MINUTES

of the meeting of
LYTCHETT MATRAVERS PARISH COUNCIL
Full Council Meeting
Wednesday 22nd October 2025 at 7.00 p.m.
in the Blanchard Room, Lytchett Matravers Village Hall.

PRESENT were, Cllrs A Bush (Chair), A Huggins (Vice Chair), K Korenevsky, R Ong, K Morgan, V Abbott and Parish Clerk J Wigg

Also present: Dorset Councillors A Brenton, A Starr

The meeting started at 7pm.

PUBLIC PARTICIPATION SESSION (Standing orders suspended) –

Two residents in attendance to observe the meeting.

DORSET COUNCILLORS' REPORT (Appendix 1)

The Dorset Councillors are disappointed about the most recent planning applications namely, Wareham Road and Morden Mill.

Cllr Abbott raised concerns regarding the condition of the road following recent construction works, noting that traffic congestion, particularly during school drop-off and pick-up times, has become problematic. She also queried the use of Wareham Road by construction lorries, acknowledging that while it is the shorter route, using the route via Bakers Arms would help to reduce congestion. **Action:** Cllr Bush agreed to contact Wyatts to convey these concerns.

Cllr Bush reported on his recent conversation with Dorset Council's Assets Department regarding the transfer of assets and requested that Cllr Ong speak with the Cadets to explore the possibility of transferring both the Cadet Hall and Youth Hall.

Action: Cllr Ong to contact cadets.

Cllr Huggins queried resurfacing works taking place along Wareham Road and asked whether Cllr Brenton was aware of them. Cllr Brenton confirmed that she was not.

1. **TO RECEIVE AND CONSIDER APOLOGIES FOR ABSENCE.**
   Cllrs M Rigby, R Aspray, Cllr P Webb

2. **TO RECEIVE ANY DECLARATIONS OF INTEREST AND CONSIDER ANY REQUESTS FOR SPECIAL DISPENSATIONS UNDER SECTION 33 OF THE LOCALISM ACT 2011.**
   None

3. **TO RECEIVE AND RESOLVE TO APPROVE MINUTES OF THE FULL COUNCIL MEETING HELD ON 24th SEPTEMBER 2025**
   It was **RESOLVED** to **APPROVE** the minutes of this meeting as true records of it.
   The minutes were duly signed the Vice Chair.

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 APPROVE THE SCHEDULE OF PAYMENTS, INCLUDING THOSE MADE AND PENDING. (Appendix 2)**
   It was **RESOLVED** to **APPROVE** the schedule of payments**.**
6. **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.
   6.1 Cemetery wall – it was agreed to defer this to April 2026.
   6.2 Astro floodlights – it was agreed to defer this to April 2026.
7. **CHAIR'S ANNOUNCEMENTS.**
   Cllr Bush ran through the timetable for the submission of the Parish Councils response for the Local Plan. F&GP on November 12th will start at 18.30 to allow more time for public participation.
8. **TO CONSIDER THE NEXT STEPS FOR BUILDING SIGNAGE.**
   Cllr Huggins proposed a design, which was agreed by the councillors. It was decided to begin with the Parish Office.
   Action: Cllr Huggins and the Clerk will determine the appropriate size for the sign and obtain a quotation.
9. **TO CONSIDER THE NEXT STEPS FOR MOBILE PHONE MAST.**
   Suggested locations for the project included the Water Tower, behind the school/Astro, and near Selby's Yard. Residents expressed that they were not in favour of the Water Tower or behind the school. Cllr Huggins suggested that the area near Selby's Yard would be preferable and proposed that councillors consider approaching the company to offer this location.

   The Parish Council **RESOLVED** to approach the company to continue discussions, taking into consideration both the Selby's Yard site and the school site.
10. **TO CONSIDER MAKING A FORMAL REQUEST TO DEVELOPERS TO PROVIDE A SUITABLE LOCATION FOR A PUBLIC DEFIBRILLATOR ON THE NEW WAREHAM ROAD HOUSING DEVELOPMENT AND ON FUTURE MAJOR DEVELOPMENTS.**
    Cllr Bush suggested that we put together a map showing preferred sites. Cllr Huggins explained that he felt it should be installed within the development. If it was installed just inside the entrance to the Wareham Road estate, it would be more accessible.
    Action: Cllr Bush to speak to Wyatts

