

MINUTES of the meeting of the PLANNING COMMITTEE held at Mountfield, Bridport on Monday 8 January 2024 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) and four members of the public.

PUBLIC FORUM

Roy Mathisen addressed the meeting regarding affordable housing need in Bridport, and a concern about provision of affordable housing at the Foundry Lea development. Mr Mathisen highlighted a statement by the Chief Executive of Barratt Homes that indicated a possibility of a greater focus on rented and affordable housing by the developer. He highlighted a shortage of such housing compared with the current need as identified by figures from the Bridport Housing Needs Assessment, the Office for National Statistics, and the West Dorset Housing Register. He expressed concern that the governing party's focus on home ownership led to developments of predominantly market housing. He highlighted his involvement in the Watton Hill 'Smart Communities' affordable housing initiative, and the willingness of Legal & General to invest in such projects. He considered that this approach could be put forward by the Town Council to the Foundry Lea development consortium.

Members discussed:

- Efforts to date by the Town Council and organisations such as ADVEARSE to increase affordable housing provision at Foundry Lea.
- The impact of Dorset Council's housing targets on the type of housing being delivered.
- The adverse effect of commercial profit motives on the delivery of affordable housing.
- The extent of affordable housing currently planned for delivery at Foundry Lea by the developer, reported to be 39% of the total.
- The involvement of Bridport Area Community Housing Trust in delivery of a small element of the affordable housing at Foundry Lea.
- An opportunity to engage with the developers on Mr Mathisen's proposal, at the next meeting of the Foundry Lea Working Group, in particular if funding is available to help. Mr Mathisen said he would approach Legal & General regarding such funding.
- Whether Mr Mathisen should consider approaching the Foundry Lea development consortium direct.
- Whether the statement by the CEO of Barratt Homes might not be sustained when there was a recovery in the housing market.
- Whether the developers would be prepared to revisit the housing mix, so that any affordable element could be to a greater extent smaller single or two-bedroom homes.

The Chairman thanked Mr Mathisen for his address.

58. APOLOGIES

No apologies for absence were received.

59. DECLARATIONS OF INTEREST

Cllr Kelvin Clayton advised that he may not participate in the agenda item regarding Rights of Way at West Bay, as the matter might be considered at Dorset Council's Strategic Planning Committee, of which he was a member.

60. MINUTES

RESOLVED: That the minutes of the meeting of the Committee held on 4 December 2023 be confirmed as a true and correct record and signed by the Chairman.

61. PLANNING APPLICATIONS

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

62. PLANNING DECISIONS

The Town Clerk reported for information, the planning decisions received relating to applications previously considered by this Committee, ENCL: 3859.

RESOLVED: that the planning decisions be noted.

63. RIGHTS OF WAY CONSULTATIONS – WEST BAY

Consideration was given to a Dorset Council consultation on Rights of Way at West Cliff, West Bay, ENCL: 3860.

The Town Clerk reported that the Town Council had been invited to provide evidence relating to two applications to change the Definitive Map in respect of footpaths and bridleways at West Bay. He noted that the applications were for Symondsbury parish, and that in addition to being the applicant, Symondsbury Parish Council had carried out significant background investigation.

Following discussion, it was

RESOLVED: that

- (i) The Town Council should respond to the consultation, supporting the evidence provided by Symondsbury Parish Council; and
- (ii) The consultation should be publicised.

64. HIGHWAYS & TRANSPORTATION

Consideration was given to a request from a member of the public to traffic regulations on North Allington, ENCL: 3861.

The Town Clerk summarised the report, setting out a resident's request that the Town Council support a proposal not to reinstate yellow lines on North Allington, following recent resurfacing work. The resident had contended that traffic conditions had improved without the presence of parking restrictions.

Following discussion, including some reports of concerns that the yellow lines had not been reinstated, it was

RESOLVED: that the request for support, for a proposal not to reinstate yellow lines on North Allington, be declined.

65. COMMUNICATIONS AND ONGOING ISSUES

The Town Clerk reported that an application for a premises licence at the 'By the Bridge' kiosk was currently the subject of consultation by Dorset Council. Members indicated that a response might seek to ensure licensed hours are no longer than at the neighbouring kiosk.

Cllr Sarah Carney asked whether there were any updates in respect of the future use of Boldwood House. The Town Clerk advised he would look into this and provide a report at the next meeting.

RESOLVED: that the updates be noted.

The meeting closed at **8.42pm**.

The next meeting of the Committee will be held on 29 January 2024