

MINUTES of the meeting of the PLANNING COMMITTEE held at Mountfield, Bridport on Monday 29 September 2025 at 6.30pm.

PRESENT Cllr Ian Bark (in the chair)

Cllrs:	Nigel Amor	Anna Killick
	Jonathan Bourbon	Paddy Mooney
	Sarah Carney	David Worthington
	Kelvin Clayton	

ALSO PRESENT: Cllr Dave Bolwell (ex-officio), Sally Freemantle (Town Clerk), Caroline Pearce (Project Manager & Community Initiatives Officer), Claire Peters-Way (Property Manager), David Dixon (Planning Consultant), 16 members of the public and 1 member of the press.

PUBLIC FORUM

Members of the public were given the opportunity to speak as summarised below:

A member of the public spoke regarding options site LA/BRAD/001 stating that there was other land nearby which had already been identified for development and pressure should be applied on developers to build there as a priority. Other points made were: the powerful strength of opposition; the land is outside of the current development boundary; it is the nearest piece of countryside to the town and a lovely place to walk amongst active farmland; the sewage system of Happy Island Way is inadequate; Lee Lane, which is a route to school, would become busier and unsafe.

A member of the public spoke regarding options site LA/BOTH/006, a proposed development of 218 houses which was identified as having a “green” designation with mixed use. He stated that Bridport Town Council seems happy that the site is designated for both sides of the A35. The speaker agreed that the fields sit both sides of the A35, but it is an extremely busy road already as it is a major artery to the rest of the country. Traffic backs up very substantially so this would add volume to an increasingly substantial traffic jam. At minimum it would require a roundabout and the whole proposal should be very carefully thought about, particularly with regard to Walditch village being absorbed into a wider site.

A member of the public spoke about the traffic lights system on the options site list and asked whether the “green” could be changed to “amber” where there were caveats on the development proposals. She also asked whether there could be projected impact assessments on sites such as Foundry Lea and that no further building should be considered adjacent to Foundry Lea because at the moment, we have no idea what impact the current development will have. The biggest impact would be traffic pollution and noise, and it was highlighted that the prosperity of Bridport is dependant on not having a gridlocked town so that visitors and residents can access the market, shops and attractions. It was added that SYM/004 should be “red” due to the impact of traffic and that Jessop Avenue is working so well as a community and would be impacted by the proposed nearby options sites.

A member of the public spoke about the Housing Needs Assessment as part of the Bridport Neighbourhood Plan which has been updated by AECOM and he cited that

there had been a 29% increase of over 65s and a decrease of all other age groups. It was added that there is an increasing inability for younger people to find property to live in and that anybody who can afford a house in Bridport already has one. The aim should be for a balanced and thriving community. It was highlighted that the supplementary Housing Needs Assessment had not been referenced in the Bridport Neighbourhood Planning documents which was an oversight which had now been addressed and that it also needs to be referenced in the Dorset Draft Local Plan Response. It was felt by the speaker that the supplementary HNA should be given priority.

A member of the public spoke about the general impact on the town. She does not have mains drinking water but draws water from a well and states that there is no doubt that if a development takes place on the field behind her property it would impact the supply. She added that the site is within an area of Outstanding Natural Beauty and she was concerned that Ecological and Archaeological surveys have not been carried out on that land and that the incredible natural flora and fauna would be affected. She added that it would also affect the privacy of her property.

A member of the public added that Dorset Draft Local Plan included a disproportionate amount of development in Bridport and Symondsbury and suggested that we illustrate brownfield sites which would be more appropriate. It was felt that we were expected to do the work of Dorset Council without the opportunity of having the overview of the county.

A member of the public stated that there was a risk that the “green” traffic light system could mean that Dorset Council views the “green” comment and does not read the detail which identifies that only part of the site is potentially suitable, and some is not.

The Chair explained that the comments had been taken in account and would be used to inform the Dorset Draft Local Plan Working Group in their review of the response document.

In answer to a query the Town Clerk explained the process the Town Council is required to follow to ensure that the response document is authorised by the Town Council ahead of Dorset Council’s submission deadline of 13th October. Public were assured that the comments made to date at the last and this Planning Committee meeting and the last Town Council meeting as well as the many comments received online would be taken into account by the Working Group when finalising the response document.

Members of the Public were encouraged to submit their own individual responses directly to Dorset Council.

It was added that Dorset Council’s process for consultation on the Dorset Draft Local Plan would include another stage next August.

It was also pointed out that there is an individual site form on Dorset Council’s website that can be used to respond regarding a site you have particular, site relevant concerns about.

Discussion took place regarding co-ordinated responses, and it was stressed that individual (not templated) responses should be submitted.

