

MINUTES of a VIRTUAL meeting (GoToMeeting ID: 245-133-717) of the PLANNING COMMITTEE held on Monday 22 March 2021 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

ALSO PRESENT: David Dixon (Project Manager & Community Initiatives Officer), Will Austin (Town Clerk), Rosie Dilke (Dorset Council), Jane Goodwill (Dorset Council), three members of the public and one representative of the press.

PUBLIC FORUM

Nigel and Julie Amor spoke in objection to planning application WD/D/20/003256. They advised that:

- They had not been notified of the application, despite being near neighbours.
- They did not understand why a new access road was included, and that the slope of the road was very steep.
- There were drainage problems locally and they considered that another property would add to these.
- There were existing problems with parking by residents, visitors and delivery vehicles.
- They considered that further development would follow the construction of this single dwelling, facilitated by the positioning of the access road.
- The applicant had not declared that two existing properties outside the Defined Development Boundary had been built by the applicant.
- There was no evidence of pre-application discussions with Dorset Council.
- They objected on the grounds set out, and also due to the impact on wildlife, loss of amenity, noise, access, and development beyond the Defined Development Boundary.
- They would prefer that the land was in the ownership of the Bridport Millennium Green Trust, for protection from development.
- They would not have bought their property, had they known about the proposals.
- They considered that this development was a precursor to a development of up to 25 homes, as alluded to in the application documents.

The Chairman thanked Nigel and Julie for their address.

94. APOLOGIES

Apologies for absence were received from Cllr Geoffrey Ackerman.

95. DECLARATIONS OF INTEREST

Cllr Sarah Williams declared an interest in planning application WD/D/21/000017L as a neighbour to the application site. She did not participate in, or vote on, the discussion of this application.

96. MINUTES

RESOLVED: That the minutes of the meeting of the Committee held on 22 February 2021 be confirmed as a true and correct record, and that the Chairman should sign the minutes at the earliest available opportunity.

97. BRIDPORT AREA NEIGHBOURHOOD PLAN JCC

RESOLVED: that the minutes of the meeting held on 4 March 2021 be received and adopted.

98. BRIDPORT GATEWAY UPDATE

Rosie Dilke, Place Development Manager (Building Better Lives) at Dorset Council presented an update on the Bridport Gateway development, setting out the current proposals for extra care housing, a nursing and care home, the former mill building, and key worker and affordable homes. Rosie advised that the previously appointed developer and the operator had agreed that the operator, East Boro Housing would take on both the development and the operation of the project. This could affect the timeline, which currently envisaged a planning application by summer 2021 and occupation by autumn 2023. Neighbours would continue to be engaged, including on the relocation of Dorset Council Highways to the South Mill Lane site.

Rosie further outlined options for improvement of pedestrian access to the town centre. These would be required for occupants of the site, particularly the frail elderly residents. A key proposal to make South Bridge one-way to vehicular traffic, and other detailed options for widening pavements were presented and members' views sought, ahead of a final options report.

- Members requested a copy of the report when available and discussed:
- The traffic calming arrangements and vehicle priority at South Bridge;
- The need to link traffic calming measures with traffic light phasing;
- The effect on traffic leaving the town centre;
- The possibility of a pedestrian crossing to enable pedestrians to avoid both a stretch of South Street with no pavement, and the high pavement to the east side of South Street;
- Whether land could be acquired to provide a pavement on the west side of South Street, where none existed at present; and
- The possibility that the path to the east side of South Street could be routed to the east of the wall adjoining Asker Meadows.

Rosie also requested that the Council incorporate the options into the interactive map in use as a public engagement tool for its Access & Movement Study.

Following discussion it was:

RESOLVED: that the options presented for improvement of pedestrian access to the town centre be supported in principle, subject to provision of further detailed information.

RESOLVED: that the options be included in the Access & Movement Study interactive map.

99. PLANNING APPLICATIONS

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

100. PLANNING DECISIONS

The Town Clerk reported that no notifications of planning decisions or appeals lodged have been received since the last meeting of the committee.

101. COMMUNICATIONS AND ONGOING ISSUES

The Town Clerk reported on the following:

- The Town Centre Working Group would meet in April and May 2021, and additional stakeholder membership was being considered, to include input on behalf of cycling, culture, Bridport Local Area Partnership and schools.
- Information received about planning enforcement would be circulated.
- Dorset Council had held a stakeholder meeting about changes to parking, which had identified a range of local issues. Two further meetings would follow.
- Works at East Beach to remove redundant sewerage assets had commenced and would continue over the Easter period. Working areas would be cordoned off, but the beach would remain accessible.
- The Town Council had been sent a copy of a letter addressed to ADVEARSE, confirming that Vistry Partnerships and Barratt Developments had secured the contract to bring forward the open market and affordable homes, associated infrastructure and S106 commitments at Vearse Farm. A Vearse Farm Working Group meeting would be arranged, with both Hallam Land and the new owners invited. Cllr Carney requested that research be carried out into the new owners, including the experiences of Axminster Town Council and Axminster residents.
- A national bus strategy had been published by the Government.
- The Town Council had been consulted on an application to amend the Definitive Map, to add four footpaths at West Cliff.
- A resident of George Street, West Bay had raised concerns about the impact of new car park charges on unrestricted parking areas in George Street, used by residents. A residents' parking scheme had been requested. The Clerk advised that he would contact Dorset Council to ask what options were available to protect on-street parking, for the benefit of local residents.

The meeting closed at 7.57pm.

The next meeting of the Planning Committee will be held on 26 April 2021