

MINUTES of the meeting of the PLANNING COMMITTEE held at Mountfield, Bridport on Monday 4 December 2023 at 7.00pm.

PRESENT Cllr Dave Bolwell (in the chair)

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

ALSO PRESENT Will Austin (Town Clerk)

PUBLIC FORUM

Mr Barry Bates addressed the meeting regarding planning application P/VOC/2023/06334 requesting amendments to the drainage arrangements for the Foundry Lea development. He advised the committee that:

- It was vital that flood risk conditions be adopted and enforced by the planning authority;
- The risk of flooding had increased since the development plans were originally proposed;
- He had asked Wessex Water for a response but had not received a reply;
- A rebuttal by LRM (planning consultants for the development consortium) lacked impartiality and needed additional scrutiny;
- The flood risk was also an insurance risk for prospective homeowners; and
- The Planning Officer had been fair in asking for a material amendment application, and Mr Bates was now hoping that the Town Council would flag his concerns and insist on conditions.

Members engaged in discussions about a general increase in flood risk, a need for flood mitigation measures, and the conditions proposed for application P/VOC/2023/06334 by Dorset Council's Flood Risk Engineer.

The Chairman thanked Mr Bates for his address.

48. APOLOGIES

Apologies for absence were received from Cllr Geoffrey Ackerman.

49. DECLARATIONS OF INTEREST

Cllr Sarah Carney advised that she had predetermined her position on planning application P/VOC/2023/06334, and that after addressing the committee she would withdraw from the meeting during the period of discussion and voting on this application.

50. MINUTES

The minutes of the meeting of the Committee held on 6 November 2023 were confirmed as a true and correct record and signed by the Chairman.

51. PLANNING APPLICATIONS

Prior to consideration of planning application P/VOC/2023/06334, Cllr Sarah Carney addressed the meeting about the proposals. She considered the changes not to be substantial, except that they would be aesthetically better, but asked whether the plans could be trusted. She further asked whether Wessex Water and the Environment Agency should be involved. Cllr Carney left the meeting during the period of discussion and voting on this application.

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

52. PLANNING DECISIONS

The Town Clerk reported for information, the planning decisions received relating to applications previously considered by the Committee, ENCL: 3850.

It was noted that planning application P/FUL/2023/03759 had been withdrawn.

RESOLVED: that the planning decisions be noted.

53. BRIDPORT AREA NEIGHBOURHOOD PLAN

The Town Clerk reported that the Bridport Area Neighbourhood Plan Joint Councils Committee met on 30 November 2023, and tabled the minutes for adoption.

RESOLVED: that the minutes of the Bridport Area Neighbourhood Plan Joint Councils Committee held on 30 November 2023 be received and adopted.

54. HIGHWAYS AND TRANSPORTATION

Consideration was given to a report of the Town Clerk, ENCL: 3854, setting out two requests for changes to highway arrangements, and providing updates on proposals for a town centre 20mph zone, changes to the South Street/Morrisons junction, and proposed enhancements on Sea Road South.

Members considered a request from a resident for support for a residents' parking zone in the North Allington area, and an area for deliveries only at the junction of North Allington and Fulbrooks Lane. They considered the potential consequences for other streets, the likelihood of the measures being effective in improving parking arrangements, and other previous similar requests. Following discussion, it was

RESOLVED: that the request for support for a residents' parking zone in the North Allington area, and an area for deliveries only at the junction of North Allington and Fulbrooks Lane, be declined.

Members then considered a request from a resident for parking and speed restrictions in the area of St Catherine's Primary School. As the area in question was currently in Bradpole parish, it was

RESOLVED: that Bradpole Parish Council be asked to consider the request, and that, if needed, the matter be revisited after changes to parish boundaries in April 2024.

RESOLVED: that updates on proposals for a town centre 20mph zone, changes to the South Street/Morrisons junction, and proposed enhancements on Sea Road South, be noted.

55. TOWN CENTRE HEALTH CHECK 2023

Consideration was given to the Town Centre Health Check report for 2023, ENCL: 3855. The Town Clerk summarised the key findings of the health check, including an increase in the number of vacant retail premises, a reduction in shopper satisfaction, and reduced use of public transport.

Members considered:

- The changing nature of town centres, which needed to be social spaces as well as retail areas;
- Concerns raised by shoppers about the public realm;
- A need for further discussion of the health check by the Town Centre Working Group;
- Public engagement regarding the findings of the health check;
- A need to discourage retail uses on industrial estates; and
- The poor state of some vacant premises, and actions to address this.

RESOLVED: that the report be referred to the Town Centre Working Group for further consideration.

RESOLVED: that the Project Manager & Community Initiatives Officer be thanked for his work in overseeing the Town Centre Health Check.

56. FOUNDRY LEA WORKING GROUP

The Town Clerk reported that street naming arrangements for the Foundry Lea development were being pursued by the development consortium and Dorset Council as the street naming authority.

RESOLVED: that the update be noted.

57. COMMUNICATIONS AND ONGOING ISSUES

No communications or ongoing issues were reported.

The meeting closed at **8.48pm**.

The next meeting of the Planning Committee will be held on 8 January 2024