

# CHESIL BANK PARISH COUNCIL

INCORPORATING THE PARISHES OF PORTESHAM, ABBOTSBURY, LANGTON HERRING AND FLEET

Chairman Ian White

Clerk M Harding



## Minutes of the Extraordinary Parish Council meeting held on Monday 14<sup>th</sup> November 2022, 7.00pm at Langton Herring village hall

### Councillors Present:

#### Abbotsbury Cllrs

Kevin Donnelly (KD) (Parish Chair)

Lorraine Dalley (LD)

#### Fleet Cllr

Ian White (IW) (Chair of the Group Council)

**Langton Herring Cllr** Cate Killoch (CK)(Vice & Parish Chair

#### Portesham Cllrs

David Collins (DJC)- (Parish Chair)

Sue Weeden (SW)

Martin Bartlett (MB)

### In attendance:

Mrs M Harding (Clerk)

9 members of the public

This meeting was called to consider the Neighbourhood plan in preparation for its submission to Dorset Council and for examination. Derek Troughton (NPSG Chair) and Jo Witherden (Planning Consultant) would be leading the meeting.

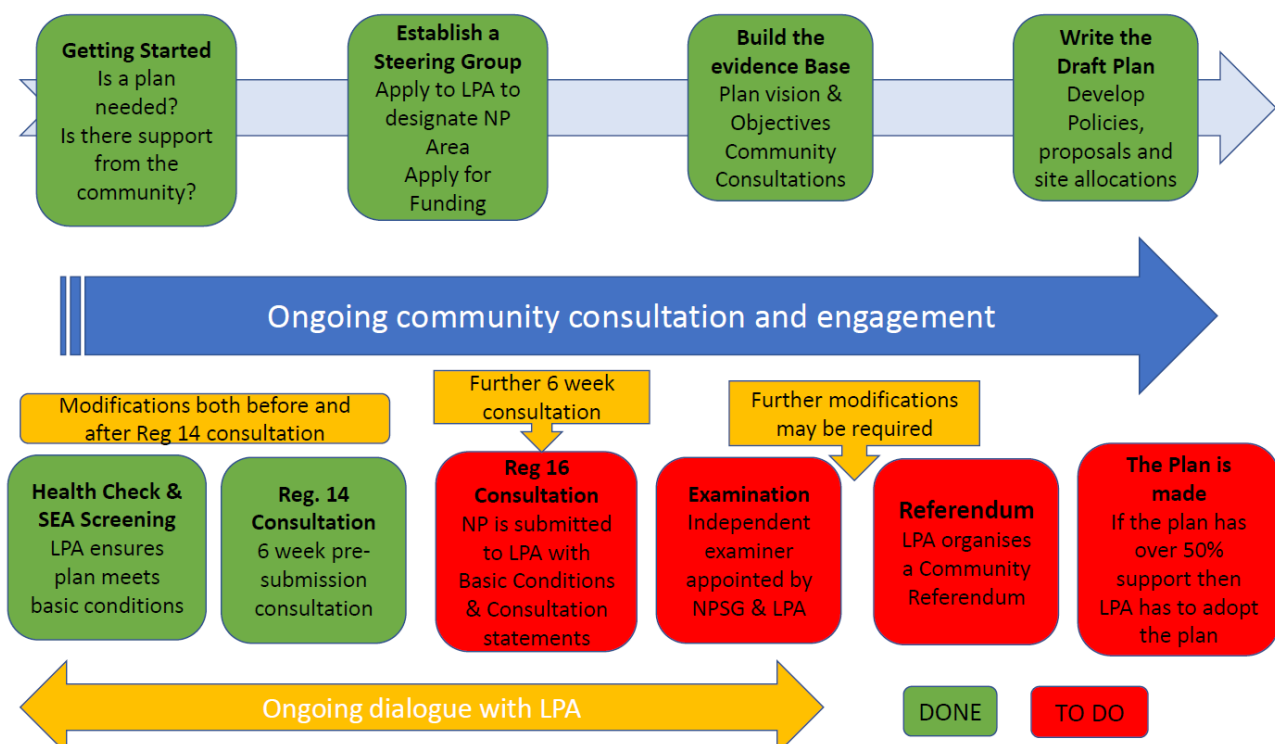
**22/11-17. Welcome, Chairs opening remarks-** IW welcomed all to the meeting noting housekeeping

**22/11-18. Apologies for absence we received and accepted from** Graham Roper, Mark Hardway, Anne Kerins, John Coombe, Marsha White, Sharon Murdoch and Ruth Chipp Marshall.

