



Western and Southern Area Planning Committee

Date: Thursday, 18 April 2024
Time: 10.00 am
Venue: Council Chamber, County Hall, Dorchester, DT1 1XJ

Members (Quorum 6)

David Shortell (Chairman), Jean Dunseith (Vice-Chairman), Dave Bolwell, Kelvin Clayton, Susan Cocking, Nick Ireland, Paul Kimber, Louie O'Leary, Bill Pipe, Kate Wheller, Sarah Williams and John Worth

Chief Executive: Matt Prosser, County Hall, Dorchester, Dorset DT1 1XJ

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Meeting Contact 01305 224710

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Planning Committee – Update Sheet

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Planning Applications

Application Ref.	Address	Agenda ref.	Page no.
P/FUL/2023/06544	Lakeside Superbowl, Weymouth	Item 5a	P.39, para 9.2: 'Consultees'; P.50, para 16.4.9 'Flood Risk'
<p><u>Additional Consultee comment:</u> Environment Agency – Given the temporary nature of the car park and the use of the current slab level, we don't have any significant concerns provided a suitable emergency plan is in place.</p> <p>Following receipt of the above advice, the considerations set out in sub section 16.4 are considered to remain relevant, and condition 14, seeking a Flood Warning Plan is considered to address the requirement for an Emergency Plan, as per the Environment Agency advice.</p>			
			P.54, para 18.1: Condition 1
<p><u>Insert Plan Numbers to condition no. 1</u> 1. The development hereby permitted shall be carried out in accordance with the following approved plans:</p> <p>Location Plan, drawing no. 23.039.001 Demolition Plan, drawing no. 23.039.002 Site Layout Plan, drawing no. 23.039.010 Proposed General Arrangement Plan, drawing no. 60704201-ACM-WB-XX-DR-C-0100 Rev P02 Temporary Car Park Drainage Strategy, drawing no. 60704201-ACM-WB-XX-DR-C-0500 Rev P02</p> <p>Reason: For the avoidance of doubt and in the interests of proper planning.</p>			
P/FUL/2023/07162	Land Adj Round Hill Coppice, Melplash	Item 5f	P.113, Section 9: Consultees
<p><u>Additional comment received - Netherbury Parish Council</u> (submitted in case representative unable to attend committee to speak).</p> <p>As previously stated: Councillors have viewed the application and have visited the site. Councillors recognise that, as a rural enterprise, the business should be supported. The site has experienced a number of thefts and councillors recognise that living on site acts as a deterrent. The business funds a project to plant and maintain woodland on the site. Councillors fully support the application.</p>			

To expand on this, councillors would like to refer to Ward Councillor Anthony Alford's comments on the 26th of February, which is supported by the parish council.

This development falls between definitions and is quite removed from the usual framework to which the usual metrics apply. As a result, there has been no submission of a business appraisal neither has functional need been addressed. As Councillor Alford has stated, a conventional trading estate unit is not suitable for the business, which comprises a highly diversified 21 acre holding which now benefits from the planting of around 10,000 trees, the fencing and other ancillary benefits that accompany this kind of planting. A workshop producing both desirable designed goods and high quality building components; fenestration and joinery. The site of the application brings to mind NPPF section 6 para 89 which states:

'Planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport). The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.'

Mr Whild has indicated that the building subject to the change of use is of sufficient quality both as a dwelling and as an agricultural building in the context of the countryside that it occupies. The applicants living on site will reduce the need for them to commute from another residence and reduce the traffic to and from the site. The existing buildings which have been referred to in the application primarily serve the needs of the land-based business and the woodworking workshop. These buildings also appear to be eligible for conversion to a dwelling under permitted development. However, that would be undesirable given the nature of the use that has evolved over time. Furthermore, the current arrangement of the buildings would not differ should the application be refused, and the parish council assume that the applicants would apply to convert a portion of the eligible buildings should this be the case.

In Councillor Alford's final summary, he makes three points to be taken into account should approval be given:

"-A positive development for the business that will support its continuity and opportunities for employment,

-An opportunity for people to see and hear at first-hand how business and sustainability can operate together,

-Support for a zero-carbon approach to business and the prudent use of natural resources."

The quantity of letters of support gave the parish council the confidence to support this application in the first case and they also indicate the success already achieved in winning the support of the both the wider community and the local community: residential, agricultural and commercial.

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