

PARISH OF OKEFORD FITZPAINE
MINUTES OF THE EXTRAORDINARY PARISH COUNCIL MEETING
HELD AT 7.30pm ON TUESDAY 26 FEBRUARY 2019

PRESENT: Cllr G Weeks (Chairman)
Cllr R Corben (Vice Chairman)
Cllr P Banning
Cllr S Corben
Cllr D Gartside
Cllr R Rowe

Also present: - Mrs Sandra Deary, Clerk and 12 members of public

1. **APOLOGIES: Cllr B Fox**
2. **DECLARATIONS OF INTEREST:** Members were reminded of the need to declare an interest if it was not already disclosed on their declaration of disclosable pecuniary interest form held by the Clerk.

		Action
3.	<p>Planning Matters: Re-Consultation 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) Members of the public addressed the committee and raised the following points:</p> <ul style="list-style-type: none"> • In relation to Point 2 relating to the proposed footpath, a member of the public advised that there had been a number of developments in the village where no footpaths had been provided to them, these had not raised any objections from the Parish Council • In relation to Point 5 relating to the potential impact on listed buildings, a member of the public pointed out that other developments had been approved which had a greater impact to local listed building than this proposed development. <p>Cllr Weeks advised that the purpose of the meeting was to provide a response to NDDC on the following points: Point 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. Following discussion, the Council agreed that it would like to see the employment status on the land changed to enable residential development. Clarity to be sought from NDDC</p> <p>Point 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. In relation to vehicular access the Cllr Gartside proposed that the plan submitted was satisfactory. This was seconded by Cllr Rowe and agreed by Council. In relation to the footpath the Cllr Gartside proposed support for the development if the following were provided:</p> <ul style="list-style-type: none"> • Low level lighting; • The footpath to be surfaced from the site to the village centre, with the applicant providing the footpath across the field and providing funds for DCC to provide a 'metalled' footpath around the school; • A shared cycle route from Ridouts to the North West corner of the proposed development site; and • The footpath currently running diagonally across the site be extinguished if planning permission was grant. The applicant would need to apply for a footpath diversion order. <p>This was seconded by Cllr Banning and agreed by Council.</p> <p>Point3 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. Following discussion, the Council requested that if roadways were not adopted by DCC then a management company should be in place to maintain the roads and parking areas. The agent for the application confirmed this would be the case.</p>	Clerk to respond to NDDC

Point 4

Further ecology work to examine the potential presence of badgers adjacent to the site.

Councillors all agreed that they were satisfied that an ecology study had been carried out and had confirmed there were no badgers in the area.

Point 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.

Following discussion, Councillors agreed that they were satisfied that a heritage statement had now been submitted.

Point 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).

The Parish Council was not satisfied as this application had not been considered in conjunction with the other applications as requested.

Point 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.

Cllr Banning advised that a SEA was not required for individual planning applications, only for Neighbourhood Plans or Local Plans. The Council agreed that no further comments should be submitted.

Point 8

The Parish Council requests that this is fully examined by the NDDC planning committee at the earliest opportunity.

Cllr Gartside proposed no objection to the Planning application. This was seconded by Cllr Rowe. The Parish Council requested that the application to be examined by the NDDC Planning Committee

THE NEXT MEETING: The Chairman thanked all present and closed the meeting at 8.30pm.