

Notes of an Inquorate meeting of the NEIGHBOURHOOD PLAN LOCAL COUNCIL JOINT COMMITTEE held at Mountfield, Bridport on Tuesday 26 September 2017 at 10.00 a.m.

PRESENT Paul Bowditch (Allington Parish Council), Tricia Dendle (Bradpole Parish Council) Amanda Streatfeild (Symondsburys Parish Council) and Sarah Williams (Bridport Town Council),

Also present: Colin Baker (Bradpole Parish Council), Bob Gillis (Clerk to the Joint Committee), Katy Graham (Project Manager and Community Initiatives Officer), Phyllida Culpin and Caroline Meredith from the Steering Group and Trevor Warrick, Spatial Policy & Implementation Manager, West Dorset District Council.

**1. ELECTION OF CHAIR 2017/18**

It was agreed that Cllr Tricia Dendle would be elected as Chair for the meeting.

**2. APOLOGIES**

An apology for absence was recorded from Cllr Ian Bark (Bothenhampton & Walditch Parish Council).

**3. MINUTES**

AGREED: that the minutes of the meeting held on 29 August 2017 be confirmed.

**4. DECLARATIONS OF INTEREST**

There were no declarations of interest.

Phyllida Culpin asked if it could be recorded that she was now a non-Executive member of the MAGNA Board.

**5. MEMBERSHIP OF STEERING GROUP**

AGREED: that Richard Toft be added to the membership but this be confirmed at the next quorate meeting of the Joint Committee.

**6. CONSULTATION REPORT BACK**

The Spatial Policy & Implementation Manager, West Dorset District Council updated members on the following issues:

Local Plan Review – at the current time the review was looking at the issues and options following the recent consultation with the aim of narrowing down the preferred options (for sites etc.) by early Spring 2018. There would then be further consultation. In terms of site allocations, the Inspector was clear that as part of the review he wanted WDDC to revisit Dorchester and Sherborne.

The Joint Committee noted that the timetable for the Neighbourhood Plan was that it was looking to undertake the formal Regulation 14 consultation in March 2018 and it would be helpful to have early sight of the Local Plan review proposals. It would be

important now to ensure good and ongoing communication between the District Council and the Neighbourhood Plan.

Affordable Housing - WDDC have to allow for viability considerations, in accordance with national policy. The District Valuer advised on viability and WDDC do push hard for 35%. It was accepted that more needed to be done to explain the viability issues.

Members emphasised that the Local Plan said that 35% would be affordable and it was hoped that this requirement would be emphasised and strengthened in any review of the Plan. The Neighbourhood Plan and the community wanted to see local housing need for affordable housing being met in site allocations in Bridport.

Local Discretion in Drafting Policies - Neighbourhood Plan Inspectors were now taking a firm line on neighbourhood plans and any deviation from Local Plan/national policies. The recent experience of the Inspector's review of the draft plans at Buckland Newton and Piddle Valley showed that they were striking out policies and proposals that they considered to be not in accordance with planning policies.

Members emphasised the need for discussions with WDDC before the Regulation 14 consultation and they hoped that WDDC would highlight any issues. It was noted there could be potential issues coming up on housing and economy, that would need to be discussed with WDDC. WDDC would have new retail studies available later this year.

WDDC felt that any site allocations policy needed to be specific and it might be difficult to have policy wording that that could allow for sites in the future.

The Spatial Policy & Implementation Manager, West Dorset District Council was thanked for attending the meeting. He was also thanked for agreeing to attend the joint meeting of councils on 31 October.

The Joint Committee agreed on the importance of close working between the District Council and the Steering Group in the preparation of the draft plan, both in terms of the linkage with the Local Plan review and to resolve any potential issues of contention.

AGREED that the Spatial Policy & Implementation Manager, West Dorset District Council be thanked for attending the meeting.

## **7. ARRANGEMENTS FOR JOINT MEETING**

All councillors had been notified of the meeting on 31 October.

The meeting would cover:

- What a Neighbourhood Plan can and can't do.
- Update on Latest position including position on the draft intentions following the consultation.
- Any potential contentious issues.
- Proposals for next steps including the Regulation 14 consultation.

It was asked if hard copies of the Intentions document could be available at the meeting.

The Clerk would prepare a draft agenda for the meeting, to be cleared with the Joint Committee and the Steering Group Chair. He would also meet the proposed independent chair, Cllr Chris Turner (Chair of the Western Area DAPTC and Beaminster Councillor) to run through the arrangements for the meeting. The Joint Committee thanked for Cllr Turner for agreeing to chair the meeting.

The aim would be send round the agenda for the meeting by 24 October.

AGREED: that Cllr Chris Turner chair the meeting of councils on 31 October and the Clerk prepare a draft agenda for the meeting.

**8. BUDGET**

AGREED: that the latest position on the budget be noted.

**9. OTHER INFORMATION UPDATE ITEMS/FUTURE MEETINGS**

The Chair was joined by all members in thanking the Project Manager and Community Initiatives Officer and other Town Council officers for all their hard work in inputting the consultation data and preparing the consultation report.

The dates of future meetings would be considered after the joint meeting of councils.

The meeting closed at **12.05 p.m.**