

Parish Council of Langton Matravers

MINUTES OF THE PARISH COUNCIL MEETING OF LANGTON MATRAVERS PARISH COUNCIL HELD ON THURSDAY 13TH NOVEMBER 2025 IN THE VILLAGE HALL. THE MEETING COMMENCED AT 7.00PM

PRESENT:

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

IN ATTENDANCE:

Four members of the public & Cllr **Wilson** (Dorset Council Councillor) & Emma **Evans** (Clerk).

ABSENT:

Cllr **Jones** & Tom **Clarke**.

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

1125-108. APOLOGIES FOR ABSENCE

Apologies were received from Cllr L Jones and Tom Clarke (National Trust).

1125-109. DECLARATIONS OF INTEREST AND DISPENSATIONS RELATING TO ITEMS ON THE AGENDA

Agenda item 1125-114 (1) – 86 High Street - Cllr Christie declared a non-pecuniary interest on grounds of being a neighbour to the property. NB this does not preclude any later declarations.

1125-110. NATIONAL TRUST REPORT

In the absence of a representative from the National Trust a report received prior to the meeting was shared by the Clerk:

- A walkaround of the Natural Flood Management interventions at Spyway and near Tom's Field took place on 16th October with local residents, Cllr Wilson and Dorset Council officers. Monitoring of the features would continue, and the Trust invited photographs/videos during heavy rain. Further public events would be advertised via Planet Purbeck. It was reported that the first phase of the NFM project, including the bund and scrape works at Spyway Farm, had been completed.
- Regarding the Durnford Drove ditch, the Trust continued efforts to engage with Openreach about the cable obstructing ditch clearance and had escalated the issue internally. They noted that BT maintained the cable could not be removed, even if unused. The Trust encouraged additional approaches to BT/Openreach and expressed shared frustration.
- The annual Activity Providers Licensing meeting was scheduled for 12th November (Cllr Christie was due to attend and report back).
- Pupils from St George's School had recently taken part in seed-collecting activities.

It was proposed by the Chairman, seconded by Councillor Golob and **RESOLVED UNANIMOUSLY:-** That the Clerk write to the CEO of Openreach to outline the Council's concerns regarding the cable and request action.

1125-111. DORSET COUNCILLOR REPORT

Cllr Wilson provided a report which included:

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Local Matters - Flooding/Durnford Drove – Cllr Wilson had attended the recent Flood Management walk and noted that the National Trust had responded to the Council's requests. Cllr Wilson had met a representative from the Property Bond regarding Durnford Drove. They confirmed they would not undertake further works there until their building works were completed. Cllr Wilson would follow up to see if any interim action might be possible.

Planning - In relation to planning application Langton House – Eastern Area Planning Committee would consider Planning Application Number: P/FUL/2024/06961 on 19th November 2025. Cllr Wilson stated that all necessary reports were in place and advised that the latest report was full and useful. Considered the matter in the hands of Dorset Council experts and advised leaving the decision to DC.

Kings Fest (King's Arms) – It was noted that the landlords had agreed to attend the Council meeting, however, had not replied to recent follow ups. No complaints from residents had been reported to the Clerk.

Sandbanks Ferry Inquiry – It was noted that the Inquiry had concluded and Cllr Wilson's summary can be found at the end of the Minutes.

Cllr Wilson stated that the ferry replacement fund required ongoing monitoring and expressed the hope that Dorset Council would undertake this. He emphasised that the ferry company must be held accountable.

1125-112. PUBLIC PARTICIPATION

- Concern was raised about increasing light pollution in Langton Matravers, including bright LED lighting from the Old Rectory and a neighbouring property, as well as street lighting. It was noted that the village is located within a Zone 1 heritage area and asked the Parish Council to raise the issue.
- A resident supported the comments raised regarding lighting and added that removal of greenery behind the Old Rectory had resulted in lights shining directly into nearby properties, particularly on the east side of the building.
- A series of unresolved issues previously raised with Dorset Council regarding Timpson Cottage of water penetration into a bedroom wall during heavy rainfall on 16th June; installation of an Energy Positive system that emitted excessive heat during the July heatwave; and an incident on 13th October involving cement falling from the roof. The resident stated she had been unable to obtain a response and had recently been informed that the Council officer she had contacted had retired. She expressed concern that the matter had been ongoing for five months.

1125-113. MATTERS ARISING FROM PUBLIC PARTICIPATION

- **Lighting** – It was reported that two councillors had reviewed local lighting and would continue to press Dorset Council to comply with Zone 1 lighting regulations. Some temporary mitigation had been applied, but inconsistencies remained. It was noted that streetlighting changes would be costly, that lighting issues could be raised with Dorset Council or Environmental Health where appropriate, and that some lighting related to current development works was temporary. Cllr Wilson advised that a new streetlighting policy was in place.
It was **AGREED:** That the Parish Council would monitor lighting conditions following completion of the works to assess whether further action was required.
- **Timpson Trust** – Cllr Wilson confirmed he would liaise with the resident and follow up on outstanding issues and report back to a future meeting.

