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DORSET COUNCIL - WESTERN AND SOUTHERN AREA PLANNING COMMITTEE

MINUTES OF MEETING HELD ON THURSDAY 4 JULY 2019

Present: Cllrs Simon Christopher (Chairman), David Gray (Vice-Chairman), Pete Barrow, Kelvin Clayton, Susan Cocking, Jean Dunseith, Nick Ireland, Louie O'Leary, David Shortell, Kate Wheller and Sarah Williams

Apologies: Cllrs

Also present:

Officers present (for all or part of the meeting):

Jan Farnan (Senior Planning Officer), Robert Firth (Solicitor (Deputy Monitoring Officer)), Andrew Galpin (Implementation Team Leader), Hamish Laird (Senior Planning Officer), Debbie Redding (Development Manager), Jo Riley (Senior Planning Officer), Jerry Smith (Development Management Team Manager), Emma Telford (Senior Planning Officer) and Denise Hunt (Democratic Services Officer)

8. Apologies

No apologies for absence were received at the meeting.

9. Minutes

The minutes of the meeting held on 30 May 2019 were confirmed and signed.

10. Declarations of Interest

No declarations of disclosable pecuniary interests were made at the meeting.

Cllr Sarah Williams declared a non-disclosable pecuniary interest in Minute Numbers 14 and 16 due to her previous role as Chairman of Bridport Town Council Planning Committee when the applications had been considered. She stated that she did not have a predetermination and would therefore remain present during the debate and vote on these items.

11. Public Participation

Representations by the public to the Committee on individual planning applications are detailed below. There were no questions, petitions or deputations received on other items on this occasion.

12. Planning Applications

Members considered written reports submitted on planning applications as set out below.

13. WP/16/00253/OUT and WD/D/16/000739 - Land to the North of Littlemoor, Weymouth

The outline application for a mixed use development for up to 500 dwellings, up to 8ha employment land, land for a new primary school, a new local centre, public open spaces, new accesses and road and associated infrastructure was presented by the Senior Planning Officer. The two duplicate applications were necessary due to the cross boundary location of the application site on the former Weymouth & Portland Borough Council and West Dorset District Council areas.

The application had been the subject of a site visit on the morning of the meeting.

The Development Manager outlined the revised recommendation and conditions provided in the update sheet circulated to members and included in the presentation. She explained that these were largely related to clarifications and typographical alterations and that full details would be submitted as reserved matters.

The Chairman read aloud a letter by Dr Guy Dickenson, from the West Dorset Campaign to Protect Rural England (CPRE), who was unable to attend the meeting. The letter referred to development in the AONB, the National Planning Policy Framework, viability, the need for the various commercial uses, lack of correlation between the number of homes and people on the housing register and environmentally friendly buildings.

Oral representation was received from Cllr Graham Brant, on behalf of Bincombe Parish Council, who highlighted concerns in relation to the sufficiency of landscaping around the site boundaries, the impact of increased numbers of vehicles on the A354 and the use of Bincombe Lane and the hamlet as a rat run.

Oral representation was received from Cllr Roland Tarr, Dorset Councillor - Winterborne and Broadmayne Ward, who drew attention to the world famous archaeology and tumuli on the site which was an important element of tourism, contravention of the NPPF and infringement of the development on the coastal path.

Mr Richard Boother, the Agent, addressed the Committee in support of the application.

In response to speaker comments, the Senior Planning Officer advised that landscaping along a small element of the application was less than the desired depth, however, there had been no objection by the AONB team and there were no buildings situated in the more elevated part of the site. Advanced planting had been included in the conditions and reflected the importance of phasing of the development.

The Development Manager highlighted paragraph 172 of the NPPF, which although strong in offering protection and limiting development, did not mean that there could be no development on the AONB. The impacts on the environment and landscape, local economy and the need for housing had been carefully considered through the Local Plan process, and the AONB carefully considered in bringing this application forward. An outline planning application was part of the normal planning process and it was not expected to have the full detail at this stage, as this would be considered under reserved matters and fully publicised and consulted upon.

Members asked how the impact of additional traffic from 500 homes would be mitigated, in particular with regard to:-

- the use of Bincombe Road to circumvent traffic along the A354
- a reduction in speed limit along Littlemoor Road
- a 20mph speed limit within the estate.
- the impact of this proposal on congestion at the existing shopping centre junction

Members were advised that traffic calming measures could be introduced in order to reduce the tendency for people to use Bincombe Road. Any proposal to reduce the speed limit along Littlemoor Road would require a separate consultation and have the additional proven benefit of increasing capacity. This could be instigated by Dorset Council in conjunction with the developer. The details of the junctions were reserved matters and subject to further investigation.

Members asked about the viability of the different elements of the scheme, and the impact of the development on tourism.

The Development Manager advised that, apart from the car show room which was a specific use (*sui generis*), the other employment uses were within broad use classes and could be changed without the need for a further application. The hotel had already been subject to a viability study to serve the development and the wider area and it was not considered that the development would result in a significant impact on tourism income elsewhere in the area.

Further comments were made about the need for homes and numbers of people on the housing register. The Housing Enabling Officer advised that there would be 175 units of affordable housing through shared ownership or rented accommodation. There were 734 people on the Weymouth & Portland housing register with 154 having a connection with the Littlemoor area. He accepted comments made on behalf of the CPRE of the need for smaller homes and that this was a sustainable development with an expectation of 1, 2 and 3 bed homes.

Cllr Louie O'Leary, speaking as the Ward Member for Littlemoor and Preston, asked why a greater portion of the Section 106 Agreement contribution had

not been allocated to be spent in Littlemoor where residents were directly affected by the development.

The Committee was advised that the planning obligations package had evolved over the past 2-3 years and were deemed to be appropriate projects that related to the development. Contributions directly affecting Littlemoor included the improvement of the existing medical facilities, a new school, library facilities, a children's play area, as well as an allocation for the Lorton Nature Reserve adjoining the area. Any residual money would be used to improve sports provision next to the Littlemoor community hall, which had been identified through previous discussions with ward members. Contributions to Weymouth Swimming Pool and Redlands Sport Centre would also benefit Littlemoor residents.

Members asked whether the land had been assessed for flooding due to the topography of the site and were advised that this detail would come forward at reserve matters stage, although it had also been considered as part of the outline application.

Cllr Nick Ireland suggested some additional conditions in relation to a bridleway, priority to cyclists and pedestrians, electric vehicle charging points, a bus service and a 20mph speed limit within the estate.

The Development Manager advised that the suggested conditions were largely details to be negotiated as part of reserved matters and that the detail and wording of any new conditions must be carefully considered. However, there was no current policy in the Local Plan to support the inclusion of a condition relating to electric charging points for vehicles.

Members were mindful that an updated Local Plan would not be finalised until 2023 and considered paragraph 110 of the NPPF in relation to charging of low emission vehicles. The Committee adjourned for a short period to consider the wording of the condition.

WP/16/00253/OUT

Proposed by Cllr Simon Christopher, seconded by Cllr David Gray.

