MINUTES

of the meeting of
LYTCHETT MATRAVERS PARISH COUNCIL
Full Council Meeting
Wednesday 24th September at 7.00 p.m.
in the Blanchard Room, Lytchett Matravers Village Hall.

PRESENT were, A Huggins, K Korenevsky, R Ong, Cllr K Morgan, Cllr P Webb and Julie Wigg.

Also present: Dorset Councillors, A Brenton

The meeting started at 7pm.

PUBLIC PARTICIPATION SESSION (Standing orders suspended) –

One resident in attendance

DORSET COUNCILLORS' REPORT

The report was noted **(Appendix 1)**

Cllr Brenton apologised that the report had been written some time ago and therefore provided some more recent updates. She highlighted the importance of ensuring housing association properties meet the needs of all age groups. She noted that the withdrawal of the Neighbourhood Plan grant has left smaller parishes unable to afford to develop a plan. She also expressed concern that while there is a draft transport plan, it does not adequately link with new developments.

Cllr Brenton reported that Cllr Robinson had met with Trading Standards to gather information on recent scams. A public awareness campaign is planned, focusing on prevention and improving digital resilience. She also noted that a day conference of voluntary care organisations had taken place to discuss better coordination of the voluntary sector, particularly in supporting older and isolated residents. Finally, she advised that during the closure of the A35 to allow for the installation of pipes to help resolve flooding problems, there had been issues with HGVs choosing to divert through Bloxworth.

Cllr Morgan asked if Cllr Brenton could request that the next Planning Committee Meeting be postponed until November, as he had been unable to speak at the previous meeting and would not be available in October. Cllr Brenton said she will do her best to get it deferred.

Cllr Brenton reported on the recent internet outage over the weekend and asked that any emergencies arising from loss of service be reported to her.

1. **TO RECEIVE AND CONSIDER APOLOGIES FOR ABSENCE.**
   Cllrs A Bush Cllr M Rigby, R Aspray, V Abbott

2. **TO RECEIVE ANY DECLARATIONS OF INTEREST AND CONSIDER ANY REQUESTS FOR SPECIAL DISPENSATIONS UNDER SECTION 33 OF THE LOCALISM ACT 2011.**
   Cllr Ong noted that both he and Cllr Morgan serve on the Village Hall Committee. Cllr Morgan further declared that he was the architect for Lions Court; however, it was agreed that this did not constitute a conflict of interest and he may participate in related discussions and comments.

3. **TO RECEIVE AND RESOLVE TO APPROVE MINUTES OF THE FULL COUNCIL MEETING HELD ON 13th AUGUST 2025.**
   The minutes of the previous meeting were approved.

4. **TO RECEIVE AND NOTE THE MINUTES OF THE FINANCE & GEN PURPOSES COMMITTEE MEETING HELD ON 10TH SEPTEMBER 2025.**
   The minutes of the previous meeting were noted.

5. **TO CONSIDER THE FOLLOWING RECOMMENDATIONS FROM THE FINANCE & GENERAL PURPOSES COMMITTEE MEETING OF THE 10TH SEPTEMBER 2025**

   5.1 To approve recommendations that while a budgeted figure is in place, if an application is received and sufficient funds are available, LMPC may consider awarding a higher sum. There are no restrictions on the timing of applications, in line with the Reviewed Grant Awarding Policy & Procedures and updated application form.

   It was **RESOLVED** to **APPROVE** these recommendations with the caveat that in exceptional circumstances applicants my apply for more than one grant in a 12-month period.

6. **TO APPROVE THE SCHEDULE OF PAYMENTS, INCLUDING THOSE MADE AND PENDING. (Appendix 2)**
   It was **RESOLVED** to **APPROVE** the schedule of payments**.**

7. **TO RECEIVE AND CONSIDER REPORTS OF PAST SUBJECT MATTERS ON THE MINUTES OF THE FULL COUNCIL, 13TH AUGUST 2025 – SEE CLERKS REPORT (Appendix 3)**
   The report was received and noted.

   Action: The Clerk will draft a letter to the residents of Macdonald Place to ask whether they wish to take on modest landscaping improvements which the Parish Council would consider funding. The letter will be passed to Cllr Brenton for hand delivery

8. **CHAIR'S ANNOUNCEMENTS.**
   Cllr Huggins reported on the WI "Bystanders Can Be Lifesavers" event and noted significant public interest in defibrillators. Additional units are needed, with suggested locations including the village hall and the Lime Kiln Roadside of the village, although power supply is an issue there. Cllr Morgan suggested contacting Highways to explore using an electric lamp post. Cllr Huggins also recommended that developers be encouraged to provide defibrillators in new builds. The WI plans to start fundraising, with the cost of a defibrillator and cabinet estimated at around £2,000; a GoFundMe page was suggested. Cllr Korenesky asked about applying to the Parish Council for a grant, but Cllr Huggins noted the WI cannot hold the funds. Cllr Webb suggested finalising the locations before fundraising begins. Cllr Huggins has said he is holding £157.40 from the fundraising that took place at event until its decided what to do with it.