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1125-114. PLANNING AND LICENCING MATTERS

Sandbanks ferry inquiry

Before consideration of planning applications, Cllr Golob provided an update on the outcome of the Sandbanks Ferry Inquiry. It was noted that some positive elements had been retained, including limits on fee increases for sustainable travel and bulk ticket purchases. The proposal for a toll road had been refused.

Thanks was given to Councillors Wilson and Golob for their hard work in seeking the best outcome for the community.

Councillor Christie left the room prior to discussion of the following item.

1. [P/FUL/2025/05747](#) Location: 86 High Street, Langton Matravers BH19 3HD
Proposal: Erect single storey extension and Change of Use from Class E (Commercial, Business & Service) to Class C3 (Residential). *Council Comments by 14th November 2025.*

A discussion ensued in which it was noted that the building had historically served various commercial purposes, and Members considered whether it could continue to do so. Concern was expressed about the ongoing loss of commercial space within the village. Questions were raised about whether a unit of this size was viable for future commercial use, and it was suggested that residential use might be preferable to the building falling into disrepair.

Further discussion took place regarding potential holiday-let use, with some Members raising concerns about the increasing number of such properties in the village; however, it was confirmed that a restriction preventing holiday letting could not be applied in this instance.

Members agreed that any support for a change of use should only be given if evidence is provided to demonstrate that the premises have been realistically marketed as a commercial unit for at least six months and shown to be unviable.

It was proposed by the Chairman, seconded by Councillor Knight and RESOLVED UNANIMOUSLY:- That the Council should comment that support for the Change of Use should only be given where it is demonstrated that the property has been marketed as a commercial premises for a period of at least six months prior to the proposed change.

Councillor Christie re-entered the meeting.

2. [P/CLE/2025/06407](#) Location: Corfe Way, Valley Road, Harmans Cross BH19 3DX
Proposal: Use of land as domestic garden for purposes incidental to the enjoyment of the dwellinghouse. *Comments by 20th November 2025.*

It was proposed by the Councillor Christie, seconded by the Chairman and RESOLVED UNANIMOUSLY:- That the Council raises no objection.

3. [P/TRC/2025/06150](#) Location: St Georges Primary School, 76 High Street, Langton Matravers BH19 3HB
Proposal: T2 Sycamore - Prune to create 1m clearance from the BT cables. T3 Whitebeam - Fell. (See Report reference IH/StGeorge'sCEVAPrimarySchool/5196 – Sketch plan and report). *Information purposes only.*

It was **AGREED**:- That the Council noted the proposed works by the Tree Team and had no further comment.

Consultations:

4. [Dorset Design Code Survey](#) - Work is starting on the development of a Dorset Design Code -
The Dorset Design Code will raise design standards of future development through clear rules and guidance. *(Closes 21st November 2025).*
5. [Dorset Council Minerals and Waste Consultation 2025](#) - Dorset Council's Mineral and Waste Plans are out of date and we are preparing to review and update them to produce a single Minerals and Waste Plan for Dorset. *(Closes 25th November 2025).*
6. [Age Friendly Dorset](#) – Dorset Council joined the UK Age-friendly Network - connects us to a global movement working to make towns and cities more inclusive and supportive of older people. This could mean anything from more benches to stronger community connections and more job opportunities for the over 50s. *(Closes 19th December 2025).*

The consultations were noted.

1125-115. PREVIOUS MEETING MINUTES

It was proposed by Councillor Sutton, seconded by Councillor Watson and **RESOLVED UNANIMOUSLY**: - That the Minutes of the Council Meeting held on 9th October 2025 be approved as a correct record and signed.

1125-116. MATTERS ARISING FROM PREVIOUS MEETING

A matter was raised regarding the Traffic Management Plan for the proposed Old Malthouse Development. It was noted that LMPC had written to the developers for the Construction Phase Plan. A query was asked whether any spot checks would be carried out by Dorset Council. Cllr Wilson stated he would follow up.

1125-117. CLERKS REPORT

The Clerk provided a report which included:

a) Finance & Audit

Bank Accounts

Unity Current T1 Bank balance as at 31st October 2025: £ 37,717.45

Unity Instant Access Bank balance as at 31st October 2025: £ 72,078.19

Lloyds – Councillor Knight and the Clerk are arranging a meeting at the Wareham branch to close account.

b) Administration

Broadband and Mobile phone

A Tesco mobile phone on 24 month contract with 25GB data £20.99 p.m. plus £3.00 accidental damage policy had been purchased. Currently changing payment method from Clerk account to LMPC.