Decision:

A. That delegated authority be given to the Head of Planning to grant outline planning permission subject to the completion of a legal agreement under section 106 of the Town and Country Planning Act 1990 (as amended) in a form to be agreed by the Head of Planning to secure the following (index linked if financial contributions):

- **Phasing and triggers for contributions;**
- **35% Affordable Housing;**
- **Highway Matters including footpath links and pedestrian links across Littlemoor Road (A353);**
- **Structural landscaping and Landscape Environmental Management Plan (LEMP)**

- Comprehensive drainage strategy for all phases
- Financial Contributions towards healthcare provision of £40,000
- Provision of an on-site Local Centre;
- Provision of 8ha of serviced employment land;
- Allocation of land within the site for provision of an Hotel, Care Home and Car showrooms to ensure employment provision;
- Provision of on-site school site and Education Contribution of £6169 per eligible unit;
- Contributions towards existing and proposed community facilities including community hall of £309,950
- Contribution to Redland Sports Centre towards re-surfacing Hockey Pitch of £112,069
- Contribution to Weymouth Swimming Pool of £127,095
- Contribution to Library facilities of £64,860
- On site provision of Children's Play and Open Space Facilities and financial contribution of £478,162
- Lorton Nature Reserve contribution of £95,760

And subject to the conditions set out in the appendix to these minutes, including amended conditions included in the Update Sheet and an additional condition relating to charging points for electric vehicles.

AND

B. REFUSE PERMISSION FOR THE REASONS SET OUT BELOW IF THE SECTION 106 AGREEMENT IS NOT COMPLETED WITHIN 6 MONTHS OF THE DATE OF THE COMMITTEE RESOLUTION OR SUCH EXTENDED TIME AS AGREED BY THE HEAD OF PLANNING

1. Policy HOUS1 of the adopted West Dorset, Weymouth and Portland Local Plan 2015 requires a minimum on-site provision of 35% of the units as affordable housing. In the absence of a planning obligation to secure these affordable units the scheme would fail to meet the substantial unmet need for affordable housing in the district and the proposal would therefore be contrary to Policy HOUS1 of the Local Plan.

2. Policy COM1 of the of the adopted West Dorset, Weymouth and Portland Local Plan 2015 sets out that where new development will generate the need for new or improved community infrastructure and this need is not being met through the Community Infrastructure Levy, suitable provision should be

made on site. Policy LITT1 of the Local Plan sets out the expected infrastructure provision commensurate with this proposal for an urban extension to Littlemoor. This is amplified in the Council's Adopted Supplementary Planning Document 'Planning Obligations Guidelines – 2010'. In the absence of a planning obligation to secure the required community benefits the scheme would fail to mitigate the increase in demand for the necessary infrastructure to support the development generated by the proposal; namely:

Highway improvements;
Drainage provision;
Structural Planting and Green Infrastructure;
Healthcare;
Education;
Community facilities
Sports and recreation provision; and,
Children's' play and open space.

In the absence of a planning obligation, the proposals therefore, fails to meet the provisions of policies INT1, ENV3, ENV5, SUS1, ECON1, COM1, COM2, COM4, COM6 and LITT1 in the West Dorset, Weymouth and Portland Local Plan – (Adopted October, 2015); and, the advice contained in the National Planning Policy Framework – July, 2018 (as amended).

WD/D/16/000739

Proposed by Cllr Simon Christopher, seconded by Cllr David Gray.

Decision:

A. That delegated authority be given to the Head of Planning to grant outline planning permission subject to the completion of a legal agreement under section 106 of the Town and Country Planning Act 1990 (as amended) in a form to be agreed by the Head of Planning to secure the following (index linked if financial contributions):

- **Phasing and triggers for contributions;**
- **35% Affordable Housing;**
- **Highway Matters including footpath links and pedestrian links across Littlemoor Road (A353);**
- **Structural landscaping and Landscape Environmental Management Plan (LEMP)**
- **Comprehensive drainage strategy for all phases**
- **Financial Contributions towards healthcare provision of £40,000**
- **Provision of an on-site Local Centre;**
- **Provision of 8ha of serviced employment land;**

- Allocation of land within the site for provision of an Hotel, Care Home and Car showrooms to ensure employment provision;
- Provision of on-site school site and Education Contribution of £6169 per eligible unit;
- Contributions towards existing and proposed community facilities including community hall of £309,950
- Contribution to Redland Sports Centre towards re-surfacing Hockey Pitch of £112,069
- Contribution to Weymouth Swimming Pool of £127,095
- Contribution to Library facilities of £64,860
- On site provision of Children's Play and Open Space Facilities and financial contribution of £478,162
- Lorton Nature Reserve contribution of £95,760

And subject to the conditions set out in the appendix to these minutes, including amended conditions included in the Update Sheet and an additional condition relating to charging points for electric vehicles.

AND

B. REFUSE PERMISSION FOR THE REASONS SET OUT BELOW IF THE SECTION 106 AGREEMENT IS NOT COMPLETED WITHIN 6 MONTHS OF THE DATE OF THE COMMITTEE RESOLUTION OR SUCH EXTENDED TIME AS AGREED BY THE HEAD OF PLANNING

1. Policy HOUS1 of the adopted West Dorset, Weymouth and Portland Local Plan 2015 requires a minimum on-site provision of 35% of the units as affordable housing. In the absence of a planning obligation to secure these affordable units the scheme would fail to meet the substantial unmet need for affordable housing in the district and the proposal would therefore be contrary to Policy HOUS1 of the Local Plan.

2. Policy COM1 of the of the adopted West Dorset, Weymouth and Portland Local Plan 2015 sets out that where new development will generate the need for new or improved community infrastructure and this need is not being met through the Community Infrastructure Levy, suitable provision should be made on site. Policy LITT1 of the Local Plan sets out the expected infrastructure provision commensurate with this proposal for an urban extension to Littlemoor. This is amplified in the Council's Adopted Supplementary Planning Document 'Planning Obligations Guidelines – 2010'. In the absence of a planning obligation to secure the required community benefits the scheme would fail to mitigate the increase in demand for the necessary infrastructure to support the development generated by the proposal; namely:

Highway improvements;
Drainage provision;
Structural Planting and Green Infrastructure;
Healthcare;
Education;
Community facilities
Sports and recreation provision; and,
Children's' play and open space.

In the absence of a planning obligation, the proposals therefore, fails to meet the provisions of policies INT1, ENV3, ENV5, SUS1, ECON1, COM1, COM2, COM4, COM6 and LITT1 in the West Dorset, Weymouth and Portland Local Plan – (Adopted October, 2015); and, the advice contained in the National Planning Policy Framework – July, 2018 (as amended).

14. **WD/D/17/000534 - Land adjacent to Bridport Community Hospital, Mead Lane, Bridport**

The Senior Planning Officer presented the application to erect 19 houses and flats to form an enlarged cohousing neighbourhood. The scheme design was a continuation of Phase 1 of this development, outside of the development boundary in the AONB. A previous application in November 2018 had been delegated, but issues of land ownership had arisen in the process of drawing up the Section 106 Agreement.

Key Planning Matters were highlighted including the principle of development, impact on the AONB, affordable housing, highways, flood risk and draining. The whole site would be comprised of affordable housing due to the nature of the community. 35% affordable housing had been secured via a Section 106 Agreement, which had been necessary due to the slightly different definitions of affordable housing contained in the Local Plan and in the lettings policy of Bridport Co-Housing.

Oral representation was received from Monica King, a member of Bridport Co-Housing, in support of the scheme. She also clarified that charging points for vehicles were included in the development.

The Committee welcomed this scheme.

Proposed by Cllr Kate Wheller, seconded by Cllr Susan Cocking.

Decision: That the application be granted, subject to a Legal Agreement under Section 106 of the Town and Country Planning Act 1990 (as amended) dated 20 June 2019 to secure 35% affordable housing, and the conditions outlined in the appendix to these minutes.

