

MINUTES of the meeting of the PLANNING COMMITTEE held at Mountfield, Bridport on Monday 5 September 2022 at 7.00pm.

PRESENT Cllr Dave Bolwell (in the chair)

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

ALSO PRESENT: Will Austin (Town Clerk), James Pitcher (Magna Housing Ltd), and one member of the public.

PUBLIC FORUM

James Pitcher of Magna Housing Limited addressed members on the subject of proposed replacement windows at Church House, for both the residential part of the building, and the community hall. Repairs to the windows had been carried out in response to complaints, but the windows were now beyond economic repair and a planning application had been submitted for replacement, using aluminium heritage-style windows. The application had been refused, following concerns raised by the Conservation Officer regarding the impact of the church-facing windows and the thickness of the windows, which was 10mm maximum above that required by the Conservation Officer. With winter approaching, the inability to replace these windows was a concern for residents.

Members discussed:

- Whether or not the 10mm additional thickness had any meaningful heritage or visual impact;
- Whether an appeal would be submitted against the refusal;
- The importance of replacement windows in achieving carbon reduction, and in addressing the cost-of-living crisis;
- What grounds Magna Housing might use for an appeal, and the role of the Town Council in any appeal;
- The need for a new approach towards the objective assessment of heritage impact against public benefit;
- The need for a clearer definition of heritage significance, which currently included a subjective assessment of value to current and future generations; and
- The harm caused to residents if the building became uninhabitable, due to the state of repair of the windows.

The Chairman thanked Mr Pitcher for his address, and the Town Clerk advised that the Town Council would liaise further with him, regarding a letter of support.

27. APOLOGIES

Apologies for absence were received from Cllr Barry Irvine.

28. LEAVE OF ABSENCE

The Town Clerk reported that Cllr Barry Irvine was currently unable to attend meetings for medical reasons, and the timing of his return was unknown at this time. He asked members to consider a leave of absence. Following discussion, it was:

RESOLVED: that Cllr Barry Irvine be granted a leave of absence for a six-month period.

29. DECLARATIONS OF INTEREST

There were no declarations of interest.

30. MINUTES

RESOLVED: that the minutes of the meeting of the Committee held on 25 July 2022 be confirmed as a true and correct record and signed by the Chairman.

The meeting paused at 7.32pm for three minutes, due to a power cut.

31. PLANNING APPLICATIONS

RESOLVED: that the comments set out in column 4 of the attached [Schedule A](#) be forwarded to the planning authority.

32. PLANNING DECISIONS

The Town Clerk reported for information, the planning decisions received relating to applications previously considered by the Committee, ENCL: 3732.

RESOLVED: that the planning decisions be noted.

33. FOUNDRY LEA WORKING GROUP

Consideration was given to a letter by ADVEARSE, ENCL: 3737, setting out concerns following the recent decision of Dorset Council in respect of planning application P/RES/2021/04848.

The Town Clerk reported that the Foundry Lea Working Group was due to meet, and would be the appropriate forum for discussion of the correspondence, which had been brought to members' attention because it had been sent to the Town Clerk.

The Clerk advised that the working group's remit, membership and meeting arrangements should be reviewed following Dorset Council's decision to authorise the Planning Officer to finalise approval of the planning application under delegation.

Following discussion, it was: -

RESOLVED that:

- (i) the next meeting of the full working group be preceded by a discussion involving local stakeholders only;
- (ii) the group's remit be "To facilitate, through the active discussion and participation of the various local stakeholders, public engagement and communication, the

- reserved matters planning and design aspects of the Vearse Farm development and the delivery of the S106 obligations, planning conditions, and benefits it affords the residents of Bridport and its surrounding parishes;
- (iii) the membership of the working group be Cllr Sarah Carney (BTC), Cllr Kelvin Clayton (BTC), Cllr Julian Jones (BTC), Cllr Dave Rickard (BTC), two councillors representing Symondsburry Parish Council, one councillor representing Allington Parish Council, The Chairman of the Bridport Area Neighbourhood Plan JCC, The Chair of Bridport Local Area Partnership, and representatives from each of Bridport Area Community Housing Trust, ADVEARSE, Dorset Council Planning, Dorset Council Economic Growth, Barratt David Wilson Homes, Vistry Partnerships, and Symondsburry Estate; and
- (iv) the next full meeting of the working group be held on 29 September 2022, with a meeting of local stakeholders only on 23 September 2022.

34. PLANNING APPLICATION P/FUL/2021/04548

Consideration was given to correspondence from John Lewis Partnership and Dorset Council, ENCL: 3738, regarding planning application P/FUL/2021/04548 which was due to be considered at the next meeting of the Planning Committee of Dorset Council.

Following discussion, it was: -

RESOLVED: that Cllr Dave Rickard should represent the Town Council at the Dorset Council Planning Committee meeting.

35. CALL FOR EVIDENCE – SHORT TERM LETS

Consideration was given to a government call for evidence, ENCL: 3739, in respect of short-term lets.

The Town Clerk reported that the document included a draft response provided by a local resident, who had asked that the Council use it as the basis for a formal response. The draft omitted answers to some of the questions posed by the Government.

RESOLVED: that the draft response contained in ENCL: 3739 be used as the basis for a Town Council response.

36. COMMUNICATIONS

The Town Clerk reported that he would review the wording of meeting agendas, such that it be more easily understandable to the public. This could mean two versions of the agenda document; one containing the required legal wording, another in more plain English.

The meeting closed at **9.07pm**.

The next meeting of the Planning Committee will be held on Monday 26 September 2022