

NOTES OF MEETING

Meeting: Special Neighbourhood Plan Steering Group Meeting

Date & Time: Wednesday 5th April 2023 at 3pm

Place: Council Chamber, The New Town Hall, Commercial Road

PRESENT:

Chair: Cllr David Northam

Steering Group Members: Cllr Colin Huckle, Lara Wood, Cllr Lucy Hamilton, Michael Bevan, Penny Quilter, Phil Watts, Colin Marsh

Project Support: Michele Williams, Jane Biscombe, Ben Heath

Special Attendance: N/A

ITEM	DISCUSSION
1.	<p>Welcome and Apologies:</p> <p>David welcomed everyone and thanked them for attending the meeting. Request was made for Ben to chair meeting.</p> <p>Apologies were received from Rob Cheeseman.</p>
2.	<p>Introduction to reason for special meeting:</p> <p>Paul has written this document as if it is the final rather than a draft document – it is not yet viable. We are still in Phase 1 of the draft policy, and this should be sufficient for the SEA.</p>
3.	<p>Review of V1.3 of Draft Plan:</p> <p>Everyone has an opportunity to raise their most important issue for discussion.</p> <p>Colin M:</p> <ul style="list-style-type: none"> • Could we have a traffic light system – Green: identify if a policy is acceptable; Amber: identify policy not robust enough; Red: does not have supporting evidence and therefore not acceptable – make space for missed policies? • Unsure where the agricultural boundaries have come from – we do not need specific policy but will be referred to in the Local Plan. • Policy 11 Local Green Space: Unsure where this came from – this does not address the retention of land agricultural or other especially as our aim is to retain land not buildings. • What about policies that appear to have been missed i.e., Conservation, Designated Buildings & Non-Designated Buildings. • Missing policy around 20minutes neighbourhoods – ask Paul to pull together and add. <p>Penny:</p> <ul style="list-style-type: none"> • Concerns over the terminology used and how it is understood - needs to be clear to residents. • What does the terminology mean in terms of impact – do we need to be more precise.

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	<ul style="list-style-type: none"> • Colin H replied that advice given by different consultants that if the Local Plan uses certain terminology, then we need to use the same. • David N agreed that some terminology was strong whereas other was too loose – perhaps have a scaling of adjectives – which might be helpful. • Question to Paul – used term primacy – not agreed this wording can we change to overarching? • Policy 11 – Local Green Space: Question to Paul – is there any way we can have policy that enforces solar panels as standard on new builds? Also can we have wording to effect that we are happy with solar panels to be in our conservation areas? • Aware of incident where Betterment Homes installed only 1 solar panel as that was the minimum requirement – can we change? • Future agenda item – How do we test NP? <p>Phil:</p> <ul style="list-style-type: none"> • WNP25 – Housing in Multiple Occupation (HMO): we need to careful of the balance. • We want to be able to stop some areas being the used fore HMO’s due to huge numbers already in particular area and want to steer allowing but in specific areas – mainly outside of town vicinity. • HMO’s definitely a good option in increasing the housing stock available but need to be sure they are of appropriate standards and do not have negative impact on the area. • Therefore, wording in Policy to change to reflect that we see HMO’s if in the right location and of good quality then we support but need to ensure not in areas already overpopulated in terms of HMO’s. • Question to Paul from Phil – currently we cannot control any building that does not require planning permission but with Article 4 can we have influence? <p>Lucy:</p> <ul style="list-style-type: none"> • Commented on the amazing work done so far by everyone especially Paul. • WNP15 – Panoramas, Vistas and Views: Although important for Sutton Poyntz Plan to be part of the WNP it is key to include other areas as well such as Bowleaze, Bingleaves and the Nothe. • Para 8.77: to include the above 3 identified areas, reminder that we cannot include any views that are outside our boundary even if seen from inside our boundary. • To ask Paul to include these 3 areas and any others but specify not limited to... • Lucy keen that we keep our feet on the ground – be clear on our aspirations, remain clear on land use, be clear on our aims – framework. • Conscious that the rate of housing builds has slowed down as planning law has changed. <p>Colin H:</p> <ul style="list-style-type: none"> • Query about the Community Governance Review and how this might impact the current boundaries and does the wording need altering – David advised not necessary to take to Paul and stick to the WNP Area as designated • Policy 42/43/47 – Transport & Travel: Is there any way we can influence a 20mph speed limit in any residential area. • Question to Paul – can we influence the 20mph limit or be more explicit around ‘advisory’ warnings i.e. large trucks going up Boot Hill causing lots of traffic chaos, pollution etc. <p>David N:</p> <ul style="list-style-type: none"> • Jobs Policy 32-34: does this promote enough around employment, there appears to be a lot of constraints listed need some clarity on why this has been put in.

