

MINUTES of the meeting of the PLANNING COMMITTEE held at Mountfield, Bridport on Monday 25 July 2016 at 7.00 p.m.

PRESENT Cllr Sarah Williams (in the Chair)

Cllrs: Geoffrey Ackerman Sarah Horniman  
Jeremy Brodie Barry Irvine  
Teresa Harrison Dave Rickard

Also present: Cllr Anne Rickard

## **PUBLIC FORUM**

There were no speakers in the Public Forum.

### **24. APOLOGIES**

An apology for absence was submitted on behalf of Cllr Julian Jones.

### **25. MINUTES**

The minutes of the meeting of the Committee held on 27 June 2016 were confirmed as a true and correct record and signed by the Chairman.

### **26. DECLARATIONS OF INTEREST**

There were no declarations of interest.

### **27. PLANNING APPLICATIONS**

The Town Clerk reported that three applications had been received after the agenda had been published, which had a deadline of 20 August for comments. It was therefore proposed to hold a special meeting of the Committee to ensure the Town Council's comments would be submitted in time.

The Town Council had also been notified of a Prior Approval application under Permitted Development for the Annexe, the Courtyard, 39 West Street - Change of Use. This was not a planning application and only matters of transport, contamination and flooding could be considered. It was understood that it would only require a planning application, should it be considered that the application was within the curtilage of a listed building. Comments were required by 10 August.

RESOLVED:

- (1) that the recommendations set out in column 4 of the attached [schedule A](#) be forwarded to the District Council (There were no applications in Schedule B).
- (2) that in respect of the Prior Approval application under Permitted Development for the Annexe, the Courtyard 39 West Street - Change of Use (WD/D/16/001368, the Planning Authority be notified that the only comment this

Committee would wish to make, would be to ask whether the application was within the curtilage of a listed building, as seemed to be the case, and whether therefore it should be the subject of a planning application.

- (3) that a special meeting of this Committee be held on Monday 15 August at 2pm in Mountfield, to consider those applications requiring a response before the next ordinary meeting.

## **28. PLANNING DECISIONS**

The Town Clerk reported for information, the planning decisions received relating to applications previously considered by the Committee, ENCL: 3110.

RESOLVED: that the planning decisions be noted.

## **29. NEIGHBOURHOOD PLAN**

The Town Clerk updated members on the latest position.

RESOLVED: that the update was noted.

## **30. VEARSE FARM**

Consideration was given to ENCL: 3111.

The Town Clerk reported on the further work agreed at the last MasterPlan meeting, as confirmed in the notes. This was in relation to:

- Allotment/Community Growing Area
- Affordable Housing
- Employment Land

It was also asked if transport, including options for park and ride, could be raised at the next working group meeting.

RESOLVED: that the minutes of the last working group meeting be noted and the proposed further work be progressed, as proposed in the notes.

## **31. REGISTRATION SERVICE CONSULTATION**

Councillors considered a report of the Town Clerk, ENCL: 3112.

RESOLVED: that the Town Clerk be given authority to respond to the consultation to support the proposed retention of the Registration Office in Mountfield and recommend that Mountfield remains a ceremony room, as it continues to be a very popular venue.

## **32. NATIONAL PARK EVALUATION**

Councillors considered a report of the Town Clerk, ENCL: 3113.

There was general support for the request to evaluate proposals to designate Dorset as a national park, as part of the work to be undertaken in respect of any future local government reorganisation. The Committee did not, at this stage, give a view on the merits of such a designation, as more information would be needed as part of the evaluation alongside the other possible future changes to local government structures.

RESOLVED: that the Committee support the request, that the proposal to designate Dorset as a National Park should be evaluated as part of any future work on local government reorganisation and structures in Dorset.

### **33. WEST BAY BEACH HUTS – DRAFT PROPOSAL**

The Town Clerk reported that the proposed location was in Symondsburry Parish, but the Town Council had been asked for comment.

Members had concerns regarding the number of huts proposed and the location, below West Cliff, bearing in mind the impact of inclement weather (which could include the summer months) and the potential movement/slippage in the Cliff structure. It was also questioned if pedestrian access would be restricted. Overall, the Committee did not consider that this was a good location.

RESOLVED: that West Dorset District Council be notified of the Committee's concerns as above.

### **34. PLANNING PROCESS ISSUES – AMENDMENTS, RETROSPECTIVE APPLICATIONS, ENFORCEMENT AND RESERVED MATTERS**

Councillor Dave Rickard reported that he was to raise these issues at a meeting at the District Council with Stephen Hill, Strategic Director.

RESOLVED: that the Committee receive an update at a future meeting.

### **35. HIGHWAYS WORKING GROUP**

Consideration was given to ENCL: 3114.

The notes of the meeting held on 5 July 2016 were received and recommendations therein approved as below.

The Town Clerk reported that the County Council had asked if the Town Council could indicate its support for the West Bay crossing options being put forward for inclusion in the Local Transport Programme. A view on this was needed as soon as possible, although there would be more time for full consultation on the options, prior to any decision to go ahead with a scheme. Members supported the inclusion of options, but confirmed that they would wish to have an opportunity to further consider the plans, before a scheme was committed.

RESOLVED:

(1) that the following recommendations from the Working Group be approved:

### **(Note 5) WATAG Public Transport Issues**

- that the Town Council support WATAG calls for County Council officers to attend their meetings.
- that Dorset County Council be requested to provide an up to date policy statement on its position on supporting and providing bus services.
- that representations to retain the Real Time Information be supported and efforts be made to ensure that it was working correctly.

### **(Note 6) South Street (Town Centre Traffic) Feasibility Study update**

- that the proposals and timetable be supported for Dorset County Council to update the study to cover all the options and also undertake a new traffic survey to inform the study.

### **(Note 7) Cycle routes and Crossings**

- that the proposed changes to the crossings at the Co-op in Sea Road North be supported and the other issues raised be looked at and reported back.
- (2) that the proposed inclusion in the County Council's Local Transport Programme Priority Assessment process of options for a zebra crossing at West Bay, outside St John's Church be supported, subject to there being full consultation and a further opportunity for the Town Council to comment on the detail of the options.

## **36. COMMUNICATIONS AND ONGOING ISSUES**

The Town Clerk reported on the following issues

- Heritage Action Zones – it was agreed that this was something that the Town Council should discuss further with Enterprise St Michael's.
- West Bay Road – Use of Field – It was reported that the use of the field between West Bay Road and the River Brit was being raised with the District Council, to ensure that the usage was in line with planning approvals. Members supported the representations being made.
- DAPTC Area Meeting 28 July – Future Highways Working It was noted that the County Council was to attend the Western Area DAPTC meeting on 28 July at 7pm in the Town Hall, to discuss future highways maintenance.
- Dorset and East Devon Fisheries Local Action Group Local Development Strategy - the proposed application being made by Dorset Coast Forum was generally supported.

The meeting closed at **8:30 p.m.**

**The next meeting of the Planning Committee will be held on 5 September 2016**