

# Public Document Pack



## **DORSET COUNCIL - WESTERN AND SOUTHERN AREA PLANNING COMMITTEE**

### **MINUTES OF MEETING HELD ON THURSDAY 5 SEPTEMBER 2019**

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

**Apologies:** Cllrs Jean Dunseith and Kate Wheller

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

Ann Collins (Area Lead – Major Applications Western Team), Philip Crowther (Senior Solicitor - Planning), Colin Graham (Engineer (Development Liaison) Highways), Hamish Laird (Senior Planning Officer), Ian Madgwick (Transport Development Liaison Engineer), Debbie Redding (Development Manager) and Denise Hunt (Senior Democratic Services Officer)

**29. Apologies**

Apologies for absence were received from Cllr Jean Dunseith and Cllr Kate Wheller.

**30. Declarations of Interest**

Cllr Peter Barrow declared that he had predetermined Application No WP/28/00914/FUL - Marchesi House, Poplar Close, Weymouth. He wished to speak for 3 minutes as a public speaker, however, he would not take part in the debate or vote on this application.

Cllr David Gray declared that he had predetermined Application No WP/28/00914/FUL - Marchesi House, Poplar Close, Weymouth. He would not take part in the debate or vote on this application.

Cllr Kelvin Clayton stated that he had not predetermined Application No WD/D/18/002368 - Former Mountjoy School, Flood Lane, Bridport and had not participated in the debate or vote during its consideration by the Bridport Town Council Planning Committee. He would therefore take part in the debate and vote on the application. He further stated that he had been unable to attend the site visit in respect of Application WP/28/00914/FUL - Marchesi House, Poplar Close, Weymouth and confirmed that he was not familiar with the site.

Cllr Susan Cocking stated that she would take part in the debate and vote on Application No WP/19/00162/PIP - Land adjacent to Former Gatehouse, West Way, Southwell Business Park, Portland as she was not previously a member of the Portland Town Council Planning Committee and had not predetermined

the application. She further stated that she had not attended the site visit in respect of Application No WP/28/00914/FUL - Marchesi House, Poplar Close, Weymouth, but as she was familiar with the site, would take part in the debate and vote on this item.

Cllr Louie O'Leary stated that he had not attended the site visit in respect of Application No WP/28/00914/FUL - Marchesi House, Poplar Close, Weymouth, but as he knew the location of the site very well, he would take part in the debate and vote on this item.

Cllr Nick Ireland stated that he had not predetermined Application No WD/D/16/000378 - Land South of Warmwell Road, Crossways and had not been involved in consideration of the previous application. He would therefore take part in the debate and vote on this application.

Cllr Sarah Williams stated that she had not predetermined Application No WD/D/18/002368 - Former Mountjoy School, Flood Lane, Bridport. Although a member of the Bridport Town Council Planning Committee when previous applications for this site had been considered, she had left the room when this particular application was considered. She would therefore take part in the debate and vote on this application.

31. **Minutes**

The minutes of the meeting held on 8 August 2019 were confirmed and signed.

32. **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.

33. **Planning Applications**

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

34. **WP/18/00914/FUL - Marchesi House, Poplar Close, Weymouth, DT4 9UN**

*Cllr Peter Barrow and Cllr David Gray moved to the public seating area of the room and did not take part in the debate or vote for this application.*

*Cllr Kelvin Clayton did not take part in the debate and abstained during voting on this application.*

The Senior Planning Officer presented the application for the demolition of the existing flats and erection of 18 houses and 13 flats, comprised of 100% affordable housing within the Defined Development Boundary for Weymouth. The scheme would offer a mix of affordable rent and shared ownership that

would assist in meeting the high level of local housing demand. There were presently 1777 people on the Weymouth & Portland housing register and the housing team would have an input into the allocations with regard to a local letting policy. The scheme was considered suitable in terms of highways standards.

