

Parish Council of Langton Matravers

MINUTES OF THE PARISH COUNCIL MEETING OF LANGTON MATRAVERS PARISH COUNCIL HELD ON THURSDAY 8TH JANUARY 2026 IN THE VILLAGE HALL. THE MEETING COMMENCED AT 7.00PM

PRESENT:

Cllr **Golob**, Cllr **Christie**, Cllr **Kwantes**, Cllr **Jones**, Cllr **Sinclair**, Cllr **Sutton** and Cllr **Watson**.

IN ATTENDANCE:

Three members of the public & Cllr **Wilson** (Dorset Council Councillor from 7.55 pm) & Emma **Evans** (Clerk).

ABSENT:

Cllr **Pearson**, Cllr **Knight** & Tom **Clarke**.

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

0126-141. APOLOGIES FOR ABSENCE

Apologies were received from Cllr D Pearson, Cllr W Knight and Tom Clarke (National Trust).

0126-142. 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. None.

0126-143. NATIONAL TRUST REPORT

In the absence of a representative from the National Trust, a report received prior to the meeting was shared by the Vice-Chairman. It was reported that Ben Cooke, a member of the Swanage Streams Partnership, would be leading guided walks focusing on the natural flood management work undertaken as part of the Swan Brook Natural Flood Management Project. The walks would explore the locally pioneering work completed in 2025 and demonstrate how the project is helping to protect the community and wildlife. The walks would take place on Saturday 10 January and Wednesday 14 January, from 10.00 a.m. to 12.30 p.m., with booking available via Eventbrite.

It was **AGREED**:- That the Dorset Councillor Report and Planning would be deferred until the arrival of Cllr Ben Wilson.

0126-144. PUBLIC PARTICIPATION

- A member of the public stated that it would be beneficial for residents to be made aware of the walks led by Ben Cooke.
- It was noted that the walks had been publicised by Planet Purbeck however the lead member of the steering group of The Hyde's 37 residence would find the information useful.

0126-145. MATTERS ARISING FROM PUBLIC PARTICIPATION

- It was noted that there had been no incidences of serious flooding in The Hyde to date and that the flood management project was having positive effect.

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0126-146. PREVIOUS MEETING MINUTES

It was proposed by Councillor Christie, seconded by Councillor Sutton and **RESOLVED UNANIMOUSLY**: - That the Minutes of the Council Meeting held on 11th December 2025 be approved as a correct record and signed.

0126-147. MATTERS ARISING FROM PREVIOUS MEETING

- A query was raised as to whether the Conservation Officers had been made aware of the window fitting at 30 High Street, as the windows were not considered to be in keeping with the Conservation Area. The Clerk would make contact.
- The Clerk had drafted a letter to the Health and Safety Executive (HSE) and, following review by Council, it was **AGREED**:- That the report be submitted to the HSE. Councillor Sinclair would forward a link to the Clerk to enable the letter to be uploaded online.

0126-148. CLERKS REPORT

The Clerk had provided a report which included:

a) Finance & Audit

Bank Accounts

Unity Current T1 Bank balance as at 31st December 2025: £ 33,304.17

Unity Instant Access Bank balance as at 31st December 2025: £ 72,475.41

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

Allotment Insurance

A renewal quote had been received from Ansvar Insurance (current insurer) for the period 1st January 2026 – 31st December 2026. The premium (including IPT and fees) for the coming year would be: £ 175.80 (£75.00 admin fee) and the invoice had been included in payments to authorise.

It was noted that the Clerk would seek comparison quotes in September 2026 for the period 1st January 2027-31st December 2027.

b) Administration

Allotment invoices – It was reported that most invoices had been paid, however the Clerk would review outstanding fees.

Broadband and Mobile phone

Tesco mobile phone – received a deal from Tesco of £50.00 credit so there is no payment for December.

XLN had cancelled Landline and Broadband account with 74p credited to the Council.

c) Projects & Actions Update

Ongoing projects/actions:

It was noted that the Construction Phase Plan (CPP) had been requested from Harbourview Construction Co. regarding the ongoing development at the Former Old Malthouse and the agreement to contact HSE had been reported under item 0126-147. Dorset Council were emailed regarding the lack of action in respect of a previous enforcement order. – a reply was awaited.

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d) Correspondence & Consultations

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

Cemetery – It was reported that a request had been received via the funeral director on behalf of a family in relation to a full burial interment scheduled for 13th January. The request asked whether the double fees could be waived, noting that this would be a second interment and that the deceased had lived in Langton Matravers for many years before relocating to Swanage later in life due to care needs.

Members reviewed the Council's policy:

LMPC Policy - The fees, payments and sums set out below apply where the person to be interred, or in respect of whom the right of burial is granted, is, or immediately before death was, an inhabitant of the Parish of Langton Matravers. In other cases the fees, payments and sums will be doubled, except that those set out in Parts 1 and 3 will not be doubled in cases where the Exclusive Right of Burial in the grave in question was acquired at the single fee set out in Part 2. Single fees may be permitted in cases where a former resident of the parish has been admitted from the Parish of Langton Matravers into a Hospital or Nursing-Home, or into Care.

It was proposed by Councillor Chrsitie, seconded by Councillor Watson and **RESOLVED UNANIMOUSLY:-** That the double fees be waived on the grounds that the deceased had moved from the village due to care needs.

Grant forms – it was noted that the Grant Procedure and form had been publicised on the website and two requests have been received to date for discussion at the February meeting.

SID Post – Proposed location near the Parish Office

The Road Safety Team had been contacted regarding the installation date for the post and an update would be provided to a future meeting.

