

Minutes of a meeting of the **Policy Group** of the Purbeck District Council held at The Purbeck School, Wareham on Wednesday 19 September 2018 at 7.00pm.

Present:-

Councillor Gary Suttle (Chairman)

Councillors Cherry Brooks, Laura Miller, Bill Pipe and Peter Webb

Also present: Councillors David Budd, Beryl Ezzard, Bill Trite and Mike Wiggins

Officers in attendance for all or part of the meeting: Ken Bean, Interim Planning Policy Manager; Sue Bellamy, Senior Planning Policy Officer; Steve Boyt, Senior Planning Policy Officer; Bridget Downton, General Manager – Planning and Community Services; Sue Joyce, General Manager – Resources; Steve Mackenzie, Chief Executive; Isla Mitchell, Democratic and Electoral Services Officer; Kirsty Riglar, Democratic and Electoral Services Manager, Frances Summers, Senior Planning Policy Officer and Emma Watson, Planning Policy Capita Re.

(Note: These minutes have been prepared by officers as a record of the meeting and of any decisions reached. They are to be considered and confirmed at the next meeting of the Group).

20.18/19 **Apologies**

An apology for absence was received from Councillor Barry Quinn.

21.18/19 **Urgent items**

The Chairman reported there were no urgent items.

22.18/19 **Public participation time**

Ms Colette Drayson of Langton Matravers asked whether the proposed full-time residency policy related to all types of second homes, including buy to let properties, as was the case in the St Ives Neighbourhood Plan. She expressed concern that if such properties were excluded from the policy it would not have the desired impact. The General Manager – Planning and Community Services explained that it was her understanding that the St Ives Neighbourhood Plan excluded holiday lets from the full-time residency policy and the policy in the Pre-submission Purbeck Local Plan echoed this. She added that holiday lets resulted in more economic gain to the local area than second homes.

Mr Malcolm Shakesby of East Knighton detailed his concerns about the impact on transport and other infrastructure of the housing numbers proposed in the Pre-submission Purbeck Local Plan. He referred to the Buro Happold Purbeck Transportation Study Report published in 2004 which was commissioned to address transport problems in the district. However, he considered these problems had worsened since then and that additional housing would only add to traffic levels and congestion. He requested that the Council work with Dorset County Council, as highways authority, to ensure plans were in place to address this. The General Manager – Planning and Community Services confirmed that the Council worked

closely with the County Council in shaping the Pre-submission document. She acknowledged there were often challenges addressing the differences between community aspirations and central government policy. She added that the Pre-submission Purbeck Local Plan would be published for a period of six weeks to provide local residents with an opportunity to make representations on the policies contained within it to be considered by the Planning Inspector and they could express a desire to speak during the public examination.

Mr Peter Bowyer, Chairman of the Pan-Purbeck Action Campaign, referred to the imminent publication by the Office for National Statistics (ONS) of the household projections and requested that the report on the Pre-submission Purbeck Local Plan be withdrawn until after this. He expressed concern that if the ONS household projection figures were lower than those set out in the Pre-submission document, the Council would be committed to building more houses in Purbeck than were required. The General Manager – Planning and Community Services confirmed that officers were aware that the household projection were expected to be published by ONS imminently but that it was anticipated that there would be very little change for Purbeck. However, if there was change, an update would be provided for consideration by the Council when it considered the Pre-submission document at its meeting in October. She added that, in the event of a significant decrease in numbers, it was likely that the windfall numbers in the Pre-submission document would be reduced.

23.18/19 **Minutes**

Resolved that the minutes of the meeting held on 18 July 2018 be taken as read, confirmed and signed by the Chairman.

24.18/19 **Declarations of Interest by Members**

There were no declarations of disclosable pecuniary interests.

25.18/19 **Forward Plan**

The Policy Group considered the current Forward Plan.

Resolved that the Forward Plan be noted.

26.18/19 **Purbeck Local Plan – pre-submission publication**

The General Manager – Planning and Community Services presented a report seeking support for the pre-submission publication and subsequent submission to the Secretary of State of the Purbeck Local Plan. She informed Members of some updates to the document, namely:-

- (a) the list of supporting evidence base documents would change slightly as some of those currently listed had been merged;
- (b) Policy H11: Affordable Housing – the following changes were proposed arising from the outcomes of the viability study:
 - 40% on-site on greenfield sites for 10 homes or more and sites of 0.5 hectares or more and 30% on-site on brownfield sites for 10 homes or more and sites of 0.5 hectares or more; and

- a commuted sum of 20% would be sought from development of 2 or more homes across the whole district .

These amendments, in addition to some minor typographical corrections, would be made in advance of consideration of the document by Council at its meeting in October.

One of the ward Members for Wareham proposed the following amendments:-

- (a) Policy V1 – Wareham – 300 new homes *including windfall*
- (b) Policy V2 – “Green belt boundaries have been amended at Upton, Lytchett Matravers and *will be* at Wareham ...”
- (c) Paragraph 117 – “... For Wareham, *the Neighbourhood Plan will deliver 300 homes including windfall.*”
- (d) Policy H2 – Wareham Neighbourhood Plan *including windfall.*

Officers confirmed that they were content with these amendments and that the Wareham Neighbourhood Plan would deliver a total of 300 homes, including some windfall.

One Member expressed his concern about the clarity of Policy H8: Small sites next to existing settlements. The General Manager drew attention to the supporting text which provided further explanation and confirmed that this related to an upper limit of 30 homes per application. However, the cumulative impact over the plan period would need to be considered in determining applications. She added that a new Local Plan for Dorset Council would need to be in place for 2024, so this policy would be reviewed and the experience of its application taken into account at that time.