Members were shown the proposed site plan, aerial view and a number of artists impressions and photographs detailing the change in level of the site from north to south and the relationship of the site to the surrounding area, in particular, to Southill Primary School. The potential for construction traffic to interfere with the footpath had been recognised as a potential safety issue and could be dealt with via a construction management plan to cover matters such as vehicle movements/timing and wheel washing.

The Development Manager referred to the update sheet containing minor amendments to the wording of the recommendation and condition 5 that had been circulated to the Committee at the meeting.

Beth Chalker addressed the Committee in objection to the application, raising issues in relation to overbearing, density of dwellings per hectare in comparison with other areas of Southill, increase in number of occupants, traffic and noise, impact on road safety and width of the existing footpath. She considered that the application contradicted Adopted Local Plan policy ENV12 in relation to the design and positioning of buildings and asked whether a full impact analysis had been carried out for Southill Primary School.

Jonathan Dixon addressed the Committee in objection to the application, drawing attention to the density of the development and Adopted Local Plan Policy ENV16 in relation to the impact on amenity given the threefold increase in numbers of people living on the site. The deficiency in the allocated parking would see an increase in numbers of vehicles parking in Sycamore Road.

Stephen Hairsine addressed the Committee in support of the application, highlighting inconsistencies and inaccuracies in the local press with regard to the development. He stated that although stress had been caused by the length of time, the residents of Marchesi House were in support of the scheme and many objections had been addressed at the last open day. Ongoing uncertainty was unnecessary and he urged the Committee to approve the application.

Cllr Peter Barrow addressed the Committee as the Dorset Council Ward Member for Radipole. He confirmed that the 200 objections were truthful representations of the community, who did not want to stop the development altogether. The proposal did not comply with Adopted Local Plan Policy ENV16 in relation to neighbourhood amenity or ENV12 with regard to the design and positioning of buildings and was not in keeping with the Southill area which had a distinct character. There would be significant increase in traffic through a restricted access and additional vehicle movements along

Sycamore Road. He requested a permanent access from Radipole Lane and reduction in density of the development.

Cllr Christine James, Weymouth Town Councillor, stated that Weymouth Town Council had voted against this proposal due to the density of the development and impact on amenity. She had previously been informed that a separate access onto the site beyond the temporary access for construction would not be possible and questioned whether this would result in less properties.

Tom Whild, the agent, spoke in support of the application. He said that the current building was dated and had no future. The proposal was for 100% affordable housing and so would be of significant benefit. The scheme had been designed to minimise its impact and make best use of the site.

The Highways Officer, who had been involved in work around safe routes to school, confirmed that the existing access worked well and had a good safety record whereas an access from Radipole Lane could cause further problems. It was likely that residents from the proposed development could avoid peak school run times. The footpath surrounding the development provided good visibility from Sycamore Road into Radipole Lane and, whilst appreciating concerns for children's safety, the application could not be refused on highways grounds.

Members were advised that the density of the site of 77.5 dwellings per hectare was not unique and was reflective of sites that included flats. The National Planning Policy Framework (NPPF) encouraged making the most efficient use of land and this was a self-contained development that established an identity of its own, taking advantage of the opportunity offered by the levels of the site in an area that already had a mix of properties. It was considered that the scheme would not impact on amenity in terms of lack of privacy.

Members considered that this was a large development for the area that would result in a significant increase in the number of people. Some felt that a smaller development would be more appropriate. Comment was also made in relation to layout and location of the flats on the site, the shortfall in parking provision, the availability of free parking at the nearby shopping centre, the provision of cycle storage and access to the local cycle network, and the lack of a bus service. The need for affordable housing and that the existing building was not fit for purpose was also acknowledged.

Proposed by Cllr David Shortell, seconded by Cllr Nick Ireland.

