

**Chesil Bank Neighbourhood Plan Steering Group meeting**  
Meeting minutes

**Monday 24<sup>th</sup> June 2019**  
**7.30pm at PVH- Ron Doble Room**

**Present:**

Derek Troughton (DT),	Frederica Teale (FT)
Karen Kennedy (KK),	Martin Pearson (MP)
Dave Stevens, (DS)	Dave Stevens (DS)
Peter Begley (PB)	Stewart Bayram (SB)
John Coombe (JC)	Ruth Chipp-Marshall (RCM)
Michele Harding (MH)-Clerk	

**Apologies:** Ray Doggett (RD), Saira Sawtell (SS) and Graham Whitby (GW)

1. **Housekeeping and Apologies-** recorded
2. **Minutes of previous meeting** – 21<sup>st</sup> May and 28<sup>th</sup> May 2019- agreed as a true record
3. **Matters arising/Actions** - actions from previous meeting- see list below

**Community meetings-**

Abbotsbury- 9 members of the public attended

Fleet- 13 members of public

Langton Herring- 20 members of public

Portesham- 2 members of public

Concerns were raised at the interest, it will be up to the V4C group to raise the profile of the plan going forward, the group will be having a stall at the Chesil Fayre on 4<sup>th</sup> Aug.

No	Date	Action	Members	Due by	Date Completed
1.	21/05	What info do we want to share?	PB	MH/PB- to clarify GDPR for the data we collect ongoing	
2.	21/05	Google analytics information	MH	Ongoing- to be added to new website end of July	
3.	21/05	Chesil Magazine editorial	PB/MH	PB to liaise with Chesil Editor	Now in Chesil on a monthly basis
4.	15/04	New email addresses for members	MH/DT	Emails issued to those who wanted them, newsletter in progress- Some email address not functioning correctly	
5.	21/05	Project planner	DT	To share on Drop box and update as we progress	ongoing
6.	21/05	Expression of interest grant funding	MH/DT/PB	Expression of interest submitted now application form to be completed. The	ongoing

				expression only lasts 15 days when the application needs to be completed	
7.	24/06	Printing costs	MH	Gather invoice from Fleur printing for first newsletter	
8.	24/06	Logo Design	MH		
9.	24/06	Plan for Chesil Fayre	DT & PB		

**4. Presentation and discussion with Jo Witherden-** Jo is a Planning Consultant and has extensive experience of 20 years of the planning system as was previously a Planner for West Dorset and Purbeck and now has her own business “Dorset Planning Consultant Ltd” she has assisted in more than 30 Neighbourhood Plans and was part of the first trial NP for Cerne Valley so is well placed to assist with the Chesil NP. Jo had previously met with DT & PB and has now produced the first of the scoping reports for the group to consider (see attached initial Scoping file note). She explained that the group needs a project plan and a plan time of 2 to 2 and half years is about right. Jo went on to comment on other plans that are comparable.

There are 4 steps in the support Jo can give to the group

Step 1 – understanding the area: a meeting to discuss the planning constraints and the typical applications dealt with 2 hours- PB & DT

Step 2- understanding the expectations: meeting the NP group to discuss the scoping of the plan 2 hours and travel time.

Step 3- draft project plan- excel spread sheet and notes showing outline plan including more detailed phases 1.5 hours

Step 4- revised plan as required based on feedback from group

The group then went through the scoping report.

1. Introduction: the plan area, looking at the main areas of settlement, Portesham with a DDB and noted in the current local plan for West Dorset, Abbotsbury with 400 plus residents has no DDB, Fleet and Langton Herring are not considered sustainable.
2. Local Plan review: this notes that the current local plan will direct development to settlements.
3. Typical planning applications in the area: This section cover the number and type of applications in Chesil Bank, the biggest being the application in Portesham for 22 new homes. It is thought that 5% growth over the area is a possible figure to work on which equates to 35 new dwellings across the whole area and given the new development in Portesham covers a large proportion of this figure but this is not a definite figure.
4. Potential Environmental issues: This section looks at the biodiversity, geology, flora and fauna in the area. Chesil Beach, AONB, SSSI’s, Landscape qualities, Dark skies. Chesil Bank possesses a great number of sites of specific importance. Considering Heritage assets, many of the properties being listed in the villages. Flooding issues specifically the flood issues of surface water in Portesham.
5. Similar NP areas: The report listed the policies covered in similar NP areas that the Chesil NP could use.

Jo was asked about employment and how other NP's have collated this data, is there a need to allow employment outside of settlement areas i.e. small industrial estates, converted farm buildings, homeworking. The group will look at a business specific survey.

Other items discussed:

ACV's- the importance of community facilities, the group can look at those assets, ACV's only stay on the register for 5 years and then reviewed.

Renewable energy- commercial and household. The local plan policy encourages, but do the benefits out way the harm, is it a question for the survey. Questions concerning energy conservation could be considered, the group to think about the policy that would be written in the plan to cover this.

Environment- looking at landscapes, views and spaces, what is important

Heritage- Considering dark skies, the conservation appraisal and listed buildings. Looking at heritage records, features, medieval fields, wildlife that are important locally.

Flooding- taking into consideration the local flooding in Portesham, details of the actions from the investigations will be considered.

Design- looking at character, design guidance and material type.

Climate- sustainable designs i.e solar look at eco-friendly housing

Housing- looking at targets, is it something that the group would like to explore. The group could put out a call for sites then asses the most appropriate. Consider future housing stock. Housing needs survey to justify any future development. Also considering house types, i.e 2,3,4-bedroom houses.

Community facilities & infrastructure- ACV's community renewable schemes, parking and parking standards.

Public transport- can't be dealt with in a NP but can gather support for community transport schemes.

Economy & Tourism- many businesses in Abbotsbury, is there a need for more tourism.

Jo will send a more detailed report in a few weeks. Jo left and the meeting continued.

5. **Discussion on approach to survey: next steps-** It is hoped to carry out the first survey in July, members questioned what the return on the survey might be, as there is to be several surveys then different householders may well answer different surveys.
6. **Newsletter distribution PB-** The first Newsletter has been printed and delivered to all households in Chesil Bank Parish, some were missed in the more remote areas, but have now been delivered.
7. **AOB-**Chesil Fayre stall, the group will be having a stall to raise the profile of the plan, there will be a couple of games for children and adults on the stall. MH has sourced a game; the group need to find a gazebo and a table will be provided. MH will also source presentation boards. A map of the parish will also be sourced.

**Logo:** A logo has been created by MH for the plan

8. **Date of next meeting-** 22<sup>nd</sup> July to discuss the first survey.

**Meeting closed 9.45pm**