

## HAZELBURY BRYAN PARISH COUNCIL – NEIGHBOURHOOD PLAN COMMITTEE

### Minutes of a meeting held on Tuesday 6<sup>th</sup> December 2016 at 7 pm in the village hall

**46/16 Present:** Val Rubie (VR), Ian Stevenson (IS), Keith Harrison (KH), Angela Chatters (AC), Geraldine Hobson (GH), Diana Westlake (DL), Malcolm (Mack) Norton (MN), Ken Huggins (KH), David Maughan (DM), Malcolm Wilson (MW) and Jo Witherden (JW).

In addition there was 1 member of the public, Martin Richards

JW was welcomed to the group as the planning consultant appointed by the parish council to assist with the creation of the Plan

**47/16 Apologies for absence:** Received from David Brookes and Liz Stockley

**48/16 Declarations of Interest:** Although attending as a member of the public, MR (a parish councillor) declared a pecuniary interest in a matter on which he wished to speak

**49/16 Adoption of the minutes of the meeting held on 1<sup>st</sup> November 2016:** The draft minutes circulated were approved.

**50/16 Matters arising from these minutes:** These were covered in the agenda

**51/16 Public session:** As a matter of courtesy and information, MR explained plans to re-locate his agricultural machinery business from its current site in the middle of Kingston to a new site adjacent to R Snook/Wallbridge Motors on the road to Kings Stag. He owns the field to the south. This would allow him to grow the business, increase the workforce from 6 to 8 immediately and maybe more over the longer term. It would remove the lorry traffic from Kingston, and potentially allow larger size vehicles to visit the site which would reduce the number of vehicle movements. To fund the development he would need to develop the existing site for housing. Detailed plans have not yet been prepared but the site could take between 5 – 20 houses based on size, affordability etc. Ideally it might be a maximum of 10, with a mix of large and small properties. At this stage the Committee noted the proposals, but in general terms it supports the concept of local businesses remaining to provide local employment

**52/16 Grant update:** MW reported that a grant of £1890 had been received from Locality. £1,400 was allocated for consultants fees and £490 towards the costs of consultation, meetings, stationery etc. This money has to be spent by 31<sup>st</sup> March 2017.

**53/16 Consultancy – introduction of Jo Witherden and consideration of her involvement with the next steps:** JW outlined her experience in local authority planning and work in private consultancy over the past two years. This has largely been focussed on Neighbourhood Plans – she has worked on more than 12 in Dorset. She sees her role as to provide guidance rather than managing the Plan and its outcomes – these are for the Committee to develop. She can provide specialist support to fill gaps that can't be filled by the Committee. The aim is to get a Plan that suits Hazelbury Bryan. The Plan has to be compliant with North Dorset DC's own Local Plan. Currently the Local Plan has been approved to 2031 but with the proviso that housing supply numbers are immediately reviewed. It is likely the revised Local Plan will be reviewed by an Inspector in a couple of years time and will then run to 2036 or thereabouts. Housing numbers are likely to increase, maybe by 15/20%.

In response to questions the following key points emerged:

- a fairly straightforward plan focussing mainly on housing ought to be ready for referendum in about 18 months
- communities that tried to cover wider issues such as renewable energy, solar farms etc have tended to divide into polarised camps putting a successful referendum vote in doubt, so these wider matters have often been sidelined. Building Regulations cannot be overruled by N Plans
- NDDC has a list of sites people have put forward for potential development but it is not secret. The sites are logged under the SHLAA (Strategic Housing Land Availability Assessment). Last completed in 2012 it is being refreshed in 2016. Maps of sites are available on the NDDC web site (and have been provided to the Committee recently for the public consultation event in October. The requirement for the data to be reviewed annually has been removed.

- the Plan should start with trying to determine the housing need in HB, which will be a mixture of local need and District need; once this is established then thought can be given to where it might go, impact on roads and other infrastructure etc. It is pretty certain that there are more potential sites for development than there is a need for housing.
- housing need is based on a number of factors including past rates of growth, local need, population trends, affordable housing register, type and mix on housing stock, strategic need for the District etc. It is not an exact science. Working on housing need will be something JW can do.
- the District's housing need target of a minimum of 825 for the 19 sustainable villages, although it is likely to rise, runs from 2011 to 2031, so includes completions since then and applications in the pipeline.
- it is sensible to keep the end date of the N Plan as 2031.

**54/16. Village questionnaire – update on progress, including collection and return of forms**

**(deadline is 14<sup>th</sup> December) and collation of results:** IS reported he has received 68 completed forms. JW noted that to be meaningful a return rate in excess of 20% was ideal – this would mean about 100 forms. Committee members would make a further effort to call on households to collect forms and MN may have access to the old Kingston Residents Association database which has e mail addresses which he can follow up. The deadline is not hard and fast, it is likely that collation of the results will not be complete until the end of December.

**55/16. Land at Droop – approach from landowner re possible development and village facilities –**

**to note and consider action if appropriate:** In his capacity as a school governor, parish councillor and member of this Committee DM had met the owner (of the field on the northern side of Churchfoot Lane between the school and the gate opposite the cemetery entrance), David Mitchell and his agent, Andrew Aldridge. Although the site is outside the settlement boundary, Mr Mitchell would like to develop housing on the site and would potentially provide some of the land for a cemetery extension and parking for the school. DM made no comments at the meeting, merely listened and reported back to the Committee, School and Parish Council. GH noted that a footpath runs through the site.

**56/16. To consider any other relevant matters:** VR will try to get a regular article on progress in the parish magazine, and also on information boards in the hall. A logo for the Plan is also being developed. MW will update the contact details of the Committee with addresses. Some necessary formalities also need to be completed for some Committee members.

**57/16. Date of next meeting – Tuesday 3<sup>rd</sup> January 2017:** This was confirmed, 7 pm in the village hall

**58/16 Close of meeting:** With no further business to discuss the meeting closed at 7.55 pm.