**Decision: That the application be delegated to the Head of Planning to grant planning permission subject to the completion of a legal agreement under Section 106 of the Town and Country Planning Act to secure provision and tenure of Affordable Housing in accordance with Planning Policy and subject to the planning conditions (as amended in the update sheet) outlined in the appendix to these minutes.**

35. **WP/19/00162/PIP - Land Adjacent to Former Gatehouse, West Way, Southwell Business Park, Portland**

The Senior Planning Officer introduced the "permission in principle" (PIP) application for up to 8 dwellings on a site forming part of the car parking area serving the Atlantic Academy at Southwell Business Park. The detail would form part of the technical detail consent at a later stage. Although outside the defined development boundary, the site was located next to existing housing which carried significant weight given the shortfall in the council's 5 year housing supply.

Members were shown a site plan, street views and photos of the car park.

The Section 106 Agreement attached to the school/academy planning permission included a car park management plan and travel plan to be put in place. The site of the application had originally been allocated for staff parking, however, alternative arrangements for parking nearer the school buildings meant that this area of the car park was no longer used. An update of the car park management plan could be pursued with the academy and dealt with as a separate matter.

Andy Matthews, Chairman of the Portland Community Partnership, addressed the Committee in relation to aspects that had been overlooked during discussions with Portland Town Council, including the safeguarding of minerals extraction and the Neighbourhood Plan ECON2 to protect and extend the Southwell Business Park that included the car park area that was the subject of the application. He concluded that it would be premature to accept the application on this basis and in light of other brownfield sites that had been identified that could have been taken account of in the 5 year land supply.

Mr Drayton, the agent, spoke in support of the application. He said the proposal was well located next to existing residential development and that the site had not been used by the Academy for parking for some time.

In response to the issues raised during public participation, it was explained that all detailed considerations, including minerals matters would be considered and addressed at the technical details stage and did not preclude a decision being made on the PIP application.

Members were mindful of the need for housing and that this application avoided the use of greenfield sites.

Proposed by Cllr Kelvin Clayton, seconded by Cllr Nick Ireland.

**Decision: That the application be approved subject to the conditions outlined in the annex to these minutes.**

**36. WD/D/18/002368 - Former Mountjoy School, Flood Lane, Bridport, DT6 3QG**

The Senior Planning Officer presented the application for the erection of 38 retirement living apartments with communal facilities, car parking and landscaping on the site of the former Mountjoy School.

A slide of the location plan showed the proposed site plan with access off Flood lane, 28 car parking spaces to the rear of site, proposed 1 and 2 bed apartments and nearby listed buildings. An aerial photo showed the wider area that included Morrisons, Sydney Gale House and Palmer's Brewery. Amendments made during the application process included widening of the landscape buffer.

Updates to the wording of the recommendation and conditions 8 and 10 had been included in an update sheet that was circulated to the committee at the meeting.

Four further representations in support of the application had been received that raised no new reasons other than those that were already included in the report.

The Highways Officer stated that the footway fronting Flood Lane would be widened to 2m, with little traffic on the east of the site where it became narrower. The parking arrangements were compliant with the Adopted Local Plan and evidence provided by the applicants suggested that people living in the 2 bedroom properties would not necessarily have 2 cars. There were good bus routes in the area with links to cycle routes.

Carla Fumgovi, the agent, spoke in support of the application. She said that the scheme had been significantly amended since it was first proposed and would be in keeping with the area. It would provide better accommodation for older people in the context of an aging local population. In addition, a contribution to affordable housing would be made.

Cllr Sarah Carney, Bridport Town Councillor, stated that the Town Council had strongly objected to this application on two previous occasions. She asked the Committee to view the proposal in the context of child poverty, unaffordable rents and a shortfall in key worker housing in the area and that an affordable housing scheme would be more appropriate. The report did not have regard to the climate emergency or the local or neighbourhood plans.

Although some members were disappointed that this was not an affordable housing scheme, the contribution towards affordable housing was seen as beneficial in providing appropriate housing elsewhere in the locality rather than on a site for sheltered accommodation.