9. **TO REVIEW AND APPROVE THE UPDATED PROCUREMENT PROVISIONS WITHIN THE STANDING ORDERS.**
   It was **RESOLVED** to **APPROVE** the updated standing orders.

10. **TO REVIEW AND APPROVE THE UPDATED WORKING GROUP TERMS OF REFERENCE.**

    It was **RESOLVED** to **APPROVE** the updated working group terms of reference.

11. **TO RECEIVE AN UPDATE ON ASSERTION 10 OF THE ANNUAL GOVERNANCE STATEMENT AND CONSIDER THE ACTIONS REQUIRED GOING FORWARD.**
    The update was noted.

12. **TO REVIEW AND APPROVE THE ADOPTION OF THE IT POLICY AND BRING YOUR OWN DEVICE POLICY IN LINE WITH ASSERTION 10 REQUIREMENTS.**

    It was **RESOLVED** to **APPROVE** the adoption of the IT and BYOD policy.

13. **TO CONSIDER A DATE FOR THE AUTUMN LITTER PICK.**

    It was **AGREED** to hold the litter pick on the 2nd November 2025 at 2pm

14. **TO CONSIDER INSTRUCTING DORSET COUNCIL TO CARRY OUT A SID SURVEY.**
    Councillors were uncertain whether it would be worthwhile to carry out a survey in light of advice from Dorset Council. Cllr Brenton agreed to speak to Highways to clarify the position.

15. **TO CONSIDER GRANT APPLICATIONS FROM LIFE WESSEX AND STARS DORSET.**

    It was **RESOLVED** to **APPROVE** the grant applications for Life Wessex at £620 and STARS Dorset at £100.

16. **TO CONSIDER THE CURRENT SITUATION REGARDING THE VILLAGE HALL FOLLOWING THE RETIREMENT OF ALL COMMITTEE MEMBERS, AND TO DISCUSS BOTH FUTURE MANAGEMENT ARRANGEMENTS AND APPROPRIATE WAYS TO FORMALLY RECOGNISE THE SERVICE OF THE OUTGOING COMMITTEE.**

    The future management arrangements will consist of two Parish Councillors, a newly appointed Treasurer, and a new Trustee. The Parish Council wished to record its appreciation to the committee for their many years of service.

17. **TO CONFIRM WHETHER THE PARISH COUNCIL WISHES TO PROCEED WITH THE SUMMER FESTIVAL, AND IF SO, TO AGREE THE PROPOSED DATE OF SATURDAY 20TH JUNE 2026 WITH A BUDGET OF £4500.**

    It was **RESOLVED** to **APPROVE** to proceed with the summer festival on the 20th June 2026 with a budget of £4500.

18. **P/LBC/2025/05246 DULLAR FARM DULLAR FARM LANE STURMINSTER MARSHALL BH21 4AB FITTING OF EXTERNAL HEATING BOILER UNIT TO FRONT ELEVATION**

    The Parish Council **OBJECTS** to the above planning application on the grounds that it detracts from the quality of the listed building.

19. **P/HOU/2025/05260 ERECT REAR EXTENSION WITH FLAT ROOF.**
    2 LIONS COURT WIMBORNE ROAD LYTCHETT MATRAVERS BH16 6HQ

    The Parish Council has **NO OBJECTION** to the above planning application

20. **P/FUL/2025/05478 LAND TO THE REAR OF 38 WAREHAM ROAD LYTCHETT MATRAVERS POOLE BH16 6DR RETAIN THE TIMBER STABLE/BARN AND PROPOSED USE FOR ACCOMMODATION OF LIVESTOCK (HORSES AND GOATS) WITH ANCILLARY STORAGE.**

    The Parish Council **OBJECTS** to the above planning application on the grounds that the site lies within the Green Belt

21. **TO RECEIVE A REPORT FROM THE HIGHWAYS WORKING GROUP. (DCHWG). (Appendix 4)**
    The report was noted.

22. TO RECEIVE A REPORT FROM THE NEIGHBOURHOOD PLAN 2 WORKING GROUP (NP2WG). (Appendix 5)

The report was noted.

Cllr Webb reported that the group was disappointed their request to extend the deadline to the end of November had been refused. Given the volume of items in the plan, it will be difficult to prepare a response by the October meeting. Cllr Huggins suggested holding an extraordinary meeting towards the end of October (date to be confirmed). Cllr Webb confirmed that the local transport plan will end on the 13th October. A response has been written which will be brought to F&GP on the 8th October for approval.

23. TO RECEIVE A REPORT FROM THE LYTCHETT MATRAVERS YOUTH HALL WORKING GROUP (YHWG). (Appendix 6)

The report was noted.

24. TO RECEIVE A REPORT FROM THE VILLAGE ENVIRONMENT WORKING GROUP. (VEWG) (Appendix 7)

The report was noted.

25. TRAINING BY MEMBERS OR THE CLERK IN THE PAST MONTH (FOR THE PURPOSES OF REPORT ONLY).

Cllr Huggins attended the Guesswork and Game plan training with ONH.
Cllr Ong attended Assertion 10 training.