15. **WD/D/19/000233 - Rashwood Lodge, Clappentail Lane, Lyme Regis, DT7 3LZ**

The Senior Planning Officer presented the application for a two storey extension and new detached double garage. During the course of the application an East facing window on the first floor was removed as it allowed the most direct views towards the roof lights and garden at the neighbouring property, West Side.

Oral objection was received from Dr C Wright and Mrs M Wright, the owners of West Side, raising concerns in relation to the topographical impact, design, size and proximity of the proposal which would lead to a loss of amenity and privacy.

Mr G Pickett, the Applicant and Mr E Holloway, the Agent both addressed the committee in support of the application.

The Senior Planning Officer explained that possible views from the first floor windows of the proposed extension towards the roof lights on the neighbouring property did not represent a significant change from the existing arrangement of buildings and would not be seriously detrimental to warrant refusal. Following discussion, this view was accepted by the Committee.

Proposed by Cllr K Wheller, seconded by Cllr D Shortell.

Decision: That the application be granted subject to the conditions outlined in the appendix to these minutes.

Cllr Louie O'Leary left the meeting at this juncture.

16. WP/17/00967/FUL - Archard House, Waverley Road, Weymouth

The Senior Planning Officer presented the application, advising of a change to the description of the application to "Demolition of the existing building and erection of 9 flats and 1 maisonette with parking".

A previous permission for 10 affordable flats in 2009 had been granted but not implemented. A viability assessment for this scheme had been considered by the District Valuer and was not considered viable for affordable housing. It was recognised that the allocation of 6 parking spaces was below the parking standard guidelines, however, this had been mitigated by the close proximity to public transport links and range of nearby facilities.

Members highlighted the potential impact of the parking allocation on congestion in the nearby streets and cul-de-sac.

The Highways Officer explained that this should be viewed in the context of highway safety and the sustainability of the location meaning that residents did not have to own a car to live there. Double yellow lines were implemented to prevent unsafe parking practices and, whilst this could be considered under highway legislation, an objection to this application could not be recommended on highways grounds.

Proposed by Cllr Susan Cocking, seconded by Cllr Nick Ireland.

Decision: That the application be granted subject to the conditions outlined in the appendix to these minutes.

17. Duration of Meeting - Time Limit

A vote to continue the meeting was taken in accordance with Part 2, Paragraph 8.1 of the Council's Constitution as the meeting had been ongoing for a period of 3 hours.

Decision:

That the meeting be extended for a further period to allow the business of the meeting to be concluded.

18. WD/D/19/000999 - Dorset Council Highways Depot, South Mill Lane, Bridport DT6 3PL

The Development Management Team Manager presented an application to erect 2 linked single storey buildings to form office and welfare facilities for use ancillary to operations of an existing highways depot. The site was overlooked by 2 residential properties, 38a and 38b South Mill Lane, which were 8m and 5m respectively from the proposed building on the other side of a hedge. An amended condition 8 in relation to flooding had been included in the Update Sheet.

Objections had been received from 38a and 38b South Mill Lane relating to proximity to the WCs and shower rooms, loss of light, increased noise and dust and intensification of use of the yard.

Officers considered that the existing hedge served to mitigate the visual impact and there were also conditions requiring all windows facing the residential properties to be non-opening and obscured glaze.

Members noted that the hedge appeared sparse in the photographs, particularly as it was to be used as a screen between the homes and the new building and they asked whether it could be improved.

Officers considered that this could be achieved under existing conditions in relation to hedgerow protection.

Proposed by Cllr D Gray, seconded by Cllr Nick Ireland.

Decision: That the application be granted subject to the conditions outlined in the appendix to these minutes.

Appendix

Duration of meeting: 2.00 - 5.35 pm

Chairman

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APPLICATION NUMBER: WP/16/00253/OUT and WD/D/16/000739

APPLICATION SITE: Land to the North of Littlemoor, Weymouth

PROPOSAL: Outline application for a mixed use development comprising: up to 500 dwellings, including affordable housing; up to 8 ha of employment land (to include a new hotel, residential care home, car show rooms and other employment land); land for a new primary school; a new local centre; public open spaces, new accesses and roads, and associated infrastructure

Decision:

A) AUTHORITY DELEGATED TO THE HEAD OF PLANNING TO GRANT OUTLINE PLANNING PERMISSION SUBJECT TO THE COMPLETION OF A LEGAL AGREEMENT UNDER SECTION 106 OF THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) IN A FORM TO BE AGREED BY THE HEAD OF PLANNING TO SECURE THE FOLLOWING (index linked if financial contributions):

- **Phasing and triggers for contributions;**
- **35% Affordable Housing;**
- **Highway Matters including footpath links and pedestrian links across Littlemoor Road (A353);**
- **Structural landscaping and Landscape Environmental Management Plan (LEMP)**
- **Comprehensive drainage strategy for all phases**
- **Financial Contributions towards healthcare provision of £40,000**
- **Provision of an on-site Local Centre;**
- **Provision of 8ha of serviced employment land;**
- **Allocation of land within the site for provision of an Hotel, Care Home and Car showrooms to ensure employment provision;**
- **Provision of on-site school site and Education Contribution of £6169 per eligible unit;**
- **Contributions towards existing and proposed community facilities including community hall of £309,950**
- **Contribution to Redland Sports Centre towards re-surfacing Hockey Pitch of £112,069**
- **Contribution to Weymouth Swimming Pool of £127,095**
- **Contribution to Library facilities of £64,860**

- **On site provision of Children's Play and Open Space Facilities and financial contribution of £478,162**
- **Lorton Nature Reserve contribution of £95,760**

And the following conditions and their reasons:-

Plans

1. The development hereby permitted shall be carried out in accordance with the following approved plan:

0379-0085-03 - SITE LOCATION PLAN (REVISED) - received 28 November, 2017;

REASON: For the avoidance of doubt and in the interests of proper planning.

Phasing

2. No application for Reserved Matters shall be approved until a phasing plan for the development has been submitted to, and approved in writing by, the local planning authority. The development of the site shall be carried out in accordance with the phasing plan as approved.

REASON: To allow the development to proceed on a phased basis.

Reserved Matters

3. For any individual phase of development identified in the details approved in accordance with condition 2 above, no development within that phase shall commence until details of: (i) all accesses to the site; (ii) the layout of the site (iii) the scale; (iv) appearance of the building(s) within that phase; and (v) the landscaping of that phase shall have been submitted to, and approved in writing by, the Local Planning Authority. The approved Landscaping for each phase of the development shall be implemented and maintained in accordance with the agreed details. Any application for the approval of Reserved Matters on any phase of the development, hereby approved, shall be informed by the following Masterplan and Parameter Plans submitted as part of the outline planning application:

0379-0037-19 ES – FIGURE R(I) 2.8 ILLUSTRATIVE MASTERPLAN (REVISED) - received 3 May, 2018;

0379-0063-05 - DENSITY PARAMETER PLAN (REVISED) - received 28 November, 2017;

0379-0065-08 - ACCESS & MOVEMENT PARAMETER PLAN (REVISED) - received 28 November, 2017;

0379-0064-07 - BUILDING HEIGHT PARAMETER PLAN (REVISED) - received 28 November, 2017;

0379-0066-06 - ECOLOGY & LANDSCAPING PARAMETER PLAN (REVISED) - received 28 November, 2017;

379-0060-11 - LAND USE PLAN (REVISED) - received 28 November, 2017;

REASON: To ensure the satisfactory development of the site; to reflect the sites position within the Dorset AONB; and, to assist in preserving the character and openness of the AONB adjoining the site.

