

MINUTES of the meeting of the PLANS COMMITTEE held at the Town Hall, Bridport on Monday 9 November 2015 at 7.00 p.m.

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

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

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

PUBLIC FORUM

The following speakers addressed the Committee in objection to application WD/D/15/002010, Land at Vearse Farm, Bridport - Outline application.

Mr G. Fryer, Mr B. Bates, Mr R. Freer, Mr D. Tett, Mr R. Nicholls and Mrs E. Harding.

Letters sent to the Town Council were also circulated for members from: Mr B. Bates, Mr G. Fryer, Mrs S. Fryer and the Bridport Environment Group.

64. APOLOGIES

Apologies for absence were submitted on behalf of Cllrs J.P. Brodie and E.T. Colfox.

65. MINUTES

The minutes of the meeting of the Committee held on 26 October 2015 were confirmed as a true and correct record and signed by the chairman.

66. DECLARATIONS OF INTEREST

There were no declarations of interest.

67. PLANNING APPLICATION: LAND AT VEARSE FARM

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 then asked questions of the Planning Officer.

It was reported that an invitation had been sent to all Town Councillors and the Town Council, as well as other local councils, BLAP and the Neighbourhood Plan Steering Group to attend a meeting on the application on 26 November at 9.30am in the Town Hall. It was understood that this meeting was to consider issues that could be included within the Master Plan for the site.

Those members not on the Plans Committee commented on the application.

The Committee members then discussed the application in detail. The Town Council was commenting as the adjoining parish, but members emphasised that this development would have a significant impact on the town, the Town Council's area and services.

RESOLVED: to Object to the outline application WD/D/15/002010, Land at Vearse Farm, on the following grounds: -

- The application was not in conformity with the site allocation in the Local Plan, BRID 1, as shown on the proposals map. Large sections of the Local Plan allocation marked as Public Open Space and the Grade II listed Farmhouse were not included in the application. As stated in the objection from Natural England, the Local Plan allocation of open space provides "important opportunities for moderating the proposal's impacts on the environment, the landscape and recreational opportunities in the Dorset AONB as required by NPPF paragraph 116". By not submitting an application in accordance with the Local Plan, the planning objectives of the site allocation cannot be met.
- The Local Plan specifies that the site should be developed in accordance with a masterplan prepared by the developer/landowner, in conjunction with the local councils and the community. The areas to be covered by the masterplan are set out clearly in the Local Plan and include key issues such as design, layout, access, community infrastructure and phasing of the site development, ensuring that the necessary infrastructure is in place in advance of occupation. Whilst a workshop had been arranged by the developer for the end of November, there was no indication as to a process to be put in place to agree the masterplan, as intended in the Local Plan. The application should not be approved until the masterplan was agreed, in accordance with the Local Plan.
- The two proposed access routes into the site were considered to be unsatisfactory. There were concerns about both routes, but particularly the Eastern access, due to sightlines. Both routes would suffer from traffic, including heavy goods vehicles, having to go through the site, to and from the employment space. West Allington and West Road already suffered from heavy traffic and it was considered that an access should be provided nearer to, or just off, the Miles Cross junction, which itself would need to be upgraded to a roundabout. The proposed egress and access routes were not acceptable.
- In addition to the comments on the access routes, the Committee also felt that the traffic assessments and surveys were outdated, taken at the wrong times and did not give a true reflection of traffic conditions in the area. Highways England had lodged a holding objection on these issues and also, like the Town Council, emphasised the importance of upgrading the Miles Cross junction to a roundabout.
- There were outstanding questions and objections from both the Environment Agency and Dorset County Council in respect of the flood risk assessment and drainage strategy and members felt that the application and supporting documents did not address these issues. The comments from the County Council also highlighted a number of errors with the Flood Risk Assessment.

- The need for low cost/affordable housing had been raised as one of the main concerns of local people in the consultation on the emerging neighbourhood plan and there needed to be guarantees of at least 35% genuinely affordable housing for local people.
- As stated in the Natural England comments, there needed to be an agreed detailed biodiversity mitigation and enhancement plan, to ensure protection of native wildlife species, including dormice and otters, in accordance with Local Plan policy ENV2.
- The Committee also commented on many other issues that needed to be addressed and clarified, including the care home provision and employment provision.

These were fundamental objections, specifically in relation to the outline application. The application, as submitted, did not meet the development principles of the site allocation in the Local Plan.

It was essential that the community had an opportunity to properly influence the delivery of this site, as proposed in the Local Plan requirement for a masterplan and the Committee felt very strongly that time should be allowed for this to happen, both through the masterplan process itself and the emerging neighbourhood plan (to be completed by late 2016).

The Committee recommended that this application should be refused.

The meeting closed at **9.05pm**

The next meeting of the Plans Committee will be held on 30 November 2015