Members were also concerned about flooding, particularly in light of the condition in relation to a flood warning and evacuation plan. It was explained that the amended recommendation was subject to the holding objection being withdrawn by the Flood Risk Management Team and that such a condition

was common to ensure there were mitigation measures in place in the event of a flood.

Members questioned the need for retirement homes in the context of the Bridport Area Neighbourhood Plan which had a policy for retirement living based on proven need when there was an abundance of retirement flats in the area, some of which were vacant. However, there was a demonstrable need for affordable and social housing which should be a priority on a council owned site.

The Development Manager advised that ownership of the site could not influence the decision. The affordable housing policy requirement of 35% was to be made as a financial contribution that had been supported by the housing team and there was no reason to refuse the application on this basis from a planning point of view.

Members felt that Adopted Local Plan Policy ENV4 should also be a consideration in respect of listed buildings around the application site which was also in the AONB.

Slides were revisited that showed the relative heights of surrounding buildings including the Palmer's Brewery and Sydney Gale House. The design and layout of the scheme had been amended as a result of comments and Conservation, Landscape and Urban Design Officers considered the proposal to be acceptable.

The AONB was a wider landscape issue, however, as this was a site where there are buildings around it, the proposal was unlikely to be considered harmful in landscape terms.

Proposed by Cllr Louie O'Leary, seconded by Cllr Susan Cocking.

**Decision: That authority be delegated to the Head of Planning to grant planning permission subject to the holding objection being withdrawn by the Flood Risk Management Team and any amendments to surface water drainage conditions requested by the Flood Risk Management Team and the completion of a Legal Agreement under Section 106 of the Town and County Planning Act 1990 (as amended) in a form to be agreed by the Legal Services Manager to secure the following:**

**An affordable housing Contribution of £295,111 index-linked using RPI from the date of this committee report together with conditions and their reasons (as amended in the update sheet) outlined in the appendix to these minutes.**

**37. WD/D/16/000378 - Land South of Warmwell Road, Warmwell Road, Crossways**

The Area Lead – Major Applications Western Team introduced the hybrid application for a full planning application for the erection of 99 open market and affordable dwellings, a new doctor's surgery, replacement village hall, car

park, a new village green, new vehicular and pedestrian accesses and works to Warmwell Road; an outline application for 401 open market and affordable dwellings, the provision of 2.5ha of employment land, new vehicular and pedestrian accesses, roads, footpaths and cycleways, a car park for the proposed Site of Alternative Natural Green Space (SANG) and 2 pumping stations; and a full application for the change of use of 22.4ha of land to the SANG which was situated within 5km of heathland.

Updates to conditions had been circulated to the Committee at the meeting.

The minerals extraction area would be dealt with by a separate application and a separate condition to ensure that extraction took place prior to development.

Members were shown a map of the proposed layout of the full permission that included 99 dwellings, of which 34 affordable housing units had been secured. A total of 1844 people were on the housing register and 42 people on the Crossways register.

Other elements of the full permission including a replacement village hall and new GP surgery were also highlighted. Discussions were ongoing with the Clinical Commissioning Group (CCG) regarding the provision of a new surgery in order to meet future demand in Crossways.

The application had been brought back to the Committee as the applicants wished to change the phasing in relation to the village hall. The GP surgery had also been included in the phasing condition, as well as a condition in relation to the provision of electric charging points for vehicles.

Jan Wardell addressed the Committee on behalf of the Rambler's Association, referring to the DEFRA guidance on rights of way which encouraged applicants and local authorities to address public rights of way at an early stage in the planning process. Unless proposals for new paths were set out in planning documents it was difficult to get a decent path at a later stage which often resulted in footpaths on estate pavements.

Chris Fry, the agent, spoke in support of the application. He stated that there were serious viability issues and therefore the scheme could not carry any further obligations or limiting conditions. He was aware of the process in respect of public footpaths and gave an assurance that the proper negotiations would be entered into going forward to ensure good public links through and into the site that were currently not available.