    The Parish Council **RESOLVED** to approach Wyatt Developments and ask that they install a defibrillator in this area.
11. **TO RECEIVE AN INSPECTION REPORT FROM CALOO AND CONSIDER REPLACING THE DAMAGED PIECE OF EQUIPMENT (SEATLESS CHEST PRESS/LAP PULL) AT A COST OF £2197.80.**
    It was agreed to defer this item to the next Full Council meeting in order to ascertain the extent of the damage and determine whether it would be covered by insurance.
12. **TO CONSIDER AND APPROVE THE QUOTE RECEIVED FROM SHERBORNE TURF FOR 5 BAGS OF BARK CHIPPINGS FOR THE PLAY AREA AT A COST £741.48**

    The Parish Council **RESOLVED** to purchase **SEVEN** bags of chippings as there are no bags left over from last year.

13. **TO CONSIDER AND APPROVE THE QUOTATION OF £120 FROM STEVE MILLS FOR THE TIDYING OF THE OVERGROWN ROUNDABOUT AT LANDERS REACH, AND TO AUTHORISE HIM TO UNDERTAKE ANNUAL MAINTENANCE.**

    The Parish Council **RESOLVED** to contact Dorset Council first to determine their action plan.

14. **TO CONSIDER AND APPROVE A QUOTE FROM AERIAL TREE SERVICES TO CLEAR THE PATHWAY AT FOXHILLS AT A COST OF £850 PLUS VAT.**

    The Parish Council **RESOLVED** to **APPROVE** the quote from Aerial Tree Services and ask them to go ahead asap.

15. **TO CONSIDER APPOINTING AEC TO CARRY OUT THE PARISH COUNCILS PAT TESTING AT A COST OF £1 PER ITEM WITH A £59 SITE ATTENDANCE FEE (UP TO 100 ITEMS).**

    The Parish Council **RESOLVED** to **APPROVE** appointing AEC to carry out the PAT testing.

16. **TO OBTAIN 3 QUOTES FOR THE ROLE OF INTERNAL AUDITOR FOR 2026/7 ONWARDS DUE TO CURRENT CONTRACT TERM BEING COMPLETED.**
    It was agreed to defer this item until Autumn 2026 as the Internal Auditor is still in contract for another year.

17. **TO CONSIDER AND AGREE THE PROJECT FUNDING THAT IS TO BE ACHIEVED IN THE 2026/27 FINANCIAL YEAR.**
    Cllr Bush requested that councillors provide relevant figures as soon as possible to enable progress on the matter.

18. **TO CONSIDER AND AGREE A RESERVES POLICY.**
    Cllr Bush noted that the NALC guidelines cover reserves, procedures, and other matters which we have been audited against. He added that, as the Council has a policy to follow the NALC guidelines, this ensures reserves are addressed and replication is not required. Detailed procedures should be reviewed and updated to ensure we comply with that policy.
    Action: Cllr Bush will arrange a meeting with Cllr Ong to review the policy and explore potential improvements to our procedures.

19. **TO CONSIDER THE PROJECTED FINANCIAL OUTTURN FOR THE CURRENT FINANCIAL YEAR 2025/26 AND TO FORMULATE THE BUDGET FOR THE 2026/27 FINANCIAL YEAR.**
    Cllr Ong provided councillors with an overview of spending to date, to assist in preparing the budget for consideration and approval at the November meeting.

20. **TO RECEIVE AND APPROVE THE LMPC FIRE RISK POLICY.**

    The Parish Council **RESOLVED** to **APPROVE** the fire risk policy

21. **TO RECEIVE AND APPROVE THE LMPC PAT TESTING POLICY/REGIME.**

    The Parish Council **RESOLVED** to **APPROVE** the PAT testing policy/regime with the following amendments

    - Annual frequency for all items.
    - Item 4 - Remove the outdoor equipment section
    - Item 5 - PAT test register provided by tester, kept by Clerk.
    - Item 7 – Repair, replacement etc - Refer to only council's assets.

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

23. TO RECEIVE A REPORT FROM THE NEIGHBOURHOOD PLAN 2 WORKING GROUP (NP2WG). (Appendix 5)
The report was noted.

24. TO RECEIVE A REPORT FROM THE LYTCHETT MATRAVERS YOUTH HALL WORKING GROUP (YHWG). (Appendix 6)
The report was noted.
The Parish Council **RESOLVED** to seek three quotes from contactors to install a bore hole and drainage.