In response to a Member’s question, the Chief Executive explained that at the present time if the percentage of affordable housing provided by a development was challenged at appeal but subsequently permitted, the Council would qualify for New Homes Bonus. If the Council permitted an application and conditioned the number of affordable homes to be provided, this would also attract New Homes Bonus. However, he reminded Members that the Government had issued previous consultations suggesting that if permission was given on appeal, New Homes Bonus would not be applied, so it was possible that the situation would change in the future.

Resolved that a report be submitted to Council recommending that:

- (1) the Pre-Submission Purbeck Local Plan, set out in Appendix 1 to the report (as amended), be approved for publication for a statutory six week period for comments from 22 October to 3 December 2018;
- (2) authority be delegated to the General Manager – Planning and Community Services, in consultation with the local plan review working group, to make any necessary changes to the Purbeck Local Plan resulting from representations received and then submit it to the Planning Inspectorate for examination; and
- (3) a supplementary estimate of £75,000 be approved and funded from reserves to cover the remaining costs of the examination in public of the Purbeck Local Plan.

27.18/19 **Community Infrastructure Levy Draft Charging Schedule and priorities for spending, and affordable housing relief policy**

The General Manager – Planning and Community Services presented a report regarding the publication and subsequent submission for examination of the Community Infrastructure Levy (CIL) Draft Charging Schedule and priorities for spending and the proposed adoption of discretionary exemption for affordable housing. She explained that the CIL Charging Schedule had been reviewed alongside the Purbeck Local Plan and the draft prepared taking into account responses received to the preliminary draft and updated viability evidence. It was proposed to publish this alongside the Pre-submission publication of the Purbeck Local Plan. A change to the CIL charging schedule was proposed following advice from viability consultants. It was advised that smaller allocated sites (less than 200 dwellings) could withstand a small CIL charge as follows:

- allocated residential sites Swanage & the Coast (less than 200 dwellings) of £30 per sqm
- allocated residential sites Wareham & Purbeck Rural Fringe (less than 200 dwellings) of £20 per sqm
- allocated residential sites Purbeck Rural Centre and Upton (less than 200 dwellings) of £10 per sqm.

Resolved that a report be submitted to Council recommending that:

- (1) the CIL Draft Charging Schedule, as set out in Appendix 1 to the report and amended to include the changes above, be approved for publication for a six week period for comments from 22 October to 3 December 2018;
- (2) authority be delegated to the General Manager – Planning and Community Services, in consultation with the Leader of the Council, to make any necessary changes to the CIL charging schedule resulting from representations received and then submit it to the Planning Inspectorate for examination;
- (3) a supplementary estimate of £30,000 be approved and funded from reserves to cover the costs of the examination in public of the Purbeck CIL; and
- (4) the Council adopts a policy of discretionary social housing relief for affordable housing sites.

28.18/19 **Proposed tourism website advertising fees and charges 2019**

The General Manager – Resources presented a report seeking support for the proposed fees and charges for advertisements on the tourism website effective from 1 January 2019. She reminded Members that these fees and charges were increased from 1 January each year and it was therefore the responsibility of the Council to approve them ahead of the Dorset Council budget setting process for 2019/20. The impact on the income budgets from the proposed fees and charges would be an increase of £1,000 in 2019/20.

Members were also informed that whilst in previous years the charges for the Purbeck Sports Centre had been considered alongside those for the tourism website to take

effect on 1 January, in the current year these had been introduced from 1 April so this pattern would be retained.

Resolved that a report be submitted to Council recommending approval of the proposed fees and charges for the tourism website, as set out in Appendix 1 to the report, with effect from 1 January 2019.

29.18/19 **Support for local youth clubs**

Councillor Laura Miller declared a personal interest in this item as a Trustee of the Purbeck Youth and Community Foundation.

The Chief Executive presented a report seeking agreement to grant aid for youth clubs in Swanage and Wareham. As a response to its budget problems, Dorset County Council had transferred the provision of youth facilities to the community sector. In Purbeck, the facilities in both Swanage and Wareham were taken over by community trusts. The Purbeck Youth and Community Foundation, which operated the facilities in Wareham, also provided outreach support to both Corfe Castle and Wool. In recent months, the community trusts operating the facilities in both Swanage and Wareham had written to the Council requesting financial support. In the case of Swanage, a contribution was sought to the estimated cost of £36,800 to refurbish the youth centre building. In the case of Wareham, a contribution of £10,000 was sought towards furniture, fixtures and staffing costs; the Chief Executive explained that the letter setting out this request had been omitted from the report. It was therefore proposed to provide a grant of £10,000 to each of these facilities.

Whilst it was anticipated that these would be the only requests for assistance for youth and community facilities that the Council would receive, it was proposed that authority be delegated to the Chief Executive to agree similar grants, in consultation with the appropriate Members.

In relation to the reference to the facility in Upton, the Communities and Involvement Portfolio Holder explained that this had been closed for two years and he was unaware of any discussions relating to its retention.

Members welcomed the report, considering the proposed grants to be worthwhile expenditure as a great deal of good work was done by both the Purbeck Youth and Community Foundation and the Swanage and Purbeck Development Trust.

Resolved that a report be submitted to Council recommending:

- (1) a grant of £10,000 each be given to the Swanage and Purbeck Development Trust and the Purbeck Youth and Community Foundation;
- (2) authority be delegated to the Chief Executive to provide similar grants to other youth clubs in the district, in consultation with the Leader of the Council, the Communities and Involvement Portfolio Holder and the relevant local member(s);
- (3) the cost of the grants be met from the Council's General Reserves.

The meeting ended at 7.52pm.

Chairman