

SHERBORNE ST JOHN PARISH COUNCIL

Minutes of the Extraordinary Parish Council Meeting held at 7.30.p.m in The Chute Pavilion, Sherborne St John, on Thursday 8th September 2016

Present:

Cllr Morgan	Chairman	Cllr N Rougier	Vice-Chairman	Cllr Davies	Treasurer
Cllr L Agnew	Planning	Cllr Cooper		Mrs Mayo	Parish Clerk

Borough Cllr T Robinson

Neighbourhood Plan Committee member: J Crawley, Chairman Mike Harrison, S Abraham & parishioner R. Walters.

An Extraordinary Meeting of the Parish Council was convened by the Chairman to discuss the following resolutions. Due to the confidential nature of the discussions only resolution 1 was discuss in open session with the public being asked to leave prior to resolutions 2 & 3 due to the confidential nature of the information under discussion.

Resolution 1:

Chairman Julian Crawley presented the Neighbourhood Plan 2011-2029 and Base Line Report together with supporting documents (previously supplied to the Parish Council on a pen drive for review). He gave a brief talk which detailed the sequence of events, meetings and consultations over the previous years to confirm that at each stage due diligence had been observed to support the Committee's final conclusions. He agreed that the main area of contention was the choice of site for the proposed 15-20 new homes once the preferred site Bobs farm was withdrawn by its owner. After due diligence some of the other original sites were rejected and a second consultation of residents chose the Cranes Road site proposed by Rydon who he acknowledged had worked with the Committee to try to provide the housing in line with what residents had identified as needed in the parish.

Points recorded:

- a) The options were seen as – accept the plan, reject the plan, amend the plan – the last 2 options which would delay the plan leaving the parish more vulnerable to developers.
- b) The Cranes Road site does breach the Strategic gap in the BDBC Local Plan now adopted, however it is only a very small part of the area.
- c) The residents did chose Cranes Road site on 2nd consultation so the Committee is honour bound to accept the parish decision.
- d) While the NP could be submitted without a chosen site it was thought more secure for the Parish to choice a site rather than leave it up to developers or BDBC.
- e) While it does set a precedent to build in the Strategic Gap the adopting on the BDBC Local Plan & a Neighbourhood Plan Borough Cllr Robinson said ,while not impossible, it did make it much harder for developers to attempt to build in non designated or protected areas.
- f) Not to have a designated site in the Plan was seen as a danger to be able to control development needed.
- g) If after marketing the proposed shop it is not found to be viable the Rydon offer to gift the site area to the Parish Council was seen as a positive point.
- h) Cllr Agnew recorded her opposition as any building in the Strategic Gap creates a dangerous precedent for further development in this area at a later date.
- i) It was also felt that the developer Rydon may again try to develop the other site off Cranesfield.

After all present had been allowed to speak & express their views a vote was taken by the Parish Council

Resolution 1: The Parish Council votes to accept the Neighbourhood Plan and submit to BDBC

3 votes were cast to accept the Plan and 2 to reject it.

Resolution carried the Parish Clerk will arrange to submit the Plan to the Borough Council

The Chairman Cllr Morgan thanked the Neighbourhood Plan Committee for all their hard work and especially noted the contribution by Mike Harrison on his work in producing such a detailed Wildlife Map of the Parish area.

The Public were asked to leave the meeting prior to resolutions 2 & 3.