**22/11-19. To receive declarations of personal or pecuniary interests and grants of dispensation-**none

**22/11-20. Democratic Forum** – A resident asked if the individual comments from the surveys will be published, it was explained that all the summary data is available on the website from all the surveys, as there had been in excess of 800 comments on all surveys there is no plan to publish the individual comments at this time, JW explained in the 30 NP's she has been involved with none have published individual data.

**22/11-21. To receive a presentation on the progress of the Neighbourhood Plan and process to follow**



## Overview of remaining work

### 1. Submission to LPA

- a. Statement (or map) which identifies the area to which the plan refers
- b. Consultation Statement which includes a statement of community engagement and consultation. Details how and when they were consulted, a summary of the main issues and how these issues have been addressed in the NP
- c. The NP itself
- d. Basic Conditions statement which demonstrates how the NP proposal meets each of the basic conditions such as in regard to National Planning Policy Framework, conformity with the strategic aims of the Local Plan etc
- e. SEA and HRA

### 2. Independent Examination

- a. LPA in agreement with the NPSG appoints an independent examiner
- b. The examiner considers whether the plan
  - i. has regard to national policy
  - ii. contributes to the achievement of sustainable development
  - iii. Is in general conformity with the adopted policies for the local area
  - iv. Is compatible with EU obligations
  - v. Meets human rights requirements
- c. Examiner issues a report to LPA and NPSG. Provided the plan meets the basic conditions the examiner will recommend that the plan proceeds to the referendum stage. However, they may recommend modifications to the NP before it can proceed.

### 3. The Referendum

- a. LPA arranges for the referendum to take place to be organised by the Local Authority's electoral services.
- b. Information regarding the referendum has to be published 28 working days before the proposed date.
- c. NPSG encourages voting and disseminates information on the proposed Neighbourhood Plan.
- d. The referendum question that will be asked is:  
***"Do you want the Dorset LPA to use the neighbourhood plan for CBPC to help it decide planning applications in the neighbourhood area?"***
- e. Only people on the electoral register will be entitled to vote

Following the presentation, the comments received from Cllrs who could not attend were noted:

SM-commented on the Portesham site and the mix of affordable homes, DT responded that there has been some confusion over the site in the NP and the site nearby with approval already. Also, SM would like to see more in the plan about highways issues etc.- DT explained that the NP can only make policies about planning and the infrastructure that comes with any new development not about repairs and maintenance to current highways issues.

MW – is against the Portesham site given the issues of ground and flood water, also as the road into the site has not been adopted there will be even more bins on Front Street, which already has traffic issues.

RCM also commented on the Portesham development and raised issues about the flooding and water runoff. RCM having been in the NPSG does recognize homes are needed but for more homes to downsize to rather than large market homes. DT commented that the development in Portesham was included in the plan as it was put forward and supported by the community following the call for sites process. DT also

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noted that the site is being discussed with a housing association and the landowners to bring a site that is 50% affordable and 50 % market homes. These homes would be 1,2 and 3 bed homes. It was explained that the landowners are keen to put something back into the village. DJC raised concerns about the word affordable and how this can support local people. JW explained that there is criteria within the NP which sets out how the homes should be allocated for local people. IW commented that having only up to 3 bed homes discriminates against larger families. DT explained that this was also data that came from the surveys in the plan.

LD commented on the Abbotsbury facilities that need to be included in the plan, 2 pubs, 2 popular shops, and many businesses, also 2 allotment sites, she noted that more could be said about Abbotsbury in the plan. Finally, that the Glebe properties don't have front gardens these are St Catherine's Terrace.

IW – no further comment

CK – Commented that the document as a whole has been well researched, accurately represents the views of residents and identifies the development needs and the conservation requirements of our beautiful Parishes. There were just a couple of minor things that CK raised regarding the accuracy of the leisure facilities in Portesham parish. The Pavilion is derelict, but we have submitted plans for a new one also the football pitch is not marked out for matches presently.

