

MINUTES of the special meeting of the PLANNING COMMITTEE held at Mountfield, Bridport on Tuesday 13 June 2017 at 7.00 p.m.

PRESENT Cllr Sarah Williams (in the Chair)

 Cllrs: Geoffrey Ackerman Julian Jones
 Teresa Harrison Dave Rickard
 Sarah Horniman

Also present: Cllrs Gill Massey, Ros Kayes, Maggie Ray, Martin Ray and Anne Rickard.

PUBLIC FORUM

The following speakers addressed the Committee in respect of WD/D/17/000986, Land at Vearse Farm, Bridport - Outline application.

Phyllida Culpin spoke in respect of the Neighbourhood Plan and emphasised the need for genuinely affordable housing.

Barry Bates, Richard Freer, Lewis Gerolemou, Terry Lambert, Gavin Fryer, David Tett, Arthur Watson, Richard Nicholls and Victor Cortice all spoke in opposition to the application. Issues raised included public consultation, size of the development, flooding, impact on the town infrastructure, including roads and inadequacy of proposed cycle routes, particularly along West Road.

Maureen Jackson spoke about the need for affordable housing.

Nigel Ewens spoke about possible support for a light railway.

12. APOLOGIES

Apologies for absence were submitted on behalf of Cllrs Eddie Colfox and Barry Irvine.

13. DECLARATIONS OF INTEREST

There were no declarations of interest

14. PLANNING APPLICATION: LAND AT VEARSE FARM – application WD/D/17/000986

The Chairman welcomed Andrew Martin, West Dorset District Council's Projects & Specialist Services Manager, Development Services, to the meeting, who made a presentation on the application and the process to be followed.

All members asked questions of the Planning Officer.

The Committee members then discussed the application. The Town Council was commenting as the adjoining parish.

The Committee particularly discussed the following issues:

- Highways matters and the provision of the roundabout – the timing of this and the funding of the roundabout. Members agreed that the funding of this must not impact on other community provision from the scheme, should it go ahead, such as affordable housing.
- The access to the site and whether this was sufficient for the size of development including access for people with disabilities (including mobility vehicles), the width and design of the cycle routes (including the width of West Road cycle route) and in general the access provision for people not using cars. It was noted that the comments of Dorset County Council, as the Highway Authority, were still awaited.
- The traffic in and out of the site and impact on surrounding roads.
- The decision making on the S106 agreement and seeking to guarantee (should the development go ahead), that the community provision set out in the MasterPlan would be delivered. Primarily this was affordable housing, including the Community Land Trust model as proposed, but there were other key priorities, such as support for the leisure centre and medical services.

The WDDC Projects & Specialist Services Manager said that it would be helpful to have an indication of the Town Council's priorities for S106, as it was proposed that the heads of terms for S106 would be agreed at the same time as the outline permission, if the application was approved by the District Council.

It was noted that this was an outline application and reserved matters, requiring further approvals and not in this application, included appearance, landscaping, layout and scale. Access was an issue for this outline application.

RESOLVED: to Object to the outline application WD/D/17/000986, Land at Vears Farm, on the following grounds: -

The access routes into the site were not adequate for the size and scale of development. This included:

- the two main vehicle access routes - Western and Eastern - with the additional traffic generated also having a detrimental impact on West Road.
- the width and design of the pedestrian/cycle routes for Magdalen Lane and Pine View.
- the width of West Road would not allow for the proposed cycle route to be provided.
- the proposed access routes did not make adequate provision for people using mobility vehicles.
- more consideration was needed to meet the needs of pedestrians, cycle users and people with disabilities, to provide better access into and out of the site.

The proposals were considered to be contrary to Local Plan policy COM7 and National Planning Policy Framework para 32, which states that decisions on developments that generate significant amounts of movement, should take account of whether safe and suitable access to the site can be achieved for all people.

The meeting closed at **9.10p.m.**

The next ordinary meeting of the Planning Committee will be on 26 June 2017