

MINUTES OF THE OKEFORD FITZPAINE NEIGHBOURHOOD PLAN WORKING PARTY HELD AT 7.30PM ON MONDAY 15 FEBRUARY 2018

Attendance: Cllr P Banning (Chairman)
Cllr B Fox
Cllr R Rowe
Cllr G Weeks

Others Present: Cllr D Gartside, Cllr R Corben, Cllr S Corben and 29 Member of public.

Cllr Banning welcomed everybody to the meeting advising that this was not a public meeting but a meeting held in public.

Cllr Banning advised that the loss of the NDDC 5 Year Housing Land Supply meant that the Local Plan was now considered out of date. Therefore, all planning applications received had to be considered against the National Planning Policy Framework (NPPF) and had to be considered without delay.

Cllr Banning reported that at the time of the meeting 3 planning applications had been received:

1. Land to the West of Castle Lane (also known as Land to the North of Okeford Fitzpaine (LNOF) in the OFNP, and locally as the 'pony field') – 31 dwellings
2. Pleydells Farmyard – 27 dwellings
3. Wessex Park Homes – 21+ dwellings converted from the existing buildings that were used to construct static homes.

Cllr Banning reminded the meeting that the production of a neighbourhood plan was a process bound by a legal framework that was encapsulated in the 2012 Locality Act and was very different to village plans that had been produced in the past.

Cllr Banning advised that he would allow Members of the Public 15 minutes to have their say on any items on the agenda for the meeting.

Member of the public raised the following points:

- The planning applications recently received would, if developed, change the character of the village and the village would be overwhelmed with traffic.
- Infrastructure should be in place before such developments took place.
- The land to the North of Okeford Fitzpaine should be removed from the Neighbourhood Plan as the Parish Council had rejected a planning application at its last meeting and better sites were available for development in the village.
- The Local Plan stated that development should be concentrated in towns.

In response to concerns raised, Cllr Banning advised that planning applications would be dealt with by the Parish Council and were not the remit of the Neighbourhood Plan as this had not yet been adopted. He added that the planning application for land North of Okeford Fitzpaine had been rejected by the Parish Council because it contravened policies set out in the Local Plan Part 1 and countryside policies in relation to the existing status of the Okeford Fitzpaine settlement boundary.

Cllr Banning advised that the Neighbourhood Plan had intended to introduce phased development in the village and an assessment on the impact of each development on local

services would be undertaken after each phase. However, the loss of the NDDC 5 Year Housing Land Supply meant that the Local Plan was now out of date, and as above NDDC had to adopt a 'Tilted Balance' approach to the assessment of applications based primarily on the Sustainable Development objectives of the NPPF and do so without delay.

1. Apologies

None

2. Minutes

The minutes of the meeting held on 20 November 2017 were confirmed as a correct record and signed by the Chairman.

3. Communications with Ed Gerry, Principal Planning Policy Officer, NDDC

Cllr Banning advised that at the last Parish Council meeting Cllr Gartside had felt that a review of the employment status of the Chicken Farm site should be carried out. She said that in a telephone conversation with Ed Gerry of NDDC Planning he had said that it would be possible to review the employment status in a neighbourhood plan and redesignate it as residential land. Following the meeting Cllrs Banning and Weeks had had an extensive email exchange (which had been sent to councillors in advance of the meeting) with Mr Gerry and the conclusion of these was as follows:

"If the existing employment allocation relating to the site was deleted it would not be covered by countryside policies as the site is currently located within the settlement boundary for Okeford Fitzpaine.

In terms of the North Dorset Employment Land Review, it is important to note that this was written in advance of the legislation relating to neighbourhood plans being introduced. Therefore, it does not make reference to the role of neighbourhood plans as part of the statutory plan making process. However, the North Dorset Local Plan Part 1 (January, 2016) outlines that the existing employment allocation relating to the Faccenda Chicken Farm site can be reviewed through the neighbourhood plan.