In the appendices the map of Fleet only shows half of the village. Also, on the Map of Fleet the equestrian facility is called South Coast Equestrian. CK thoroughly enjoyed reading the completed document. It is full of interesting and useful information about our area and will prove to be a very valuable tool for the development and protection of our Parish in the future and wished to congratulate the steering group on its completion.

MB- asked about the North Mead site and what happens if the housing association and agreement with landowners falls through. DT explained that they would seek to look for alternatives but there would still always be a mix of both market and affordable homes. If the plan goes through, then the drainage issue will be dealt with by the neighbourhood plan policies and statutory policies of NPPF and the local plan. DJC noted that there have problems in the past where these affordable homes are meant to be for local people, not from those out of the area, they have been too expensive for local salaries.

MB asked about the circular walks and access sits within the plan, looking at rights of way and walks will they be created by the neighbourhood plan. DT explained that these would be promoted within the plan but not necessarily organised by the plan the Neighbourhood Plan itself, further projects could be agreed from this data. DT noted that the NP cannot deal with retrospective items of highways and rights of way issues only infrastructure for new development.

DJC commented on dark skies and their importance to ensure that new developments don't have Street lights, this is part of a policy within the plan as this is very important to the community.

SW commented on climate change and how does this plan can take this into account. DT explained that certainly within the wildlife and habitat sections this plan looks at their resilience. In later surveys the group did look at renewable energy projects for the community to and how they could be developed, this would form part of a project that could come out of the Neighbourhood Plan for the future.

DJC expressed his concern at the huge project proposed for a solar farm locally after the very costly removal of the 22 pylons, but we need a balance.

KD explained that he thought it was a very good plan with only some grammatical errors.

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A resident asked about the Fleet site, given the fact that there is only one unit and yet the site covers a larger area within that site. It was noted that there is only unit in the plan, and this would be built within the area noted in the plan. This is similar to the sites in Langton Herring. The actual site if delivered would be decided by any planning application.

Cllrs asked if the plan is not supported at referendum what happens then, JW explained that it would be up to the PC to decide to either modify the plan and resubmit Reg 14 or not continue with the NP at all. There have only been a few across the Country where this has happened.

JW was asked how many plans that she'd been involved in have been completed and gone through referendum. JW explained that all of the plans she has worked on have made it through referendum and been adopted.

Cllrs asked with the lack of a new Local plan what does that mean for our NP- JW explained that the Local Plan is not due to be completed until 2026 but the NP will be measured against the current local plan made by WDDC. There is nothing at this stage to suggest that the local plan being made will adversely affect the NP. The next stage if the plan is made is to ensure the plan is being used and consider updates and actions from projects identified.

**22/11-22. To consider that the NPSG be delegated to make minor changes to the submission draft as may be agreed at this Parish Council meeting or to correct any typos and finalise the supporting evidence as necessary**

The NPSG would be updated with the comments from the meeting and those submitted by Cllrs who could not attend prior to the meeting and circulated. IW asked if the PC could make any further changes at this stage, it was explained that once this update version was agreed by the PC the only changes will be typos etc which may be found when out for consultation or if the examiner feels that any part of the plan would need to be changed. KD commented that all Cllrs have had the opportunity to comment and attend the meeting to make comment, also some Cllrs have been on the NPSG itself and we should approve these changes so there is no further delay.

Proposed KD                                      Seconded CK      Votes FOR 6 1 Abstention      motion carried

**22/11-23. To approve the version of the plan to be submitted to Dorset Council alongside the relevant supporting evidence**

It was agreed that this will be ratified at the 5<sup>th</sup> December Parish Council meeting by Full Council or as many Cllrs who can attend the Dec meeting.

**22/11-24. To consider that the agreement of the independent examiner's appointment with Dorset Council may be undertaken by the NPSG on behalf of the Parish Council.**

It was explained that Dorset Council goes out to bodies and to gather CVs of suitable examiners and then the Parish Council gives delegated powers to the NPSG to consider with advice from JW who they would choose to carry out the examination. This was agreed by all.

Proposed KD                                      Seconded MB

The Chairman gave a vote of thanks to the NPSG and the Clerk for all they have done to prepare this NP for the community, a round of applause was given.

Meeting closed at 19.57