

MINUTES of the meeting of the PLANS COMMITTEE held at Mountfield, Bridport on Monday 2 July 2012 at 7.00 p.m.

PRESENT Cllr Ms S.J. Williams

Cllrs: G.J. Ackerman
Ms R.C. Kayes (until 7.10 pm)
C.O. Michell

C.M. Ray
D.G. Rickard
Ms G.E. Summers

PUBLIC FORUM

Mr Mike Farmer spoke and outlined concerns regarding the outcome of the West Dorset District Council Development Control Committee that approved the St Michael's Trading Estate applications, against the advice and recommendation of officers.

Cllr Ms R.C. Kayes, who declared an interest as a member of Enterprise St Michael's, also raised concerns regarding the decision. She felt that the request for the Secretary of State to call the decision in, as a significant departure from the Local Plan, should be supported. Also the Town Council should be involved in consideration of the S106 Agreement and it should be asked that the Agreement be referred back to the Development Control Committee for decision.

The Town Clerk reported two letters received outlining objections in respect of the planning application for 190, West Bay Road from residents of 184, West Bay Road. Copies were circulated to members.

16. APOLOGIES

An apology for absence was submitted on behalf of Cllr E.T. Colfox.

17. MINUTES

The minutes of the meeting of the Committee held on 11 June 2012 were confirmed as a true and correct record and signed by the Chairman.

18. DECLARATIONS OF INTEREST

Councillor Ms R.C. Kayes declared a personal and prejudicial interest in agenda item 6, St Michael's Trading Estate, as a member of Enterprise St Michael's and left the meeting after speaking in the Public Forum.

Councillor Ms S.J. Williams declared a personal interest in agenda item 6, St Michael's Trading Estate, as a member of the Bridport Area Development Trust, which had considered options for the future of the Estate. It was not considered to be a prejudicial interest.

19. **PLANNING APPLICATIONS**

RESOLVED: that

(a) the recommendations set out in column 4 of the attached [schedule A](#) be forwarded to the District Council.

(b) the applications in Schedule B be noted.

20. **PLANNING DECISIONS**

The Town Clerk reported for information, the planning decisions received relating to applications previously considered by the Committee, ENCL: 2564.

RESOLVED: that the planning decisions be noted.

21. **ST MICHAEL'S TRADING ESTATE – SOUTH WEST QUADRANT**

The Town Clerk reported on the outcome of the West Dorset District Council Development Control Committee that considered the two applications on 21 June. The applications had both been approved, but the planning permission itself would not be granted, until the decision notice had been issued by the officer. The officer had been given delegated authority to approve the application, subject to a number of conditions set out in the draft minutes (a copy of which had been circulated to members of the Committee). This included completing a Section 106 agreement, which would cover issues such as the provision of affordable housing. The Town Clerk also reported that the Friends of St Michael's Trading Estate had asked the National Planning Casework Unit, at the Department of Communities and Local Government to review the decision, as it was considered to be such a significant deviation from planning policy.

Members discussed the outcome of the Development Control Committee and the majority of the Committee expressed concerns regarding the decision to approve the applications, against the strong recommendations of officers. It was felt that the Development Control Committee, at the meeting, had not put forward sufficient planning reasons for going against the officer recommendation.

It was proposed:

- that the Town Council should support the Friends of St Michael's referral of the application to the Secretary of State, via the National Planning Casework Unit. This referral had been made on the grounds that the decision had gone against the officer recommendation, which set out a number of local plan policies that it would contravene, the disregard of the national planning policy framework, the lack of planning reasons given at the meeting, the strength of local feeling and the ongoing work on the new draft Local Plan and the proposed designation of this important site, which was contrary to the current application.
- that West Dorset District Council be asked to agree that the Town Council be consulted on the detail of the proposed Section 106 Agreement and the other conditions and that they then be referred to the Development Control Committee for consideration, bearing in mind the importance of these conditions, particularly the Section 106 agreement.

The proposals were put to the vote and declared to be carried. It was therefore:

RECOMMENDED:

- (1) that the Town Council support the request for a referral of the application to the Secretary of State via the National Planning Casework Unit, for the reasons set out above;
- (2) that West Dorset District Council be asked to agree that the Town Council be consulted on the detail of the proposed Section 106 Agreement and the other proposed conditions and that they then be referred to the Development Control Committee for consideration, bearing in mind the importance of these conditions, particularly the Section 106 agreement.

22. STREET NAMING AND NUMBERING

There were no items raised.

23. WEST DORSET DISTRICT COUNCIL CONSULTATION DOCUMENTS – STATEMENT OF GAMBLING POLICY AND COMMUNITY INFRASTRUCTURE LEVY

Consideration was given to a report of the Town Clerk, ENCL: 2570.

RESOLVED: that the Town Clerk, in consultation with the Chairman of the Committee, be given delegated authority to respond to these two documents.

24. LOCAL PLAN WORKING GROUP - UPDATE

Consideration was given to a report of the Town Clerk, ENCL: 2569.

Copies of the notes of the meeting of the Working Group held on 29 June 2012 were circulated to members.

RESOLVED: that the comments of the Local Plan Working Group, from its meetings on 8 June, 19 June and 29 June 2012, be endorsed and it be noted that the Group would be meeting again to consider the site specific issues, prior to the full response being submitted to the full Council.

25. GEORGE STREET BOAT PARK – WEST BAY

The Town Clerk reported back the response of the District Council on issues regarding the use of the West Bay Enhancement funding and the need for a planning application. The District Council had replied to say that the funding issue had been the subject of recent Executive Committee reports and the Executive had resolved that £50,000 should be allocated for the Harbour Master's Store and they were working to this budget. In terms of planning, a planning application was not required, as this work could be carried out under permitted development rights. This had been confirmed by the District Council's Legal Department.

RESOLVED: that the position be noted without further comment.

26. **COMMUNICATIONS**

The Town Clerk reported the request from the Bridport Community Orchard Group, to put a bee hive in the Orchard. The hive would be the responsibility of a beekeeper, be safe and secure and help pollinate the fruit trees. Members generally supported the request.

The meeting closed at **8.20 p.m.**

The next meeting of the Plans Committee will be held on 30 July 2012