

MINUTES of the meeting of the PLANNING COMMITTEE held at Mountfield, Bridport on Monday 22 July 2024 at 7.00pm.

PRESENT Cllr Ian Bark (in the chair)

Cllrs:	Nigel Amor	Anna Killick
	Paddy Mooney	Sarah Carney
	Anne Rickard	Kelvin Clayton

ALSO PRESENT: Matt Shellum and Rob Jackson (Churchill Retirement Living), Will Austin (Town Clerk), and 12 members of the public.

### **PUBLIC FORUM**

Matt Shellum and Rob Jackson of Churchill Retirement Living presented on proposals for a retirement community development at the Hanson and J.C. Phillips & Son site, west of South Street in Bridport.

Mr J Tigg, a local resident advised that he had not been aware of any consultation and would have liked to have seen the reasoning behind the development earlier. He reminded the meeting that the Bridport Area Neighbourhood Plan identified a need for small, affordable social rented housing, and asked whether the development would include such provision. Churchill representatives advised that the development would most likely involve a financial contribution to affordable housing. A discussion followed, highlighting concerns about affordability and housing need in Bridport.

A resident of Dr Roberts Close highlighted a concern about antisocial behaviour in that area that could affect the development, and about loss of privacy arising from the buildings. Churchill representatives advised that a fence would be repaired.

Mrs S Wilberforce, a local resident, asked about flood prevention. Churchill representatives advised that the flood wall was maintained by the Environment Agency and that some buildings would be raised, with water retention beneath.

A member of the public asked how many apartments the main building would contain. Churchill representatives advised there would be 47, with approximately one third one-bedroom and two thirds two-bedroom.

Cllr Sarah Carney highlighted the latest Housing Needs Assessment showing a need for social housing, and expressed concern that the development could be a missed opportunity to meet that need. She reminded the meeting that two previous similar developments had taken a long time to sell all units, and was concerned about the commercial success. She considered that local retirees might not be able to afford the units offered, and asked how many in the existing Churchill developments were local people. She also raised concerns about infrastructure capacity, and in particular health, social care, sewerage, and electricity. She asked what provision would be made. Churchill representatives advised that between 60 and 65% of existing residents were from a five-mile radius, and that this figure varied with the population, for example in seaside towns. Infrastructure provision would be covered by the planning framework and could include a contribution towards infrastructure.

Cllr Kelvin Clayton asked whether trees felled at the site in 2023 would be replaced. Representatives of Churchill advised that there would be some new trees.

The Town Clerk asked when a planning application might be submitted. Representatives of Churchill advised that the application was expected to be submitted in three to four weeks, and registration might be expected towards the end of the summer.

Mr S Wilberforce spoke on planning application P/FUL/2024/02307. He considered the proposals to be for a nightclub, and he explained that it backed on to his property. He considered the proposals inappropriate for a residential area. Mr Wilberforce recognised that the applicant had shortened the opening hours, but there remained issues relating to noise, emergency escape, a right of way at the rear, an inadequately wide door and path for emergency service access. He considered other sites to be available, away from residences. The applicant Mr C Horton, and an associate, spoke in response. They understood the issues at the rear and would keep the rear door closed. There would be no music in the back room, and there would be no live music until he was satisfied that there would be no impact. Volume would be monitored and could easily be reduced. There would be no music after 11pm on weekdays. Other venues were louder than No. 10, Mr Horton's current premises. No-one was allowed to leave with drinks and SIA-qualified staff would be used. Cllr Sarah Carney asked about waste arrangements. Mr Horton said bins would be stored in the basement until the morning of collection. Mr Wilberforce said that the removal of a wall in front of the north window would mean more sound affecting his property. Mr Horton said that curtains, secondary glazing, and sound proofing could be used.

A member of the public spoke in objection to planning application P/HOU/2024/03285, expressing concern as a neighbour about loss of privacy, a desire to see some proposed windows removed or frosted, and the impact of extending the property to include seven flexible rooms. The proposals were not sympathetic to the area and contrary to policies H4, ENV1, and ENV12. The speaker asked town councillors to object to the application.

The Chairman thanked members of the public for their contributions.

## **21. APOLOGIES**

Apologies were received from Cllrs Jonathan Bourbon and David Worthington.