25. TO RECEIVE A REPORT FROM THE VILLAGE ENVIRONMENT WORKING GROUP. (VEWG)
No report received.

26. TRAINING BY MEMBERS OR THE CLERK IN THE PAST MONTH (FOR THE PURPOSES OF REPORT ONLY).
The Clerk attended the Martyns Law presentation.
The Clerk and Cllr Ong attended Scribefest.

27. 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

28. TO NOTE CORRESPONDENCE RECEIVED.

28.1 Cllr Abbott asked Cllr Ong if he could approach the cadets to fix poppies around village on lampposts.

28.2 Cllr Abbott suggested that the astro should be closed astro whilst tree works are taking place.
Action: Clerk to put notice on gate, Facebook and website.

28.3 Cllr Huggins mentioned that the amateur radio group have placed their equipment in the garage as previously agreed.

28.4 Cllr Morgan asked that the meeting with Highways/pre-planning be arranged.
Action: Clerk to chase up

The meeting closed at 9.05pm

Annotated by Julie Wigg Parish Clerk/RFO

Signed by_____

Appendix 1

Councillor's Monthly Report – October 2025

Listening, Leading and Launching

The past few months have been about listening, leading, and launching—listening to residents through consultations, leading on bold new initiatives such as the Bridport reablement centre, asset transfer bids, launching age-friendly communities across Dorset, our Adult Social Care strategy, and, of course, the potential land identification for new housing. We look forward to continuing this momentum and working with colleagues, partners, and residents to ensure that Dorset remains at the forefront of innovation in health, wellbeing, and age-friendly policy.

Launch of Age-Friendly Communities

This month saw the formal launch of Age-Friendly Communities across Dorset. More will be outlined at the DACPT event on 30th October. This initiative is about ensuring that our towns and villages are inclusive, supportive, and forward-looking. We look forward to working with local charities, councils, and businesses to help them adopt age-friendly practices, making Dorset a place where people of all ages can thrive.

Approval for Bridport Reablement Centre

We are delighted to confirm that, after a year of negotiations, and numerous town council meetings, Bridport Council have given approval for a 56-bed reablement centre in Bridport. This will be the first of its kind in Dorset and one of only a few across the UK. The centre will provide vital short-term support to help people regain independence after illness or hospital stays, easing pressure on acute services and improving outcomes for residents.

Coordinating Community Asset Transfer Bids

We have been actively coordinating the bid for the community asset transfer of several properties in Lytchett Matravers. This work is aimed at securing long-term community use of key local buildings and spaces, empowering residents and organisations to shape their own future. It's a strategic opportunity to preserve and repurpose assets in ways that reflect local priorities and unlock new potential for services, culture, and wellbeing.

Community Consultations

We have hosted and led a number of consultation sessions in Upton and Lytchett Matravers, giving residents the opportunity to share their views on local priorities and services. We have also supported fellow councillors with their own consultation work, ensuring that community voices are consistently heard and reflected in decision-making across the county.

Black History month

We have attended a number of events celebrating Black History month.

Appointment as Governor – University Hospitals Dorset

Steve has been appointed as a Governor of University Hospitals Dorset. This role will allow him to contribute to the strategic oversight of our local NHS services and ensure that Dorset Social Care and

community perspectives are represented in decisions that affect patient care and hospital development.

Leading Adult Social Care – Vision, Mission, and CQC Preparation

The past few months have seen Steve led the Adult Social Care team in developing new vision and mission statements, shaping a clear and values-driven direction for our work. These statements are grounded in prevention, independence, and dignity, and have been presented to staff at a series of internal events. This forms part of his wider preparation for the upcoming Care Quality Commission (CQC) inspection in December, ensuring our teams are aligned, confident, and ready to demonstrate the quality and impact of our services.

Graffiti

We would like to express our appreciation to the Town Council for the work done to remove graffiti from brickwork and bus shelters. It has been quite concerning to speak to a number of families in Upton about their worries over increasing hostility and racism in the community. This has included hostile school and work environments.

Presenting Engagement Principles to Cabinet

In December, Steve will be presenting a paper to Dorset Council's Cabinet seeking approval for a new set of Engagement Principles for working with villages and towns. These principles are designed to strengthen how we listen, collaborate, and co-design with communities, ensuring that local voices are embedded in decision-making and that our approach to engagement is consistent, respectful, and effective across the county.