Timescales

4. Application for approval of any Reserved Matter must be made not later than the expiration of ten years beginning with the date of this permission.

REASON: This condition is required to be imposed by Section 92 of the Town and Country Planning Act 1990.

5. The development to which this permission relates must be begun not later than the expiration of two years from the final approval of any Reserved Matter.

REASON: This condition is required to be imposed by Section 92 of the Town and Country Planning Act 1990 (as amended).

Design Framework

6. No application for Reserved Matters for any buildings shall be approved until a Design Framework including a design code, for the development has been submitted to, and approved in writing by, the local planning authority. The Design Framework will develop the principles established in the approved parameter plans. All subsequent Reserved Matters applications shall follow the agreed Design Framework and design code unless justification is provided and an alternative is agreed in writing by the local planning authority.

REASON: To ensure the provision of a high quality mixed use development given the lack of detail for a major development on an allocated in the AONB.

Materials

7. No development shall be commenced until details and samples of all external facing materials for the wall(s) and roof(s) of the built structures on any part of the site shall have been submitted to, and approved in writing by, the Local Planning Authority. Thereafter, the development shall proceed in strict accordance with such materials as have been agreed.

REASON: To ensure a satisfactory visual appearance of the development.

LEMP – (Landscape Environment Management Plan)

8. No application for any Reserved Matters shall be approved until a Landscape Environment Management Plan (LEMP) has been submitted to, and approved in writing by, the local planning authority. The LEMP shall include the following:

- A detailed agreed strategic planting plan for both red line area, along with a time table for implementation. In line with Local Plan policy LITT1 strategic landscape planting is required to be completed in advance of first occupation and preferably as a prerequisite to initiating the first phase of the development. So as to prevent its future removal the strategic landscape planting should also be legally safeguarded.

- Detailed onsite biodiversity mitigation and enhancement measures to include:

- I. The mitigation and enhancement measures outlined in the biodiversity chapter of the submitted Environmental Statement.
 - II. Extensive native tree and hedgerow planting within the areas of public open space.
 - III. Use of native tree planting within the developed area designed to further ameliorate landscape impacts on the surrounding countryside as recommended by the local plan inspector's report.
 - IV. Creation and long term management of areas species rich grassland.
 - V. Creation of habitat features such as wildlife ponds, habitat piles etc.
 - VI. Provision of new bat roosting and bird nesting opportunities within new builds on the edge of the development, including the provision of nesting opportunities for swift.
 - VII. Provision of a range of bird boxes, including provision for barn owl and kestrel.
 - VIII. Appropriate compensation of any residual biodiversity impacts as set out by the Dorset Biodiversity Compensation Framework, or similar mechanism.
- Natural England notes that given the area of green infrastructure to be provided it is likely that there will be sufficient scope to deliver the necessary level of biodiversity compensation directly on site.

Except where addressed in other documents the LEMP shall also include management proposals for each of these features for the lifetime of the development. Unless approved otherwise in writing by the local planning authority, development of the site shall proceed in accordance with the approved LEMP.

REASON: To ensure that the development conserves and enhances biodiversity in accordance with the objectives of the National Planning Policy Framework and policy ENV2 (Wildlife and Habitats) in the West Dorset, Weymouth & Portland Local Plan (adopted October, 2015).

Landscaping

9. No development within any Phase shall take place until all existing trees, shrubs and other natural features not scheduled for removal have been fully safeguarded and fenced for that Phase in accordance with a scheme to be first approved in writing by the Local Planning Authority. Such fencing shall be maintained during the course of the works on site. No unauthorised access or placement of goods, fuels and chemicals, soil or other materials shall take place inside this fenced area. The soil levels within the fenced area shall not be raised or lowered and no trenching or excavation shall take place. In the event that protected trees (or their roots) become damaged, are lost or become otherwise defective in any way during such period, the local planning authority shall be notified immediately and a programme of remedial action as directed by the Local Planning Authority shall be carried out within a timescale to be specified by the Local Planning Authority.

REASON: To ensure that trees, shrubs and other natural features to be retained are adequately protected from damage to health and stability.

10. No development shall commence until a landscaping plan has been submitted for each particular phase of the development. The Landscaping shall include (i) planting plans; (ii) written specifications and schedules of proposed plants noting species, planting sizes and proposed numbers; (iii) full details of the positions, materials and proposed construction methods for all paths and other hard surfaces;

(iv) an implementation timetable; and (v) a schedule of landscape maintenance proposals for a period of not less than five years.

REASON: To ensure that the development provides sufficient hard and soft landscaping to successfully integrate with the character of the site and its surrounding area within the Dorset AONB.

11. All planting seeding or turfing and soil preparation comprised in the above details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings, the completion of the development, or in agreed phases whichever is the sooner: and any plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species. All landscape works shall be carried out in accordance with the guidance contained in British Standards.

REASON: To ensure proper implementation of the agreed landscape details in the interests of the amenity value of the development and to successfully integrate with the character of the site and its surrounding area within the Dorset AONB.

Housing

12. The number of dwellings permitted by this planning permission shall not exceed 500. The site shall be developed in phases as outlined in the requirements to be agreed by condition 2 of this permission. The design and housing mix of all dwellings shall be informed by the Design Framework as required to be agreed and approved by condition 6 of this permission.

REASON: To ensure provision of a high quality mixed housing development across the site.

Highways

13. As part of any reserved matters application relating to design, details shall be provided to enable the charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations within the development. The development shall be carried out in accordance with such details as are approved by the local planning authority.

REASON: To ensure that adequate provision is made to enable occupiers of and visitors to the development to be able to charge their plug-in and ultra-low emission vehicles.

14. No development shall commence, on any phase, until details of the access, geometric highway layout, turning and parking areas for that phase have been submitted to and agreed in writing by the Local Planning Authority.

REASON: To ensure the proper and appropriate development of the site.

15. Before the development hereby approved, on any phase or part thereof, is first occupied or utilised, the submitted Interim Residential Travel Plan Ref: NA/SG/sjs/JNY8075-04a received 19 April, 2016, as outlined must be implemented and made operational.

REASON: In order to reduce or mitigate the impacts of the development upon the local highway network and surrounding area.

16. Before the development hereby approved is commenced a Construction Traffic Management Plan (CTMP) must be submitted to and approved in writing by the Local Planning Authority. The CTMP must include:

- construction vehicle details (number, size, type and frequency of movement)
- a programme of construction works and anticipated deliveries
- timings of deliveries so as to avoid, where possible, peak traffic periods
- a framework for managing abnormal loads
- contractors' arrangements (compound, storage, parking, turning, surfacing and drainage)
- wheel cleaning facilities
- vehicle cleaning facilities
- inspection of the highways serving the site (by the developer (or his contractor) and Dorset Highways) prior to work commencing and at regular, agreed intervals during the construction phase
- a scheme of appropriate signing of vehicle route to the site
- a route plan for all contractors and suppliers to be advised on
- temporary traffic management measures where necessary

The development must be carried out strictly in accordance with the approved Construction Traffic Management Plan.

REASON: To minimise the likely impact of construction traffic on the surrounding highway network and prevent the possible deposit of loose material on the adjoining highway.

Local facilities

17. The Reserved Matters submissions shall include serviced employment land of no less than 8 hectares for the provision of Use Classes B1, B2 and B8 industrial uses including a residential Care Home (Use Class C2), a Hotel (Use Class C1) and car showrooms (sui generis); a mixed use local centre of Use Classes A1, A2, A3, A4, A5, B1, C3 and D1); a serviced site of 2.4 ha to provide a new primary school with associated grounds, playing fields and parking, with the school site sized to accommodate a 2-form entry school (Use Class D1). These elements of the development of the site shall be undertaken in phases as outlined in the requirements to be agreed by condition 2 of this permission.

