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Draft Minutes of Winterborne St Martin Parish Council

Extra-ordinary Meeting on Friday 3rd October 2025

Martinstown Village Hall

Present: Cllrs, Nuttall (Chair), Hutchings, Marsh, Eversden, Fitzgerald, Pemberton

Apologies: Clerk Sam Paulley, Cllr Jon Walker

Declarations of Interest None

Local plan

Introduction

The chair welcomed everyone to the meeting and said that due to the absence of the clerk he would act in that capacity. He said that because there was a large number of parishioners present the democratic period would be at the end of the meeting and would have no constraint on time as is normally the case.

He said that the meeting was convened to solely discuss a response to the Dorset Council Local Plan document, and to take parishioners views.

Cllr Nuttall went on to explain that in December 2024 a revised national Planning Policy framework (NPPF) was published. This included a new binding approach to calculating housing need for local planning authorities which has resulted in a significantly higher housing target for Dorset. Through this local plan consultation the housing requirement for the area will be established.

Following this consultation Dorset Council will review responses and take them into account when preparing a final draft of the Local Plan.

He went on to say that in essence the country has been told by Government that we need more houses and every county has to increase it's building programme, Dorset included.

Cllr Nuttall then asked for comments from attendees

The following is a summary of statements and as is the protocol no parishioner is identified by name.

Parishioners raised the following points:

There is a distinction between social and affordable housing, affordable being some percentage of the average price for that area.

There is a need in the Parish for young people, this may imply more social housing and perhaps a community led housing scheme.

Before housing the village infrastructure needs upgrading including footpaths.

A parishioner defined infrastructure as meaning, footpaths, sewers, roads schools, transport. All needing upgrading.

Smaller two/three-bedroom properties are needed.

It was questioned whether the village needs to grow.

It was asked who owned the land proposed for development. No answer was forthcoming. It was suggested that the landowner had put the land forward as suitable for development.

It was asked if alternative sites were available.

It was commented that there was a shortage of sites available in the parish for development.

There is a need that all future homes should be 'green', i.e. PV panels, heat pumps, etc.

A parishioner thought that any new scheme should include facilities being built such as playing fields, playgrounds.

New homes may be more readily accommodated if built as infill rather than a large development.

A parishioner expressed a view that the area is a flood zone and also was concerned about electric supply capability.

There was concern that the Flexible Settlement Scheme is being introduced.

A parishioner mentioned that National planning guidelines state that no development above 10 houses should be made in a National Landscape. Which Martinstown is in.

Cllr Marsh expressed his concern that the sewage system was not adequate currently and certainly not for any further development.

Cllr FitzGerald agreed with Cllr Marsh regarding the inadequacy of the sewage system.

Cllr Eversden said that the current road system around the proposed development was not sufficient given the use by large numbers of cars during peak periods.

Cllr Pemberton said that the Parish was not in a Tier 3 area but even if it was, the maximum number of houses that could be built would be 30 not 40 as proposed.

Cllr Nuttall thanked the public for attending and for contributing to the debate.

The meeting closed at 20.35