26. TO NOTE ANY DECISIONS / ACTION TAKEN BY PARISH CLERK UNDER "OPENNESS OF LOCAL GOVERNMENT BODIES REGULATIONS 2014", PART 3, PARAGRAPHS 6-10, RECORD OF DECISIONS AND ACCESS TO DOCUMENTS (FOR PURPOSES OF REPORT ONLY).

None

27. TO NOTE CORRESPONDENCE RECEIVED.

27.1 The Play Area inspection report has been received. The Clerk confirmed that no urgent issues were identified. Caloo will carry out their annual inspection on 6th October. They also provided a quotation for a sign to be placed by the fitness equipment; however, it was agreed that this requires further consideration before proceeding

The meeting closed at 8.53pm

Annotated by Julie Wigg Parish Clerk/RFO

Signed by_____

Appendix 1

Dorset Councillor report Sept 2025

August has been dominated by awaiting the Dorset Local Plan. It has been assembled by Planning Officers with some guidance by a cross party group of Councillors under strict confidentiality.

Now it is available for consultation your Ward Councillors have run Drop In sessions to show the detailed maps and hard copies of the Draft Plan in Upton and Morden. A session is arranged for 17th September in Lytchett Matravers Village Hall when the professional Planners will be in attendance and another session in Upton on Tuesday 30th afternoon in Upton town council offices. The Plan is available online as **dorsetcouncil.gov.uk/dorset-is-changing . The Housing maps are in Appendix A the consultation runs until 13th October but late submissions will be accepted for a few weeks after.**

The draft plan for housing which is the most contentious includes all the land which has been suggested by landowners as possible for development, but also some parcels which the Planners have suggested. Any landowner can contact the Planning office and remove their parcel of land. These are only suggestions at this stage, there will be no compulsory purchases and they will be taken up by developers not Dorset Council. The process is driven by Central Westminster government who have set Housing target which Dorset must put in the Local Plan. The figures really need Dorset to plan for some large scale building as in new villages in Dorset. One proposed is between Lytchet Minster and Lytchett Matravers of up to 5000 houses. That size would bring enough infrastructure money in to build new schools, shop areas, employment zones and surgeries. Others are proposed for North Dorchester and Crossways.

Morden and other Green belt settlements are excluded for the proposals but will still be affected by the amount of new buildings, traffic, etc. The Tag Line **'Dorset-is-Changing'** is very true. Please respond to the consultation online if possible as they are easier to collate, hard copies are available on demand in Libraries.

. **Dorset Transport Plan** is out for consultation at the same time as the Local Plan. It is full of aspirations but not many definite commitments because it needs public response in order to prioritise the options. Better transport links can support economic life and keep vitality in our villages and market Towns. Please respond online. Bus Companies are private businesses, they take commercial decisions, Dorset Council can influence the decision and sometime campaign for routes but there is limited money available for subsidies. BCP have run a consultation about removing subsidies. Dorset would like to maintain and increase bus routes.

Connectivity between villages and towns is a problem preventing commuting by public transport and increasing rural isolation**. Dorset Community Transport** is a Charity which runs minibuses for non-drivers in villages which should be wider known and used. There is one route which connects Winterborne Kingston Morden Bere Regis and Slepe with Poole and one which runs through Upton to Poole. This is a door to Door service for those who cannot access the commercial bus routes. Ward Councillors are campaigning for more support for DCT as this is part of making life better for the older or more isolated folk in our County.

Dorset Council has been active in moving forward with new ideas, to make the County Age Friendly for all . Accessibility to all services and consideration of all users preventing some age groups becoming isolated and ignored is the prime motivation. Dorset has applied to be recognised Nationally as an AGE FRIENDLY County, ratified by Charity Centre for Aging Better.

Cllr Robinson is working on getting a Health Science University in Weymouth in association with Education and the NHS by repurposing an underused Hospital. This would raise the educational offer in Dorset and should keep and probably attract trainee Healthcare workers to our area. It is well known that Dorset has an ageing population, but we need younger active workers to find worthwhile careers and housing in the County to stay and enjoy our beautiful coastline and countryside.

Appendix 2

Payments September 2025

Agenda Item 8. Payments to be made

To Whom	For What	Net	VAT	Total
T Homer	Handyman duties, August 2025	360.20	0.00	360.20
Julie Wigg	Salary – September including back pay	1906.27	0.00	1906.27
Dorset Pension Fund	**Pension – September -** Employers Contribution Employees Contribution	533.05 140.53	0 .00	673.58
HMRC	Income tax and national insurance – September	677.10	0.00	677.10
Idverde	Sports club field and end of playing field – Inv 10950648 2 cuts at £161.54 per cut	323.08	64.62	387.70
Idverde	Sports club field and end of playing field 1 cut July Inv: 10948177	161.54	32.31	193.85
Idverde	St Marys Row Park Cemetery – Inv 10948460	401.51	80.30	481.81
Rejuvenate	Monthly commitment – June Inv 28716 Device Care Endpoint Detection and response – a recommended security product	12.36 11.99 4.99	5.87	35.21
Neighbourhood Plan - Royal Mail	August response Inv 9073919792	21.25	4.25	25.50
4B Design	Website updates to LMPC – SI-2939	62.50	12.50	75.00
4B Design	Website updates to NP – SI-2876	100.00	20.00	120.00
Parish Online	Gov.uk email package Inv: 19UG014-0004	160.00	32.00	192.00
Lytchett Matravers Village Hall	Hire of Blanchard room	295.00	0.00	295.00
Sally Anne Cleaning	Youth Hall Inv 724	80.00	0.00	80.00
Dorset Council	Sponsorship School Crossing Patrol	4357.00	0.00	4357.00

