

MINUTES of the meeting of the PLANS COMMITTEE held in the Town Hall, Bridport on Monday 7 September 2015 at 7.00 p.m.

PRESENT Cllr Ms S.J. Williams (in the chair)

 Cllrs: G.J. Ackerman W.B. Irvine
 J.S.L. Jones D.G. Rickard
 Ms T.G. Harrison Mrs E.A. Rickard
 Ms S.A. Horniman

Also present: Cllrs K.C. Clayton, Ms G.E. Massey, C.M. Ray and Mrs M.J. Ray.

PUBLIC FORUM

The following speakers addressed the Committee in respect of the Vearse Farm item (min 39): -

Mr Mike Nicks raised the concerns of West Bay residents regarding the potential water run off from the development.

Mr Barry Bates questioned the need for this scale of building, whether the necessary infrastructure would be funded by the developers and sought assurances on the provision of low cost housing.

Mr Glenn Crawford asked about the impact of the development and the knowledge and understanding that the developers had of the local area and its needs.

Mr Nigel Ewens spoke about the potential for the provision of a railway, as part of the development.

Mr Charles Gardner asked about the outcome of the public exhibition consultation and how the application would be taken forward, ensuring public/community involvement.

36. APOLOGIES

Apologies for absence were submitted on behalf of Cllr J.P. Brodie.

37. MINUTES

The minutes of the meeting of the Committee held on 3 August 2015 were confirmed as a true and correct record and signed by the Chairman.

38. DECLARATIONS OF INTEREST

Cllr Ms S.J. Williams declared an interest in application A17/1833L West Bay Methodist Chapel, as a Trustee of the Bridport Area Development Trust. She left the room whilst this application was considered.

Cllrs D.G. Rickard and Ms E.A. Rickard declared remote interests in application A9/1707L Electric Palace, as occasional volunteers at the Electric Palace.

39. VEARSE FARM – DRAFT LOCAL PLAN ALLOCATION UPDATE

Andy Birch of Hallam Land and Tim Hoskinson of Savills, on behalf of the developers, gave a presentation on the timetable and possible detail of the intended outline planning application for the site, which was in the process of being lodged with West Dorset District Council. They responded to the points raised in the Public Forum.

They stated:

- there would be time to discuss the detail of the application. The application submission was the start of the process of engagement. It was recognised that there was a need to work with the local councils and neighbourhood plan group. There would be scope to amend the scheme. There will be an opportunity for people to influence the development, through the proposed Master Plan.
- 117 consultation questionnaires were returned after the Exhibition and the general feedback was that people wanted to see low cost housing provided on the site.
- they had been involved with this application for 7 years. The S106 Agreement would set out the mitigation measures needed as part of the development, including highway measures. The water treatment issue raised would be addressed through technical reports and assessments. There will be an environmental statement, constraints map, design and access statement, full details of the consultation in the Statement of Community Involvement, a transport assessment and travel plan. All these documents would accompany the planning application.
- They would write to all local councils with details of the next steps and consultation proposals.

Members commented on the presentation and asked questions. The comments were made without prejudice to consideration of any future application.

In particular, members stressed that there should have been more pre-application discussion with the community and the local councils. It was very important that people had the opportunity to influence the delivery of the site and in particular, the provision of genuine low cost/affordable housing was essential.

There was a need for the developers to be open and transparent and properly engage with the councils, the neighbourhood plan steering group and the community. This was a major development for the area and time needed to be allowed for full engagement and involvement, prior to any application being considered. It was asked if a West Dorset District Council officer could attend the relevant Plans Committee, to advise members on the process.

In conclusion, the developers stated that they were fully committed to working with the community. They anticipated, subject to the outcome of the planning application, that it could be up to 18 months before starting to build on site.

The Chairman thanked the developers and the members of the public who had attended for this item.

40. PLANNING APPLICATIONS

There were no applications listed in Appendix B.

RESOLVED: that the recommendations set out in column 4 of the attached [Schedule A](#) be forwarded to the District Council.

41. PLANNING DECISIONS

The Town Clerk reported for information, the planning decisions received relating to applications previously considered by the Committee, ENCL: 2992.

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

42. NEIGHBOURHOOD PLAN

The Town Clerk updated on recent meetings of the Neighbourhood Plan Steering Group.

RESOLVED: that the update be noted.

43. STREET NAMING AND NUMBERING

There were no items raised.

44. COMMUNICATIONS

Members commented on the reported delays with processing enforcement action by West Dorset District Council, particularly in relation to the Molly's Den site in West Bay. This would be taken up with the District Council.

In relation to Molly's Den, it was also mentioned that the issue of 'A' boards needed to be addressed. This had been referred to Dorset County Council highways and would be followed up.

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

The next meeting of the Plans Committee will be held on 28 September 2015