

PARISH OF OKEFORD FITZPAINE
NOTICE OF PARISH COUNCIL EXTRAORDINARY MEETING

Dear Sir/Madam

I hereby give notice that on Tuesday 26 February 2019 at 7.30pm an extraordinary meeting of Okeford Fitzpaine Parish Council will take place at The Pavilion, Castle Lane. All members of the Council are hereby summoned to attend for the purpose of considering and resolving upon the business transacted at the meeting as set out hereunder. Members are reminded that the Council has a general duty to consider the following matters in the exercise of any of its functions: Equal Opportunities (race, gender, sexual orientation, marital status, and any disability), Crime and Disorder, Health and Safety and Human Rights.

Dated this 18th day of February 2019

Sandra Deary
Clerk to the Parish Council

**To: G Weeks (Chairman), R Corben (Vice-Chairman), P Banning,
S Corben, B Fox, D Gartside, R Rowe,**

**BUSINESS TO BE TRANSACTED
AGENDA**

1. Apologies:

To receive any apologies for absence.

2. Declarations of Interests:

Members are required to comply with the requirements of the Localism Act 2011 regarding Disclosable Pecuniary Interests.

3. Grant of Dispensations:

The Council resolved to delegate the power to grant dispensations to the clerk at the Parish Council Meeting held on 6 November 2012.

4. Public Participation

An opportunity for any member of the public to address the council on any subsequent agenda item and/or put forward items to be considered by the council for the agenda of a future meeting.

5. Planning Matters

The purpose of the meeting is to respond to a request from the North Dorset District Council Planning Officer assigned to the case that the Parish Council review and re-assess the comments submitted by the Parish Council following their consideration of Planning Application **2/2018/0458/OUT** – Shillingstone Poultry Farm, Shillingstone Lane, Okeford Fitzpaine – Demolish existing buildings and develop lane by the erection of up to 45 No. dwellings with associated infrastructure, including the widening of Shillingstone Lane and provision of school drop off car park (outline application to determine access).

The Parish Council do not object to development on this site but required the following matters to be properly addressed by modification/clarification and resubmission of documentation prior to any application being granted:

1. Confirmation from NDDC that they have an action plan to change the site's status from Employment to Residential, and clarification of the Brownfield status, as their advice to the PC to date does not support the view in the OPA.
2. A more detailed description of the improvement of vehicular access to the site via Shillingstone Lane, showing road widening and traffic calming measures as applicable, Clarification on the means of safe pedestrian/cycle access to/from the site., having due regard to development of a public parking space within it. This should have explicit planning for all-weather disabled and mother and child access.
3. A statement as the future adoption and funding of the roadways and the public parking area by DCC highways or their successors for future maintenance.
4. Further ecology work to examine the potential presence of badgers adjacent to the site.
5. Further work on the Heritage Impact to assess the impact on the Conservation Area, including other listed buildings and in particular St. Andrews Church.

6. That this application is considered by NDDC in conjunction with two other applications 2/2017/1952/OUT ' Land to the West of Castle Lane (31 dwellings)(now reduced to 27 dwellings) and 2/2018/0125/OUT ' Land at Pleydells farm (27 dwellings) to ensure that the total number of new dwellings in the village do not exceed the numbers resulting from the AECOM Study and its references in the Okeford Fitzpaine Neighbourhood Plan (58 further dwellings in total).
7. As there are multiple Outline Planning Applications for the same Parish, there is concern that each OPA has been presented in isolation and that there is no document that examines the overall impact of the multiple applications. As any agreement to an OPA will result in a programme of change that includes the Old Dairy (Higher Street) development (that was concluded in 2017), then agreement to an OPA will result in a programme of change to be completed by 2023. Under the circumstances that a programme of development is undertaken then the requirements of the Environmental Assessment of Plans and Programmes Regulations 2004 (commonly referred to as the 'Strategic Environmental Assessment Regulations'), which implement the requirements of the European Directive 2001/42/EC (the 'Strategic Environmental Assessment Directive') on the assessment of the effects of certain plans and programmes on the environment would come into force.
8. The Parish Council requests that this is fully examined by the NDDC planning committee at the earliest opportunity.

Date of next Ordinary Parish Council Meeting will be Tuesday 5 March 2019