

# Sutton Poyntz Neighbourhood Plan Steering Group

Minutes of Meeting held on Tuesday 6th November 2018 in the Blue Duck Bar, Springhead Pub, Sutton Poyntz, commencing 19.33 hours.

**Present:** Peter Dye (Chair), Bill Davidson, Bill Egerton, Tony Ferrari, Andy Hohne, Keith Johnson, Colin Marsh and Liz Pegrum.

The following sub-group members were also present; John Bellis, John Crisp, Tony Heathershaw (Housing and Planning) and Caroline Crisp (Heritage).

A total of six residents were in attendance.

The Chair welcomed those present and explained that the main purpose of this meeting was to agree the draft Neighbourhood Plan for the formal public consultation under Regulation 14 of the Localism Act, which was required to run for a period of six weeks. He explained that this would be followed by a further six-week formal consultation by the Local Authority and scrutiny by an Independent Examiner before a public referendum. The purpose of the forthcoming consultation was to receive feedback from stakeholders on the draft Neighbourhood Plan which would receive consideration in the review and revision of the Plan. A record of this process would form part of the Consultation Statement which would be a matter of public record.

## 1. Apologies

The Chair gave apologies for Huw Llewellyn.

## 2. To Approve the minutes of the previous meeting held on 16<sup>th</sup> October 2018

One resident asked why they had not personally received a copy of the minutes. It was explained that these were sent to members of the Steering Group and placed on the village web-site for public access.

It was confirmed that no amendments had been requested by members of the Steering Group and in the absence of any comments the minutes were agreed as a correct record.

## 3. To Receive an update on any actions arising from the minutes of the previous meeting (not otherwise on the agenda)

The Chair confirmed that all actions had either been addressed or were to be dealt with elsewhere on the agenda.

## 4. To Address any items of Correspondence

The Chair noted that a reply had been received from the Weymouth and Portland Borough Council confirming that following formal consultation no further action was required regarding a Strategic Environmental Assessment (SEA).

## 5. To Receive an update on Grant Funding and Income and Expenditure

BE reported that invoices had been received from Brian Wilson Associates for £660. The overall cost for the Heritage Assessment had been higher than predicted and totalled £1700. This left available funds of around £1300.

It was confirmed that the Groundwork grant must be spent by the year end. This was not seen as a problem as £660 had already been allocated for consultancy services and £70 would be consumed by printing costs for the formal consultation.

The Chair confirmed that additional consultancy support would be required from Brian Wilson and Associates in respect of the Regulation 14 responses and preparation of a Basic Conditions Statement and believed this would be adequately covered by the remaining balance.

No questions were raised.

## **6. To Receive and Approve for Regulation 14 Consultation the draft Neighbourhood Plan.**

The Chair referred to the latest copy of the draft Neighbourhood Plan and to the review produced by Brian Wilson, these having been circulated to the Steering Group prior to the meeting. He explained that for the benefit of all those present he would step through the document a page at a time in detail and was open to comments, particularly regarding the Heritage and Housing & Planning sections where Brian Wilson had suggested possible changes.

Content – no comment

Foreword – no comment

About the Neighbourhood Plan – The Chair outlined the key sub-sections. Some residents interjected at this point to express concern at the lack of communication, the poor quality of the consultation process and their perception that a small committee were dictating policy. The Chair strongly refuted this view and explained the formal legal process that had been followed to establish the Neighbourhood Area and the openness of the process which had followed, including the diverse composition of the Steering Group which had remained open to new volunteer members. A process of active engagement with the community had followed and this was recorded in a Consultation Statement which would form part of an audit trail that would be formally tested during the process. Reference was also made to two extensive public surveys. The Chair disagreed with the suggestion that the Neighbourhood Plan aimed to prevent development taking place and emphasised that the Steering Group had sought to facilitate development that was compatible with the conservation area status and the character areas as defined in the Place Appraisal.

The Chair noted that section 1.7 on monitoring remained a work in progress and sought to address what would happen beyond the referendum under the new Unitary Authority.

Place Appraisal – the Chair explained that this document, which was available on the village web site, had been subject to public consultation and amendment and was designed to underpin the Neighbourhood Plan and should be read in conjunction with the Plan.

Vision and Objectives – the Chair noted that the objectives were a summary of those stated at the beginning of each policy section. No comments were forthcoming from the meeting.

Policies – in introducing this key section the Chair noted that it was not sufficient to provide evidence for a policy, there had to be an underpinning justification. This would now be tested through the

Regulation 14 process. In effect, formalising the consultation process that had been undertaken previously with stakeholders..

Biodiversity and the Natural Environment – Upon introducing this topic some residents expressed concern as to the restrictive implications of the designation of Local Green Space (LGS) for landowners. CM explained the basis for proposing the designation of these areas through a process of independent professional assessment and emphasised that such designation had no impact on such matters as rights of access, ownership or how the land was managed. He stated the importance of the policy justification and intent section as a means of communicating a better understanding of the purpose of each policy and correcting any misunderstanding within the community.

One resident complained that she had not received sufficient communication on the intentions for her land in this respect. She was informed that the land had not been designated as LGS because of not fully meeting the NPPF criteria during the independent assessment. Another resident received confirmation that her land had been proposed as LGS.