AEC	Youth Hall Lighting – Inv: 242030	917.00	183.40	1100.40
BDO External Auditor	External audit 24-25	420.00	84.00	504.00

Agenda Item 8. Payments already made.

To whom	For What	Net	VAT	Total
O2	Parish Clerk Mobile Phone – August 39675863	13.65	2.73	16.38
Propel Finance Plc	Monthly repayment for LMPC Clerk's mobile phone	7.42	1.48	8.90
SSE	Car park lighting	23.29	1.84	25.13
YuEnergy	Youth Hall	18.62	0.93	19.55
Wessex Internet	Monthly charges – Sports Club, Village Hall, Youth Hall	3.00	0.60	3.60
Amazon	Extension lead for projector	8.50	1.70	10.20
Amazon	Ink cartridges for printer	68.33	13.67	82.00
Amazon	Combination locks	39.98	8.00	47.98
Dorset Council Waste Services	Empty youth hall bins	29.80	0.00	29.80
Scribe	Booking system monthly payment	26.00	5.20	31.20

Appendix 3

Agenda Item 7. Clerks Report September 2025

Minute	Action Point	Progress
Minute 17, Full Council,25.10.23	Parish Clerk to instruct the preferred contractor for the repairs to the Churchyard / cemetery wall.	*Contractor confirmed work will commence w/c 25th November. Delayed due to weather* *Action: As still no reply can anyone recommend another contractor.* *Sept 2025 – email bounced back. Cllr Ong is investigating*
Minute 10, Full Council 27.3.24 **And** **Minute 11, Full Council 23.4.25**	Cllr Khanna to circulate suggestions for Parish Council sign. Passed on to Cllr Huggins.	*Ongoing* *Sept 2025 - Cllr Huggins to give update.*
Minute 6.2 Full Council 18.12.24	Adoption of a resilience policy and procedure, and establish a working group to oversee and complete the task	Cllr Ong to form a working group *Ongoing. Sept 2025- Any update?*
Minute 6.3 Full Council 18.12.24 **Incorporated with** **Minute 15, Full Council 26.2 25** **Minute 11, Full Council 25.3.25**	Creation of an asset register and the establishment of a working group to oversee and complete the task. Cllr Ong suggested that a standardized management strategy should be in place for all Parish Council assets. Cllr Morgan Suggested forming a working group. *Cllr. Ong proposed a 2-stage approach to asset management.*	Cllr Aspray will form a working group to review and progress matters relating to land and property assets over the remainder of the year. Councillors agreed to this approach, and in the interim, Cllr Bush offered to prepare a structural document for councillors to review. Incorporate with work on asset register. *Cllr Morgan, Cllr Webb and Cllr Ong will form a working group to discuss further* *Ongoing. Sept 2025 - Any update?*

Minute 8 Full Council 22.1.25	Resignation of Cllr Khanna. Clerk to advise DC and request councillor vacancy notice.	Clerk has advertised on Facebook. Posters on noticeboards. *Ongoing* *FB post June 2025, July 2025, Sept 2025.*
Minute 17.2, Full Council 26.3.25	To discuss an initiative from a resident of Macdonald Place to enhance the frontage	Clerk to contact Stonewater Housing Association. Stonewater have requested further details. *Action: Cllr Morgan to get in touch.* *Sept 2025 – Any Update?*
Minute 7.2, Full council 23.4.25	Clerk to invite Vikki Slade MP to PC meeting	Confirmed for September meeting. *Now cancelled – hopeful for October meeting but can't confirm until closer to the date.*
Minute 17, Full Council 23.4.25	Rocket Park refurbishment	Cllr Aspray suggested forming a working group to consider options. Cllr Ong reported that he will be meeting with a resident and former professional skateboarder who has offered to contribute ideas for potential improvements to the skate park. *Ongoing Awaiting update from Cllr Ong. Sept 2025 – Any update?*
Minute 21 Full Council 23.4.25	Eldons Pond	Insurers advised. Awaiting further instructions. May 2025 *Invoice received from SSE forwarded to insurers, no response as of 8.8.25* *Sept 2025 - Insurers have confirmed that they will deal with all correspondence going forward.*
Minute 7, F&GP 9th July	Road signage, white lines and SID points *See agenda item 16*	*Cllr Bush, Aspray and the Parish Clerk met with Stephen who has since confirmed works are underway.* *Sept 2025 – Re: SID Points – added to Sept agenda to decide whether the PC wish to go ahead.*
Minute 11 F&PG 9th July	Astro floodlight activation system	*Cllr Huggins to prepare a report with other options* *Sept 2025 – Any update?*
Minute 13, Full Council 23rd July	Request to install double bin by Scout hut	*Clerk to obtain a quote (see agenda item 16)* *Bin ordered Sept 2025*
Minute 20, Full Council 13th August	To allocate HSBC as the CIL account	*Pending*
Minute 22 Full Council 13th August	Consider a proposal to designate prudential funds as earmarked reserves and to assign the sinking funds (£126,200) to appropriate cash accounts.	*Pending*

