

MINUTES of the meeting of the PLANNING COMMITTEE held in Mountfield, Bridport on Monday 5 September 2016 at 7.00 p.m.

PRESENT            Cllr    Sarah Williams (in the chair)

                         Cllrs:  Geoffrey Ackerman    Sarah Horniman  
                                    Jeremy Brodie                Julian Jones  
                                    Eddie Colfox                 Dave Rickard  
                                    Teresa Harrison

Also present: Cllrs Kelvin Clayton, Gill Massey and Anne Rickard

### **PUBLIC FORUM**

There were no speakers in the Public Forum.

#### **44. APOLOGIES**

An apology for absence was submitted on behalf of Cllr Barry Irvine.

#### **45. MINUTES**

The minutes of the meeting of the Committee held on 15 August 2016 were confirmed as a true and correct record and signed by the Chairman.

#### **46. DECLARATIONS OF INTEREST**

Cllr Eddie Colfox said that he had a family interest in land at Vearse Farm. The item was for information only and no decisions were to be taken, so it was not necessary to leave the room.

#### **47. ST MICHAEL'S TRADING ESTATE**

Mr Martin Ridley, representing Hayward and Co of St Michaels Trading Estate, gave a presentation on the current status of their plans for the site. Clive Hayward and Andrew Martin, Projects & Specialist Services Manager (Development Control) were also present for this item.

Mr Ridley outlined the planning history of the site and presented their draft amended plans, which they were now consulting on. Presentations had been given to tenants and would be made to Enterprise St Michaels and hopefully to the Neighbourhood Plan Steering Group. There would also be public consultation. The plans at this stage were draft and open for comment.

In outline, the plans were for a mixed use of the site, including 51 houses and 44 flats (95 residential units in total) with flats above commercial floor space, which would be for B1 use (light industrial/office). Details were presented on the proposed layout of the site, the buildings, parking and access.

Members asked questions including on the following issues:

- Affordable housing
- Impact on existing tenants
- Implications of mixed use on existing businesses and controls on new commercial floor space, to avoid issues with residential use
- Access to the site and road layout
- Parking
- Community provision under the Community Infrastructure Levy proceeds

In response to the questions, it was stated that the current requirement under the Local Plan was for 35% affordable housing. There could be planning controls on the new commercial units, to ensure compatibility with residential use above. This would not affect the existing small businesses/artisans. Those larger businesses in separate units that could be affected by the plans had been notified. All existing tenants were being consulted about the plans. It was not the intention to “gentrify” the Estate, but to retain the elements that were distinctive and unique, whilst making the site viable. Car parking and access could be looked at. It was intended there would be one space for each residence. Community provision was also to be looked at.

Members did not comment, or give a view on the planning merits of the scheme, bearing in mind that this would be subject to a future planning application. It was noted that this was the start of the process and that there would be extensive consultation, prior to a planning application coming forward.

Mr Ridley and Mr Hayward were thanked for the presentation and it was noted that, if members wished, a site visit could be arranged.

#### **48. PLANNING APPLICATIONS**

RESOLVED: 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).

#### **49. PLANNING DECISIONS**

The Town Clerk reported for information, the planning decisions received relating to applications previously considered by the Committee, ENCL: 3115.

RESOLVED: that the planning decisions be noted, with the comments as above.

#### **50. NEIGHBOURHOOD PLAN**

The Town Clerk reported on the Neighbourhood Plan and that the Working Groups had been allowed further time to complete their work. Their findings should be available within the next month.

RESOLVED: that the update be noted.

**51. A35 WORKING GROUP MEETING AND ITEMS**

The Town Clerk reported on the meeting of the A35 Working Group, to be held on Friday 16 September and for members to let the Leader of the Council know of any items to be raised, as she was the Town Council's representative on the Group.

RESOLVED: that the update be noted.

**52. VEARSE FARM MASTER PLAN MEETINGS UPDATE**

Andrew Martin, Projects & Specialist Services Manager (Development Control) provided an update on the plans. In terms of the outline application, the issues raised by the statutory agencies, including highways, were being addressed. This included looking at the specification for a roundabout at Miles Cross. Work was ongoing on this with Highways England.

In terms of the MasterPlan, a further meeting of the community working group would be arranged soon, but there was a need for the community to come back on the issues identified at the last meeting – affordable housing, low cost employment allocation and community farm location.

RESOLVED: that the update be noted and the Town Clerk co-ordinate responses on the issues identified, that were outstanding on the Master Plan as above.

**53. PLANNING PROCESS ISSUES – AMENDMENTS, RETROSPECTIVE APPLICATIONS ETC UPDATE**

There was no further update at this time.

**54. COMMUNICATIONS AND ONGOING ISSUES**

It was noted that the application WD/D/15/002995, Cafe Royal, Tannery Road - to revise the approved plans to allow the replacement of the sloping shopfront with a new aluminium shopfront - was to be considered by the District Council's Development Control Committee on 15 September at 1pm. The application was recommended for approval. Councillors Sarah Williams and Dave Rickard intended to speak at the meeting, in support of the Town Council's objection.

Cllr Dave Rickard updated on the use of fields in West Bay. This was to be considered by the Environment and Social Wellbeing Committee on 7 September.

The Town Clerk provided an update on the recent meeting held to discuss the potential options for the Chantry and the request to the District Council for more time to be allowed to consider community use options and to maintain public access.

The meeting closed at **8.55 p.m.**

**The next meeting of the Planning Committee will be held on 26 September 2016**