

**MINUTES OF MEETING NO 31
OF THE BOURTON NEIGHBOURHOOD PLANNING GROUP
HELD AT SANDWAYS FARM AT 7.30pm ON WEDNESDAY 26th NOVEMBER 2014**

Present: M Withers, P Withers, G Overington, P Overington, D Scott, N Hall, B Martin

Apologies: F Gillett, A Scott

14.134 Minutes of Meeting No 30

Following an agreed amendment these were accepted as a true record.

14.135 Matters Arising

Item 14.127. MW thanked BM for his work on policy writing and said that this was an exemplar of how it should be done. It was agreed that **BM** should send the draft policies to all group members.

Item 14.128. **PW** reported that she had commenced the background research to provide a Consultation Statement which was a requirement for the NP process. She agreed to send this out to the group when completed and before the next meeting. **DS** said he would re-visit his work on the Natural Environment references in the VDS and send this out to the group before the next meeting. **AS** had sent the relevant references on Health and Well-being to **BM**.

Item 14.130. **GO** had obtained quotes from Jenny Trim for the printing of the SA/SEA Report (see agenda item below). **PW** had not been able to find details for the publications expert.

14.136 Sustainability Appraisal/Strategic Environmental Assessment

MW reported on the meeting which had taken place at Blandford with Nicholas Cardnell, Nicola Laszlo and Terry Sneller from NDDC - MW, DS and NH had attended from the NPG. The group had found the meeting very useful and the initial draft SA Scoping document which had emerged from the meeting was thought to be a good start. **TS** had agreed to carry out further work on the document to flesh it out and had also asked the NPG to add relevant information summarising the content of the VDS and Village Plan (as updated by the NPG questionnaires). **MW** agreed to draft these and circulate to group members.

It was noted that there was a discrepancy between the Village Plan survey result and the NPG Questionnaires, as far as new housing development was concerned. This was put down to the fact that, at the time of the Village Plan survey, there were strong feelings in the village about development at the former Mill site and people were expressing their opposition to it. At the time of the first NPG Questionnaire, outline consent for 29 residential units had already been approved, hence far more people did not want further new housing.

14.137 Meeting with VHMC and Hilary Ritchie

MW had sent out the draft notes of this meeting to the group and confirmed that it had been a useful meeting, with Hilary Ritchie giving clear guidance on how the new community hall project should proceed. It was also suggested that there should be no contact between the NPG and any particular landowner until the SEA process had been completed and the most appropriate site had been selected, as prior contact could jeopardise the Neighbourhood Plan. MW had said at the meeting that this may not be until May 2015 but undertook to keep this under review as the NP process progressed. He had subsequently consulted with Nicholas Cardnell at NDDC on the matter and he had advised that this would be the safest way forward. This information was passed to Harriet Palmer after the meeting. MW felt that the VHMC had taken on board what HR had said at the meeting and were now fully supportive of the NPG and its work.

A discussion followed about the numbers of private and affordable house which may be needed to enable the donation of land for the new community hall. MW said that, as far as the PC had been informed, this was definitely no more than six on one acre of any particular site. The discussion then turned to the need for affordable houses in Bourton. MW had thought that the last survey had shown a need for six but, at the last PC meeting, District Councillor Geoff Miller had said that he thought it was twelve. MW was tasked to get the definitive number from NDDC.

14.138 Policy Writing

BM said that he was still awaiting information from NH on Infrastructure and from PO on Business and Economy. MW asked if BM had all he needed on Housing and Development and BM said that he had and would send what he had written to the group.

MW reported that he had discussed a couple of potential anomalies in the proposed policies. The first related to the position when an existing building is demolished and a new one built in its place - this applies to "Kiama", where an old bungalow is proposed to be demolished and replaced by a house. The group thought that there should be a policy which allowed this. MW agreed to check in the emerging NDDC Local Plan to see if this would be allowed under that policy, if not, then the NPG would need to draft one for inclusion in the Neighbourhood Plan.

The second situation concerned the potential cessation of use on a current employment site, leaving a brown field site for potential development. The group's view on this was that it was a matter which could be picked up in a future planned review of the NP during its lifetime. This would probably be necessary between now and 2026, for example, if no residential development were to take place on the former Mill site and other sites which had planning permission.

14.139 Programme

In preparation for the meeting with Hilary Ritchie and the VHMC, MW had prepared a draft programme through to the adoption of the Neighbourhood Plan. MW agreed to send this to group members.

