

Cabinet

Date: Tuesday, 18 May 2021
Time: 10.00 am
Venue: MS Teams Live Event

Chief Executive: Matt Prosser, South Walks House, South Walks Road, Dorchester, Dorset DT1 1UZ (Sat Nav DT1 1EE)

For easy access to the Council agendas and minutes download the free public app Mod.gov for use on your iPad, Android and Windows tablet. Once downloaded select Dorset Council. **For more information about this agenda please contact Kate Critchel 01305 252234 - kate.critchel@dorsetcouncil.gov.uk**

A G E N D A

Page No.

3 PUBLIC PARTICIPATION

3 - 8

To receive questions or statements on the business of the committee from town and parish councils and members of the public. Public speaking has been suspended for virtual committee meetings during the Covid-19 crisis and public participation will be dealt with through written submissions only.

Members of the public who live, work or represent an organisation within the Dorset Council area, may submit up to two questions or a statement of up to a maximum of 450 words. All submissions must be sent electronically to kate.critchel@dorsetcouncil.gov.uk by the deadline set out below. When submitting a question please indicate who the question is for and include your name, address and contact details. Questions and statements received in line with the council's rules for public participation will be published as a supplement to the agenda.

Questions will be read out by an officer of the council and a response given by the appropriate Portfolio Holder or officer at the meeting. All questions, statements and responses will be published in full within the minutes of the meeting.

The deadline for submission of the full text of a question or statement is 8.30am on 13 May 2021.

4 QUESTIONS FROM MEMBERS

9 - 10

To receive questions submitted by councillors. The deadline for receipt of questions **is 8.30am on 13 May 2021.**

Cabinet of 18 May 2021

Public Questions and Statements

1. Questions from Giles Watts on behalf of Dorset Climate Action Network (DCAN)

Question 1

The council has not yet published any of the submissions or feedback from the consultation exercise on the draft Local Plan. When will this data be released?

Question 2

There appear to be significant differences of professional opinion as regards the basis for the housing numbers in the draft Local Plan. This is especially true with regards to the application of “exceptional circumstances” and the fact that national housing needs have changed dramatically post Brexit and post pandemic. Dorset Climate Action Group which represents over 20 concerned organisations in Dorset would like to engage in a professional and cooperative discussion with Dorset Council about these differences before any amendments are made to the draft Local Plan. We recognise that, up to now this has been difficult during the lockdown but, now this is easing, would the Dorset Council Planning Department be prepared to host such a meeting?

2. Question from Sheila Bourton (containing 2 questions)

With regard to WMC8, Land north of Wimborne Road, Wimborne, East Dorset

How can the Council even consider new housing development in this area when it is part of the Strategic Greenbelt Gap between Wimborne and Colehill ?

One of the purposes of Greenbelt is to prevent neighbouring towns from merging into one another and any further erosion of this important Greenbelt Gap would be catastrophic.

Parts of WMC8 has a very high water table and water drains regularly southwards and eastwards to a drainage channel . This channel NEVER dries up and in periods of heavy rain the southern part of the site floods as do the neighbouring gardens.

How can the Council even consider allowing development on any part of WMC8 which would result in flooding of existing houses from any new development and infrastructure such as roads?

The Government Inspector in her report on the Local Plan 2014, commented on “the congested network and poor road and rail links out of the region “(page 6 Item 24).

Wimborne Traffic Model Testing Report May 2012 predicted traffic increase and congestion and (I quote) “ there is little capacity available on main routes during peak periods and significant increases in capacity are not feasible”

Nothing has changed in the meantime and even more traffic will be generated from developments still in progress even before any new housing developments take place.

The hamburger Junction at Canford Bottom has not benefitted local traffic and long queues of traffic builds up at peak times. This can only get worse once the current housing developments are completed and if any new housing developments should take place particularly off Leigh Road/ Wimborne Road

In my opinion, WMC8 should not be considered for housing development and I ask that this site be eliminated from Dorset Local Plan.

I would also like to state my dismay at the Council's plan to offer housing sites for other council areas i.e. Bournemouth, Christchurch & Poole and possibly the New Forest.

This has a further strain on maintaining and safeguarding our irreplaceable Greenbelt areas.

3. Question from Mike Allen

In the context of the draft Local Plan, Cllr Walsh has said Dorset not only needs to meet its own Government housing target of over 30,000 homes, but intends to help BCP meet their target too by planning another 9,000 homes. As a consequence, hundreds of hectares of Dorset's Greenbelt land may need to be released to developers.