REASON: To ensure provision of the mixed use development (other than residential development) in accordance with the provisions of policies ECON1, SUS1, HOUS1, HOUS3, HOUS5, COM1, COM2, COM4, COM6 and LITT1 in the West Dorset, Weymouth and Portland Local plan (adopted October, 2015); and, the advice contained in the National Planning Policy Framework, July 2018 (as amended).

Care Home

18. The care home hereby permitted shall be used solely as a residential care home or nursing home, and for no other purpose than any other purpose in Use Class C2 of the Town and Country (Use Classes) Order 1987 (as amended).

REASON: To ensure that adequate residential care home provision is provided and retained as such on site in accordance with the provisions of policy LITT1 in the West Dorset, Weymouth and Portland Local Plan (adopted October, 2015).

Employment

19. Detailed Reserved Matters for the Employment Land, as identified on Parameters Plan - Drawing Number 0379-0060-11 - LAND USE PLAN (REVISED), shall include a disposition of buildings and approved uses (B1, B2 and B8) to ensure that the B2 and B8 uses are buffered from nearby residential development, and other development sensitive to disturbance by other buildings and uses.

REASON: To ensure that the amenity of residential development and development sensitive to disturbance is not significantly adversely affected in accordance with policy ENV16 (Amenity) in the West Dorset, Weymouth & Portland Local Plan (adopted October, 2015).

20. Prior to the first occupation of any of the industrial development units hereby permitted, details of plant to be installed at premises on the industrial area when construction of premises is nearly completed shall be detailed in a cumulative type BS1442 report for each establishment to ensure that the rated background noise levels recorded do not exceed (29dB(A)).

REASON: To protect the amenities of occupants of existing residential properties, as well as those to be built near to the industrial allocation in respect of additional noise levels that are likely to occur. Such a requirement accords with the provisions of Policy ENV16 (Amenity) in the West Dorset, Weymouth and Portland Local Plan (adopted October, 2015).

Broadband

21. No development shall commence until a scheme for facilitating infrastructure to support superfast broadband technology to serve the development has been submitted to, and approved in writing by, the local planning authority. The scheme shall include a timetable for implementation, including triggers for a phased implementation if appropriate. Thereafter, the development shall proceed in accordance with the agreed scheme.

REASON: To ensure that the utilities service infrastructure is sufficient to meet the extra demands imposed by this development, in accordance with West Dorset, Weymouth & Portland Local Plan policy COM10. (The Provision of Utilities Service Infrastructure); and, the advice contained in the National Planning Policy Framework,, July 2018 (as amended).

Cycle Parking Facilities

22. The development hereby permitted must not be occupied in any phase until a scheme showing precise details of the proposed cycle parking facilities for that phase has been submitted to the Local Planning Authority. Any such scheme requires approval to be obtained in writing from the Local Planning Authority. The approved scheme must be constructed before the development of that phase is commenced and, thereafter, must be maintained, kept free from obstruction and available for the purpose specified.

REASON: To ensure the proper construction of the parking facilities and to encourage the use of sustainable transport modes.

NEAP

23 No more than 300 dwellings shall be first occupied until a Neighbourhood Equipped Area for Play (NEAP) has been constructed and made available for use in accordance with a specification that shall first have been submitted to, and agreed in writing by, the local planning authority. The specification shall include details for the management and maintenance of the NEAP for the lifetime of the development. Thereafter, the NEAP shall be maintained and managed in accordance with the approved specification.

REASON: To meet the requirement of West Dorset, Weymouth and Portland Local Plan policy LITT1 (LITTLEMOOR URBAN EXTENSION) for the development to provide local community facilities commensurate with its scale and nature.

Land contamination

24. Before the commencement of development, the developer shall submit for the written approval of the Local Planning Authority: (a) a 'desk study' report documenting the site history; (b) a site investigation report documenting the ground conditions of the site, and incorporating a 'conceptual model' of all potential pollutant linkages, detailing the identified sources, pathways and receptors and basis of risk assessment; (c) a detailed scheme for remedial works and measures to be taken to avoid risk from contaminants/or gases when the site is developed; (d) a detailed phasing scheme for the development and remedial works. The remediation scheme, as agreed in writing by the Local Planning Authority, shall be fully implemented before the development is occupied. Any variation to the scheme shall be agreed in writing with the Local Planning Authority in advance of works being undertaken. On completion of the works the developer shall provide written confirmation that all works were completed in accordance with the agreed details.

REASON: To ensure that risks from soil contamination to the future occupants of the development and neighbouring occupiers are minimised, having regard to the National Planning Policy Framework July 2018 (as amended).

25. Before the commencement of development, the approved remediation scheme shall be carried out unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works. Following completion of measures identified in the approved remediation scheme, a validation report that demonstrates the effectiveness of the remediation carried out shall be submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, having regard to the National Planning Policy Framework March July 2018 (as amended).

26. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme shall be submitted to and approved in writing by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a validation report shall be submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, having regard to the National Planning Policy Framework, July 2018 (as amended).

Finished floor levels – Flood Risk

27. Finished floor levels shall be set a minimum of 600mm above the design flood level as set out in paragraph 9.9 of the Flood Risk Assessment (RPS, April 2016, ref: RCEF31131-005 R).

REASON: To reduce the risk of flooding to the proposed development and future occupants.

Surface Water Management

28. No development shall take place until a detailed surface water management scheme for the site, based upon the hydrological & hydrogeological context of the development, with appropriate consideration of existing drainage infrastructure and providing clarification of how surface water is to be managed during construction, has been submitted to, and approved in writing by the local planning authority. The surface water scheme shall be implemented in accordance with the submitted details before the development is completed.

REASON - To prevent the increased risk of flooding and to protect water quality.

29. No development shall take place until details of maintenance and management of the surface water sustainable drainage scheme have been submitted to and approved in writing by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. These should include a plan for the lifetime of the development, the arrangements for adoption by any public body / statutory undertaker, shared ownership, any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime.

REASON - To ensure future maintenance of the surface water drainage system, and to prevent the increased risk of flooding.

Sewage

30. No development shall commence on each relevant phase (as referred to in Condition 2) until details of a foul drainage disposal scheme to serve the development within that phase has been submitted to and approved in writing by the Local Planning Authority. Such details will need to demonstrate that the system is adequately sized to

accommodate and accept the flows that will be generated by this proposal. The drainage scheme shall be completed in accordance with the approved details and to a timetable for each phase agreed in writing by the local planning authority.

REASON: To ensure that the development is undertaken in an acceptable manner.

Foul Water

31. The development shall not be commenced until a foul water drainage strategy is submitted and approved in writing by the local Planning Authority in consultation with Wessex Water acting as the sewerage undertaker

- a drainage scheme shall include appropriate arrangements for the agreed points of connection and the capacity improvements required to serve the proposed development phasing
- the drainage scheme shall be completed in accordance with the approved details and to a timetable agreed in writing by the local planning authority.

REASON: To ensure that proper provision is made for sewerage of the site and that the development does not increase the risk of sewer flooding to downstream property.

32. As part of the reserved matters, the internal road layout shall make provision for means of vehicular access within the application site to the residual parts of the allocated site to the north (Land adjacent to Bincombe Lane) and to the west (Land adjacent to Goulds Garden Centre). The construction of these access roads to the site boundary shall be completed prior to the occupation of the buildings within that phase of the development.