XLN contacted to cancel Landline and Broadband – earliest date for cancellation 6th December 2025.

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c) Projects & Actions Update

Ongoing projects/actions:

Construction Phase Plan (CPP) requested from Harbourview Construction Co. regarding the ongoing development at the Former Old Malthouse. – Awaiting reply.

Dorset Council were emailed regarding the lack of action in respect of a previous enforcement order. – Awaiting reply.

Letter of thanks was sent to Mr Cosgrove and Mr Brown, Dorset Council on behalf of the Parish Council for their input into the Down's Quarry Appeal.

All agreed policies have been uploaded to the website.

Wessex Water – Allotment site - carrying out plumbing inspections of premises as part of their commitment and legal duty to protect the drinking water from contamination and wastage. – Need to book a time for visit.

It was stated that the water supply was usually disconnected in November due to frost and re-connected in March and the Clerk would need to contact Wessex Water to confirm this arrangement and book the check for the Spring.

d) Correspondence & Consultations

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

Cemetery – Deferred item from October meeting

The Clerk and Chairman have inspected the condition of the plot in question and note areas of uneven ground. It is recommended that a contractor be engaged to carry out minor infilling and levelling so the plot better follows the natural contours of the area.

Estimated cost: In the region of £150.00 – £400.00 (quotation to be confirmed).

Decision required: Council to consider approval of expenditure (up to £400.00) to level the plot.

It was noted that an amount of £150.00 would be reasonable however a quote would be required. The Clerk would contact the groundsman to confirm the cost.

Cemetery – Query regarding cremated remains

A query has been received regarding the addition of cremated remains to a two-person plot. The Clerk is currently confirming plot ownership before providing a full response and requests Council guidance on this item.

It was confirmed that the full burial plots could accommodate two full burials and three cremations.

Cemetery – Interment notification

An interment is scheduled to take place on Monday 17th November 2025, plot V3.

SID Post – Proposed location near the Parish Office

Following a Dorset Council speed survey, it has been confirmed that the location near the Parish Office meets the criteria for a Speed Indicator Device (SID) post (westbound traffic). Comments have been received from Putlake expressing concern that the proposed location may impede pedestrian access to their site and obstruct signage. They have suggested an alternative position either:

- outside the boundary wall adjacent to the Parish Office, or

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- further up the hill where the road is straighter and visibility is improved.
Putlake have expressed support for the installation of a SID in principle but wish to ensure the final location does not compromise pedestrian safety or business access.
The Road Safety Team has been contacted with these comments, and a response is awaited.

1125-118. 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 October 2025: £37,717.45.
- b. Unity Instant Access Bank Balance as at 31st October 2025: £72,078.19.
- c. Monthly income and expenditure
To approve the monthly expenditure and note the income. Noted
It was proposed by Councillor Golob, seconded by Councillor Knight and RESOLVED UNANIMOUSLY:- That the payments as listed on the schedule be approved.
- d. To consider draft Budget 2026/27
The draft budget was reviewed and discussed in preparation for the December meeting. Members agreed that allotment fencing should be included in the budget, with the assumption that expenditure would take place this year.
Members noted that some items were still being finalised and that there were a number of unknowns to consider. Overall, the proposed budget was accepted for fine-tuning, with a projected surplus. The discussion also considered Community Infrastructure Levy (CIL) funds from recent developments and potential uses for CIL spending were discussed such as highway lighting, highways, and pavement improvements.

1125-119. ALLOTMENT FENCING QUOTATIONS – UPDATE

Members considered the contents of a briefing paper which set out the background and summary of the quotations received. Two quotes had been sought for the work, Quote 1 related to remedial works and Quote 2 was a comprehensive quote for full replacement. Financial regulations required evidence of attempts to obtain comparable quotes and it was agreed that the quotations demonstrated that reasonable efforts had been made to obtain comparable costs.

Summary of Quotations:

Quote 1 – Fence Repairs (Basic Works)

- Replace up to 40 rotten posts on the south-west and east sides.
- Re-staple and repair existing netting.
- Work on the north side (where there is no machine access) would be carried out on a day rate if required.

Net Cost: £2,714.00

VAT (20%): £542.80

Total Cost: £3,256.80

This option represents essential repair and maintenance to the existing fence, restoring functionality without extensive replacement.