The Highways Officer stated that although the proposal was to significantly increase the number of dwellings at Crossways, the development was on one side of Warmwell Road which was a 40mph highway and much of the quarry traffic had gone. Highways England had recognised an impact at Max Gate in Dorchester which had a particularly bad accident record and therefore wished to secure funding from this development to deliver highways improvements at that location. Negotiations would take place with Rights of Way officers about how people were able to access the countryside either by rough path or



decent footpath for wider use by the public in accordance with the Equalities Act.

Cllr Nick Ireland spoke as the Dorset Councillor for Crossways, stating that the developer had engaged with residents and the Parish Council and the application in 2016 to expand the village on the opposite side of Warmwell Road had been welcomed. However, the application did not address the aspiration to reduce the speed limit to 30mph due to a fatality in the area or address issues with Silver Lake Road. He also expressed concern regarding the change in phasing of the village hall. The lease for the existing hall was shortly due to expire and may not be renewed. He suggested that the village hall should be built between phases 2 and 3 rather than phase 5 of the development. There was also no guarantee that the GP surgery would be built with no update by the CCG.

The Area Lead – Major Applications Western Team confirmed that the phasing of the village hall had been pushed back due to viability and the financial demands put on the development during the early phases.

Members discussed the obligations, in particular the financial contribution in respect of Poole Harbour and were advised that this contribution recognised the impact of the development on the Poole Harbour catchment area. Appropriate assessment as required under habitat regulations had been supported by Natural England. If no contribution was made then the scheme would fail this assessment and not meet the requirements of the Local Plan to provide effective mitigation.

The Solicitor advised that it was envisaged that the final 100 houses in phase 5 would provide sufficient incentive to enable the developer to build the village hall with the requirement to do so being through the Section 106 Agreement and conditions. The provision of community facilities and need for a village hall and GP surgery were planning policy considerations and the triggers could impact on viability.

The Development Manager stated that officers had recognised that the existing village hall was not of a good standard and a condition specifying that a new village hall was provided before the existing hall was demolished had been included in the conditions which was considered to be a reasonable safeguard. The lease arrangement was not a planning matter.

Cllr Nick Ireland stated that the size of a GP surgery was calculated using a multiplier formula and with the proposed additional homes there was no doubt that the existing surgery would be too small and there were limited opportunities to extend it. He stated that the original application specified that the village hall would be built at the end of phase 1, and that phase 5 was too lenient.

Members asked about public transport in the context of a limited bus service and the Highways Officer explained that this scheme would bring forward improved links to the railway station as outlined in the Local Plan.

Cllr Nick Ireland proposed an amendment to the condition in relation to a change in phasing of the village hall to between phase 2 and 3 (250 houses). This was seconded by Cllr David Gray and supported by the Committee.

**Decision:-**

**That authority be delegated to the Head of Planning to grant 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:**

- 35% of the units as affordable housing with 50/50 tenure split between rented and shared ownership/low-cost affordable housing
- A clause to revisit the viability of the scheme and the affordable housing provision at 100, 200, 300 & 400 units
- Education contribution of £5,444 per dwelling with 2 or more bedrooms, index linked using RPI from the date of this committee report
- Provision of a minimum of 22.4ha of suitable alternative natural greenspace (SANG) with a maintenance contribution of £960,000 and supporting funding provisions of £241 per dwelling (SMM), index linked using RPI from the date of this committee report
- Financial contribution of £149,089 towards mitigation for the impacts of the development on nitrogen levels in Poole Harbour, index linked using RPI from the date of this committee report
- Highway contributions of £560,000 towards off-site highway works to include works to Warmwell Road and a Cycle Route Scheme, index linked using RPI from the date of this committee report,
- Provision of a minimum of three no. Locally Equipped Areas for Play, approval of maintenance and management arrangements and financial contributions towards maintenance of the proposed LEAPs of £58,540 index linked using RPI from the date of this committee report if they are transferred to the Parish Council to manage and maintain