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	<ul style="list-style-type: none"> • Keen to encourage as much employment into Weymouth as possible. The focus should be on employment and remove parking as already under another policy. • Phil mentioned not an issue with the repeat of wording – but need to have value judgement based on evidence not just on what has been done in other plans. • To query with Paul what are the pro’s and con’s of more detail – also refers to the Town Centre Management Plan. • All the factors already part of planning process – so why have it here? • Policy 21 – Affordable Housing: Point (i) can we change the percentage to 35% greenfield sites and 25% brownfield sites or just keep all to 35% throughout? • Question to Paul: Are we pushing too far or do we need to identify the different sites? • Point (iii): Put the priority into people’s hands – ensure family have option. Change Local Connection Policies to a specific WNP Policy? • Policy 28 - 2nd Homes: Principal residency policy for just town centre or not whole of Weymouth. • Question to Paul: Do we change policy title to Principal Residency? Also, why last sentence about new build flats and apartments? <p>Michael:</p> <ul style="list-style-type: none"> • Objections to the wording of ‘affordable housing’ as he feels that people automatically assume that this is social housing and asked if possible, to change to ‘community housing’. • David advised that the wording ‘affordable housing’ although does include social housing is not only that but incorporates a lot of other types of housing – as this is government wording unsure if we can alter. There was a Housing Needs Assessment undertaken which does clearly state that a lot of residents are struggling to afford housing not only those on social housing. • To talk to Paul about clarification and acceptable phrasing – what wording do we need to use to show that we are unable to do what we want to do. Also need to include actual figures of people on housing register as briefed in Focus Group. <p>Jane: All her comments have been received and will be looked at by Paul and David to respond.</p>
4.	<p>Outline Sites for Development Process:</p> <p>David said that we would circulate his comments on v1.3 which include a list of the Sites being considered for Development. He commented that work was still ongoing and there would be a need, downstream, for the SG to decide way forward for particular sites. E.g.1 The land to west of Beverly Road is currently under consideration for Affordable Homes development and also as a Local Green Space. E.g.2 On some of the sites outside the DDB the landowner is proposing a mix of Market and Affordable Homes greater than 35% AH which may be worth considering as a Site Allocation. He suggested that the SEA would consider these options.</p>
5	<p>Complaint Discussion & Decision:</p> <ul style="list-style-type: none"> ❖ Michael expressed his views on the complaint and the actions taken by Jonathan Mair – he has worked with Jonathan when he was a DC Councillor and felt that Jonathan is a very professional person and if he responded in a way, we felt inappropriate it would not have been done lightly. Michael suggested we write asking for a clearer explanation and the process for going to the Ombudsman if we felt still necessary. ❖ Penny felt that despite the individuals being advised that the information in their social media was incorrect they still published the leaflet which she felt was very unprofessional.

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	<ul style="list-style-type: none"> ❖ Phil felt that we would need to strengthen our appeal if we decide to go to the Ombudsman. ❖ Lucy suggested that perhaps as mentioned before we could use The Resident Magazine which specifically went to Wyke Regis and Preston residents to put out any positive information to counteract the blatantly false information already provided? ❖ David felt that the response was a failing on DC's part to address the situation but suggested that perhaps we need to arrange a meeting with the individuals concerned to address these untruths. ❖ David also explained that he and Colin M would be meeting with the Southlands Allotment Group to facilitate conversation and put correct any misinformation and answer their concerns. ❖ David advised that he aware that some councillors are holding monthly resident meetings and was willing to attend to address concerns if he was invited. <p>Unanimous agreement for Colin to send his response letter to Jonathan Mair.</p>
6.	<p>Any Other Business</p> <p>Discussion around the timescale for presenting to Full Council and agreed too tight for 19th April so agreed with 3rd May. Agreed to make sure that when presenting to be clear that we are not asking them to approve the actual plan as is only first draft plan but also need to be clear on how we are going to;</p> <ul style="list-style-type: none"> - Engage with public - When we are going to Reg 14 & 16 - How the public consultation will be carried out. <p>Colin H and Lucy gave apologies for the Steering Group on Tuesday.</p>

Meeting ended at 5:20pm