

MINUTES of the meeting of the PLANNING COMMITTEE held at Mountfield, Bridport on Monday 27 June 2022 at 7.00pm.

PRESENT Cllr Ian Bark (in the chair)

Cllrs: Sarah Carney Anne Rickard
 Julian Jones Dave Rickard

Also Present: Will Austin (Town Clerk) and David Dixon (Project Manager & Community Initiatives Officer)

Present via Zoom: Cllr Dave Bolwell, Kathryn Pennington (Vistry Partnerships), David Matthews (Barratt David Wilson Homes), Ciara McGinty (Barratt David Wilson Homes) and two members of the public.

Although Cllr Dave Bolwell attended virtually due to Covid-19 self-isolation, this is not accepted in law as full attendance. Therefore, he was unable to chair the meeting or vote on matters considered. Cllr Ian Bark, as Vice-Chairman, took the chair.

PUBLIC FORUM

Mr Phil Summerton. He explained that he was a member of ADVEARSE but was speaking as an individual, and objected to planning application P/RES/2021/04848 (Land at Foundry Lea, Vearse Farm, Bridport), citing concerns over the absence of guarantees regarding the delivery of an employment site, a lack of detailed attention to flood risk, insufficient use of renewable energy, and a lack of supporting infrastructure. He called on the Town Council to object.

Mr Summerton also declared his objection to planning application P/FUL/2022/03261 (Land at Watton Lane). He said this was a speculative application, following other similar applications for the site previously.

The Chairman thanked Mr Summerton for his address.

11. APOLOGIES

Apologies for absence were received from Cllrs Geoff Ackerman, Dave Bolwell (who attended virtually), Kelvin Clayton, and Barry Irvine.

12. DECLARATIONS OF INTEREST

Cllr Sarah Carney declared that she had predetermined her position in respect of application A5 (P/RES/2021/04848) and did not participate in discussion or voting, but addressed councillors prior to leaving the meeting for that item.

Cllr Carney further declared that she had predetermined her position in respect of application A1 (P/FUL/2022/03261) and did not participate in discussion or voting, but addressed councillors prior to consideration of that item.

13. MINUTES

RESOLVED: that the minutes of the meeting of the Committee held on 6 June 2022 be confirmed as a true and correct record and signed by the Chairman.

14. PLANNING APPLICATIONS

RESOLVED: that application A5 be brought forward as the first application to be considered.

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

Prior to the agreement of comments on application A5 (P/RES/2021/04848), consideration was given to a report of the Town Clerk: ENCL: 3728, summarising a draft comment on the application.

Prior to consideration of the report, Cllr Sarah Carney addressed members, thanking David Dixon for the draft comment and urging councillors to retain a neutral position, rather than supporting the application. She also asked councillors to consider changing the first sentence of the last paragraph of the draft comment, as she considered the wording to be ambiguous and possibly interpreted as support. Cllr Carney then left the meeting for the duration of discussion and voting.

Members discussed the report and sought answers from representatives of the applicant who were present at the meeting. The following issues were considered:

- Concerns about the financial capacity of Dorset Council to deliver aspects of the development that were not part of the application, but would affect its successful delivery;
- Whether homes could be designed in a way to facilitate retrofitting of air source heat pumps and/or photovoltaic panels;
- Disappointment that the commercial approach of the developers would prioritise profit over the environment and would not deliver a carbon neutral development;
- The need for the basic fabric of the homes' construction to be of a very high insulation standard;
- A suggestion that homes could be offered the option of air source heat pumps and/or photovoltaic panels at an additional cost, to avoid a commercial impact on the developer;
- The offer of homes at the official affordable rent level, rather than at social rent level, the latter only available through a small number of homes to be built in partnership with the Bridport Area Community Housing Trust;
- The design and management of sports pitches and open spaces for optimal benefit to the community;
- Whether to support or remain neutral on the application, and to ensure that the detailed wording of the last paragraph of the draft comment properly reflected the Council's position; and
- Changes to the landscaping, which were welcomed.

Kathryn Pennington, on behalf of the applicant, thanked the Town Council's Foundry Lea Working Group for their constructive engagement, and advised that:

- The developers' approach was one of 'fabric first' to meet current and future thermal efficiency requirements;

- Their preference was not to rely on gas heating, but that this was unfortunately not possible, due to a lack of supporting infrastructure;
- The developers would consider the suggestions of (i) facilitating, via the design of homes, the retrofitting of air source heat pumps and photovoltaic panels, and (ii) providing air source heat pumps and photovoltaic panels at an additional cost to the purchaser. Ms Pennington advised that a technical note would be produced;
- The developers would engage with the Town Council further regarding sports pitches and open spaces once permission was granted, and would consider changes, even if this meant further planning applications; and
- The development would deliver a new junction at Miles Cross which, whilst not part of the application, would enhance safety.

Cllr Dave Bolwell advised that he would discuss the application with the planning authority, in his capacity as a Dorset Council member.

Following discussion and voting on application A5, Cllr Sarah Carney returned to the meeting. The representatives of the applicant, and the two members of the public present, left the meeting at this point.

Prior to consideration of application A1 (P/FUL/2022/03261), Cllr Carney spoke in objection, and then withdrew from further participation in discussion and voting.

15. PLANNING DECISIONS

The Town Clerk reported for information, the planning decisions received relating to applications previously considered by the Committee, ENCL: 3725.

RESOLVED: that the planning decisions be noted.

16. NEIGHBOURHOOD PLAN JOINT COUNCILS COMMITTEE

The Town Clerk reported that the minutes of the Joint Councils Committee held on 22 June 2022 were not yet available.

RESOLVED: that this item be deferred.

Members received a brief update on discussions at the meeting, which had considered a draft Neighbourhood Plan Monitoring Report for 2021/22, non-designated heritage assets, and participant council funding contributions for 2022/23.

RESOLVED: that the report be noted.

17. HIGHWAYS WORKING GROUP

The notes of the meeting held on 16 June 2022 were received and summarised by Cllr Dave Rickard, who had chaired the meeting.

The following recommendations therein were approved:

(Min 6) Other Highway Matters

- a. Request for double yellow lines on the right-hand side of Nursery Gardens, coming into the estate

RESOLVED: that the request be referred back to the requester, asking for additional evidence to support the severity of the problem, and for their response to members' concerns that the changes could recreate the issue in another area.

b. Parking in Meadowlands, West Bay

RESOLVED: that the actions currently being taken by the Town Surveyor be supported.

c. Request for yellow lines at St Swithin's Place

RESOLVED: that the request be supported, unless an alternative solution can be found.

d. Request for 20mph road markings to be restored in Victoria Grove

RESOLVED: that the request for reinstatement of the markings be supported.

(Min 8) Community Bus

RESOLVED: that Service 7 should continue in its current form, and be next reviewed in early 2023.

Members then engaged in further discussion regarding the community bus, and highlighted the need for issues of usage to be considered at the next review.

18. COMMUNICATIONS

The Town Clerk advised that there were no items to report.

The meeting closed at **8.36pm**.

The next meeting of the Committee will be held on 25 July 2022