Next Stage: Supporting Those Ageing Without Children

Looking ahead, Steve will be focusing on the challenges faced by those who are ageing without children. This is a growing demographic whose needs are often overlooked in traditional models of care and community support. The aim is to ensure that our policies and services recognise their unique circumstances and provide the dignity, security, and belonging that everyone deserves.

Wellbeing Service for Upton

After many months of persistence, we are pleased to share that there will be a meeting with Public Health Dorset to explore bringing a wellbeing service to Upton. This is an important step in strengthening local support for healthier lifestyles, early intervention, and community resilience.

Surgeries

We continue to hold regular surgeries at Upton Library. These have been particularly busy in recent weeks.

Appendix 2

Payments October 2025

Agenda Item 5. Payments to be made

To Whom	For What	Net	VAT	Total
T Homer	Handyman duties, September 2025	421.25	0.00	421.25
Julie Wigg	Salary – October	1684.01	0.00	1684.01
Dorset Pension Fund	**Pension – October -** Employers Contribution	460.46		
	Employees Contribution	121.39	0.00	581.85
HMRC	Income tax and national insurance – October	539.00	0.00	539.00
Idverde	Sports club field and end of playing field – Inv 10952952 2 cuts at £161.54 per cut	161.54	32.31	193.85
Idverde	St Marys Row Park Cemetery – Inv 10950756	401.51	80.30	481.81
Rejuvenate	Monthly commitment – Oct Inv 29042	12.36		
	Device Care	11.99		
	Endpoint Detection and response – a recommended security product	4.99	5.87	35.21
Neighbourhood Plan - Royal Mail	August response Inv 9073919792	1.70	0.34	2.04
Glasdon	Double bin by Scout Hut SI921593	690.00	138.00	828.00
Sally Anne Cleaning	Youth Hall Inv 731	80.00	0.00	80.00
Sexual Trauma and Recover Service	Grant	200.00	0.00	200.00
Life Education Wessex	Grant	620.00	0.00	620.00
Caloo	Annual Inspection and maintenance Inv: 9111	445.00	89.00	534.00
Replay Maintenance	Supply and fit entrance matting Inv: 8369	195.00	39.00	234.00
	Service agreement Inv: 8240	575.00	115.00	690.00
Dorset Council	Right of Way maintenance 2025 Inv: 2800466999	274.40	0.00	274.40

BCP Council	Install barrier by pavilion Inv: 20537773	325.00	65.00	390.00
BCP Council	Install replacement basket swing, 2 x cradle swing seats and adjust gate Inv: 20537809	2746.00	549.24	3295.44

Agenda Item 5. Payments already made.

To whom	For What	Net	VAT	Total
O2	Parish Clerk Mobile Phone – September 40238318	9.48	1.90	11.38
Propel Finance Plc	Monthly repayment for LMPC Clerk's mobile phone	7.42	1.48	8.90
YuEnergy	Youth Hall	119.64	5.98	125.62
Wessex Internet	Monthly charges – Sports Club, Village Hall, Youth Hall	3.00	0.60	3.60
Dorset Council Waste Services	Empty youth hall bins	38.44	0.00	38.44
Scribe	Booking system monthly payment	26.00	5.20	31.20
David Gill	A1 Design panels for Public consultation	257.50	0.00	257.50
Dorset Council	Pre-planning application for Highways visit (Astro)	1845.00	0.00	1845.00

Appendix 3

Agenda Item 7. Clerks Report October 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 will follow up.* *It was agreed to remove this item from the Clerks report and defer until April 2026*
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*
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. *Ongoing* *Cllr Ong explained that he wishes to put together a list of all council assets, including contracts/lease etc… as a quick reference guide.*
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, Oct 2025 with deadline of early December.
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.* *The Clerk had written a letter inviting residents to take on the landscaping, with support from the Parish Council. Cllr Brenton hand-delivered the letters.* *October 2025 - Cllr Brenton reported that she had spoken to the resident who had initially approached Cllr Morgan. The resident expressed enthusiasm for becoming involved and intends to speak with other residents to develop a proposal. Cllr Brenton advised that a meeting with residents will be arranged after half term to discuss how they wish to proceed.* *Cllr Morgan suggested this would be a good way forward and to encourage neighbourhood groups with possible limited financial support from the Parish Council.*
Minute 7.2, Full council 23.4.25	Clerk to invite Vikki Slade MP to PC meeting	Confirmed for September meeting. *Date confirmed 5th December @ 6pm*
Minute 17, Full Council 23.4.25	Rocket Park refurbishment	It's been confirmed that we have to go to tender. Cllr Huggins to write up a brief for the Clerk to use on Contract Finder.
Minute 11 F&PG 9th July	Astro floodlight activation system	*It was agreed to wait until the booking system is working for the astro before going ahead. Remove item from Clerks report and defer until April 2026*
Minute 13, Full Council 23rd July	Request to install double bin by Scout hut	*Bin delivered 7th October 2025 – Cllr Morgan will install*
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 14, Full Council 24th Sept	Consider instruction DC 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. (location near the start of the 30 mph limit at the junction of*