14.140 Budget/Funding

GO had circulated the latest expenditure chart. MW reminded the group that funding from the CDF would end on 31st December 2014 and that any expenses we wished to claim, or invoices paid would need to pre-date this. MW agreed to check again whether a £27m funding source, which had been announced recently by the government could be accessed by us to complete our NP.

GO had also provided some alternative prices from Jenny Trim for the printing costs associated with the SA/SEA document. After much discussion it was agreed that the group should ask her to price 50 copies of a 60 A4 sheet document, with double-sided printing, full colour on 100gsm uncoated paper, wire bound with a clear acetate cover and plain 350gsm card backing sheet.

The situation concerning individual group member's stationery expenses was also discussed and it was agreed that members would inform the treasurer of monies expended. MW asked if GO would help him to prepare a set of accounts/expenditure details to send to CDF at the year end after he had discussed with the parish clerk how the unused funds would be returned to them.

14.141 Communication

NH asked if it was the intention to put the NPG notes of the meeting with the VHMC and Hilary Ritchie on the village website. MW said that he thought it would not be appropriate, as it was the VHMC's meeting.

14.142 Any Other Business

MW said that he had again been approached, immediately after the last PC meeting, regarding the specific development proposal which had been discussed at the last NPG meeting, and that the person concerned was seeking a further meeting on the basis of the apparent confusion about the housing needs survey results which had been discussed at the PC meeting. DS asked whether it was proper for an individual to be seeking to influence the NP process in this way, rather than asking for planning guidance from NDDC planners. Apparently, however, NDDC had said that this was a NP matter. MW agreed to report back on any approach made and said that a separate question, which he had been asked by a parish councillor when reporting on NP matters at the PC meeting, was related to the same development proposal.

PW raised an issue concerning a planning application at Bockhampton by Kingston Maurward College to build some 70 plus homes in a tiny hamlet and a very sensitive and famous (Thomas Hardy) environment as an example of what can happen where there is not a sympathetic Local Authority and no Neighbourhood Plan.

PO asked if anyone knew how many NPs had been passed countrywide and how many rejected. PW agreed to find out. This may help us to avoid any pitfalls, such as the experience of Slaugham, at public examination. MW added that in his view, if the Neighbourhood Plan failed at referendum, the NPG had not done its job properly. DS suggested that there were some individuals who had been antagonistic towards the NPG throughout and they might try to undermine the Neighbourhood Plan at referendum. It was generally felt that those who were opposed to the NPG were a small minority who would always wish to make their views known. BM said that looking at the failures of other plans and the reasons for them might help the group in the selection of its public examiner.

MW referred to the very good review of past and planned activities produced by the Wildlife and Habitats Group. He wished this to be included in some way within the NP as an example of Bourton's environmental credentials and to indicate what a dedicated group of volunteers could achieve. DS said that this could also apply to the work which had been done by the Footpaths and Bridleways Group, in conjunction with the Parish Council and Dorset County Council. MW also mentioned the work done by PW on allotments.

14.143 Date of Next Meeting

This will be on Thursday 18th December at 7.30pm at Sandways Farm.

Neighbourhood Planning Group - Action List from Meeting No 31

- Item 14.135** **BM** to send the draft policies to all group members.
- PW** to produce a draft Consultation Statement and send it to group members before the next meeting.
- DS** to re-visit his work on the Natural Environment references in the VDS and send it to group members before the next meeting.
- Item 14.136** **MW** to add relevant information summarising the content of the VDS and Village Plan (as updated by the NPG questionnaires) to the draft SA/SEA and circulate to group members.
- Item 14.137** **MW** to get the definitive number of affordable houses required in Bourton from NDDC.

- Item 14.138** **NH** to provide data to **BM** on Infrastructure as basis for policy writing.
PO to provide data on Business and Economy.
- BM** to send draft policies on Housing and Development to members of the group.
- MW** to check in the emerging **NDDC** Local Plan to see if it allowed for an old property to be demolished and replaced by a house.
- Item 14.139** **MW** to send draft programme through to the adoption of the Neighbourhood Plan to group members.
- Item 14.140** **MW** to check again whether a £27m funding source, which had been announced recently by the government could be accessed by us to complete the NP.
- GO** to price 50 copies of a 60 A4 sheet document, with double-sided printing, full colour on 100gsm uncoated paper, wire bound with a clear acetate cover and plain 350gsm card backing sheet for the SA/SEA.
- GO** to assist **MW** with the preparation of a set of accounts/expenditure details to send to **CDF** at the year end after he had discussed with the parish clerk how the unused funds would be returned to them.
- Item 14.142** **PW** to find out how many Neighbourhood Plans had been passed countrywide and how many rejected.