The Chairman thanked everyone for their comments.

****2 members of the public left the meeting and did not return****

28. APOLOGIES

Apologies for absence were received on behalf of Councillor Anne Rickard.

29. DECLARATIONS OF INTEREST

There were no declarations of interest.

30. MINUTES

The Town Clerk reported that Cllr Julian Jones attended the meeting on the 1 September 2025 and the minutes were amended.

RESOLVED: that subject to the above amendment, the minutes of the meeting of the Committee held on 1 September 2025 were confirmed as a true and correct record and signed by the Chair.

It was proposed and RESOLVED to consider agenda item 7. Dorset Council Local Plan next.

31. DORSET COUNCIL LOCAL PLAN

Consideration was given to the Town Council response, ENCL: 4050. It was explained that many of the concerns raised by members of the public during the public forum had been taken into account by the Working Group generating the response to Dorset Council's Draft Local Plan and Draft Transport Plan. The response has been amended accordingly, which resulted in the identified options sites that had been given a "green" priority, being changed to "amber", with inclusion of more detailed explanations about the concerns and restrictions on a site-by-site basis.

RESOLVED: to note the progress of the response on the Dorset Council Draft Local Plan to be presented at an extraordinary Full Council meeting.

****7.06pm - 12 members of the public left the meeting and did not return****

****7.06pm – Cllr Dave Bolwell left the meeting and did not return****

****7.06pm – Cllr Sarah Carney left the meeting****

****7.08pm – Cllr Sarah Carney returned to the meeting****

32. PLANNING APPLICATIONS

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

RESOLVED: Bridport Town Council to contact Dorset Council in regard to whether there has been a change in policy regarding solar panels on listed buildings in conservation areas.

33. PLANNING APPLICATIONS FOR INFORMATION ONLY

The following application was reported for information only:

P/VOC/2025/04054 & P/VOL/2025/04056 105, EAST STREET (BRIDPORT CENTRAL)

Alterations, repairs and a single storey replacement extension to rear (with variation of condition 2 of planning permission P/HOU/2022/07562 to amend plans).

Recommendation (in accordance with Standing Orders Appendix 1 Urgency Matters): Support. On balance the application satisfies relevant planning considerations.

RESOLVED that: the application be noted.

34. PLANNING DECISIONS

The Chair reported for information, the planning decisions received relating to applications previously considered by the Committee, ENCL: 4041.

RESOLVED: that the planning decisions be noted.

35. BRIDPORT AREA NEIGHBOURHOOD PLAN

Consideration was given to the following documents associated with the Review of Bridport Area Neighbourhood Plan 2020-2036:

- Report on the review of Bridport Area Neighbourhood Plan 2020-2036 ENCL: 4046;
- Bridport Area Neighbourhood Plan First Review October 2025 – Regulation 14 Submission Basic Conditions Statement: ENCL: 4047;
- Bridport Area Neighbourhood Plan First Review October 2025 – Regulation 14 Submission Modification Statement: ENCL:4048
- Bridport Area Neighbourhood Plan 2025-2036 First Review October 2025 – Regulation 14 Submission: ENCL: 4049.

The Chairman thanked the BANP JCC and Steering Group members for all their hard work and contributions. It was noted that following approval by Bridport Town Council and Symondsburry Parish Council, the document would be subject to public consultation for a minimum of eight weeks. It was also reported that Dorset Council had advised that they require a revised Strategic Environmental Assessment (SEA) screening document which will be completed and submitted to the Environment Agency, Natural England and Historic England. It was noted that Dorset Council agreed that the consultation on this document of five weeks can run concurrently with the consultation on the Revised Bridport Area Neighbourhood Plan.

RESOLVED: that the Bridport Area Neighbourhood Plan First Review October 2025 – Regulation 14 Submission Basic Conditions Statement; Bridport Area Neighbourhood Plan First Review October 2025 – Regulation 14 Submission Modification Statement; and Bridport Area Neighbourhood Plan 2025-2036 First Review October 2025 – Regulation 14 Submission be approved.

8.12pm – David Dixon and one member of the public left the meeting and did not return

36. COMMUNICATIONS AND ONGOING ISSUES

Cllr Amor questioned when work on the roundabout at Miles Cross will begin. Cllr Carney reported that the Foundry Lea Working Group is to meet in October, and this

will be raised with the developers. It was understood that no properties should be occupied until the roundabout is built.

Cllr Bourbon asked for an update on the camera survey for the West Allington 'pinch point'. The Town Clerk reported that the camera survey is due to take place next year and the Town Surveyor would be asked for an update.

The meeting closed at 8.15pm.

The next meeting of the Committee will be held on 3 November 2025