

DRAFT

**Minutes of the JOINT COUNCILS COMMITTEE held in Mountfield, Bridport on Wednesday 28<sup>th</sup> January 2026 at 11.00am.**

PRESENT: Cllr for Symondsburry: Paul Hartmann  
Cllrs for Bridport Town Council: Paddy Mooney, Kelvin Clayton,  
Jonathan Bourbon

ALSO PRESENT: Cllr Nigel Rawlings, Cllr David Worthington, Phyllida Culpin (Steering Group) Caroline Pearce (Project Manager), Sally Freemantle (Town Clerk), Dave Dixon (Consultant)

**PUBLIC FORUM**

No members of the public spoke in the Public Forum.

**40. APOLOGIES**

Apologies for absence were received from Councillors Bridget Bolwell and Dave Bolwell.

**41. DECLARATIONS OF INTEREST**

There were no declarations of interest.

**42. MINUTES**

The minutes of the meeting of the Committee held on 4 September 2025 were confirmed as a true and correct record and signed by the Chair.

**43. REGULATION 14 CONSULTATION REPORT**

1. Matters arising from the notes from BANP Steering Group meeting: Paul Hartmann confirmed Policy EE2 should include areas within the parish of Symondsburry and guide against heavy use. Bus station – there was a query about building height at the bus station. Dave Dixon explained this matter was covered in the list of proposed amendments.
2. List of proposed amendments to Revised BANP: it was discussed whether to proceed with the review given the forthcoming new NPPF. As there is no guarantee of publication date it was felt prudent to proceed.

**RESOLVED – that the JCC would continue with the review and submit as soon as possible.**

Members and the Steering Group said they were impressed by the time and trouble CG Fry had taken to answer and had taken on board the use of the word 'encourage'. Dorset Council also took a lot of time and trouble to feedback and a formal thank you will be sent to Nick Cardnell of behalf of the JCC.

AM6 – concern that it reads that it just affordable housing, but actually the wording does say primarily that it is a transport hub. It is open to any proposal and does not exclude other developments.

**RESOLVED – to agree the amendment to AM6**

Heritage – we received a really good level of comments from Dorset Council.  
Housing – the explanatory paragraph will clarify that the HNA and HNA supplement should be seen as one document.

**RESOLVED – to agree the amendment to insert an explanation of the HNA and HNA supplement**

There were no other questions about the other suggested amendments and these have been kept to a minimum to keep the review light touch.

**RESOLVED – to agree all other suggested amendments**

### 3. DRAFT Consultation Report

The consultation will include the analysis.

**RESOLVED – to accept the consultation report subject to any amendments made as a result of this JCC meeting.**

### 4. Revised timetable:

12<sup>th</sup> Feb Amendments submitted for approval to Symondsburry PC  
23<sup>rd</sup> Feb Amendments submitted for approval to Bridport Town Council  
End of Feb Regulation 15 with all amendments finalised  
Start of March submit Reg 15 to Dorset Council for examination  
May If accepted by examination, review adopted.

## 44. HOUSING NEED SUPPLEMENT

There are some amendments and a new figure 3. The AECOM report interprets national data and looks at the bare facts rather than a thriving community. The economic report demonstrated the difficulty in recruiting young people which backs up the HNA supplement. Page 4 explains the HNA and HNA supplement should be seen together rather than in conflict.

**RESOLVED: to adopt the HNA supplement with revisions.**

## 45. COMMUNICATIONS / UPDATES FOR INFORMATION

There were no communications of items of information.

The meeting closed at 11.38am

**The next meeting of the Committee will be held as soon as possible after the examiner's report is made available, The meeting on 26<sup>th</sup> February is cancelled,**

**The next scheduled meeting in the calendar is 4<sup>th</sup> June 2026.**