Each of the three policies was agreed by the Steering Group.

Employment, Business and Tourism – the Chair explained that no specific policies were proposed, however, several community aspirations were included in Section 5 of the Plan. He took the opportunity to explain the difference between policies and aspirations, noting that the latter arose from the various surveys and open consultations with the community and were matters to be progressed outwith the Local Authority planning process.

Getting Around – the chair outlined each of the four policies. There were no additional comments and these were agreed by the Steering Group.

Heritage – policy HE1 was agreed by the Steering Group. BE reported that policy HE 2 had been the subject of recent and on-going debate as to the most appropriate way forward. He noted that a list of heritage assets had always been the intent and highlighted the independent report by Angel Architecture as a primary input. He outlined several possible options as follows:

1. Locally Important Heritage Assets will be protected as specified in the Local Plan. A list of such assets will be developed for the Sutton Poyntz Neighbourhood Plan area.
2. Community Aspiration (no wording prepared)
3. Locally Important Heritage Assets will be protected as specified in the Local Plan. A draft list of assets has been developed for the Sutton Poyntz Neighbourhood Area (see Annex 2) for assessment and ratification by the Local Authority.
4. Locally Important Heritage Assets will be protected as specified in the Local Plan. Locally Important Heritage Assets listed in Annex 2 will be protected as specified in the Local Plan.

In response to questions from residents BE explained that the list of non-designated heritage assets was prepared by an independent expert based upon Historic England guidance. The creation of such a list would go some way to compensate for the extremely weak Conservation Area Appraisal and lack of a Management Plan. The Chair explained that the community had expressed a desire to preserve those assets of importance and a list would help the planners to make decisions both about a listed property as well as development in the immediate vicinity. One resident questioned why certain properties were not included on the list and it was explained that this had been a matter for the professional judgement of the independent assessor. Some discussion as to the rights of property owners who did not want their property included also took place. The Chair outlined the process undertaken and noted that the role of the Steering Group was to balance the rights of individuals against the needs of the community and to seek an accommodation through public consultation. All views would be considered, including concerns expressed by those householders directly affected by the proposals.

After some discussion option 1 based upon the consultants most recent advice was proposed. This was agreed with one vote against (AH).

Housing & Planning – policy H&P1 had been subject to a proposed change of wording, but not intent, by the consultant and LP recommended that the revised version be supported. This was agreed.

An amendment to policy H&P 2 had also been suggested by the consultant to remove the words “will take place at a rate similar to that of the last 20 years” and following discussion this was agreed. It was further agreed to change the statement of justification to state “substantial” rather than “majority” support for 10 to 20 homes.

In response to a question from a resident regarding H&P3, LP outlined the process of independent assessment that had created the initial list of key views which had then been reduced to the most important seven, which was considered to be a viable number. JC felt that the ‘splays’ on the map of key views could be more representative and BE agreed to address this and provide a revised map for inclusion in the final draft Neighbourhood Plan.

**Action: BE and CM**

Subject to these comments the amended policy suggested by Brian Wilson was agreed.

Sports and Recreation – the Chair outlined the two policies in this section and these were agreed without further discussion.

CM noted the importance of the references in Section 6 and emphasised the need for the public to refer to these to better understand the rationale for the various policies.

The Chair stated that the draft Neighbourhood Plan would be amended to align with what had been agreed and to incorporate minor corrections suggested by the consultant and would now be made available to all stakeholders during the public consultation, both on the village web site and as hard copy.

**Action: PD, BE and CM**

## **7. To Agree arrangements including timescales for the Regulation 14 consultation of the draft Neighbourhood Plan**

The Chair reported that he had been in contact with Nick Cardnell (Weymouth and Portland Borough Council) and had received details of the list of statutory consultees for the Regulation 14 process and identified each of these. Along with all other stakeholders these bodies would each receive a copy of Newsletter No.6 and the accompanying response form, both of which had been pre-circulated to the Steering Group in draft format. The Local Authority had advised that greater weight would be given if names and contact details were assigned to responses. Each stakeholder within the village would receive hand delivered hard copies of the above documents and those outside the village would receive an electronic copy. All responses will be recorded and made public as required by the regulations. This was agreed.

**Action: PD and CM**

The draft Neighbourhood Plan will be made available on the village web site with hard copy loan versions located at the Mission Hall, Springhead Pub and Telephone Box. AH noted that the Mission Hall may not always be accessible and it was suggested that some be placed at St. Andrews Church. This was agreed.

**Action: PD, BE and CM**

The consultation period is planned to run from 8<sup>th</sup> November to 24<sup>th</sup> December 2018 with the aim of processing the feedback, revising the Neighbourhood Plan and forwarding it to the Local Authority by the end of January.

**Action: Steering Group**

## 8. Any Other Business

One of the residents present welcomed the provisions of the Localism Act and expressed support for the opportunities it provided in enabling communities to have a say in the development of their area.

## 9. Date and Time of the next meeting

The Chair suggested that in view of this additional meeting the scheduled monthly meeting on 20<sup>th</sup> November be cancelled and that the next meeting will be held on Tuesday 18<sup>th</sup> December at 19.30 hours in the Blue Duck Bar. This was agreed. **Action: CM**

The meeting closed at 21.38 hours.