

MINUTES of a VIRTUAL meeting (GoToMeeting ID: 857-191-013) of the PLANNING COMMITTEE held on Monday 26 October 2020 at 5.30pm.

PRESENT Cllr Dave Bolwell (in the chair)

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

ALSO PRESENT Will Austin (Town Clerk), David Dixon (Project Manager & Community Initiatives Officer, for minute 54 only), and four members of the public.

PUBLIC FORUM

The following people spoke in the Public Forum:

Catherine Searle spoke objecting to amended planning application WD/D/20/001706. She considered that the revised proposals did not address earlier concerns and that the application remained incomplete. The Conservation Officer had visited and had not realised the impact on neighbouring properties. Ms Searle hoped the application would be refused and a better solution found.

Sylvia Stafford spoke objecting to planning application WD/D/20/002332. She supported the principle of providing accommodation for those in need, but expressed concerns regarding the size of the proposed flats, in an enclosed environment with limited outlook and natural light. She suggested reducing the number of flats to 8 and that at least one ground floor flat should be wheelchair friendly.

David Partridge spoke as a representative of the applicant in support of application WD/D/20/002332. He responded to concerns expressed earlier, advising that one flat would be wheelchair-friendly and all would have a lot of light. He said that 220 single people or couples were looking for a home in a shared house and he wanted to accommodate as many as possible in a crisis. A common room suggested in pre-application discussions would not be provided.

Jim Tigg spoke in respect of planning application WD/D/20/002332. He said that the Neighbourhood Plan had demonstrated a need for affordable rented homes, but was concerned that the proposed flats would be claustrophobic, and some did not meet space standards. He considered that eight dwellings would be acceptable if single occupancy except where the floor space exceeded 50m². He was concerned that there would be little natural light on the ground floor and would like one wheelchair-friendly flat.

The Chairman thanked members of the public for their contributions.

47. APOLOGIES

No apologies for absence were received.

48. DECLARATIONS OF INTEREST

Cllr Jones declared an interest in planning application WD/D/20/002332 as a friend of David Partridge.

49. MINUTES

The minutes of the meeting of the Committee held on 28 September 2020 were confirmed as a true and correct record, and that the Chairman should sign the minutes at the earliest available opportunity.

50. PLANNING APPLICATIONS

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

In respect of planning application WD/D/20/002332, a proposal to support the application was seconded and fell (2 for, 5 against, 2 abstentions). The resolved comments were agreed on the casting vote of the Chairman, there having been an equality of voting (4 for, 4 against, 1 abstention).

51. PLANNING DECISIONS

The Town Clerk reported for information, the planning decisions received relating to applications previously considered by the Committee, ENCL: 3548.

RESOLVED: that the planning decisions be noted.

52. NEIGHBOURHOOD PLAN JOINT COUNCILS COMMITTEE

RESOLVED: that the minutes of the meeting held on 24 September 2020 be received and adopted.

The Town Clerk reported that the minutes of the meeting held on 22 October 2020 were not yet available for adoption and would be brought forward to the next meeting.

53. VEARSE FARM WORKING GROUP

The notes of the meeting held on 21 September 2020 were received, and members considered a report of the Town Clerk, ENCL: 3549, setting out draft terms of reference, and questions for the Town Council, the developer and planning authority.

RESOLVED: that the notes of the meeting held on 21 September 2020 be noted.

RESOLVED: that the questions for the Town Council, developer and planning authority be referred to the three Town Council delegates to the Vearse Farm Working Group.

54. PLANNING FOR THE FUTURE WHITE PAPER

Consideration was given to a report of the Town Clerk, ENCL: 3550.

The Town Clerk and the Project Manager & Community Initiatives Officer reported on a draft response to a government consultation on the Planning for the Future white paper.

Members welcomed the draft and considered the need to strengthen the wording in respect of concerns about the definition of sustainable development, and about climate change mitigation.

Members also considered a response agreed by the Neighbourhood Plan Joint Councils Committee, and written comments provided by Cllr Sarah Carney.

RESOLVED: that the final response be agreed and submitted under delegation by the Project Manager & Community Initiatives Officer and the Chairman, taking account of the committee's discussion, and that the response be copied to the National Association of Local Councils and the constituency MP.

55. CAR PARKING CHARGES

Consideration was given to a report of the Town Clerk, ENCL: 3551, setting out proposed increases in car parking charges, extended charging periods and other related matters as notified by Dorset Council.

Members considered:

- The timing of the proposed changes at a very difficult time for businesses.
- The use of parking charges as a means of changing the balance of modes of travel.
- Dorset Council's revenue deficit as a consequence of COVID-19, and the cost of running car parks.
- The lack of consultation on the changes by Dorset Council.
- The need for transport and climate change strategies to guide policy on parking charges.
- Dorset Council's aim of rationalising charges.
- A forthcoming consultation on shoppers' parking permits.

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

56. COMMUNICATIONS AND ONGOING ISSUES

The Town Clerk reported that a planning application had been registered requesting changes to conditions in respect of the previously granted outline permission for the Vearse Farm development.

The meeting closed at **7.47pm**.

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