Minute 23 Full Council, 13th August	To consider the proposal to organise a summer festival in 2026 and agree a provisional date if approved *See agenda item 19*	*Council agreed in principle to support a 2026 event, with the expectation that it should be planned on a more commercially minded basis. It was noted that clear action steps will be required during the planning process and that greater involvement from additional volunteers will be essential.* *No date has yet been set. Action: Rob Aspray to check the village calendar to identify potential clashes.* *Update September 2025 - provisional dates of 13th or 20th June 2026 were suggested. Final confirmation of the date, together with detailed planning and volunteer recruitment, will be considered at a future meeting*

BDO External Audit Conclusion

Conclusion of annual review 2024-25 has been received with minor scope for improvement:-

1. Over 30 days consultation period - they actually advised that we should re-start the consultation period after the error with the staffing codes, which meant it was over 30 days.
2. The requirement to adopt gov.uk email/website address (which we've done)

The notice of conclusion has been placed in the noticeboard.

This will be added to the October Full Council meeting for Councillors to receive and note the report.

Allotments Update

No plots available.
8 people on waiting list.

Cemetery Update
Nothing to report

Planning Application No	Location	Proposal	PC Decision	Notes	Status
6/2021/0282	**Land east of Wareham Rd Lytchett Matravers.**	Phased residential development of site for 95 dwellings, new vehicular and pedestrian access onto Wareham Road and other associated works including landscaping and open space.		Re-opened. Deadline extended to the 15th May 2025. The Parish Council **OBJECT** to the planning application and reiterate the 2024 comments with the following additional points: - • No design feature to influence traffic speed • Safer way for the children to access the play area • Only 5 marked visitor spaces for 25 houses. • The development should make pedestrian provision for footpath links to Rozalea Meadows and Jubilee walk. • The affordable houses with their garage block courtyard highlights their status, is ugly and essentially bad planning. We know they are unpopular in the village and often not well used.	DC has confirmed that the application has been reassigned to a new case officer, who will review it this week. It is currently delayed due to nutrient neutrality issues. Revised plans are being assessed, and if they address the previous officer's concerns, they will be made public. The PC will be reconsulted if the plans are deemed acceptable.
6/2021/0282	Land East of Wareham Rd Lytchett Matravers	Phased residential development of site for 95 dwellings, new vehicular and pedestrian access onto Wareham road and other associated works including landscaping and open space.	**Objection**	The Parish Council consider the proposed development of 95 dwellings on the Wareham Road site contradicts the sustainable planning principles outlined in both the 2017 Neighbourhood Plan and the Purbeck Local Plan. Unlike Flowers Drove and Blaneys Corner, this site is well outside a 10-minute walk from village amenities, making car dependency inevitable. This fails to support local facilities and undermines sustainable transport objectives. The layout as submitted is a disconnected cul-de-sac with a single road access onto Wareham Road, posing significant traffic congestion and safety risks, particularly during peak hours. This design disregards connectivity opportunities to the north and northeast, areas also controlled by Wyatts and likely to be included in the Dorset Local Plan. A more integrated layout is essential for safe pedestrian routes, reduced traffic impact, and improved community cohesion. We also raise concerns over child safety due to narrow front gardens directly facing busy roads, insufficient play area connectivity, and inadequate traffic calming measures. A Home Zone approach with pedestrian-	DC confirmed that as they haven't consulted with the parish council at this time they can't provide an extension but if any amended comments are provided by email they will be added to the file and taken into consideration'. They are anticipating carrying out a formal re-consultation with the parish at an appropriate time if and when amendments are made by the applicant to the scheme.

				priority clusters and green corridors should be considered to enhance safety and community interaction. This development, as currently designed, does not contribute positively to the village fabric nor provide a safe, sustainable living environment. Significant layout revisions are necessary to meet planning policies and community expectations.	
P/VOC/2024/03870	**Huntick Farm Caravan Park. Huntick Farm Lytchett Matravers BH16 6BB**	Access To Use land to extend existing caravan/tent camping site (with removal of conditions 2,3 & 7 of planning permission 6/84/0743 to remove restriction to 30 caravans, remove restriction to building on site and remove restriction for the stationing of caravans/tents between 1 Nov and 15 March each year)	**No objection**		Not determined
P/CLE/2024/05068	**Beaconfield Middle Road Lytchett Matravers**	Five dwellinghouses	**Uphold Objection made in January 2024**		Not determined
P/FUL/2025/00148	Valley View Farm Castle Farm Road Lytchett Matravers BH16 6DA	Erection of a permanent rural workers dwelling, reception building, barn, a building to be used as a learning zone.	**Objection**		Not determined
P/FUL/2025/02034	Land Adjacent Hunters Mead Purbeck Road Lytchett Matravers	Sever land and construct new 3-bedroom detached chalet bungalow, with associated access, parking and landscaping.	**No Objection**		Withdrawn.
P/FUL/2025/03014	Boar Hill Barn	Change of use of agricultural buildings and land to sawmill	**No Objection**		Not determined.