**and subject to the conditions outlined in the appendix to these minutes, including the amended conditions in the update sheet and amendment to Condition 6 in relation to phasing of construction of the village hall.**

**B: Refuse permission for the reasons outlined in the appendix to these minutes if the S106 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.**

**38. 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.**

**39. WP/19/00445/FUL - Council Offices, North Quay, Weymouth, DT4 8TA**

The Senior Planning Officer introduced the application for the demolition of the former Council Offices at North Quay, Weymouth providing slides of the location plan, car park layout, front elevation of building and photographs of the view of the former Council Offices from the Town Bridge, the existing car park and building, historic buildings to the west and the view to Holy Trinity Church. He stated that removal of the building would open up development opportunities, providing an interim step as well as opening up views of the area.

Key planning matters were outlined including the principle of demolition, heritage, archaeology and highways considerations. No cycle store had been included in the proposal due to the conflict with vehicle movements which was in accordance with policy in relation to car parks. Provision of cycle facilities were available at both ends of the Westham Town Bridge which was near the locality.

Since publication of the agenda, the Environmental Health Officer had confirmed that he was content with the scheme and endorsed the conditions in the report.

Nigel Ewens, Founder and Director of Jurassic Coast Holdings, addressed the Committee, saying that it would be irresponsible and a waste of the council's own resources to demolish the building before a planning application for future development was realised and all other options had been evaluated. He questioned why 6 alternative bids in March 2019 had not been given serious consideration.

Rex Johnson referred to National Planning Policy Framework (NPPF) Section 14 which encouraged the conversion of existing buildings. He highlighted the need for the Council to act responsibly in light of climate change and stated that the proposal had no environmental benefit, would harm the conservation area and demolish an important part of the town's heritage.

Graham Perry, a resident of Weymouth and shop owner, questioned the demolition of a re-usable building at huge economic and environmental cost. He asked the Committee to consider the application in the context of the climate emergency, the area's economic and housing issues and that getting the building back into use should be a priority.

The Senior Planning Officer outlined the relevant planning history and stated that this application should be viewed as the first step to realise redevelopment of the site. The policy background was clear that this was appropriate in the Conservation Area and in the context of Adopted Local Plan Policy Wey7.

Cllr Louie O'Leary stated that the building was old fashioned and would require money to refurbish. It was now dilapidated and not maintained whereas demolition would allow the site to be redeveloped at a later stage.

However, not all members held this view. They questioned the lack of provision of cycle storage when there was provision at Westham Bridge which was also a car park; encouraging further car use; that the declaration of a climate emergency was a material consideration; re-use of the building; provision of affordable housing in light of the social housing crisis and that if approved now the car park could remain in place for a long time. They drew attention to the concerns of Historic England that a car park would not enhance the Conservation Area and that the building should not be demolished until a new scheme for the site was in place.

Members were advised that they needed to consider the proposal before them and not on any alternatives., that consideration should focus on the planning issues and that ownership and finance were not relevant matters for the consideration of this planning application.

Cllr Nick Ireland proposed the introduction of cycle storage and that 50% of the car parking spaces had electric charging points. It was confirmed that a condition could be added for electric charging points, however, the number of charging points may need further detailed consideration. Cllr Nick Ireland later withdrew this proposal following subsequent debate.

Cllr Kelvin Clayton proposed that the application be refused as it was contrary to NPPF paragraph 148 as it did not encourage the reuse of existing resources and conversion of existing buildings. This was seconded by Cllr Nick Ireland.

The Development Manager read aloud the exact wording of NPPF paragraph 148. Legal advice was given that the NPPF was a material consideration but that members would need to reach a conclusion on whether the NPPF outweighed the Adopted West Dorset, Weymouth & Portland Local Plan 2015, recognising the potential tension of policy of redevelopment versus reuse of the building. Members noted this legal advice and considered the NPPF paragraph 148 was applicable and relevant.