Taking a very different approach the newly re-elected West Midlands Mayor has pledged to preserve his local Greenbelt and challenged the 2014 Standard Method. In response, the Office for Statistics Regulation said this month:

*"The Ministry of Housing, Communities and Local Government (MHCLG) made a policy decision to specify that Local Authorities use 2014 household projections as part of the standard method for calculating housing need, rather than the more recent 2018 household projections produced by ONS. This means any methodological changes made by ONS to improve the population estimates since 2014 are not reflected in the statistics which inform housing need. **For some Local Authorities, this means the over-estimation of population in certain age groups is driving policy targets in a different direction to local priorities.**"*

One notes that BCP's 2018 household projection has fallen from the 2014 version by over 60% (using 2021 to 2031), suggesting that the 2014 Standard Method gives a target for BCP which is far too high. Using 2018 figures in the Standard Method would remove the need for those 9,000 BCP homes altogether and open the way for BCP to help Dorset instead.

Amidst another Standard Method controversy around the Knepp Estate aired in the Times recently, a MHCLG spokesperson said:

*"We're overhauling the country's outdated planning system to deliver the high-quality, sustainable homes communities need – our reforms will also protect our cherished countryside and green spaces. **The government doesn't set housing***

targets. *The standard method for determining housing need is only the starting point in the process of planning for new homes."*

So my careful question of the Cabinet is this:

In view of these controversies, how confident is the Council that adopting the 2014 Standard Method in the Local Plan, without question or modification, will lead to a sound plan that balances properly the local need for houses in the next decades against protection of Dorset's "cherished countryside and green spaces"?

4. Questions from Cllr Karen Tippins (East Ward, Shaftesbury Town Council)

Question 1

Why has Dorset Council released s106 funding to Shaftesbury Town Council for a 3G football pitch project without proof of a Council resolution and without proof that this s106 money was not needed to be spent on what was originally stated in the s106 agreement?

Question 2

Most of the s106 money contributions for Shaftesbury relate to providing infrastructure and facility provisions for the new residents of East of Shaftesbury, based on the Town Council's current track record of being exclusive and neglecting the East of Shaftesbury, what measures is Dorset Council going to take to ensure that s106 money is spent accordingly and that the people of East of Shaftesbury receive the facilities that they were promised when they moved into this town?

5. Question from Geoffrey Chopping

The Boundary Commission for England are starting a review of the Parliamentary Constituencies. The first 8 week consultation should start on 8 June 2021.

Dorset Council is starting a Community Governance Review. In 2017, I presented a Community Governance Review Petition to East Dorset District Council for a Parish of Furzehill, which was to be Grouped with the Parish of Holt, having obtained a considerable majority in favour from the electorate. Unfortunately the proposed Parish was in two different Parliamentary Constituencies.

Neither this, nor the alternative proposal for enlarging the Parish of Holt by just adjusting the Parish boundaries, between the Parish of Holt and the Colehill West Ward of the Parish of Colehill, was accepted.

A significant issue was the fact that: *the Parish of Holt and the Colehill West Ward of the Parish of Colehill are in **different Parliamentary Constituencies***. Consequently Holt Parish Council would have required to have wards.

It is possible that the first draft of the Boundary Commission's consultation will have: *the Parish of Holt and the Colehill West Ward of the Parish of Colehill in the **same Parliamentary Constituency***. In which case I hope that Dorset Council will support that arrangement.

QUESTION

If however in the first draft the *the Parish of Holt and the Colehill West Ward of the Parish of Colehill are in **different Parliamentary Constituencies*** will Dorset Council be able to request, in the coming consultation, that the Boundary Commission for England consider placing: *the Parish of Holt and the Colehill West Ward of the Parish of Colehill in the **same Parliamentary Constituency***?

In either case I hope Dorset Council will permit this matter to be revisited during the Community Governance Review in parallel with the Boundary Commission for England Review.

6. Question from Trevor Clements

The Department of Transport Road Investment Strategy 2 2020-2025 (RIS2) states that local authorities including Dorset have suggested that there is a strategic case for adopting an alternative corridor – the A350 - as the main strategic route for linking the M4 with the Dorset Coast. The consequence of such a study, if adopted, would require the trunking of the A350 along with associated dualling as is the case with the A350 in Wiltshire. Such a suggestion by Dorset Council would appear to contravene the findings and strategies contained in the:

- Western Gateway Strategic Transport Plan 2020-2025
- Bournemouth, Poole and Dorset Local Transport Plan 3 2011-2026
- Local Enterprise Partnership Strategic Economic Plan

Each of the above documents recognise the environmental sensitivity of the area surrounding the entire A350 in Dorset and the Cranborne Chase AONB. Dorset Council are members of each of the organisations who have produced the above documents. The Local Enterprise Partnership Strategic Economic Plan was signed off by three Dorset MPs. Could the councillor provide an explanation as to

1. How such an instruction was given to Highways England in contravention of the written strategies
2. What measures are now planned to consult the residents of the towns and villages along the A350 and all other interest groups including the National Trust and CPRE on the Dorset Council plans.

