

Parish Council of Langton Matravers

www.langtonmatravers-pc.org

Minutes of Extraordinary Meeting 27th October 2018 St George's Church, 7pm.

To make formal responses to the draft AONB Management Plan 2019 Consultation and comment of the final draft of the Local Plan.

The meeting was audio-recorded. There was no formal agenda.

Present: Cllr Knight (Chair) Cllrs Christie, Loudoun, Turner, White, Sheppard. 4 members of the public.

Apologies were received from Cllr Drayson, Cllr Lovell.

1. Draft AONB Management Plan 2019.

a) Members of the public were invited to comment, and Mr Ian Vaughan-Arbuckle noted that though the intentions of the document were laudable, more needs to be done by the AONB team in future to take robust action where policies might be challenged by eg developers.

b) Council decided to look mainly at policies relating to 'Planning for Landscape Quality' (PLQ 2-4). It 'strongly agreed' with the draft objectives and draft management policies for section 9.3, but added the comments:-

'Langton Matravers Parish Council welcomes the AONB Draft Management Plan, but are concerned that, though the intent is good, historically, delivery in the planning areas has been weak.

- LMPC would urge the AONB team to be more forceful and active when considering Planning Applications.

- We urge the AONB team to insist that they are invited to attend all relevant significant Planning Applications to ensure that AONB policies are fully respected and followed by Planning boards.

Specific Points:

PLQ 2g) 'Changes in landscape condition will be monitored and assessed' Please can you explain who will monitor and assess, and what criteria will be used?

PLQ3g) LMPC fully supports this policy, as it has grave concerns about the impact of traffic in local villages and rural areas in Purbeck.'

2. Draft Local Plan.

a) The Chair pointed out that PDC's consultation, which will address the 'soundness' of the Plan, does not begin until after PDC Cllrs have formally accepted it at a meeting on 9th October; the start date for the consultation is 22nd October, and responses will not be accepted before then. It was agreed to send LMPC's comments in the form of a letter to PDC Cllrs before the 9th Oct. and review when the formal consultation begins.

b) Members of the public were invited to comment:

i) Mr Barrie Mayes said that the opportunity to comment on the content of the Plan is now passed: the Option for building which has been accepted is likely to mean up to 45 new houses per village if the numbers are as stated.

ii) Mr Ian Vaughan-Arbuckle said that PPAC will be sending comments to PDC Cllrs before 9th October, and urged LMPC to do likewise. Key points relate to how many houses are to be built and where. He noted that some of the accompanying documents, such as the SHLAA, have not yet been published.

c) Cllr Knight suggested that if the supporting documents are not in place, then the Plan and process cannot be considered to be ‘sound’.

Council considered several policies in the new Draft Local Plan:-

Policy H1: Local Housing Requirements. LMPC continues to believe that the housing numbers given for Purbeck are much higher than those required. Based on Local Housing Need figures, c.1000 houses are needed, not 2,688.’

Policy H2: Housing Land Supply. (and in particular the statistic of 933 houses relating to ‘Small sites next to existing settlements and windfall’). LMPC urges that the number for ‘small sites’ be separated from ‘windfall’ to get a better idea of how many dwellings need to be delivered by ‘small sites’.

Policy H3: New housing and development requirements. The first sentence should read ‘...H4 – H8’, as the policy presumably applies to **all** developments, including small sites.

Policy H8: Small sites next to existing settlements. a) The word ‘proportionate’ is used: LMPC would like clarification as to what is the acceptable intended proportion of the size of the existing settlement. The phrase ‘up to a maximum of 30 homes’ is also used. LMPC suggest that, particularly in small villages, 30 may be too many, and that eg. 5% of the total number of dwellings in the whole settlement over the whole Plan period should be permitted, ensuring that if this is spread over more than one site, the total is not exceeded.

b) This section mentions ‘the green belt’: the words ‘AONB and Conservation areas’ should also be included at that point.

LMPC asks PDC to include the further point in relation to the effects of increased traffic as a result of proposed development: ‘Development next to existing settlements must be planned so as to ensure that infrastructure in the immediate area is capable of handling increased traffic generated. For any small development, when required to by Town and Parish Councils, a representative from the Highways department must attend a site visit to gain a proper understanding of local traffic conditions.’

Policy H9: Housing mix. LMPC welcomes the recommendation that applicants must fund viability assessments.

Policy H11: Affordable Housing. LMPC welcomes the proposal that affordable housing required as part of the PLP site allocations will be provided **on site without exception**.

Policy H12: Rural Exception Sites. a) LMPC welcomes the criterion for ‘identified, current, local need’ for the provision of affordable housing in RES’s. However, LMPC are concerned that PDC do not appear to have removed their right to change the position of Settlement Boundaries.

Policy H14: Second Homes. While welcoming the introduction of this policy, LMPC would urge the Council to underpin it with formal s106 agreements.

RESOLVED: To accept all points above relating to Local Plan policies listed and communicate these to PDC Cllrs before 9th October meeting.

The meeting closed at 8.37pm.

Signed.....

Date.....