		the High Street and Colehill Road) Cllr Brenton agreed to speak to Highways to clarify the position. *Sept 2025 -Cllr Brenton spoke to Joe Allen and it was confirmed that this particular spot was considered to be a low-risk area.*
Minute 8, F&GP 8th October	Consider whether the Parish Council should continue funding the School Crossing Patrol and to make a recommendation to Full Council.	*Rob Camp (DC) confirmed that the contract renewal would have to be from the start of the financial year. I asked when the consultation ends and he's not sure so will get back to us. Cllr Huggins also questioned the possibility of moving the SCP further down the road, it was confirmed this would not be feasible.* *It was agreed to include this on the January 2026 Full Council agenda*
Minute 11, F&GP 8th October	Consider the youth hall fire risk assessments, including the contractor's report and governance assessment, and to agree any necessary actions.	*See agenda items 15, 20 and 21*

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.	**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-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.	Granted October 2025
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	**No objection**		Not determined

		between 1 Nov and 15 March each year)			
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/2025/03014	Boar Hill Barn Charborough Park Wareham BH20 7EL	Change of use of agricultural buildings and land to sawmill (class B2). Retain office and convert store to a workshop and welfare building.	**No Objection**		Not determined.
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	Not determined

				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.	
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	Refused 20.8.25

				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.	
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 Appeal in progress
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/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 OBJECTIO N**	.	
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 Lytchett Matravers BH16 6BE	Non-Material Amendment to use slate tiles for the roof and natural timber coloured weatherboard on West Elevation to planning permission	**NO OBJECTION**		Refused 8.8.25

		P/FUL/2025/00831: Subdivide rear garden and erect a two-bedroom eco-dwelling with associated parking and access from Foxhills Road			
P/LBC/2025/05246	Dullar Farm Dullar Farm Lane Sturminster Marshall BH21 4AB	Fitting of external heating boiler unit to front elevation	**OBJECTION**	The Parish Council **OBJECTS** to the above planning application on the grounds that it detracts from the quality of the listed building.	Under consideration
P/HOU/2025/05260	2 Lions Court Wimborne Road Lytchett Matravers BH16 6HQ	Erect rear extension with flat roof	**No Objection**		Granted 17.10.25
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.	**Objection**	The Parish Council **OBJECTS** to the above planning application on the grounds that the site lies within the Green Belt	Under consideration
P/HOU/2025/05046	3 Foxhills Crescent Lytchett Matravers BH16 6BE	Erect an outbuilding to form an annexe.	**No Objection**	The Parish Council has **NO OBJECTION** to this planning application. However, a condition should be applied to ensure the annexe remains ancillary to the main dwelling and cannot be occupied or sold separately in the future. In addition, the Council would wish to see the incorporation of sustainable design measures, including the use of solar panels and rainwater collection, to reduce environmental impact and support Dorset Council's climate objectives.	Deadline 27th October

Appendix 4

Lytchett Matravers Parish Council

Summary Report – Dorset Council Highways WG

Oct 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 – **DC Officer advised that now relocating crossing patrol to lower Gate would "probably not meet their criteria".**
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.
   MP Vicky Slade asked if we had applied for 20-mph by school – we have replied with details of the LMPC 20mph request and the DC counter-proposal which LMPC did not consider acceptable. Requested MP support LMPC proposal.
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. **DC to fund traffic surveys and feasibility study.**
8. **Resident request for lowered speed in Castle Farm Lane. Clerk to seek guidance on "reduced speed limit" policy from DC Highways.**
9. **Request for re-marking white lines on Wareham Road at Halls Corner and speed signate on High Street/Colehill Road – This has been authorised by DCH pending completion.**

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

Lytchett Matravers Parish Council

Summary Report – New Neighbourhood Plan (LMNP 2026) WG

July 2025

Working Group Objective:
To prepare a new Lytchett Matravers Neighbourhood Plan (LMNP) with a target to have the plan ratified and adopted by the end of 2027.