	Charborough Park Wareham BH20 7EL	(class B2). Retain office and convert store to a workshop and welfare building.			
P/FUL/2025/02798	Land and Barn West of Eddy Green Road Lytchett Matravers	Proposed foul water treatment plant and drainage field, and surface water drainage soakaway, in respect to Prior Approval - Agricultural to dwelling Approval P/PAAC/2023/04617	**NO OBJECTION**		Granted 14.8.25
P/CLE/2025/03853	Moonacre Campsite Dorchester Road Sturminster Marshall BH21 4EU	Change of use of land from agriculture to wedding and event venue and erection/construction of associated structures including Marquee, Field Parking Area, Woodland Teepee, Woodland Ceremony Platform, Shower Block, Toilet Block and Treehouse	**OBJECTION**	While the Council acknowledges that it cannot dispute the Certificate of Lawfulness (CLU) application, it notes that there appears to be a significant amount of accommodation and development on the site that has not received planning permission and is not covered by this application for a CLU. The Council reaffirms its consistent position of opposing development within the Green Belt.	Not determined
P/FUL/2025/03026	Poole House Jennys Lane Lytchett Matravers BH16 6BP	Demolish existing building and store, remove tennis court and erect 3no dwellings with associated parking and landscaping	**OBJECTION**	The site lies outside the defined settlement boundary of Lytchett Matravers within the Green Belt. The application does not meet the criteria for “limited infilling in villages” as set out in paragraph 154 of the National Planning Policy Framework (NPPF). The Parish Council does not consider this to be an infill site, as it is not within the built-up area of the village. The proposed development would result in a significant and harmful visual impact on the surrounding landscape and open countryside. The site currently contains low-rise buildings and replacing these with three, two-storey dwellings would substantially make the development more intrusive. This change would detract from the rural character of the area and harm the openness of the Green Belt. The proposed dwellings feature a two-storey, geometric design which is not in keeping with the rural character of the area. The Parish Council believes that, given the site's location within the Green Belt, any redevelopment should be limited to a single dwelling, as previously approved.	Not determined

P/FUL/2025/03733	Land at Flowers Drove	Residential development including the erection of 29no dwellings with garages and parking, formation of vehicular access from Wimborne Road, sustainable drainage infrastructure, new open space, landscaping and associated infrastructure	**OBJECTION**	Cllr Morgan raised concerns regarding the lack of affordable housing provision and the design of the development, specifically highlighting the use of non-functional or "fake" chimneys. He felt that these design elements require further discussion and suggested that he would like the planning authority to defer determination of the application to allow further consideration of key issues, particularly the. • The lack of affordable housing and the design of the site entrance • The layout and arrangement of the south-west corner of the development • The inclusion of appropriate architectural features, specifically the use of flint and dummy chimneys • The potential implementation of traffic calming measures within the scheme It was agreed to contact the planning authority to defer determination of the application to ask for further consideration of key issues, particularly the design of the development and the lack of affordable housing provision.	Out to consultation
P/FUL/2025/03686	38 Wareham Road Lytchett Matravers BH16 6DR	Retain change of use of agricultural land to residential curtilage, and erection of a detached barn now converted to be used as ancillary accommodation to the dwelling known at no. 38 Wareham Road, Lytchett Matravers	**OBJECTION**	The Parish Council objects to this application on the grounds that it represents inappropriate development within the Southeast Dorset Green Belt. The change of use from agricultural land to residential curtilage, along with the construction and conversion of a detached barn for ancillary accommodation, conflicts with both national and local Green Belt policy. The proposal does not demonstrate the 'very special circumstances' required to justify development in the Green Belt as set out in the National Planning Policy Framework (NPPF). The development appears to cause encroachment into the countryside, contrary to one of the core purposes of the Green Belt—namely, to safeguard the countryside from urban sprawl. The Parish Council is also concerned about the precedent this may set for further residential expansion into protected Green Belt land within the parish.	Refused 20.8.25