**Decision: That the application be refused for the reasons outlined in the appendix to these minutes.**

**Duration of meeting: 2.00 - 5.50 pm**

**Chairman**

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**APPLICATION NUMBER: WP/18/00914/FUL**

**APPLICATION SITE: Marchesi House, Poplar Close, Weymouth, DT4 9UN**

**PROPOSAL: Demolition of existing flats & erection of 18no. Houses & 13no. Flats in two blocks**

**Decision: Delegate Authority to the Head of Planning to grant planning permission subject to:-**

- completion of a legal agreement under Section 106 of the Town and Country Planning Act to secure provision and tenure of Affordable Housing in accordance with Planning Policy;
- and the following planning conditions.

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:

Location Plan & Block Plan - Drawing Number 1730-01A (Amended) received on 21/5/2019

Site Plan - Drawing Number 1730 02D (Amended) received on 21/5/2019

Houses 1 - 3 - Proposed Floor Plans - Drawing Number 1730 03 received on 9/11/2018

Houses 1 - 3 - Proposed Roof Plan - Drawing Number 1730 04 received on 9/11/2018

Houses 1 - 3 - Proposed Front & Side Elevations - Drawing Number 1730 05B (Amended) received on 21/5/2019

Houses 1 - 3 - Proposed Side & Rear Elevations - Drawing Number 1730 06B (Amended) received on 21/5/2019

Houses 4 - 7 - Proposed Floor Plans - Drawing Number 1730 07 received on 9/11/2018

Houses 4 - 7 - Proposed Roof Plan - Drawing Number 1730 08 received on 9/11/2018

Houses 4 - 7 - Proposed Front & Side Elevations - Drawing Number 1730 09B (Amended) received on 21/5/2019

Houses 4 - 7 - Proposed Rear & Side Elevations - Drawing Number 1730 10B (Amended) received on 21/5/2019

Houses 8 - 10 - Proposed Floor Plans - Drawing Number 1730 11 received on 9/11/2018

Houses 8 - 10 - Proposed Roof Plan - Drawing Number 1730 12 received on 9/11/2018

Houses 8 - 10 - Proposed Front & Side Elevations - Drawing Number 1730 13A (Amended) received on 21/5/2019

Houses 8 - 10 - Proposed Rear & Side Elevations - Drawing Number 1730 14B (Amended) received on 21/5/2019

Houses 11 - 14 - Proposed Floor Plans - Drawing Number 1730 15 received on 9/11/2018

Houses 11 - 14 - Proposed Roof Plan - Drawing Number 1730 16 received on 9/11/2018

Houses 11 - 14 - Proposed Front & Side Elevations - Drawing Number 1730 17B (Amended) received on 21/5/2019

Houses 11 - 15 - Proposed Rear & Side Elevations - Drawing Number 1730 18B (Amended) received on 21/5/2019

Houses 15 - 18 - Proposed Floor Plans - Drawing Number 1730 19 received on 9/11/2018

Houses 15 - 18 - Proposed Roof Plan - Drawing Number 1730 20 received on 9/11/2018

Houses 15 - 18 - Proposed Front & Side Elevations - Drawing Number 1730 21A (Amended) received on 21/5/2019

Houses 15 - 18 - Proposed Rear & Side Elevations - Drawing Number 1730 22A (Amended) received on 21/5/2019

Flats (Building 1) - Proposed Ground & First Floor Plan - Drawing Number 1730 23A (Amended) received on 21/5/2019

Flats (Building 1) - Proposed Second Floor Plan & Roof Plan - Drawing Number 1730 24B (Amended) received on 21/5/2019

Flats (Building 1) - Proposed Front & Side Elevations - Drawing Number 1730 25C (Amended) received on 21/5/2019

Flats (Building 1) - Proposed Rear & Side Elevations - Drawing Number 1730 26C (Amended) received on 21/5/2019

Flats (Building 2) - Proposed Lower Ground & Ground Floor Plans - Drawing Number 1730 27B (Amended) received on 21/5/2019

