

## HAZELBURY BRYAN PARISH COUNCIL – NEIGHBOURHOOD PLAN COMMITTEE

### Minutes of a meeting held on Tuesday 26<sup>th</sup> June 2018 at 7.00 pm in the village hall

**222/18 Present:** Ian Stevenson (IS), David Maughan (DM), Ken Huggins (KH), Angela Chatters (AC), Jill Noades (JN), Jo Witherden (JW), Malcolm Wilson (MW) plus 6 members of the public

**223/18 Apologies for absence:** Received from Keith Harrison (KeH), Val Rubie (VR) and Geraldine Hobson (GH).

**224/18 Declarations of Interest:** None

**225/18 Adoption of the minutes of the meeting held on 5<sup>th</sup> June 2018:** Nigel Smith questioned the accuracy of the minutes, although he had not been at the meeting. He felt his pre-submission consultation comment had been mis-represented and the word “demanded” should be replaced by “requested”. The Committee did not agree and the minutes were approved as originally drafted.

**226/18 Matters arising from these minutes:** These were covered in the agenda items

**227/18 Public session:** Mr Smith asked about NDDC’s refusal of the two applications from Martin Richards Agricultural Engineers and what impact this might have on the draft Plan. IS commented that an appeal might be forthcoming but in any case the Parish Council had decided to continue with the preparation of the Plan and the latest version was on the agenda for approval tonight. Mr Smith thought that decisions on some of the recent applications from developers must be imminent but JW explained that NDDC had indicated to her that it was unlikely any decisions would be made before the submission of the Plan to NDDC, assuming the latest draft Plan is approved by the Parish Council at its meeting on 10<sup>th</sup> July 2018.

**228/18 Working group meeting – outcomes and next steps:** JW thanked all those who had attended for their input. All the consultee responses from the pre-submission consultation had been considered. These had broadly been supportive of the draft Plan, with a majority of residents supporting the Plan as drafted and perhaps a third supporting it with some minor changes. There was a small percentage opposed to the Plan. Two key points were, first, many landowners and agents arguing that the housing need figures are too low and that the Plan ought to be delayed and second, there were significant objections to development at site 2.

**229/18 a) to consider the main issues raised through the consultation, SEA addendum and proposed submission Plan:** The working group had reconsidered the housing need requirement in the light of updated figures on existing approvals from NDDC. The original need was in the range of 45-52 dwellings, and this figure had been accepted as reasonable by NDDC. Given existing approvals of 38 dwellings then the maximum need for new sites until 2031 is 14 dwellings. The following preferred sites give a total of 26 - site 7 – 11 homes; site 11 – 13 homes; site 12 – 1 tied home; site 13 – 1 home. NDDC has currently rejected the application for sites 11 and 12 but advice from the planning policy team is that the refusal was based on current policies and the current situation where little weight can be given to the draft Plan. The policy team see no problem with sites 11 and 12 remaining in the Plan when submitted to them, provided the Plan is in general conformity with the Local Plan. There is currently new evidence of an over-supply of employment sites in North Dorset. The key will be to link the two applications together (which the Plan does) so it is a transfer of employment land and not a loss.

Given the above, the working group considered whether a reserve site (site 2) was still required. JW advised that it did not need to be retained. IS felt that the feedback from the village through all the consultations was in favour of limited development to meet local need. Although the community benefit of village hall parking and the footpath link would be lost, the working group thought the removal of site 2 from the Plan was probably the best option.

JW noted that other sites can be brought forward by landowners and other development – infill within the Settlement boundary, conversions, exception sites etc – will inevitably come forward during the lifetime of the Plan.

Significantly, NDDC has today confirmed it is content with the target being reduced to 14 and the removal of site 2 as a reserve site.

**229/18 b) to review progress on remaining supporting information (consultation statement, basic conditions statement and any other items requiring updates):** IS and JW have suggested amendments to

the original draft which will be incorporated. JW will add further content, including a summary of the key points of the pre-submission consultation. Her detailed analysis report on the feedback will be produced in full as a separate appendix.

JW will produce an addendum to the SEA to reflect comment received in the consultation, but no substantive changes are necessary.

JW will also draft the “basic conditions statement” and the “conformity checks” document. She hopes these can be done and all the documentation submitted to NDDC before changes to the NPPF are published (due sometime in the summer apparently).

With regard to the other documentation the following are complete and require no amendments – Business list; Community facilities; Ecology and environment; Heritage; Green spaces; Views; Design guide.

JW will update the Housing Need report based on NDDC’s positive comments received today; JW will provide some updates on parking for DM to incorporate into the final report; JW will draft an addendum to the SEA.

**229/18 c) to approve the latest draft of the Plan for submission to the Parish council at its meeting on 10th July 2018:** It was agreed that the current draft of the Plan, subject to any minor drafting changes, should be submitted to the Parish Council for approval at its meeting on 10<sup>th</sup> July 2018. The SEA (plus new addendum), the consultation summary and JW’s detailed summary of the pre-submission consultation feedback will also be circulated to councillors in advance of the meeting.

IS thanked MW for helping to speed the process to gain Parish Council approval and JW for the magnificent work she has done in guiding the Committee through the process and for the high-quality output she has produced.

**230/18 Second public session:** Mrs Hannam expressed her disappointment that site 2 had been removed as a reserve site. This was down to housing need numbers and the site had not been “downgraded” by the pre-submission consultation.

**231/18 To consider any other relevant matters:** JW explained the process once the Parish council has approved the Plan. She will submit this to NDDC on behalf of the Parish Council, along with all supporting documentation. NDD will check the submission, raise any queries and then begin its formal 6 week consultation period. Towards the end of this period it will start the process of appointing an Examiner. Name(s) will be suggested, the Parish Council has the right to choose which one (guided most likely by JW). During the Examination it is likely questions and queries will be raised and these can be dealt with as appropriate at the time. It may be that a Committee meeting might be required at that time but this will be convened when and if a need arises.

**232/18 Date of next meeting:** To be determined, see above

**233/18 Close of meeting:** With no further business to discuss the meeting closed at 7.55 pm