REASON: In the interests of permeability and connectivity and appropriate movement through the allocated site to ensure comprehensive development of the site and the LITT1 land allocation.

INFORMATIVES

National Planning Policy Framework Statement

In accordance with paragraph 38 of the NPPF the council, as local planning authority, takes a positive approach to development proposals and is focused on providing sustainable development. The council works with applicants/agents in a positive and proactive manner by:

- offering a pre-application advice service, and
- as appropriate updating applications/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

In this case:

- The applicant/agent was updated of any issues and provided with the opportunity to address issues identified by the case officer.
- The applicant was provided with pre-application advice.

S106

This permission is subject to an agreement made pursuant to Section 106 of the Town and Country Planning Act 1990 dated xxxxxxxx

DRAINAGE - INFORMATIVE (1)

All associated works that offer an obstruction to flow to a channel with the status of Ordinary Watercourse are likely to require prior Land Drainage Consent from Dorset Councils Flood Risk Management function, as relevant Lead Local Flood Authority, in accordance with s23 of the Land Drainage Act 1991. Such consent relates both to permanent (i.e. diversion, reprofiling or culverting) and temporary (i.e. coffer damming, over pumping or diversionary) works and is independent of planning permission.

DRAINAGE - INFORMATIVE (2)

The necessary detailed design is to make adequate provision for the future operation and maintenance of existing drainage infrastructure. As such Dorset Highways will require full clarification of all access routes, relevant landscaping /planting, and necessary upgrading / improvement works.

Notes to the LPA and applicant; Whilst we accept that the applicant has provided preliminary calculations, with which to support the conceptual drainage strategy that has been presented, we emphasise that a substantiated & detailed design is to be subsequently supplied to satisfy and discharge the requested planning conditions. As such we highlight that the calculations provided thus far are regarded as preliminary estimations only, and that the discussion of storage volumes and discharge rate/s provided within supporting documents is to be treated as indicative, prior to the submission and approval of a detailed design. Equally, the discussion and illustration of exceedance routing provided thus far is regarded as preliminary, and will require substantiation within the detailed design.

INFORMATIVE:

Ordinary watercourses cross the site. If the applicant intends to obstruct the flow in the watercourse (permanently or temporarily, including culverting) you will require prior Land Drainage Consent from Dorset Council as the Lead Local Flood Authority. You are advised to contact the Flood Risk Management team at Dorset Council (floodriskmanagement@dorsetcouncil.gov.uk) to discuss their requirements.'

INFORMATIVE

The site must be drained by a separate system of foul and surface water drainage, with all clean roof and surface water being kept separate from foul water.

INFORMATIVE:

There must be no interruption to the surface water drainage system of the surrounding land as a result of the operations on the site. Provisions must be made to ensure that all existing drainage systems continue to operate effectively and that riparian owners upstream and downstream of the site are not adversely affected.

INFORMATIVE NOTE: Developer-Led Infrastructure

The applicant is advised that, notwithstanding this consent, if it is intended that the highway layout be offered for public adoption under **Section 38 or Section 278 of the Highways Act 1980**, the applicant should contact Dorset Councils Development team. They can be reached by telephone at 01305 225401, by email at dli@dorsetcouncil.gov.uk, or in writing at Development team, Dorset Highways, Environment and the Economy, Dorset Council, County Hall, Dorchester, DT1 1XJ.

AND

B) REFUSE PERMISSION FOR THE REASONS SET OUT BELOW IF THE SECTION 106 AGREEMENT IS NOT COMPLETED WITHIN 6 MONTHS OF THE DATE OF THE COMMITTEE RESOLUTION OR SUCH EXTENDED TIME AS AGREED BY THE HEAD OF PLANNING

1. Policy HOUS1 of the adopted West Dorset, Weymouth and Portland Local Plan 2015 requires a minimum on-site provision of 35% of the units as affordable housing. In the absence of a planning obligation to secure these affordable units the scheme would fail to meet the substantial unmet need for affordable housing in the district and the proposal would therefore be contrary to Policy HOUS1 of the Local Plan.

2. Policy COM1 of the of the adopted West Dorset, Weymouth and Portland Local Plan 2015 sets out that where new development will generate the need for new or improved community infrastructure and this need is not being met through the Community Infrastructure Levy, suitable provision should be made on site. Policy LITT1 of the Local Plan sets out the expected infrastructure provision commensurate with this proposal for an urban extension to Littlemoor. This is amplified in the Council's Adopted Supplementary Planning Document 'Planning Obligations Guidelines – 2010'. In the absence of a planning obligation to secure the required community benefits the scheme would fail to mitigate the increase in demand for the necessary infrastructure to support the development generated by the proposal; namely:

Highway improvements;
Drainage provision;
Structural Planting and Green Infrastructure;
Healthcare;
Education;
Community facilities
Sports and recreation provision; and,
Children's' play and open space.

In the absence of a planning obligation, the proposals therefore, fails to meet the provisions of policies INT1, ENV3, ENV5, SUS1, ECON1, COM1, COM2, COM4, COM6 and LITT1 in the West Dorset, Weymouth and Portland Local Plan – (Adopted October, 2015); and, the advice contained in the National Planning Policy Framework – July, 2018 (as amended).

APPLICATION NUMBER: WD/D/17/000534

APPLICATION SITE: Land adjacent to Bridport Community Hospital, Mead Lane, Bridport

PROPOSAL: Erect 19 custom build houses and flats to form enlarged cohousing neighbourhood.

Decision:

Permission Granted, subject to Legal Agreement under Section 106 of the Town and Country Planning Act 1990 (as amended) dated 20 June 2019 to secure 35% affordable housing, and the following conditions (and their reasons):

1. The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan - Drawing Number P-001 received on 20/02/17
Key Site Plan – Drawing Number P004 Rev B – received on 19/06/19
General Arrangement PV panels drawing no A200 received 9.5.19
Proposed site roof plan P-005 Rev B received 18/06/19
Proposed Materials - Drawing Number T-141 received on 26/10/2018
Proposed Landscape plan 1701 drawing no P-006 Rev B received 19/06/19
Proposed Landscape plan 1701 drawing no P-007 Rev D received 19/06/19
Apartments First Floor Plan - Drawing Number P-041 received on 20/02/17
Apartments Ground Floor Plan - Drawing Number P-040 received on 20/02/17
Apartments Short Elevations - Drawing Number P-044 received on 20/02/17
Apartment PV panels Plans & Elevations received 9.5.19
NW Terrace Ground Floor Plan - Drawing Number P-010 Rev B received on 23/07/18
NW Terrace Short Elevations - Drawing Number P-014 Rev B received on 23/07/18
North West Terrace PV panels Plans and Elevations received 9/5/19
P-011 Rev C NW Terrace First Floor Plan received 18/06/19
NE terrace short elevations - Drawing Number P-024 Rev B received on 23/07/18
North East Terrace PV panels Plans and Elevations received 9.5.19
NE Terrace Ground Floor Plan - Drawing Number P-020 Rev A received on 23/07/18
NE Terrace First Floor Plan P-021 received 19/06/19
S Terrace Ground Floor Plan - Drawing Number P-030 Rev B received on 23/07/18
South Terrace PV panels Plans and Elevations received 9.5.19
S Terrace Short Elevations - Drawing Number P-034 Rev B received on 23/07/18
S Terrace First Floor Plan P-031 received 19/06/19
Car Port PV panels Plans and Elevations received 18/06/19
Car Port PV panels short Elevations received 18/06/19
Section ELE B-B - Drawing Number P-101 Rev B received on 23/07/18
Section C-C - Drawing Number P-102 Rev A received on 23/07/18
Reason: For the avoidance of doubt and in the interests of proper planning.

2. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: This condition is required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

3. Prior to any development hereby approved, a detailed and finalised surface water management scheme for the site, based upon the hydrological and hydrogeological context of the development, has been submitted to, and approved in writing by the local planning authority. The surface water scheme shall be implemented in accordance with the submitted details before the development is completed.

Reason: To prevent increased risk of flooding and to improve and protect water quality.

4. Prior to any development hereby approved, details of maintenance and management of the surface water sustainable drainage scheme shall have been submitted to and approved in writing by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. These should include a plan for the lifetime of the development, the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime.

Reason: To ensure future maintenance of the surface water drainage system and to prevent increased risk of flooding.

5. Prior to the occupation of any dwellings hereby approved, the access, geometric highway layout, turning and parking areas shown on Drawing Number 17165.13C must be constructed, unless otherwise agreed in writing by the Local Planning Authority. Thereafter, these must be maintained, kept free from obstruction and available for the purposes specified.

Reason: To ensure the proper and appropriate development of the site.

6. Prior to the occupation of the development hereby approved, the submitted Travel Plan must be implemented and operational.

Reason: In order to reduce or mitigate the impacts of the development upon the local highway network and surrounding neighbourhood by reducing reliance on the private car for journeys to and from the site.

7. Prior to occupation the approved certificated Biodiversity Management Plan by Abbas Ecology dated 31st May 2019 accompanying this application shall be fully implemented and maintained thereafter, in accordance with the details contained therein.

Reason: To mitigate identified impact on wildlife and habitats.

8. Prior to the occupation of any dwelling hereby approved, precise details of the soft and hard landscape schemes shall be submitted to and approved by the Local Planning Authority in writing. Thereafter the approved hard and soft landscaping shall be implemented in accordance with a timescale to be agreed in writing with the Local Planning Authority.

Reason: To ensure a satisfactory visual appearance to the development

9. Prior to the occupation of any dwelling hereby approved, a Landscape Management Plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas (other than small, privately owned domestic gardens,) shall be submitted to and approved in writing by the Local Planning Authority. A timetable for implementation or phasing of the Management Plan should be produced and agreed in writing with the Local Planning Authority prior to any works commencing on site.

Reason: To ensure that due regard is paid to the continuing enhancement and maintenance of amenity afforded by landscape features of communal, public, nature conservation or historical significance.

APPLICATION NUMBER: WD/D/19/000233

APPLICATION SITE: Rashwood Lodge, Clappentail Lane, Lyme Regis, DT7 3LZ

PROPOSAL: Two storey extension and new detached double garage.

Decision:

Permission Granted subject to the following conditions (and their reasons):

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.

REASON: This condition is required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

Garage Floor plans and Elevations - Drawing Number ED246-10 received on 19/01/2019

Proposed First Floor and Second Floor Plan - Drawing Number ED246-06b (Amended) received on 18/04/2019

Proposed Ground Floor Plan - Drawing Number ED246-05c (Amended) received on 18/04/2019

Proposed North West and South West Elevations - Drawing Number ED246-08b (Amended) received on 18/04/2019

Proposed South East and North East Elevations - Drawing Number ED246-07c (Amended) received on 18/04/2019

Basement and Roof Plans - Drawing Number ED246-09b (Amended) received on 18/04/2019

Location Plan - Drawing Number ED246-10ca (Amended) received on 18/04/2019

REASON: For the avoidance of doubt and in the interests of proper planning.

3. All additional surface water generated as a result of the development hereby approved shall be discharged to a piped drainage system and not to soakaway.

REASON: In the interest of protecting the site from surface water flooding.

4. As indicated on the Application Form signed 17/01/2019, the external materials for the proposed extension shall match (in texture and appearance) those of the existing dwelling.

REASON: In the interest of ensuring a satisfactory visual appearance of the development.

5. As indicated on the Application Form signed 17/01/2019, the external materials for the proposed garage comprise rendered wall over brick plinth for the walls and natural slates for the roof.

REASON: In the interest of ensuring a satisfactory visual appearance of the development.

Informatives

1. National Planning Policy Framework Statement

In accordance with paragraph 38 of the NPPF the council, as local planning authority, takes a positive approach to development proposals and is focused on providing sustainable development. The council works with applicants/agents in a positive and proactive manner by:

- ☐ offering a pre-application advice service, and
- ☐ as appropriate updating applications/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

In this case:

The applicant/agent was updated of any issues and provided with the opportunity to address issues identified by the case officer.

2. Bats:

All species of bat in the UK are protected by both domestic and European legislation, making it illegal to harm, injure, kill or disturb them, or to destroy, obstruct or otherwise damage places where they roost or seek shelter. As such, should any bat species or evidence of bat species be found prior to or during the development, all works must stop immediately and an ecological consultant or John Stobart at Natural England (Tel: 07825844475) must be contacted for further advice before works can proceed. All contractors working on site should be made aware of the advice and provided with the contact details of a relevant ecological consultant.

3. It is advised that the geotechnical aspects of the site and development are reviewed/considered by a competent person and ground conditions, excavations, temporary supports etc. are carefully monitored during any construction work in case of localised land slippage particularly given the sloping nature of some areas of the site.

APPLICATION NUMBER: WP/17/00967/FUL

APPLICATION SITE: Archard House, Waverley Road, Weymouth

PROPOSAL: Erection of 9 Flats and 1 Maisonette together with parking.

Decision:

Permission Grant subject to the following conditions(and their reasons):

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: This condition is required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

Proposed Site Plan - Drawing Number DC/WR/R/AO-4 received on 29/08/2019
Proposed North & East Elevations - Drawing Number DC/WR/R/AO-2 received on 29/08/2018

Proposed Floor Plans - Drawing Number DC/WR/R/AO-1 received on 29/08/2018
Location Plan - Drawing Number DC/WR/R/AO-5 received on 29/08/2018
Proposed South & West Elevations - Drawing Number DC/WR/R/AO-3 received on 29/08/2018

Site Plan with Drainage Details - Drawing Number DC/WR/R/AO-4A received on 12/11/2018

Proposed Floor Plans with Drainage Details - Drawing Number DC/WR/R/AO-1A received on 12/11/2018

Reason: For the avoidance of doubt and in the interests of proper planning.

3. No development shall take place until a detailed surface water management scheme for the site, based upon the hydrological and hydrogeological context of the development, and including clarification of how surface water is to be managed during construction, has been submitted to, and approved in writing by the local planning authority. The surface water scheme shall be fully implemented in accordance with the submitted details before the development is completed.

Reason: To prevent the increased risk of flooding.

4. No development shall take place until details of maintenance & management of the surface water sustainable drainage scheme have been submitted to and approved in writing by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. These should include a plan for the lifetime of the development, the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime.

Reason: To ensure future maintenance of the surface water drainage system and to prevent the increased risk of flooding

5. Before the development hereby approved is occupied or utilised the parking shown on the submitted plans must have been constructed. Thereafter, these areas must be permanently maintained, kept free from obstruction and available for the purposes specified.

Reason: To ensure the proper and appropriate development of the site and to ensure that highway safety is not adversely impacted upon.

6. No development above the Damp Proof Course (DPC) level of the development shall take place until details and samples of all external facing materials for the walls and roofs shall have been submitted to, and approved in writing by the Local Planning Authority. Thereafter, the development shall proceed in strict accordance with such materials as have been agreed.

