



Minutes of the Parish Council extraordinary meeting held on Monday 26 November 2018 at 7:30pm in West Lulworth village hall.

Councillors present: Mr J Davey (Chairman), Mr de Chazal, Mr G Dale, Ms S Jackson,  
Ms C Matthews, Mr N Miller, Mr M Whittle.

In attendance: Miss E Blake (Clerk)  
34 members of the public

### **Apologies**

**18/19/136**

Apologies for absence were received from County Councillor Brooks and District Councillor Quinn.

### **The Purbeck Local Plan**

Cllr Davey informed the meeting that the pre-submission draft of the Purbeck Local Plan had been recently published and had proposals directly affecting West Lulworth. There were a lot of documents that took considerable time to read but residents were urged to respond even if it was just commenting on one policy.

There was never specific consultation about the proposed development sites but they were in the 2016 consultation documents. The consultation that took place in January did not identify small sites. Over 25% of the small sites, proposed for Purbeck, are located in one village - West Lulworth. The proportion of housing would be one third of the current housing stock within the Parish.

Only four houses were identified for East Lulworth. Other sites there were rejected due to an impact on AONB but the sites within West Lulworth would also impact on the AONB area. The sites have not been allocated houses but they are in the Local Plan which could be subject to planning any time in the future.

Responses to the consultation should be on the soundness, the legality of the consultation or compliant with the duty to co-operate.

Attendees asked if a PC response could be circulated. Cllr Davey indicated the draft responses that were circulated at the meeting and requested email addresses from those who wanted to be sent copies of the collated response.

A query was raised on whether the high number of homes was due to the high number of second homes and holiday homes within the parish, which led to a low number of people responding to consultations.

Some members of the public felt there had been a lack of information regarding the housing sites but they were in the Plan in 2016 and a public meeting had been held to inform residents about it and leaflets had been hand delivered to every household in the village. The District Council had notified residents within Purbeck via press releases and had sent out a consultation form to every household in January.

The Parish Council have responded to consultations as they have arisen and it had been a lot of work reading the documents, attending meetings and responding appropriately.

Cllr Davey proposed that a Parish Council response would be put in with input from residents. Comments had been submitted to the 2016 consultation and that resulted in PDC putting the Plan on pause. Responses had suggested there were too many second homes, a lack of infrastructure and affordable housing was not genuinely affordable.

A query was raised about what would happen to the Plan when the Unitary Authority is formed in May 2019. PDC officers will transfer across to the new Dorset Council but the specifics of how planning matters would function had not yet been decided.

The concern over the traffic in summer that resulted in gridlock for the village was thought to need to be highlighted to PDC. Cllr Jackson pointed out that there was positive presumption in favour of planning. Direction was given to the Affordable Housing Policy, Second Homes Policy and infrastructure. Statements, e.g. about infrastructure would have to be evidenced.

Good grounds to object could include that the high proportion of housing proposed in the area is not a reasonable, balanced approach. The affordable housing does not supply genuinely affordable housing. Infrastructure issues included the remoteness of the village and the lack of public transport. The Policy on building outside settlement boundaries had changed and building around villages would have an effect on the AONB.

Healthy living is promoted but one site would mean the removal of the allotments which is not supportive of healthy living.

There is no reference to parish and town council engagement on the small sites. Areas that have, or are producing, neighbourhood plans are given acknowledgement but producing a neighbourhood plan takes a considerable amount of resources including funding and volunteer hours and many parishes are unable to complete one.

Online responses are discriminatory and disenfranchising to those who are not computer literate. Inconsistency within the Plan needs to be identified. Development in or adjacent to conservation areas should not proceed but some of the sites are in, or adjacent to, conservation areas. This is in contrast to similar sites in East Lulworth that were rejected.

PDC chose between four types of mechanism to determine the housing numbers for the Plan and show demand. The Dorset LEP predicted 11% growth in employment but showed no proof. The numbers are not felt to be based on need, but rather on government policy demands.

Lower end accommodation is required rather than larger, luxury homes.

The capacity for increased children numbers at the school was questioned but it had been built in a modular way that an additional classroom could be added fairly easily albeit with an impact on playground space.

A Second Homes Policy was brought in to restrict the use of housing for use as second homes within the AONB area. Only new build housing would be restricted and holiday lets are not

included in the restriction as PDC suggested they have an economic benefit. No proof of the economic benefit has been shown.

The St Ives residents policy has worked effectively and provides case law to suggest this could be simulated in Purbeck.

Some holiday lets are able to claim full business rate relief so they do not pay council tax or business rates.

Cllr Davey pointed out that Policy H8 suggested small housing sites next to existing development. The number of small sites in a specific area should be limited to a maximum of two sites and 10% increase to the existing settlement.

Mrs Knight suggested that an increase in housing within the village would impact on the sewerage and water supply. Electricity cuts are still common within the village but it was felt that utility companies would not confirm there were any issues as they would then be required to improve infrastructure.

PDC have not been concerned with the impact of numerous small sites on any one area.

Options for small sites were not stipulated in the February consultation and there had been an increase in the housing numbers from 250 to 933. The reason behind small sites was to deliver affordable housing but it is unlikely that smaller developments will yield affordable housing as there is no requirement to do so.

The definition of affordable housing is 80% of market value but market value housing can be as much as £700,000 and 80% of that is not affordable. Cllr Davey put forward that the Plan does not address poverty within Dorset.

Every council in the country has to have a five-year land supply. The sites within West Lulworth are currently unallocated so there is no time scale for them to be built upon.

A response could comment on the number of visitors and the impact that it has on the traffic and emergency services struggle.

Mr Knight pointed out that a single development of 100 homes would have to consider the impact on infrastructure but several smaller sites would not have to consider it in the same way.

Cllr Davey suggested an amendment to the H8 small sites policy to limit the maximum number of small sites within one area to two and a maximum of 10% increase to existing housing.

Mr Wilson identified that six of sites are centred around the bottom end of the village and should be considered as a collective impact of multiple sites.

There was discussion on whether press releases could be used to address the high number of sites within West Lulworth. Mr Wilson suggested contacting CPRE, English Heritage and Listed Buildings as all of the preservation societies and the AONB representative count with the Inspector. Cllr Davey clarified that the AONB officer had submitted a lengthy response to the consultation.

Users have to register for the online response form and wait for a confirmation email before they can submit a response. Users experiencing difficulty using the online response can contact PDC for assistance. There will be a PDC officer available to assist with online submissions at The D'Urberville Hall, Wool on Friday 30<sup>th</sup> November between 3:30pm and 6:30pm. Respondents were urged to save a draft prior to, or during, responding online.

Paper response forms can be requested from PDC but each aspect of the plan should be responded to on a separate form. There is no charge for the response form but there are charges for paper copies of the documents. A query was raised on whether it could be considered that individual paper forms was unhelpful.

**Dates of the Next Parish Council Meeting**

**18/19/137**

The next Parish Council meeting will be held on Monday 3 December 2018 at 7:30pm at West Lulworth Village Hall.

With no further business, the meeting was closed by the Chairman at 9:10pm.

Chairman: ..... Date: .....