



ARNE PARISH COUNCIL NEIGHBOURHOOD PLAN STEERING GROUP MEETING
Wednesday 2nd March 2016 at Stoborough Primary School

Present: Ian Jenkins (IJ), Bridget Kenward (BW), Robert Kenward (RK), Caroline Macleod (CM), Ashley Pellegrini (AP), Ray Scragg (RS), Avris Wakefield-Sutton (AWS), Don Hunter (DH), Amanda Crocker (AC), Richard Bessant (RB)

1. Apologies for absence

Apologies received from Anne Pugsley, Vivienne Ward

2. Minutes of the meeting held on 12th January 2016

A copy of the minutes was sent to all members of the SG prior to the meeting. BK proposed them to be a true and accurate representation of the meeting. This was seconded by CM and agreed unanimously. AP signed the minutes in the presence of the meeting.

3. Matters arising from the minutes

There were no matters arising that are not on the current agenda.

4. Report from the Housing Group

BK met with the tenant whose land the housing will be on. He was unaware of the proposals despite the landowner being specifically asked to keep him informed. BK and the tenant have come to some conclusions. In order to manage the water meadows (which is part of his tenancy agreement), the farmer must have cows and, in order to have cows, he must have the dry land.

The Housing Group meeting – provided the answers to questions raised by the Writing Group.

BK, RS and DH then met with the Rempstone Estate because the Environment Agency (EA) agreed to a possibility that they could reprofile the land in order to use about 2/3rds of the site. PDC has agreed that Rempstone can act as a Registered Provider for affordable housing. They provided a template which BK went through. The proposal is for 24 dwellings, including flats and houses. The Housing Group needs more information from the EA to confirm that there will be no future flooding, although this would be down to the developer/landowner/EA to agree to.

Stepping Stones – this site would be strictly commercial. Part is within the 400m heathland rule and so is ruled out of any housing development. The land is owned by three developers and no discussion has taken place as to what could go on the site.

BK asked for the Steering Group's agreement to continue to negotiate with the landowner and developer. RB proposed that the Housing Group is delegated to pursue the second site. This was seconded by CM and agreed unanimously.

The Housing Group have all received a copy of the PDC design guide from.

The developer has asked for the date of the public meeting so they can start preparing visuals for the event. However, it was felt that the Steering Group should see the designs before they are put to the public. BK will go back to the developer and say we have passed a resolution in line with the current consultation and would like to meet with them and ask for more details, etc.

18:45 JJ left the meeting.

DH, RS and BK met with the developer and the Housing Group to discuss designs. They have also met with Malcolm Miller to say they are keen to work with them.

CM – would this be a good time to ask about a community facility? BK – this has already been discussed and the developer has asked for a list of things we would like: e.g. playing field for school, footpaths, etc.

Settlement boundaries – Anna Lee – RS has agreed to work with PDC on redrawing the settlement boundaries.

5. PDC support

DH, RS and AP met with Anna Lee. It is clear they have very limited capacity and one suggestion from PDC was that we look at the Sustainability Appraisal (SA).

AC reminded the Group that PDC had been paid £25,000 from Central Government with Arne signed up to do a Neighbourhood Plan. Part of that money was to enable them to carry out a SA. Therefore, they should either do the SA or let us have the money to do it.

DH suggested contacting Cerne Valley to find out who wrote their SA.

BK suggested there would be a number of local agencies who could write it. She suggested speaking to those who want to build. Imerys were prepared to help – Origin 3 – Terence O'Rourke. AC will look into this.

PDC will be told we are going out to tender and they will get the bill.

AP will contact Anna Lee accordingly on 3rd March. We will review our budget as well – this will be put on the next agenda.

6. Report from the Writing Group

Notes from the meeting held on the 4th February had been issued to all members of the Steering Group.

7. Relationship with Wareham Town Council

There seems to have been a misunderstanding as to what it was Wareham TC were expecting from us. DH will arrange to meet with a representative of WTC

8. Consultation Evening

No date can be put on this as yet.

9. Other matters arising

Report from the Stoborough Village Hall committee meeting – CM gave a brief report on the evening. Although not well received, we have been open and honest with them in that we are looking into the possibility of a community facility. Policy 19 already encompasses the proposal and it was felt the “ideally” should be removed from the policy wording.

Assets – No action to be taken. The report provides recognition of what is of value to the community. The description of the assets needs a little more conformity as some descriptions give the owner of the land and others do not. AP will revisit this.

10. Date of next meeting

Wednesday 6th April at 6pm. The location will be confirmed nearer the time as this is the Easter Holidays and the school may not be available.

There being no further business, the meeting closed at 19:36pm.

The Writing Group will be meeting on Thursday 10th March at 10am.