## **22. DECLARATIONS OF INTEREST**

Cllrs Kelvin Clayton, Anne Rickard and Ian Bark declared interests in application P/FUL/2024/02307 as close acquaintances of residents of the neighbouring property.

Cllr Sarah Carney declared that she was predetermined in relation to application P/RES/2024/03002 and did not participate in discussions or voting.

## **23. MINUTES**

RESOLVED: that the minutes of the meeting of the Committee held on 24 June 2024 were confirmed as a true and correct record and signed by the Chairman.

## **24. PROPOSED RETIREMENT COMMUNITY**

Following on from the Public Forum discussion regarding proposals for a retirement community by Churchill Retirement Living, and aided by the representative of Churchill in attendance, members considered:

- Whether the residential units would be built to Homes for Life standards. Churchill representatives indicated that they would be designed for the demographic and in short this would mean they were Homes for Life-compliant.
- Whether Churchill had a policy on storage and charging of mobility scooters, given an inherent fire risk. Churchill representatives advised that there would be one 'buggy store' for every seven apartments provided by Churchill, and that more could be added.
- Whether heat pumps and cooling would be installed. Churchill advised that heating would be a detailed design matter, driven by the Future Homes Standards in force at the time. It would however, be 100% electric, with no gas.
- Rainwater collection arrangements. Churchill advised there would be water butts for collection only, and attenuation tanks for water run-off.
- The effect on pedestrian access of the steep slope from the development to the town centre. Churchill considered this to be less of a slope than other developments, for example in Devon.
- Whether pedestrian access would be provided via the existing entrance to the J.C. Phillips site. Churchill advised this would not be included.
- The possibility of damage from shopping deliveries. Churchill advised there would be a strategy per dwelling.
- Parking provision. Churchill advised that there would be 17 spaces and it was highly unlikely that parking would overflow onto South Street.
- The importance of Section 106 and CIL provision. Churchill advised that they always sought to make sure contributions were spent locally and would be Bridport-related. The same would apply to any affordable housing contribution.
- Frustration with national planning policy and its failure to provide for local housing need.

## **25. PLANNING APPLICATIONS**

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

## **26. PLANNING DECISIONS**

The Town Clerk reported for information, the planning decisions received relating to applications previously considered by the Committee, ENCL: 3914.

RESOLVED: that the planning decisions be noted.

## **27. FOUNDRY LEA WORKING GROUP**

The Town Clerk presented the notes of a Foundry Lea Working Group held on 3 July 2024, including one recommendation that housing associations be invited to the next meeting and be included as standing invitees if needed.

RESOLVED: that Abri and Aster be invited to attend the next meeting, and if required, to be standing invitees.

RESOLVED: that the notes of the Foundry Lea Working Group held on 3 July 2024 be received and noted.

**28. HIGHWAYS & TRANSPORTATION MATTERS**

The Town Clerk reported that the town centre 20mph zone was now in place. Cllr Sarah Carney asked about the requirements for further additions, and the Town Clerk advised he would provide further guidance on this.

**29. LICENSING APPLICATIONS**

Members considered licensing applications for:

- 17, East Street (Bridport Dagger). It was noted that the previous objection had been withdrawn under delegation and following informal consultation with committee members, as the Dorset Council meeting at which it was considered was prior to the next available Planning Committee meeting.
- Rafters at Megabites, Bridport. Members discussed this and considered it to be positive and appropriate for the location.
- Seal's Cove. It was noted that the previous objection had been withdrawn, subject to the incorporation of conditions drafted by the Environmental Health Officer. This decision had been taken under delegation and following informal consultation with committee members, as the Dorset Council meeting at which it was considered was prior to the next available Planning Committee meeting.

RESOLVED: that the licensing application for Rafters at Megabites be supported.

RESOLVED: that the withdrawal of objections under delegation, in respect of 17, East Street (Bridport Dagger) and Seal's Cove, be noted and supported.

**30. COMMUNICATIONS AND ONGOING ISSUES**

Cllr Sarah Carney requested an update on the Neighbourhood Plan review meeting. The Town Clerk advised he would request this from the Project Manager.

The meeting closed at **10.02pm**.

**The next meeting of the Committee will be held on 2 September 2024**