

MINUTES of a meeting of the PLANNING COMMITTEE held at Mountfield on Monday 27 February 2023 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: Nigel Parker (Nectanebo Estates) and Will Austin (Town Clerk).

PUBLIC FORUM

No members of the public attended to address the Public Forum.

73. APOLOGIES

No apologies for absence were received.

74. DECLARATIONS OF INTEREST

There were no declarations of interest.

75. MINUTES

RESOLVED: That the minutes of the meeting of the Committee held on 30 January 2023 be confirmed as a true and correct record, and be signed by the Chairman.

Responding to a query regarding the remit of the Highways & Transportation Working Group, the Town Clerk advised this would be tabled for consideration at the next meeting.

RESOLVED: That agenda item 7, St John Ambulance Hall, be brought forward as the next item of business.

76. ST JOHN AMBULANCE HALL

At the invitation of the Chairman and committee members, Mr Nigel Parker of Nectanebo Estates outlined pre-planning proposals for the site of the former St John Ambulance Station in Rax Lane. Mr Parker advised that he was in discussion with Dorset Council regarding a residential development on the site, likely to consist of three, two-bedroom townhouses.

Members raised questions as follows:

- Whether the development would be climate-friendly and energy efficient. Mr Parker advised that there would be an energy strategy for the development, including consideration of measures such as air source heat pumps, solar panels, low energy lighting, and building materials with a low environmental impact.

- Whether electric vehicle charging points would be included. Mr Parker advised that the additional cost of cabling would be low, and provision had been made in Nectanebo's previous development.
- Whether all of the housing would be for open market sale. Mr Parker advised it would, unless the planning authority allowed an increased housing density.
- Whether the community hall would be demolished completely. Mr Parker advised it would.
- How the challenge of access during construction, via a narrow residential street would be managed, to minimise the impact on existing residents. Mr Parker said he recognised the potential for adverse impact, and that this would need careful planning.
- Whether the developer was aware of the need to conform with the policies of the Bridport Area Neighbourhood Plan. Mr Parker acknowledged this.

The Chairman thanked Mr Parker for his attendance and early engagement with the Town Council. Mr Parker left the meeting at this point.

77. PLANNING APPLICATIONS

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

78. PLANNING DECISIONS

The Town Clerk reported for information, the planning decisions received relating to applications previously considered by the Committee, ENCL: 3785.

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

79. FOUNDRY LEA WORKING GROUP

The Town Clerk summarised the notes of a meeting of the working group held on 30 January 2023. Its business had included the programme and timeline for the development, traffic management matters, a potential planning resubmission, the West Road hedgerow/trees, Cat 2 housing, electricity supply, nutrient neutrality, and a proposed 'Meet the Builder' event on 1 March 2023.

Members discussed:

- Plans to remedy the damage done by the erroneous removal of trees and hedgerow on West Road, which were welcomed. Members noted that a request from Symondsburry Parish Council, to plant fully mature replacement trees, would not be easily viable.
- The arrangements for the 'Meet the Builder' event, which was scheduled for 1pm to 7pm at the Town Hall.
- The importance of raising traffic management at the event, particularly that relating to Miles Cross.
- Some emerging tensions within the group, that the Town Clerk was attempting to address.

RESOLVED: that the update be noted.

80. 20MPH SPEED LIMIT APPLICATION

The Town Clerk reported that the Town Council's request for a town-wide 20mph limit had been registered by Dorset Council in February 2023, having been submitted in November 2022. He advised that the approach was likely to be an initial focus on the town centre, including 'gateway' features to highlight the change of environment, with the remainder of the town to be a subsequent consideration. The detail of the initial area to be covered would need more consideration, and Dorset Council had signalled a possible requirement for more evidence of community support.

RESOLVED: that the update be noted.

81. COMMUNICATIONS AND ONGOING ISSUES

The Town Clerk reported that:

- The Town Council had been advised of proposed alterations to a mobile communications mast at Park Road, and members should advise the Clerk of any comments;
- A licensing application had been submitted by the organisers of the Jurassic Fields music festival, and this was open for public consultation; and
- He was looking into concerns raised about the enclosure of a footpath in the field adjacent to Broomhills Farm.

Cllr Sarah Carney asked whether members could be engaged in a response to a government consultation on the National Planning Policy Framework. The Town Clerk advised that a draft response would be circulated.

The meeting closed at 8.20pm.

The next meeting of the Planning Committee will be held on 20 March 2023