P/HOU/2025/03797	The Walled Garden Colehill Road Lytchett Matravers BH16 6BS	Extend and convert existing garage to form residential annexe to The Walled Garden	**OBJECTION**	The Parish Council **OBJECT** to this planning application due to its scale being inappropriate and harmful to the setting of the adjoining listed wall and nearby grade 1 listed church	Refused 1.9.25
P/FUL/2025/03720	36 Glebe Road Lytchett Matravers BH16 6EH	Erect a detached house with associated garage, parking and landscaping	**NO OBJECTION**		Out to consultation
P/CLP/2025/04084	21 Prospect Road Lytchett Matravers BH16 6ED	Loft conversion with a rear facing dormer.		The Parish Council **OBJECTS** to this planning application on the grounds that the proposed dormer is disproportionately large and not in keeping with the character and appearance of the neighbouring properties. The scale and design of the dormer would have a detrimental impact on the street scene and does not reflect the established pattern of development in the area.	Granted 2.9.25
P/HOU/2025/04436	26 Old Chapel Drive Lytchett Matravers BH16 6HA	Single storey front and rear extension, extension of decking to rear, new rooflights to front & internal remodelling.	**NO OBJECTION**	.	
P/FUL/2022/05152	15 Dillons Gardens Lytchett Matravers Dorset BH16 6DW	Demolish existing dwelling and erect 6no 4-bedroom detached houses with associated parking and access APP/D1265/W/25/3369687 Edgewater Homes Ltd 23 July 2025	**OBJECTION**	The Parish Council **OBJECT** to this planning application for the same reasons as per our previous objections on the 28th September 2022 and the 30th November 2023. The Parish Council request that if approval is granted, that there should construction vehicle restrictions imposed forbidding large construction/delivery vehicles during the ends of the school day (8-9.15am and 2:45-4pm).	Appeal in progress
P/NMA/2025/04507	2 Foxhills Crescent	Non-Material Amendment to use slate tiles for the roof and	**NO OBJECTION**		Refused 8.8.25

	Lytchett Matravers BH16 6BE	natural timber coloured weatherboard on West Elevation to planning permission P/FUL/2025/00831: Subdivide rear garden and erect a two-bedroom eco-dwelling with associated parking and access from Foxhills Road			

Appendix 4

Lytchett Matravers Parish Council

Summary Report – Dorset Council Highways WG

July 2025

Working Group Objective:
Review of all Highways related projects and establishing close liaison with Dorset Council Highways.

Working Group Participants:
Andrew Huggins (Chair), Ken Morgan, Alf Bush, Peter Webb, Beverly Barker, Rob Aspray

Background:
PC projects that require Dorset Council Highways interaction and agreement. To set up a more formal working arrangement with DC Highways to progress those projects.

Dependencies:
DC Highways (DCH) approval and partial funding

Status/Next Steps:

1. School Crossing – **Completed.**
2. Huntick Road Cycleway –Rozalia Meadows to Jubilee Walk. Submit a formal request to DCH. Mar 2024 meeting with LMPC/DCH/LM&U/Dorset Cllrs to review 5 options Discussed at length. Awaiting next steps
3. High Street Crossing – **Awaiting further advice from DCH**
4. Tesco Island – Create formal notice to Tesco of intentions with DCH approval. Planning application approved. Tesco engineers working on costing the design. **Tesco to provide update end Sept 2025.**
5. 20 MPH Zones – Apply for central village area to be set to 20 mph. AH submitted application Aug 2024. Received response – only Wareham Road from R&C to Dillons Gardens. WG have made counter proposal to DCH which is with them for review: factors include High Street + School Crossing.
6. Huntick Road path – New Working group specifically for this project, has met and progressing initiatives. Next step is to request lower speed limits on Huntick Road –Application for 40mph on Huntick Road has been submitted April 2025. Under consideration & awaiting feedback. **Chased 9/25.**
7. Meeting 20 June 2025 with DCH and Sturminster Marshall PC about improving Jubilee Cross/A350. SM will apply for 40mph on A350 and crossing island.

Financial Forecast: **(£000's, excluding VAT)**	**2025-26**	**2026-27**	**2027-28**
Expense to date			
Forecast	210[1]	0	250[2]
Total	210	0	250

Notes:

1. High St crossing 75, 20MPH – 30, Huntick cycleway stage 2 – 35, Tesco forecourt - 80
2. Huntick cycleway stage 3 – 250 LMPC contribution to overall cost.

Appendix 5

Report of Lytchett Matravers Neighbourhood Plan 2 Working Group for Council on 24th. September 2025

In attendance: Cllr P Webb, Cllr K Morgan, Ralph Watts, Dave Ireson, Rob Aspray
and in attendance Jo Witherden - Consultant.
Apologies were Alf Bush, Jackie Baker, Matt Rigby.

NP2 WG has met twice in September. Work on the NP has been halted while the WG considers the Parish Council's response to Dorset Council's Local Plan consultation and the Dorset Council/BCP Council Local Transport Plan consultation.

The public response to both consultations is due by 13th. October. This also applies to the Parish Council's response to the DC/BCP LTP consultation. However, DC has offered Parish & Town Councils the opportunity to apply for an extension to the submission date. This has been done giving the reasons for requesting an extension.

"Reasons cited are:

The need to find a consensus on how to respond to proposals for a significantly large increase in a village of nearly 4,000 inhabitants and the related implications for the provision of local facilities and infrastructure.

Due process needs to be followed. Detailed discussions will be needed at the Parish Council's October meeting and agreement on the response at the November meeting.