Weathertop Street Light – A query had been raised regarding the responsibility of maintenance of the street light outside a house which is currently not working. It was confirmed that this is a privately owned light and therefore the resident can proceed with repair.

e) Training & Support

DAPTC website will be launched in the Spring containing a new training platform for Clerks' and Councillors. The Clerk would provide an update when the new platform is launched.

f) Dates & Calendar

Dorset Council events -

Tuesday 3 February: in-person forum at the Corn Exchange, Dorchester 10am-12.30pm; and virtual forum (to cover the same updates) 2.30pm-4.30pm.

Tuesday 16 June: in-person forum (venue to be confirmed), 10am-12.30pm; and virtual forum (to cover the same updates) 2.30pm-4.30pm

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October: further forum to be held during October, date and details to be confirmed.

SE Purbeck Parishes – It was reported that the Chairman and Clerk would attend the meeting being held on 13th February 2026 at Corfe Castle Village Hall.

0126-149. 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 December 2025:
£ 33, 304.17
- b. Unity Instant Access Bank Balance as at 31st December 2025: £72,475.41
- c. Monthly income and expenditure
To approve the monthly expenditure and note the income. Noted
It was proposed by Councillor Christie, seconded by Councillor Kwantes and
RESOLVED UNANIMOUSLY:- That the payments as listed on the schedule be approved.

0126-150. FLOODING IMPACT OF MITIGATION MEASURES

Members noted that the measures seemed to be working to date.

0126-151. ANNUAL PARISH ASSEMBLY 2026

Members noted that various speakers would be invited and were asked to contact the Clerk with any suggestions. It was suggested that Dorset Council be invited to provide an update on the Dorset Local Plan and the relationship between Swanage and Langton Matravers as a single settlement. It was further noted that attendees from the previous year and groups using the Village Hall, including the Art Club and potentially Putlake, be invited, along with Planet Purbeck.

0126-152. CHAIRMAN'S ANNOUNCEMENTS

The Vice-Chairman invited volunteers to form a Working Party to review the framework of options relating to the office and toilet block, with a view to reporting back to Full Council for discussion at the March meeting. Councillors Watson, Sinclair, Kwantes and Golob expressed a willingness to be involved in the Working Party. The review would consider matters including costs, existing lease arrangements, potential liabilities and opportunities, and future use of the facilities. Members discussed the Working Party meeting in early March in order to present a report to Council, enabling all Members to consider the matter before any decisions are made.

Councillor Wilson joined the meeting at 7.55 p.m.

0126-153. DORSET COUNCILLOR REPORT

Cllr Wilson provided a report which included:

Budget 2026/27

The current focus at Dorset Council was the preparation of the budget for the financial year 2026/27. Details of the budget proposal would be made available to the public in w/c 12th January ahead of submission to the Scrutiny Committee and eventually to full Council in February.

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It was noted that gritter lorries and other departments were on stand by for fallen trees and flooding emergency numbers could be found on Dorset Council's website.

0126-154. PLANNING AND LICENCING MATTERS

1. [P/FUL/2025/06558](#) Location: Yards Brake, Valley Road, Harmans Cross BH19 3DX
Proposal: Construction of an outdoor swimming pool with an associated building and retained use of the access path. *Council Comments by 17th December 2025. (Extension).*
2. [P/FUL/2025/06973](#) Location: Yards Brake, Valley Road, Harmans Cross BH19 3DX
Proposal: Retain access path. *Council Comments by 19th December 2025. (Extension).*

Members noted that although the planning applications for Yards Brake had been discussed at the December meeting, additional time to review the applications had been beneficial. Particular concern was raised in relation to Application No. 2, a retrospective application for a constructed access path through an area identified as ancient woodland. Members noted that, had the works been subject to prior approval, objections would likely have been raised and consent refused. Concerns were expressed regarding the scale of works undertaken, the adequacy of the ecological assessment, and the wider impact on the woodland, including soil disturbance, drainage and lighting. It was further noted that retrospective approval of such works could undermine confidence in the planning process.

It was proposed by Councillor Christie, seconded by Councillor Sutton and **RESOLVED UNANIMOUSLY:-** That the Council submit a stronger objection to the planning application, on the grounds that the path causes unacceptable harm to ancient woodland and undermines the integrity of the planning process.

3. [P/HOU/2025/07056](#) Location: 6 East Acton Field, Access to Acton Fields, Langton Matravers BH19 3HR
Proposal: Addition of storey to existing extension. Demolition and rebuild of existing porch and rear extension and addition of bay windows to side extension. *Council Comments by 24th December 2025. (Extension to 11th January 2026).*

It was noted that the Council had submitted its comments and had been included for information purposes as the application had an extension until 11th January.

4. [P/NMA/2025/07356](#) Location: Englishcombe East Drove Langton Matravers BH19 3HF
Proposal: Non-material amendment to approved P/A P/FUL/2023/07409 (Demolish existing bungalow and erect new dwelling) to reduce the proportion of Purbeck stone work by substitution of timber matching cladding to the remainder of the western elevation. *(No decision date).*

It was noted that this had been included for information purposes.

Consultations:

5. [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 30th January 2026).*
The consultation was noted.

0126-155. ALLOTMENT FENCING WORKS – UPDATE

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It was reported that the allotment fencing works were progressing, particularly noted was the works to the north side, however, wet weather had slowed progress. An update would be provided to a future meeting.

0126-156. 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 – It was reported that Wessex Water had fixed a water leak in North Street. An email had been received regarding upcoming works Wessex Water works commencing 23rd February. The Clerk would put this information on the Council's website.
- 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.

0126-157. DATE OF NEXT MEETING

The next meeting:

Date: Thursday 12th February 2026

Location: Langton Matravers Village Hall

Time: 19:00

The meeting closed at 20.40.

Sign:

Chairman: Cllr Pearson

Date:

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