As previously stated, if the neighbourhood plan was to allocate the site for an alternative use or delete the site, on the basis of it being demonstrated that the site is no longer required for employment purposes, this would not result in the employment allocation in the 2003 Local Plan being deleted as a **neighbourhood plan policy cannot delete a local plan policy. The status of the site as an employment allocation would be retained until it can be deleted through the local plan review**, however its re-designation under the neighbourhood plan would take precedence.

If a planning application for residential development was submitted today then NDDC would have to determine the application on the basis that it does not currently have a five-year housing land supply. Consequently, paragraph 14 of the National Planning Policy Framework, which sets out the 'presumption in favour of sustainable development', would be engaged when considering the application. This does not mean that NDDC would be obliged to grant planning permission. Nevertheless, it would make it more difficult for NDDC to refuse planning permission".

Cllr Banning advised that this was the advice received from Anne Goldsmith in November 2016 and amplified at a meeting in December 2016, which had resulted in

the Working Party having to consider the continued inclusion of the Chicken Farm site in the Neighbourhood Plan.

He added that the 2012 Strategic Housing Land Availability Assessment (available for inspection on the Dorset for You website) did not include the Chicken Farm site and Wessex Park Homes sites as they were employment sites. Returning to the content of the meeting with Anne Goldsmith, she had advised that in the update of the SHLAA, via a formal Call for Sites in November 2016, that the LNOF site had been re-submitted (it's on the 2012 SHLAA). Furthermore, that in the OFNP Site Assessment that LNOF may have been incorrectly assessed with regard to the score for archaeological remains that had been taken by the Working Party from the Dorset for You website. A subsequent enquiry with a Senior Archaeological Officer in Dorset County Council confirmed the advice from Anne Goldsmith. The OFNP Site Assessment Report was amended to reflect this change to the assessment of LNOF and introduced a score which differentiated between those sites that had employment status and those sites that didn't. This resulted in a change to the sites selected for inclusion in the OFNP, with LNOF replacing the Chicken Farm site.

Cllr. Banning also said that in view of the complexity of the Bournemouth, Poole and Dorset Workspace Strategy Review of Q4 2016, that the Working Party did not have the capability to present the economic case for the re-designation of the Chicken Farm and Wessex Park Homes from employment status to residential status. Especially as the budget for consultancy support had been expended on the 1st version of the OFNP.

Cllr Weeks advised that the Neighbourhood Plan, once completed, would need to pass an independent examination. He added that as the Chicken Farm site was classed as an employment site, if it was left in the Neighbourhood Plan the examiner would reject it.

4. Planning applications for land to the North of Okeford Fitzpaine and Pleydells Farm

In relation to the Planning Applications received in the last few days, Cllr Banning advised that any landowners or their agents could submit outline planning applications due to the loss of the NDDC 5-year housing land supply. He added that the Parish Council had no control over this.

Members and invited councillors were concerned that even though sites were not in the Neighbourhood Plan, developers could still obtain permission, either through NDDC or on appeal, to develop the sites.

5. Implications of the Planning Applications for the Okeford Fitzpaine Neighbourhood Plan

See 8. below

6. Further implications of the NDDC 5-year housing land supply shortfall

Cllr Fox felt that if applications were received by NDDC they would be under pressure from the Government to build more houses due to the lack of a 5-year housing land supply.

7. Future contact with developers/planning consultants

Cllr Gartside felt that the landowner of the Chicken Farm site should be approached to ascertain why they had not applied to have the employment status of the site removed. She felt that this site was the site most residents would like to see developed. Cllr Weeks advised that talks should take place with all of the landowners to try to ascertain their intentions. Cllr Banning agreed to contact the Faced Company to establish their future intentions for the Chicken Farm site.

8. Next steps for the Okeford Fitzpaine Neighbourhood Plan

Cllr R Corben asked if, due to the current situation, it was worth carrying on with the Neighbourhood Plan.

It was agreed that a recommendation that a moratorium should be put on the Neighbourhood Plan until the Parish Council were given a good reason to restart it, and this proposal along with 7. above should be put to the next Parish Council meeting. Members and invited councillors felt that efforts should be made in working with developers to try to bring any future developments in line with the policies of the Neighbourhood Plan

9. Date of Next Meeting

TBC

The meeting ended at 8.35pm.

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