

MINUTES of the meeting of the PLANNING COMMITTEE held at Mountfield, Bridport on Monday 6 January 2020 at 7.00pm.

PRESENT Cllr Anne Rickard (in the Chair)

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

ALSO PRESENT 12 members of the public and one representative of the press.

PUBLIC FORUM

Mr Gavin Fryer addressed the Council regarding traffic speeds on West Allington, and requested that the text of his address be incorporated into the meeting minutes. The address is shown at Appendix A.

Ann Sidney addressed the meeting regarding planning application WD/D/19/002616. She advised that she had objected to the application on the grounds of amenity impact on her neighbouring garden, and contravention of the West Dorset Local Plan, Chapters 5 and 13 regarding heritage, landscape setting and neighbourly development. Supporting photographs were shown.

Adrian Fisher addressed the meeting regarding planning application WD/D/19/002756. He advised that there was no interior plan with the application, but it was apparent that the east side would be on the site of the existing garage wall at an imposing height. He said he was disappointed with the proposals given the reassurances of the present and previous owners.

Christopher Ashley addressed the meeting regarding planning application WD/D/19/002756. He considered that the application contravened Local Plan policies ENV10, 12 and 16, and highlighted the impact on neighbouring properties in a conservation area, amenity and privacy impact on neighbouring properties, proximity to neighbouring properties, the density and overbearing nature of the development and the impact on local wildlife.

Sylvia Stafford addressed the meeting regarding planning application WD/D/19/002709. She expressed concern that the application included less information than a previous outline application for the same site, and supported the comments of the Bridport Environment Group and Burton Bradstock Parish Council.

67. APOLOGIES

Apologies for absence were submitted on behalf of Cllrs Kelvin Clayton and Sarah Carney.

68. DECLARATIONS OF INTEREST

Cllr Sarah Williams advised that as a member of the Dorset Council South and West Area Planning Committee she would not participate in voting on applications WD/D/19/002709 and WD/D/19/002756 as these may need to be considered by that committee.

69. MINUTES

Subject to a reference to former rail crossing gates at Sea Road South being changed to Sea Road North at minute 66, the minutes of the meeting of the Committee held on 25 November 2019 were confirmed as a true and correct record and signed by the Chairman.

70. VEARSE FARM

Barry Bates and Lewis Gerolemou presented on behalf of ADVEARSE in respect of an application for judicial review of a proposed development at Vearse Farm. The group had been successful at an oral hearing which meant that the judge had granted permission for the judicial review to be heard in full. The hearing would take place on Tuesday 28 January 2020 in Cardiff. The background to the case was outlined, along with lessons learned and consideration of the implications should the court find in favour of ADVEARSE. It was reported that any reapplication would not be approved as straightforwardly as the original application.

Members considered:

- The implications for aspects not incorporated into the application for judicial review, such as transport, should the court find in favour of ADVEARSE. These could be considered should the applicant reapply.
- The safety of proposed routes to and from the development to encourage non-car modes of transport, and the engagement of a Transport Coordination Officer to pursue these. ADVEARSE would not support such an engagement unless the routes were demonstrably safe.

Cllr Sarah Williams asked ADVEARSE to update the Council as soon as possible after the hearing on 28 January. Barry Bates agreed that he would.

The Chairman thanks Messrs Bates and Gerolemou for their input.

RESOLVED: that the update be noted.

71. PLANNING APPLICATIONS

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

72. PLANNING DECISIONS

The Town Clerk reported for information, the planning decisions received relating to applications previously considered by this Committee, ENCL: 3472.

Members expressed concern at the decisions on applications WD/D/19/0580 and WD/D/19/2582 which had not accorded with the Town Council's view. The Town Clerk agreed to write to the planning authority to ask for more information justifying decisions that were inconsistent with the Town Council's opinion.

RESOLVED: that the planning decisions be noted.

73. NEIGHBOURHOOD PLAN

The Town Clerk reported that a referendum on the Bridport Area Neighbourhood Plan was scheduled for 27 February 2020, and that the Joint Councils Committee would consider promotion of voting at its next meeting on 9 January 2020.

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

74. TOWN CENTRE WORKING GROUP

The notes of the meeting held on 3 December 2019 were received.

RESOLVED: that the notes of the meeting of the Town Centre Working Group held on 3 December 2019 be noted.

RECOMMEND: that in light of the disappointing attendance at Town Centre Working Group meetings, the membership of the Group be considered by Full Council.

75. COMMUNICATIONS AND ONGOING ISSUES

The Town Clerk reported that:

- Dorset Council and Bournemouth, Christchurch and Poole Council had announced a joint consultation on the Dorset Heathland Framework Supplementary Planning Document to run from 2020 to 2025. The consultation would run until 3 Feb 2020. Members indicated that no response from the Town Council would be necessary.
- Councillor volunteers were needed for two forthcoming events, Community Fair on 1 February 2020 and the Mayor's Quiz on 28 February.

RESOLVED: that the update be noted.

The Chairman wished all present a Happy New Year.

The meeting closed at **9.03pm**.

The next meeting of the Plans Committee will be held on 27 January 2020

Meeting 6 January 2020 of Bridport Town Council's Planning

Committee Statement by Gavin Fryer: I live in West Allington.

I am a member of ADVEARSE group, speaking about **Speeds of Traffic along West Allington** which during the last few years have frequently been noted at considerably over 30 mph, even double. These speeds endanger members of our Community. Cases of clothing caught by passing vehicles along West Allington have been recorded, directly flowing from the restricted width of this B road and narrow widths of pavements. It is not a highway !

Earlier in 2019 the Press reported (*The Times* 25 May 2019) the new safety drive in the City of London where a blanket limit of 15 mph is expected to be in force in 2021-22. This report stated that more than half of the biggest urban local authorities in Britain have introduced 20 mph limits on all or most residential streets. These include Birmingham, Manchester, Edinburgh, Leeds, Glasgow, Brighton, Liverpool, Nottingham, and Southampton. In Summer 2018 it was announced the speed limit on main roads in the Congestion Zone in London would be cut to 20 mph by 2020: Wales is to introduce this limit across the country. 20 mph limits have been instituted in a number of villages in this area.

If these authorities consider that it is important that a better environment for residents should be created, why should members

of this community in West Dorset miss such a desirable benefit and be exposed to these risks?

Congestion of local roads is matched by congestion of residents' chests. Yet, the considerable number of small developments for which planning permission has been granted will inevitably increase traffic density, fumes and poisonous chemicals in our air, and noise and vibration of buildings.

It has been noted that one or two recent applications for planning permission on AONB have been resisted. Density of traffic and congestion have grown in recent years such that the centre of Bridport is in danger of 'lock-up' of vehicles.

Once development starts on Vearse Farm, we believe traffic density along West Allington will grow by a third. Risks of major injuries will inevitably increase.

How soon can we see -

- a) a lower speed limit in West Allington and
- b) recognition that once density of traffic reaches saturation, all further development will have to stop.

I urge this Council to press Dorset Council to wake up, recognise the problem, and take remedial action, the-sooner-the-better for the health of everyone concerned.

GHF (This statement is in the hands of the Town Clerk.)