Reason: To ensure a satisfactory visual appearance of the development.

7. The lower sections of the ground floor and first floor windows on the south elevation shall be obscure glazed to level 3 as shown on the approved plan DC/WR/R/AO-3. The windows shall be provided and retained as such thereafter.

Reason: In the interest of residential amenity.

8. Prior to the commencement of the development, a Construction Traffic Management Plan and programme of works shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall include construction vehicle details (number, size, type and frequency of movement), vehicular routes, delivery hours and contractors' arrangements (compound, storage, parking, turning, surfacing, drainage and wheel wash facilities), and details of working hours. The development shall be carried out strictly in accordance with the approved Construction Traffic Management Plan.

Reason: In the interests of road safety and neighbouring amenity.

Informatives

The vehicle crossing serving this proposal (that is, the area of highway land between the nearside carriageway edge and the site's road boundary) must be constructed to the specification of the Highway Authority in order to comply with Section 184 of the Highways Act 1980. The applicant should contact Dorset Highways by telephone at Dorset Direct (01305 221000), by email at dorsetdirect@dorsetcc.gov.uk, or in writing at Dorset Highways, Dorset County Council, County Hall, Dorchester, DT1 1XJ, before the commencement of any works on or adjacent to the public highway.

Community Infrastructure Levy

This development constitutes Community Infrastructure Levy 'CIL' liable development. CIL is a mandatory financial charge on development and you will be notified of the amount of CIL being charged on this development in a CIL Liability Notice. To avoid additional financial penalties it is important that you notify us of the date you plan to

commence development before any work takes place and follow the correct CIL payment procedure.

APPLICATION NUMBER: WD/D/19/000999

APPLICATION SITE: Dorset Council Highways Depot, South Mill Lane, Bridport DT6 3PL

PROPOSAL: Erect two linked single storey buildings to form office and welfare facilities for use ancillary to operation of existing highways depot.

Decision:

Permission Granted, subject to the following conditions (and their reasons):

Time Limit – Commencement of Development

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: In accordance with section 91 of the Town and Country Planning Act 1990 (as amended).

Submitted Plans and Details

2. Unless otherwise agreed in writing with the local planning authority the development shall be carried out in strict accordance with the approved plans:

- ☐ Drawing A100 Revision P1: Proposed Site and Location Plan
- ☐ Drawing A110 Revision P1: Proposed Site Plan
- ☐ Drawing A115 Revision P1: Proposed Plan and Elevations

Reason: In the interests of the character and appearance of the area and local amenity having regard to Policies ENV1, ENV10 and ENV16 of the adopted West Dorset, Weymouth & Portland Local Plan 2015.

Materials

3. Prior to the commencement of development, colours and materials for all external surfaces of the building hereby approved shall be submitted to and approved in writing by the local planning authority. The development shall be carried out using the approved materials.

Reason: To ensure that the external appearance of the completed development is satisfactory and sympathetic to its locality in accordance with Policy ENV1 and ENV4 of the adopted West Dorset, Weymouth and Portland Local Plan.

Retention of Hedgerow

4. The hedgerow bordering South Mill Lane and the western site boundary is to be retained and maintained so as to form an effective visual screen. There shall be a minimum distance of one metre between the hedgerow and the proposed building.

Reason: To ensure the continuity of amenity afforded by the existing hedgerow and its contribution to the landscape character of the area in accordance with Policy

ENV10 of the West Dorset, Weymouth & Portland Local Plan 2015.

Tree and Hedgerow Protection

5. Prior to works commencing a detailed tree/hedgerow protection plan for the land edged blue on drawing A110 Revision P1: Proposed Site Plan shall be submitted to, and agreed in writing by, the local planning authority. The development shall be carried out in accordance with the approved protection plan and existing trees, shrubs and other natural features not scheduled for removal shall be fully safeguarded during the course of the site works and building operations (see BS 5837: 2012). A tree protection area shall be fenced and no unauthorised access or placement of goods, fuels or chemicals, soil or other materials shall take place inside the fenced area.

Reason: To ensure the continuity of amenity afforded by existing trees and their contribution to the landscape character of the area in accordance with Policy ENV10 of the West Dorset, Weymouth & Portland Local Plan 2015.

Hours of Construction

6. No construction works shall take place outside of the hours 0700-1800 Monday to Friday and 0900-1700 on Saturdays. No operations shall take place on Sundays or public holidays without the prior written approval of the local planning authority.

Reason: In the interests of the residential amenities of the area and in accordance with Policy ENV16 of the West Dorset, Weymouth & Portland Local Plan 2015.

Cessation of Use

7. Upon permanent cessation of the use of the building hereby permitted, the building shall be removed from the site.

Reason: In the interest of amenity and having regard to Policy ENV16 of the West Dorset, Weymouth and Portland Local Plan 2015.

Finished Floor Levels

8. The finished floor levels of the building hereby approved shall be no less than 300mm above the existing levels of the adjacent land. Details of the proposed finished floor levels and the ground levels of the adjacent land shall be submitted to and approved in writing by the local planning authority prior to works commencing and the development hereby approved shall be undertaken in strict accordance with those approved details.

Reason: In the interests of flood risk management and having regard to Policy ENV5 of the West Dorset, Weymouth and Portland Local Plan 2015.

Windows on the Western Elevation

9. All windows on the western elevation of the building hereby approved shall be maintained as obscured glazed, as detailed on drawing A115 Revision P1: Proposed Plan and Elevations. Windows to the WCs and shower room shall be non-opening.

Reason: In the interests of the residential amenity and in accordance with Policy ENV16 of the West Dorset, Weymouth & Portland Local Plan 2015.

INFORMATIVES

Environment Agency

Flood Risk

Flood Risk Standing Advice

Please note that this site is in defended Flood Zone 2 (medium risk), therefore the development should accord with National Flood Risk Standing Advice. In this advice it states that the ground floor levels should be a minimum of whichever is higher of:

- 300 millimetres (mm) above the general ground level of the site
- 600mm above the estimated river or sea flood level

Flood Resistance

We recommend that consideration be given to use of flood proofing measures to reduce the impact of flooding when it occurs. Flood proofing measures include barriers on ground floor doors, windows and access points and bringing in electrical services into the building at a high level so that plugs are located above possible flood levels. Consultation with your building control department is recommended when determining if flood proofing measures are effective.

Additional guidance can be found at:

<http://www.planningportal.gov.uk/uploads/odpm/4000000009282.pdf> as well as the communities and local Government publication 'Improving the flood performance of new buildings' which can be viewed at:

<http://www.communities.gov.uk/publications/planningandbuilding/improvingflood>

Pollution Prevention During Construction

Safeguards should be implemented during the construction phase to minimise the risks of pollution and detrimental effects to the water interests in and around the site. Such safeguards should cover the use of plant and machinery, oils/chemicals and materials; the use and routing of heavy plant and vehicles; the location and form of work and storage areas and compounds and the control and removal of spoil and wastes. We recommend the applicant refer to our Pollution Prevention Guidelines, which can be found at: <https://www.gov.uk/guidance/pollution-prevention-for-businesses>

Waste Management

The applicant should consider reduction, reuse and recovery of waste in preference to offsite incineration and disposal to landfill during site construction, in accordance with the waste hierarchy.

If any controlled waste is to be removed off site, then site operator must ensure a registered waste carrier is used to convey the waste material off site to a suitably authorised facility. If the applicant requires more specific guidance it is available on our website <https://www.gov.uk/how-to-classify-different-types-of-waste>

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