7. Question from directors of 'The Mampitts Lane Community Land Trust CIC' in Shaftesbury. (Cllr P Yeo, Mr T Reeve, Mr J Butcher, Mr J hart, Mr J Catling, Mr J Simpson)

We are a Community Land Trust and a Community Interest Company that formed in July 2020 so that we can take control of some undeveloped Persimmon Homes owned s106 community land and its associated s106 funds.

We did this to guarantee to deliver the long overdue planning obligations of a Community Hall and a play park at Mampitts Lane in the centre of the large Persimmon Homes estate in East Shaftesbury, as per the estate master plan and the 2007 s106 agreement. Some residents have been waiting over ten years for these much-needed Community facilities. We six Trust Directors are all estate residents too.

In July 2020 we proposed to Dorset Council that we become the nominated s106 'third party body' and in November 2020 we submitted two s106 funding bids with our bid proposal brochure. We just need to be nominated by Dorset Council so that we can take ownership of this land from Persimmon Homes and make these planning obligations a reality.

In October 2020 we also submitted the verified signatures of nearly 600 estate and local residents who support our Trust's bid and for us to be the nominated 'third party body' to take ownership of this Community land and its funding to deliver and manage these facilities in perpetuity. Persimmon Homes also support our bid.

Our Community Interest Company is totally 'not for profit' and has six permanently unpaid Director trustees with excellent project management and general business management ability, who all live within 150 metres of this site. The Trust also has other suitably qualified professionals to assist in ensuring the guaranteed delivery of the obligations.

We trustees hereby petition The Cabinet to vote to ensure that community land trusts and community interest companies are given equal consideration and equal rights to Town and Parish Councils, when Dorset Council's policy for allocating s106 land and s106 funds is resolved, thereby enabling the planning obligations on the East Shaftesbury Estate to be fulfilled.

This equal inclusion of Community Organisations is particularly vital in Shaftesbury as our Community Land Trust is the only 'third party body' who are guaranteeing to deliver these much-needed planning obligation Community facilities on this site, thereby ensuring s106 funds are spent on their intended locations and purposes. We are very content to enter into an agreement with Dorset Council that will hold us accountable and to fulfil these s106 obligations.

As you know, Dorset council has a responsibility to ensure that S106 Planning Obligations are fulfilled, so please ensure a policy is created to enable the transfer of s106 land as well as s106 funds.

Having read the current proposed policy, it does not seem to mention the ability of s106 land to be transferred to Community Land Trusts, it only mentions s106 funding. Can you please clarify this point and also include s106 land transfers?

Councillor Questions for Cabinet 18 May 2021

Question from Cllr Mike Parkes on behalf of the Ferndown and West Parley councillors (Cllr Mike Parkes – Ferndown North, Cllr Cathy Lugg – Ferndown North
Cllr Rod Adkins – Ferndown South, Cllr Julie Robinson – Ferndown South
Cllr Andrew Parry – West Parley)

Like many other towns in Dorset and further afield, the town centre in Ferndown has seen significant decline in recent years resulting in multiple empty units and a further influx of charity shops and other businesses that bring little benefit to the local economy. This has been compounded by a further blow, with the recent announcement by one of the remaining banks that they will close at the end of July. A town centre regeneration study was undertaken by the former district council which would revitalise the economy with a modern vibrant town centre shifting from the traditional 'high street' to a mixture of hospitality industries (restaurants, bars, cafes) offering a daytime and evening culture, complimented by small boutique shops and service businesses.

Much of the regeneration plan can be implemented within the gift of Dorset Council, particularly with the ongoing assets review which could free up the day centre and office space within the town centre.

Both ends of Victoria Road will be see changes made as part of the Transforming Cities Fund cycle routes and it would make sense that alterations to the traffic flow and parking take pace at the same time particularly as Victoria Road has seen several serious and one fatal road traffic collisions in the past year.

Can we have an assurance from the Cabinet that they will review and implement the Town Centre Regeneration Plan so that Ferndown can become a trail blazing modern 21st century town centre that can in turn be modelled elsewhere in the Dorset area.

This page is intentionally left blank