Working Group Participants:
Peter Webb (chair), Ralph Watts, Alf Bush, Ken Morgan, Matt Rigby, Dave Ireson, Rob Aspray, Jackie Baker

Background:
The Lytchett Matravers NP (LMNP1) was adopted in 2017. Due to Green Belt restrictions, it was not able to allocate sites for future development. The principal benefit was an increase in CIL payments of approx. £120k.

PLP2 has now been approved by Dorset Council and will allow development of 3 sites in LM; 150 houses.

Dependencies:
- New NPPF introduced the concept of grey belt – land in the Green Belt that can be developed
- New Housing Targets for the Dorset Council ~80% higher than previous
- DC SHLAA sites around LM are extensive and there are large sites around Lytchett Minster.

Status/Next Steps:
10. The surveys and questionnaires generated a response from 480 residents and 20 village-based businesses.
11. The results are available and are published on the PC website.
12. The Dorset Council Local Plan consultation opened on August 18th. The closing date was extended to October 31st due to some technical difficulties.
13. Response to the Dorset Council Local Transport Plan has been submitted.
14. The response to the Dorset Council Local Plan Consultation is due on November 15th following an agreement on extending the date.
15. The PC will be asked to approve the response for submission on November 12th.

Financial Forecast: **(£000's, excluding VAT)**		**2025-26**	**2026-27**	**2027-28**
Expense to date				
Forecast	Local NP Consultant Locality Grant Sundries	20 n/a		
Total		20		

Appendices:
See NP2WG report

Report of Lytchett Matravers Neighbourhood Plan 2 Working Group for Council on 22nd. October2025

NP2WG members:

Alf Bush, Rob Aspray, Ken Morgan, Matt Rigby, Peter Webb LMPC Councillors
Ralph Watts, Dave Ireson, Jackie Baker Residents.
IN attendance Jo Witherden Planning Consultant

Following representations to DC LMPC were granted an extension until 15th. November for submitting its response. The need for this extension arose as members of the WG have been absent for long planned reasons and having them able to contribute locally is important.

The working group has met once since its September meeting on October 15th. Work since the September meeting, at the October meeting and ongoing has been on drawing together draft thoughts on both the DCLP consultation questions and on the opportunity sites for development.

A meeting of the WG is scheduled for the 30th. September by which time there will be a near complete draft of the Consultation submission for the group to consider with a view to bringing it to the Parish Council for approval ahead of submission. The draft submission will be published in advance of the Parish Council meeting.

The submission will include reasons why LMPC considers the housing numbers proposed are too large. However, dealing with the questions and opportunity sites requires answering on the assumption that reducing the housing numbers significantly is unlikely given HM Government's stance on house building. In so answering and commenting the issues that will affect LM will be highlighted.

Issues over sustainability, infrastructure (water, sewage, roads, shops, GP surgery, Pharmacy, Library etc.) the services and facilities, the impact of the proposed Lytchett Garden Village, transport links, employment, green spaces, walking routes and other that affect the village and its sense of community will be made. Reference will be made to the recent Neighbourhood Plan survey and the desire to retain the feel of a village and cohesive community.

The working group acknowledges that there may be a number of differing views on elements of the consultation. Individuals have been able to make their own responses. Between those and the Parish Council DC will get a comprehensive view on what is or is not right in the DCLP for Lytchett Matravers.

P.J. Webb acting Chair NP2WG
20.10.2025

Appendix 6

Lytchett Matravers Parish Council

Summary Report – Youth Hall WG – October 2025

Working Group Objective:

- Renovate/bring back into use the Lytchett Matravers Youth Hall (LMYH) for community use & Youth Club.

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 held an initial trial of a one day event for those aged 40-74 who have not had a health check in the past 5 years. This was a success and they are looking at additional dates.

The Youth Club is thriving with 51 attending at the last session with more attending the later session Year 8+

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	£143.79		
Electricity	£496.96		
Internet	£6.00		
Repairs/Maintenance*	£15,281.64		
Dorset Youth	£2,368.00		
Other	£710.00		
Total	**£19,006.39**		
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	**£1,375.00**		
Grant 2nd year £6,000	**£0.00**		
Total to date	**£17,631.39**		

- **Includes footpath costs £13,572.00 CIL Funded**

Appendices: None