

MINUTES of the meeting of the PLANNING COMMITTEE held in Mountfield, Rax Lane, Bridport on Monday 28 October 2019 at 7.00pm.

PRESENT Cllr Anne Rickard (in the chair)

Cllrs: Geoffrey Ackerman Barry Irvine
Dave Bolwell Julian Jones
Sarah Carney Dave Rickard
Kelvin Clayton

ALSO PRESENT Will Austin (Town Clerk)

PUBLIC FORUM

The following people spoke in the Public Forum:

Mr J Tigg spoke objecting to planning application WD/D/19/002197, highlighting differences between the proposals and the outline permission granted, non-conformity with Local Plan policies, the site being outside the Defined Development Boundary, the absence of affordable housing, and a lack of footpath safety. He reminded members of their comments on the outline planning application.

Mr R Nicholls also spoke objecting to planning application WD/D/19/002197, advising that the site was outside the Defined Development Boundary, and impacted on the Conservation Area, AONB and Jurassic Coast. He said the proposals failed to adhere to Local Plan policies and were not for the benefit of local people.

Mr J Burt spoke as applicant in respect of application WD/D/19/2109. He apologised for the application being retrospective, and had thought that the changes made were permitted development. He now recognised that an application was needed as the site was in the AONB.

Ms C Searle spoke objecting to planning application WD/D/19/002197. She considered that, contrary to the Design and Access Statement submitted, this was not a sustainable location. The plans allowed for four cars plus a garage for each dwelling even though the location was on a bus route. There would be a detrimental impact on views from nearby footpath. An affordable and sustainable development was needed.

Mrs S Stafford also spoke objecting to planning application WD/D/19/002197. She agreed with the comments of previous speakers and said that the comments of the Conservation Officer and CPRE were needed. Dorset Highways had not objected but the development would be on a narrow road with no footpath and access was not safe. The scale was disproportionate, with the development crammed in against a cliff backdrop. The site was part of a gateway to West Bay and the development was unacceptable gentrification and urbanisation.

The Chairman thanked members of the public for their contributions.

49. APOLOGIES

Apologies for absence were submitted on behalf of Cllrs Sarah Williams and Rose Allwork.

50. DECLARATIONS OF INTEREST

No personal interests or disclosable pecuniary interests were declared by members present.

51. MINUTES

The minutes of the meeting of the Committee held on 25 September 2019 were confirmed as a true and correct record and signed by the Chairman.

52. PLANNING APPLICATIONS

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

53. PLANNING DECISIONS

The Town Clerk reported for information, the planning decisions received relating to applications previously considered by the Committee, ENCL: 3455.

RESOLVED: that the planning decisions be noted.

54. HIGHWAYS & TRANSPORTATION WORKING GROUP

The notes of the meeting held on 10 October 2019 were received and the recommendations therein approved, as below: -

(Min 5) Community Bus

RESOLVED: that the existing First Wessex Service 7 be maintained pending the tabling of revised proposals by the Town Clerk.

(Min 6) Other Highways matters, including:

Request for double yellow lines in St Andrews Road

RESOLVED: that the request be deferred pending further consideration of the implications.

Request for double yellow lines in St Swithins Road

RESOLVED: that the request be deferred pending further consideration of the implications.

Dropped kerb – Folly Mill Gardens

RESOLVED: that any further actions be delegated to the Town Surveyor.

Pedestrian Crossing – A35 Sea Road South

RESOLVED: that the request for a controlled crossing near the junction with Pasture Way be supported.

Parking Obstructing Pedestrians on Fulbrooks Lane

RESOLVED: that a request to Dorset Council for a revised TRO to extend parking restrictions be made.

Yellow lines in Bramble Drive/Meadowlands

RESOLVED: that the request for yellow lines from the bend in Bramble Drive to the footpath opening in Meadowlands be supported, and that Dorset Council be asked to include priority for cyclists at the junction of the cycle/footpath and Meadowlands.

Parking Permits for Dorset Waste Partnership (DWP) Employees

RESOLVED: that the request for provision of parking permits to DWP employees be supported.

55. NEIGHBOURHOOD PLAN

The Town Clerk reported that the Independent Examiner's Report had been received, recommending changes to the Plan. These would be considered by the Neighbourhood Plan Joint Councils Committee on 7 November, and if agreed the document would be updated accordingly and submitted to Dorset Council for approval. A referendum would follow, although there was no indication at this stage when that might be.

RESOLVED: that the update be noted.

56. BUILDING BETTER LIVES

The Town Clerk reported on a pre-public engagement meeting proposed and requested by Dorset Council for 9 December 2019. The meeting would be open to the public and will consider emerging proposals for a 'care village' on the Flood Lane and Fisherman's Arms sites, part of Dorset Council's Building Better Lives programme.

RESOLVED: that the update be noted.

57. A35 WORKING GROUP

The Town Clerk reported that the notes of the meeting were not yet available and would be tabled at the next meeting.

RESOLVED: that the report of the Town Clerk be noted.

58. COMMUNICATIONS AND ONGOING ISSUES

No communications or ongoing issues were reported.

The meeting closed at **8.57pm**.

The next meeting of the Planning Committee will be held on 25 November 2019