

MINUTES of a VIRTUAL meeting (GoToMeeting ID: 217-509-405) of the PLANNING COMMITTEE held on Monday 23 November 2020 at 5.30pm.

PRESENT Cllr Dave Bolwell (in the chair)

Cllrs: Sarah Carney Anne Rickard
Kelvin Clayton Dave Rickard
Barry Irvine Sarah Williams
Julian Jones Rose Allwork (observing)

ALSO PRESENT Will Austin (Town Clerk), Paul Hoffmann (CG Fry), Jo Petford (Hastoe Housing Association) and one representative of the press.

PUBLIC FORUM

Paul Hoffmann and Jo Petford addressed the Public Forum in respect of a proposed housing development at the former Coal Yard, Rope Walks. A planning application was expected in the coming two to three weeks.

Jo Petford spoke on the same matter to advise that Hastoe Housing Association was keen to work with CG Fry to bring forward the development. Some of the proposed housing would be shared ownership, and some affordable housing.

Cllr Sarah Williams asked whether any pre-application advice had been sought. Paul Hoffmann advised that comments of the Planning and Conservation Officers had been taken into account. The advice had indicated a preference for the building at the north east part of the site to be retained. CG Fry took the view that as it was not listed or otherwise designated, and its retention might make the scheme unviable, it should not be kept. The intention however was to reuse the stone from the building on the same plot in the new development.

The Chairman thanked Paul and Jo for their attendance.

57. APOLOGIES

Apologies for absence were received from Cllr Geoff Ackerman.

58. DECLARATIONS OF INTEREST

Cllr Sarah Williams declared an interest in planning application WD/D/20/002552 as a current customer of Symonds & Sampson. Cllr Dave Rickard declared an interest in application WD/D/20/002388 as an acquaintance of the applicant. In both cases the relationship was not considered to be a disclosable pecuniary interest that would prevent the members from participating in discussion of the applications.

59. MINUTES

RESOLVED: That the minutes of the meeting of the Committee held on 26 October 2020 be confirmed as a true and correct record, and that the Chairman should sign the minutes at the earliest available opportunity.

It was noted that the minutes of the Bridport Area Neighbourhood Plan Joint Councils Committee would be tabled at the next meeting for adoption.

60. COMMUNITY LAND TRUST

Phyllida Culpin of Bridport Area Community Housing Limited, a newly established community land trust (CLT), addressed members on the trust's proposed work. Its objectives included education, training, economic development, social inclusion and housing. Under a CLT, housing remained social in perpetuity. The private element of shared ownership was limited to 80% which meant that properties could never be sold on the open market. These factors helped to arrive at a local lettings plan with a strong local connection. The CLT would own land but would often allow a registered social landlord to manage it, such as happened with the Bridport Cohousing scheme.

Phyllida outlined the rationale for a new CLT in Bridport. The existing CLT was not intended as a large one, and the Vearse Farm development makes 50 properties available to a CLT. There was a need to be ready to talk to the developer. In time, links could be made with other CLTs. Bridport Area Community Housing was now registered and had three directors. A special general meetings would be required within six months, at which new directors and members would be agreed. There was a desire to attract young people and people in housing need as members, and as a result a low membership fee of £1 had been set. Advertising would begin soon.

Ambitions extended beyond Vearse Farm, possibly to include redundant buildings and conversion above shops.

Members discussed:

- The welcome establishment of the CLT to engage in the Vearse Farm development.
- The need to be proactive in recruitment.
- The distribution of CLT housing across the Vearse Farm site.
- The arrangements for a share launch, and possibly use of Bucky Doo Square for a promotional stall.
- An offer from the Town Council to host a special general meeting, whether physical or virtual.

The Chairman thanked Phyllida for her attendance and address.

61. PLANNING APPLICATIONS

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

Members also considered planning application WD/D/20/001706, which had not been tabled with the agenda, as an information matter only. The Clerk explained that Dorset Council had declined a request for an extension to the consultation deadline and therefore comments would need to be submitted under delegation. Members noted and welcomed the removal of the proposed garage from this revised application, and the comments of the Conservation Officer in the report dated 6 November 2020. They further considered that the principle of a side extension was out of keeping with the conservation area and would have an unacceptable adverse impact on 32 Bedford Terrace and other neighbouring listed properties. Consequently, the informal

indication was that the Council should object to this application. The Clerk advised that he would take account of these comments in finalising a response with the Chairman.

62. PLANNING DECISIONS

The Town Clerk reported for information, the planning decisions received relating to applications previously considered by the Committee, ENCL: 3566.

RESOLVED: that the planning decisions be noted.

63. VEARSE FARM WORKING GROUP

The Town Clerk reported that Symondsburry Parish Council had made a written request for the Town Council to consider the creation of a joint committee comprising Symondsburry Parish Council and Bridport Town Council, concerned solely with Vearse Farm matters, that would have delegated authority to take decisions and make representations to Dorset Council or otherwise as may be required.

Members discussed:

- The rationale for such a committee.
- The need for Bridport Town Council to agree its own position on Vearse Farm matters.
- The fact that Bridport Town Council was not a statutory consultee in respect of the Vearse Farm development.
- The possible balance of membership of a joint committee.
- The need to consult with Dorset Council on whether and how a joint committee could engage formally in the planning process.

RESOLVED: that the advice of Dorset Council be sought and the matter be reconsidered in January 2021.

RESOLVED: that the matter be reported to the Bridport Area Neighbourhood Plan Joint Councils Committee as a communications item.

64. TOWN CENTRE WORKING GROUP

The Town Clerk reported that a brief had been prepared for an Access and Movement Study and quotes would be sought to deliver the study. This would be considered by a reconvened Town Centre Working Group in due course, although a review of membership was needed before this could proceed.

Cllr Sarah Williams advised that as the Chairman of the working group when it last met she would be happy to discuss the arrangements.

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

65. MAGNA HOUSING

The Town Clerk reported that in response to requests from members, he had engaged with an officer of Magna Housing in respect of their policy on commercial disposal of

assets. The officer had agreed to attend a future meeting and in the meantime had advised that:

- The policy was to dispose of properties only where they were considered not to be cost effective to maintain the long term.
- Listed building and conservation area status were factors in determining long term costs.
- Funds raised from commercial sales were reinvested in the provision of affordable housing.
- Such reinvestment could be anywhere across the area served by Magna.

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

66. COMMUNICATIONS AND ONGOING ISSUES

Cllr Sarah Williams reported that the Dorset Council Local Plan would be considered by the Dorset Council Cabinet at its meeting on 8 December 2020. Consultation on a draft plan was expected to commence on either 11 or 18 January 2021.

The meeting closed at **7.58pm**.

The next meeting of the Planning Committee will be held on 4 January 2021