

Minutes of a meeting of the NEIGHBOURHOOD PLAN JOINT COUNCILS COMMITTEE (NPJCC) held in the Committee Room at Mountfield on Thursday 4 September 2025 at 10.00am.

PRESENT: Members from Bridport Town Council: Bridget Bolwell, Jonathan Bourbon, Kelvin Clayton, Patrick Mooney, Dave Bolwell. Member from Symondsburry Parish Council: Paul Hartmann.

Also present: David Dixon (Consultant), Caroline Pearce (Project Manager) Sally Freemantle (Town Clerk), Cllr Dave Worthington (from 10.03)

PUBLIC FORUM

No members of the public spoke in the Public Forum.
Following the resignation of Cllr Holdridge as Chair, the Committee resolved that Cllr Bridget Bolwell be Chair of the JCC from this point forward.

RESOLVED: Cllr Bridget Bolwell become Chair the JCC

33. APOLOGIES

Apologies for absence were received from Cllr Dave Bolwell and Phyllida Culpin.

34. DECLARATIONS OF INTEREST

There were no declarations of interest.

35. MINUTES OF LAST MEETING

RESOLVED: that the minutes of the meeting of the NPJCC held on 5 August 2025 be approved, and that the Chair should sign these as a correct record.

36. REVIEW OF NEIGHBOURHOOD PLAN

Members received the first draft for the revised BANP and discussed comments received ahead of Regulation 14 consultation.

P15 it was agreed to remove the 2 paragraphs to simplify the pages

P28 & 29 there was discussion on the wording around the transport hub but there is a requirement for it to be a transport hub of some sort.

RESOLVED: to retain the revised text and the wording stay as it is.

P31 & 32 the Steering Group have made a case for affordable live/work units. It is not clear whether the units are live/work or purely employment. Cllr Paul Hartmann pointed out that it is possible to get a deed of variation of the S106 so we need to keep an eye on the situation.

Symondsbury have applied to Dorset Council as to whether the Simene Community Land Trust can get live/work units in the immediate area of employment which is close to the retail and allotments part. This area has full planning permission but the landowner has not commenced work on it. The JCC support live/work units and the text opens the door to this with no constraints. We can extend it to other sites in Bridport. We have not fundamentally changed any policies as it is a light review.

RESOLVED: to accept the review.

P48 There was a discussion about Community Halls being dropped from the listing,

RESOLVED: add Community Halls back into the listing.

P61 & 62: There are open spaces missing but a thorough review of the designated green spaces, including community consultation, could be undertaken at the time of a full review of BANP. We could use the Riverside Corridor to compensate for removing Peter Foote.

RESOLVED: amend the list of designated open spaces as proposed - replacing the Peter Foote Play Area with a replacement site

P80: JCC decide whether to keep or amend Cllr Worthington's contribution. Cllr Worthington explained the rest of the document used the term 'modern' which is a long period and we need to be conscious that design reflects the period we are living in. The word 'current' was suggested as an alternative.

RESOLVED: change the word to 'current'.

P93 It was flagged up that we do not have reserves and it is important that Symondsbury have a reserve. This will be taken to the next meeting. We will check the quorum on the existing terms of reference.

Table D9: In current document we had a g) about building regs. Jim Tigg (Steering Group) couldn't find any updated information about this.

M4(1) are mandatory – accessibility – so doesn't need to be included.

M4(2) are not mandatory so should be included.

Building Regulations M4(2) pertains to "Accessible and Adaptable Dwellings," focusing on ensuring that new homes are designed to be accessible for people with varying needs, including older adults and individuals with disabilities.

RESOLVED: Homes should be designed to meet building regulations M4 (2)

The site options review was commissioned as part of the neighbourhood plan review. We could put in a paragraph and say we support x number of sites and note the number of houses and tie to the community led social rent housing development. Symondsbury do not have options at this stage.

There are three levels of site allocation for basic sites. Could use the term 'for example'. Dave Dixon will circulate a draft paragraph to Cllr Paul Hartmann and

Cllr Bridget Bolwell, which will stipulate x number of units, and if there is a consensus it will be included.

Next steps:

- Final text proof read in time for 22nd September.
- Planning Committee to consider documents on 29th September.
- Symondsbury will call a planning meeting.
- Start consultation in October for 8 weeks, demonstrating that we have open meetings to include council meetings and ward meetings. Ward members need to organise an event within their wards to consult the public and Bridport Town Council will hold an event at the library.
- JCC will consider public comments.

37. DORSET LOCAL PLAN OPTIONS ASSESSMENT

The Local Plan shows housing opportunity sites with and without landowner consent.

Bridport Town Council are preparing a response. Symondsbury are preparing a paper on key general points, talking to the Medical Centre, dental practices, employers, transport providers and consulting in Eype, Broadoak and Symondsbury. They are happy to share this information with BTC.

The Local Plan Steering Group was formed at Planning Meeting to give a steer to Full Council. Due to the timescale we need to act quickly. It is unlikely Dorset Council will give more time for consultation.

38 INFORMATION AND COMMUNICATIONS

Consultants are producing a Dorset-wide Design Code and are visiting Bridport on 19th September. Cllr Bridget Bolwell and Dave Dixon will attend. Cllr Paul Hartmann will ask if someone from Symondsbury can attend.

Lighting and Shop front design. There are issues around Lidl and Morrisons and unnecessary light pollution. What extent of area does shop front design cover- is it just East, South and West Street? Report back at next meeting.

39. DATES OF FUTURE MEETINGS

The next meeting be held on 27 November 2025 at 10.00am.

The meeting closed at 11.30 am.

The next NPJCC meetings are scheduled for 27th November 2025 and 26th February 2026.