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Quote 2 – Fence Strengthening and Badger-Proofing (Comprehensive Works)

- Identified several areas where badgers have gained access also noted a number of posts and straining posts that have become loose.
- Install new posts (approx. 70) and straining posts (10) with concrete repair spurs.
- Add 22 struts and install heavy gauge 1.2m stock netting, dug into the ground and turned outward.
- Include 2 strands of high-tensile barbed wire at ground level as a deterrent.
- All timber pressure-treated.
- Option to use more expensive badger-proof netting: additional £1,850.00 (inc. VAT).

Net Cost: £8,670.00

VAT (20%): £1,734.00

Total Cost: £10,404.00

It was noted that VAT on the fencing can be reclaimed.

Members discussed the need to replace allotment fencing, some noting that the allotments provided an important local amenity and that funds had been set aside for this purpose, while some Members expressed the view that the allotments did not benefit the whole community.

Further to discussion it was agreed that the rabbit-proof fencing, at an adequate height, should be sufficient, as opposed to the badger proof fencing, and stated that the barbed wire at ground level (included in the comprehensive quote) should be removed for safety reasons.

It was proposed by the Chairman and seconded by Councillor Kwantes:- That the Council accept Quotation 2, subject to confirmation that all barbed wire will be removed as part of the works and that the final fencing height will meet the Council's requirements.

Upon being put to the meeting SIX Members voted in FAVOUR of the Proposition and there were TWO ABSTENSIONS, whereby the Proposition was declared CARRIED.

The Chairman invoked Standing Order 3 (s) to extend the meeting.

Councillor Kwantes left the meeting.

1125-120. COUNCIL MEETING DATES 2026

The following dates were noted for Council Meetings 2026 – The second Thursday of the month - 14th May, 11th June, 9th July, 13th August, 10th September, 8th October, 12th November, 10th December 2026.

1125-121. CHAIRMAN'S ANNOUNCEMENTS

The chairman thanked Councillor Knight for his work in assisting with the preparation of the draft budget.

It was noted that the Clerk had completed her six month probation period.

1125-122. 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 – The recent survey had shown respondents had expressed strong support for affordable housing, with 90% in favour. A planning application is expected in the new year. The proposal includes four one-bedroom, four two-bedroom, and two three-bedroom homes. The architect will attend the next meeting to present more detailed plans. Members congratulated Cllr Sutton and the Community Land Trust on their work to date.
- c. Highways and Transport – reported in meeting.
- 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 – Noted in meeting.
- g. Community & Communications (including surgery, school liaison & grant application) - Nothing to report.
- h. Environment and Tourism - The Activity Providers meeting on 12th November was noted, with positive comments received regarding engagement with activity providers and landowners. It was highlighted that Purbeck's approach had impressed representatives from Wales. Over the past 12 months, overall visitor numbers had remained steady, although wild camping had increased. Issues raised included GDPR concerns with the Coast Watch camera and boats disturbing puffins; discussions are planned with Swanage boat operators to develop a code of conduct. An upcoming meeting will focus on cycling and running activities.
- i. Emergency Planning - Nothing to report.

1125-123. DATE OF NEXT MEETING

The next meeting:

Date: Thursday 11th December 2025

Location: Langton Matravers Village Hall

Time: 19:00

The meeting closed at 21.15.

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- **Sandbanks Ferry** – Summary of Inquiry Conclusion supplied by Councillor Ben Wilson:

Key Headlines from the Decision Notice and Inspector's Report

☒ Order Approved with Modifications

- The Secretary of State has agreed to make the Toll Revision Order **with modifications**, following the Inspector's recommendation.
- The **road toll proposal has been rejected** at this stage due to unresolved operational concerns.
- **Ferry toll increases have been reduced** from the proposed £1.75 to **£1.18** for pedestrians, cyclists, and motorcyclists.
- **Bulk ticket discounts from the 2021 Order will be maintained**, offering **10% for 50 tickets** and **15% for 100 tickets**.

Areas Where the Inspector Agreed with the Consortium

1. Discounts and Fare Increases

- The Inspector acknowledged that the proposed **75% increase for active travel modes** (pedestrians, cyclists) was excessive and **contrary to sustainability and transport policy goals**.
- He recommended **reducing the proposed tolls** and **retaining existing discounts**, aligning with the Consortium's concerns about affordability and equity.

2. Road Toll Reintroduction

- The Inspector found that the **road toll lacked sufficient operational clarity**, including how it would interact with existing traffic regulation orders and local infrastructure.
- He agreed with the Consortium that **implementation issues and exemptions** (e.g., postcode boundaries) were not adequately resolved.
- As a result, the **road toll was excluded from the final Order**, a direct benefit to local communities.

3. Policy Alignment

- The Inspector agreed that the proposals **conflicted with local and national policies** on sustainability, active travel, and public transport.
- He emphasized the need for the Ferry Company to **work with local partners**, including bus operators and councils, to address concerns raised during the Inquiry.

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