

MINUTES of the meeting of the PLANNING COMMITTEE held at Mountfield, Bridport on Monday 26 July 2021 at 7.00pm.

PRESENT Cllr Dave Bolwell (in the chair)

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| Cllrs: | Ian Bark | Julian Jones |
| | Sarah Carney | Anne Rickard |
| | Kelvin Clayton | Dave Rickard |

ALSO PRESENT: Will Austin (Town Clerk), one member of the public, and one representative of the press.

PUBLIC FORUM

Mr Page addressed councillors on application P/FUL/2021/01895, as a nearby resident. He expressed concerns regarding:

- A lack of direct consultation with neighbouring residents;
- A lack of clarity about responsibilities and liabilities for the development;
- Whether the current concrete surface on the approach to the development was strong enough to take construction vehicles;
- The effect on wildlife including deer, slow worms, and silver eels; and
- The applicant's contention that there was rarely water running through the site. Mr Page advised that there was always running water and that heavy rain filled the surrounding field.

Members thanked Mr Page for his address.

22. APOLOGIES

Apologies were received from Cllrs Geoff Ackerman and Barry Irvine.

23. DECLARATIONS OF INTEREST

There were no declarations of interest.

24. MINUTES

RESOLVED: that the minutes of the meeting of the Committee held on 28 June 2021 were confirmed as a true and correct record and signed by the Chairman.

25. PLANNING APPLICATIONS

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

26. PLANNING DECISIONS

The Town Clerk reported for information, the planning decisions received relating to applications previously considered by the Committee, ENCL: 3637.

RESOLVED: that the planning decisions be noted.

27. VEARSE FARM WORKING GROUP

The Town Clerk presented the notes of a meeting held on 8 July 2021 and gave a verbal summary of a further meeting held on 20 July 2021.

Members discussed:

- Issues for the proposed Design Code document, including flood risk;
- The importance of all developers attending the working group meetings;
- Concerns that developer activity was not being coordinated to ensure a genuine mixed-use development, compliance with outline planning conditions, and the delivery of Section 106 commitments; and
- The need for Dorset Council as planning authority to engage with the working group.

RESOLVED: that questions be drafted for Dorset Council as the planning authority.

RESOLVED: that the notes of the Vearse Farm Working Group meeting of 8 July 2021 and a report on the meeting of 20 July 2021 be noted.

28. RENTED ACCOMMODATION IN BRIDPORT

To consider a representation from a member of the public, ENCL: 3638, expressing concern regarding the scarcity and cost of affordable rented accommodation in Bridport, advising that they were considering setting up a group to engage with local Estate Agents and members of the public, with the aim of raising awareness of the social housing need.

Members discussed the representation and expressed support for the proposed group.

RESOLVED: that the group be supported in its aims and be advised to liaise with the Bridport Area Community Housing Trust.

29. BRIDPORT AREA COMMUNITY HOUSING TRUST

Cllr Carney reported that the work of Bridport Area Community Housing Trust (BACH) was progressing well. Issues for housing in Bridport were being highlighted at a week of events from 23 to 30 October 2021, which aimed to recruit members to BACH.

Members discussed the extent to which BACH could deliver affordable housing, as part of the Vearse Farm development.

RESOLVED: that the update be noted.

30. PLANNING APPLICATIONS FOR ENERGY EFFICIENCY MEASURES

The Chairman reported that an application for energy reduction measures to a listed building in South Street had been refused under delegation, and that the Planning Officer and Vice Chairman of the Dorset Council South and West Area Planning Committee had declined requests that the application be heard at committee.

Members expressed concern regarding Dorset Council's approach to delegation in respect of planning applications, particularly in the context of a climate emergency, and

RESOLVED: that Cllrs Dave Bolwell and Kelvin Clayton liaise with the Town Clerk to draft a representation to Dorset Council, highlighting the Town Council's concerns.

31. COMMUNICATIONS

The Chairman reported that Rise Bakery had agreed to take in the tables from outside their premises, when not in use. He further advised that information on planning use classes had been circulated to members.

The Town Clerk reported on:

- A response from Dorset Council on the 'trigger' for affordable housing provision in developments, which advised that this was 10 units in Bridport;
- Positive feedback on colourful picnic tables installed in West Bay; and
- The purchase of an electric vehicle for use by the Town Council's grounds staff.

The meeting closed at **8.59pm**.

The next meeting of the Committee will be held on 6 September 2021