Ways and Means, Emergency Planning, and Quarries and Agriculture Portfolio groups. The Lead Councillors would contact Councillor Jones directly.

**0925-84. 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 31<sup>st</sup> August 2025: £23,394.75
- b. Unity Instant Access Bank Balance as at 31<sup>st</sup> August 2025: £71,671.72 .
- c. Monthly income and expenditure

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

It was proposed by Councillor Knight, seconded by Councillor Golob and RESOLVED UNANIMOUSLY:- That the payments as listed on the schedule be approved.

**0925-85. CHAIRMAN’S ANNOUNCEMENTS**

The Chairman had no announcements to make on this occasion.

**0925-86. ALLOTMENT FENCING QUOTATIONS – UPDATE**

Further to Minute No. 0825-68 of the Council Meeting held on 14th August 2025, it was reported that an alternative contractor might be able to provide a quotation. The Chairman and Clerk would arrange an on-site meeting, and a report would be presented to a future meeting.

**0925-87. CEMETERY GATE REPAIR/REPLACEMENT QUOTATIONS - UPDATE**

It was noted that this had been discussed under agenda item 0925-82.

**0925-88. MOTION FOR THE OCEAN**

A brief discussion was held and it was AGREED that the Council did not wish to pursue this at this time.

**0925-89. 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 – It was noted that the Downs Quarry Appeal would be held on 1<sup>st</sup> October 2025 at Westport House, Worgret Road, Wareham BH20 4PP at 10.00 a.m. Members were encouraged to attend.
- c. Highways and Transport – It was reported that a meeting had been hosted by Corfe Castle Parish Council (CCPC) on 22<sup>nd</sup> August 2025 to discuss the match funded grant awarded by Dorset Council to CCPC for a feasibility study into community travel. It was reported that CCPC had applied for the grant to investigate ways to reduce traffic in the village, particularly visitor traffic in the summer season. CCPC had decided to open the discussion to neighbouring parishes to ascertain if a joint approach would be beneficial. It was noted that a financial contribution would be required if LMPC

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felt it had a need and a joined up solution was useful. It was AGREED that Councillors Kwantes and Sinclair contact the PTAG representative in the first instance.

It was reported to the Community Highways Officer that there had been a high volume of mud on the High Street from the OMH development. Members noted that the Planning Enforcement should be aware and it was further proposed by Councillor Sinclair, seconded by Councillor Knight and RESOLVED UNANIMOUSLY:- That the Council requests a copy of the Construction Phase Plan in regard to the former Old Malthouse current development.

- 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 reported that the CLT had commissioned an investigation into potential historic quarries on the proposed development site to the north of Capstan Fields and the duration may be up until Christmas.
- 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

**0925-90. DATE OF NEXT MEETING**

The next meeting:

Date: Thursday 9<sup>th</sup> October 2025

Location: Langton Matravers Village Hall

Time: 19:00

The meeting closed at 20.55.

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