In the context of significant changes to the Green Belt, the Parish Council's deliberations are further complicated by the proposals for a Lytchett Garden Village adjacent to and including some land within the Parish of Lytchett Matravers. The interaction between the two proposals and their impact on the future shape of Lytchett Matravers, how it appears, how its infrastructure and village assets are affected needs sufficient time for consideration.

The availability of the members of the working group who are preparing the response due to prior long-standing commitments – with many away for significant weeks during September / early October.

The Parish Council response must reflect what is both right for its Village in the short and long term and for Dorset Council working towards a coherent plan to meet its housing targets."

Work is ongoing on appraising the Opportunity sites and their suitability/sustainability, the answers to the questions in the consultation and what else needs to be said about the infrastructure and facilities the village will need in the future.

The WG is conscious of the scale of development proposed, the possible impact of Lytchett Garden Village and the inappropriateness of the Government's Standard Methodology for determining Dorset's housing need. The Standard Methodology has to be challenged but the WG is cognisant that there may be no reduction in the numbers Government demands. This requires a response that reflects that probability. How best to do this is a key question that the WG is working on. The NP2 Village Survey results are helpful, as are WG members views and those expressed by residents on social media, CPRE and others.

A draft response has yet to emerge. It will and reflect a view about what is best for the Lytchett Matravers in the long term.

Appendix 6

Lytchett Matravers Parish Council

Summary Report – Youth Hall WG – September 2025

Working Group Objective:

- Renovate/bring back into use the Lytchett Matravers Youth Hall (LMYH) for community use & Youth Club. Develop charitable business with aim to enable rebuild of purpose-built, energy-efficient building.

Working Group Participants:

- Council members: Roger Ong, Alf Bush,
- Community members: Kris Knudsen, Alex Brenton, Beverly Barker (Chair)

Background:

LMPC's lease for the land from DC, stipulates there must be a Youth Club run at the site. LMPC has to maintain the building/grounds and if the lease is returned must remove the building at their cost.

Dependencies: DC requirement for Youth Club to be run at the site as per the lease condition.

Usage

Various groups are now regularly using the hall with a current average usage of 120 people per week. In addition, occasional birthday parties and ad hoc events are also accommodated.

LiveWellDorset are considering a one off trial of a one day event for those aged 40-74 who have not had a health check in the past 5 years

Status/Next Steps:

1. The car park is again pooling with the wet weather. A specification of works needs to be undertaken and then obtain 3 quotes.

Financial Forecast: **(£000's, excluding VAT)**	**2025-26** **Budget £20,000**	**2026-27** **Budget £0.00**	
Expense to date			
Water	£0.00		
Electricity	£428.15		
Internet	£1.00		
Repairs/Maintenance*	£13,894.64		
Dorset Youth	£0.00		
Other	£511.00		
Total	**£14,834.79**		
Forecast			
Water	£300.00		
Electricity	£2,500.00		
Internet	£12.00		
Repairs/Maintenance	£13,894.64		
Dorset Youth	£12,248.00		
Other	£1,700.00		
Income	***(£2,730.00)***		
Total	**£28,624.64**		
Income Received to date	**£600.00**		
Grant 2nd year £6,000	**£0.00**		
Total to date	**£14,234.79**		

- **Includes footpath costs**

Appendices: None

Appendix 7

Lytchett Matravers Parish Council

Summary Report – VILLAGE ENVIRONMENT WORKING GROUP

September 2025

DUE TO HAVING BEEN PRE-OCCUPIED WITH PRIMARILY NEIGHBOURHOOD PLAN BUSINESS, THERE HAS BEEN NO PROGRESS TO REPORRT SINCE THE JULY 2025 REPORT

Working Group Objective:

- Development and improvement of village amenities, principally within PC control
- Particular focus on Rec + Library Green areas + School Car Park/Sports Project + Cemetery

Working Group Participants:

Ken Morgan, Alf Bush, Andrew Huggins , Karen Korenevsky, Vicky Abbot,

Background:

1. Hannams Gate. Design presented to PC July 23.
2. Pavilion Heat Pump – temp guard in place. Obtain quote for curved fence. Fit temp post?
3. Pond – Works now complete pending permanent signing – temp in place.
4. Village Notice Board Replacement – complete – minor details to sort.
5. Halls Hill Finger Post Renovation – Awaiting new post from DC – still expected imminently.
6. Cemetery –- Bund to be cut back. Planting required .
7. V Centre Planting –Information boards required.
8. Crushed stone paths – Ongoing maintenance Possible thin scrape.

Dependencies:

DC Highways

Status/Next Steps

ASHP Guard, Hannams Gate , Bollards, Biodiversity Signing– Finalise details + invite quotations

Financial Forecast: **(£000's, excluding VAT)**	**2025-26**	**2026-27**	**2027-28**
Expense to date	Notice Board 4000 Pond 16700		
Forecast	Hannams Gate 5 Ht PumpGd/Posts.10 FP - Halls Hill 1291 Others ..12		
Total	50		