

MINUTES of the meeting of the PLANNING COMMITTEE held at Mountfield, Bridport on Monday 24 February 2020 at 7.00 p.m.

PRESENT	Cllr	Anne Rickard (in the Chair)	
	Cllrs:	Geoffrey Ackerman	Julian Jones
		Dave Bolwell	Dave Rickard
		Kelvin Clayton	Sarah Williams

PUBLIC FORUM

Mr S Williams spoke in respect of planning application WD/D/19/003076. He had no objection in principle to parts of the application but objected to the proposed rendering. It was not needed in order to preserve the building, and was unsympathetic to neighbouring brick cottages in a conservation area. Mr Williams requested the endorsement of the Town Council for his view.

Mr J Tigg spoke objecting to planning application WD/D/20/000058. He outlined the history of development at the property, including recent changes carried out without planning permission which were subject to an enforcement enquiry. The latest proposals were unacceptable due to their impact on the listed building and on neighbouring dwellings. Mr Tigg regarded the applicant's arguments about viability were not sufficient to warrant approval and that the proposed steps were unacceptable. He asked the Council recommend refusal along with censure and continuation of the enforcement action.

Mrs S Stafford also spoke objecting to planning application WD/D/20/000058. She reminded members of a current enforcement notice, safety concerns regarding the proposed staircase, the absence of a report from the Conservation Officer or Historic England, and the absence of a masterplan for the building. Mrs Stafford said that the application should be refused.

Mr J Tigg spoke in respect of planning application WD/D/20/000145. He supported the design of the buildings shown in the plans, and his preference was for affordable housing. He expressed concern as to whether the application remained in outline or was for full permission and said this was not clear. His concern was that reserved matters might then allow for a larger, more congested development which would be unacceptable. The development was outside the Defined Development Boundary and should either be treated as an Affordable Exception Site, or an extension of the boundary should be sought. The views of Dorset AONB should also be sought.

Mrs S Stafford also spoke in respect of planning application WD/D/20/000145. She questioned whether the application was in full or outline and the potential impact of the reserved matters. The design was an improvement on the previous application but the plans did not allow assessment of the impact of the height of the buildings. The site was outside the Defined Development Boundary and did not meet the requirements of Local Plan Policy SUS2(iii). Affordable housing should be prioritised. The site was a gateway to West Bay within the AONB affecting the setting of the Jurassic Coast, and the concerns of the Landscape Officer,

Conservation Officer and Dorset AONB should be considered. Mrs Stafford noted that the context of the application had changed since Bridport Town Council commented on the original outline application in 2016.

The Chairman thanked the speakers for their input.

85. APOLOGIES

Apologies for absence were submitted on behalf of Cllrs Sarah Carney and Barry Irvine.

86. DECLARATIONS OF INTEREST

Cllr Sarah Williams declared an interest in application WD/D/20/000145 as a Dorset Council member, and a member of Dorset Council's South and West Area Planning Committee. She left the meeting for the duration of consideration of the application.

87. MINUTES

The minutes of the meeting of the Committee held on 27 January 2020 were confirmed as a true and correct record and signed by the Chairman.

Members discussed the town's needs in terms of skate parks that were referred to in the minutes.

88. PLANNING APPLICATIONS

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

89. PLANNING DECISIONS

The Town Clerk reported for information, the planning decisions received relating to applications previously considered by the Committee, ENCL: 3490.

RESOLVED: that the planning decisions be noted.

90. NEIGHBOURHOOD PLAN

The Town Clerk reported that a referendum on the Bridport Area Neighbourhood Plan would take place on 27 February 2020. The vote had been widely promoted and a result was expected at about 11.30pm on the day of the referendum.

RESOLVED: that the update be noted.

91. COMMUNICATIONS AND ONGOING ISSUES

The Town Clerk reported that, in response to a query raised by the committee about explanation of reasons where a planning decision went against Town Council comments, a Senior Planner at Dorset Council had advised that whilst town and parish council comments were taken into account, this consideration did not always

appear in the Planning Officer's report. A reminder would be sent to officers to ensure that this was rectified in future.

The meeting closed at **8.50pm**.

The next meeting of the Planning Committee will be held on 23 March 2020