

Community Action Lytchett Matravers (CALM)

Minutes of the steering committee meeting held at 7.30pm on Tuesday 15th July 2008 in the Blanchard Room, Village Hall, High Street, Lytchett Matravers

Present

Andrew Carmichael (Chair)
Paula Taylor [Treasurer]
David Newman (Secretary)
Andrew Goss
Graham Lee
Max Lacy
Helen Lacy

David Howe
Pauline Gainsford
Andrew McClure
B Slade
J Slade
Susan Dorrell
Sandra Coleman

Guest Speaker -- Mr S Dring – Planner PDC

There was no formal agenda as the matters under discussion concerned issues raised at the meeting of 8th July when an action was agreed that Fred Drane would ask if a planner from Purbeck District Council could attend as there were items that the committee felt needed a planning expertise. The matters on page 3 of the minutes for the 8th July concerned legal challenge, flooding & drainage , environmental and the liaison that the PDC is having with Bloor Homes.

The main issues covered by the presentation were :

- 1. 5000 copies of the core strategy questionnaire have been issued (there are spare copies at PDC , about 1000 , should any more be needed) & to the date of the meeting 515 have been completed and returned . Of those 469 are against with the balance for some development. Preferences expressed on the returns are for smaller developments. The key issues identified by respondents being the loss of green belt & agricultural land and the impact on the transport infrastructure.**
- 2. PDC only one developer proposal & that is from Bloor Homes. The final RSS is to be published at the end of 2008 & building could start immediately after submission for Planning Permission. PDC say that the developer has said that he wants to work with communities. The planning process is more complicated if the approved RSS lacks detail.**
- 3. Land owners seem to be working independently of each other.**

4. **Timetable for evidence following the Government announcement (expected 22 July) PDC looking at the impact on Transport – 4- 5 scenarios – looking at congestion -- determine what the developer needs to provide. Really need the Transport strategy for the whole conurbation before the impact of the development on transport for this area can be known.**
5. **Heathland work – survey of SE Dorset , looking at where people go in their leisure time – also taking a view from the consultants report – responses to the core strategy questionnaire provide feedback – so need as many forms completed and returned as possible. Spare copies are available if needed.**
6. **Local conservation currently have no objections to green field development --- any sightings of species on land that may be subject to development would be useful and should be passed onto National England, Dorset Wild Life Trust or RSPB with supporting evidence.**
7. **PDC have set aside August for the collating and production of the response to the SOS decision. The overall time for a response is 12 weeks but with the need for the response to be considered by Councillors the Planners have just 6 weeks . All responses by third parties to the core strategy questionnaire ought to be received by PDC by the end of July. The present level of 515 returns needs to be nearer 1500 to give reasonable sample sizes so that the evidence for the response can be seen to be statistically sound.**

Question and answer session followed the presentation session.

- Q1 (AC) The outlook seems to suggest that some form of development will go ahead. From what has been said there seems little evidence that will stop it happening. That seems to be the likely outcome if as it seems that objections raised can be overcome by the developer.**
- Q2 Can there be a legal challenge? Only once the SOS decision has been made it has to be made within 6 weeks. The Government can accept evidence and show ways objections can be overcome, but they need to be reasonable.**
- Q3 Urbanisation and Sustainability – these issues seem to be taking over from Green Belt in importance as a political issue.**
- Q4 Bournemouth, Purbeck & Christchurch are likely to fight the decision. On 22September there is a Planners cross authority meeting to collaborate and agree common ground.**
- Q5 There could there be a significant cost for Infrastructure & Social Housing and in the present economic downturn this could impact upon the speed at which any new potential developments might take place. In addition is the current high cost of residential building land which in a downturn may not make selling house profitable. Landowners may not wish to sell their land cheaply just to ensure that the developer makes a profit.**

- Q6** In discussion with local planners the Government officials are only discussing processes . They will not discuss issues in their consultation with local councils. This is contrary to the openness and inclusivity require by local authorities when they have to consult on local plans.
- Q7** Eco Towns --- Government sites may provide information on background research and provide inside information on issues of sustainability. This may help when constructing letters to the SOS if her decision is to approve the RSS in its present form.
- Q8** In addition it may be possible to release Green Belt responses to the Parish Plan to assist in responding to the PDC core strategy questionnaire.
- Q9** Steve Dring agreed that he or a colleague will revisit CALM on 19 August and provide information on the outcomes of the 2 modelling exercises on Transport and Heathland. He also commented favourably on how helpful it was to have the CALM website to refer to.
- Q10** Useful points of reference in planning matters are PPS 11 & the Planning Compulsory Purchase Act 2004 for anyone wishing to research current planning legislation and arrangements.

It was agreed that the agenda for the planned meeting would be carried forward to the 22 July , the day the decision of the SOS is expected.

Next meeting -- 22/7/2008 -- Blanchard Room.

David Newman

Secretary