Flats (Building 2) - Proposed First Floor Plan & Roof Plan - Drawing Number 1730 28D (Amended) received on 21/5/2019

Flats (Building 2) - Proposed Front & Side Elevations - Drawing Number 1730 29D (Amended) received on 21/5/2019

Flats (Building 2) - Proposed Rear & Side Elevations - Drawing Number 1730 30C (Amended) received on 21/5/2019

Bin Store - Proposed Floor plans and Elevations - Drawing Number 1730 32A (Amended) received on 21/5/2019

Proposed Street Scene - Drawing Number 1730 33E (Amended) received on 21/5/2019

Proposed Street Scene - Drawing Number 1730 34C (Amended) received on 21/5/2019

Site Plan (Section Lines) - Drawing Number 1730 50 received on 21/5/2019

Site Sections A-A & B-B - Drawing Number 1730 51 received on 21/5/2019

View 1 received on 21/5/2019 View 2 received on 21/5/2019 View 3 received on 21/5/2019 View 4 received on 21/5/2019

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

3. The development hereby permitted shall be undertaken using the building materials listed on the application forms, and approved Drawings referred to in condition 2 of this planning permission.

REASON: To safeguard the character and appearance of the development having regard to its surroundings.

4. The development shall be carried out in accordance with the approved Biodiversity Mitigation Plan prepared by Adam Jessop of Ecosupport Ltd for Ken Parke Planning Ltd dated 24 October 2018, and this shall not be altered without the prior written approval of the Local Planning Authority.

REASON: In order to safeguard and enhance the ecological value of the site.

5. The development hereby approved shall not proceed above finished floor level until hard and soft landscaping and tree planting schemes shall have been submitted to, and approved in writing, by the Local Planning Authority. The approved soft landscaping and tree planting schemes shall be implemented during the planting season November - March inclusive, immediately following commencement of the development, or as may be agreed otherwise in writing by the Local Planning Authority. The approved schemes shall include provision for the maintenance and replacement as necessary of the trees and shrubs for a period of not less than 5 years from their first being planted. The approved hard landscaping shall be completed prior to occupation of the dwellings.

REASON: In the interest of visual amenity.

6. No development above finished floor level of the new build dwellings shall take place until details of the boundary treatments to that property have been submitted to and approved in writing by the Local Planning Authority. The approved boundary treatments shall be installed in their entirety prior to the first occupation of the dwelling concerned and shall thereafter be retained.

REASON: In the interests of the character and appearance of the area.

7. Prior to the commencement of development, including works related to the demolition of the existing Marchesi House building, a Construction Traffic Management Plan, shall be submitted to and approved in writing by the Local Planning Authority. The Construction Management Plan shall include provision for construction traffic to access the site from Radipole Lane, only. The development shall be carried out in accordance with the approved Construction Management Plan and shall not be altered without the prior written approval of the Local Planning Authority.

REASON: In the interests of the living conditions of nearby occupiers and highway safety.

8. Before the development is occupied or utilised the access, geometric highway layout, turning and parking areas shall be completed as shown on Drawing Number 1730 02D. 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.

9. No development shall take place until a detailed and finalised surface water management scheme for the site, based on 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 the increased risk of flooding, to improve and to protect water quality.

10. 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 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.

## **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 application was acceptable as submitted and no further assistance was required.



### **S.106 Agreement**

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

### **INFORMATIVE NOTE: Privately managed estate roads**

As the new road layout does not meet with the County Highway Authority's road adoption standards or is not offered for public adoption under Section 38 of the Highways Act 1980, it will remain private and its maintenance will remain the responsibility of the developer, residents or housing company.

### **INFORMATIVE NOTE: Fire safety**

To fight fires effectively the Fire and Rescue Service needs to be able to manoeuvre its equipment and appliances to suitable positions adjacent to any premises.

Therefore, the applicant is advised that they should consult with Building Control and Dorset Fire and Rescue Service to ensure that **Fire Safety - Approved Document B Volume 1 Dwelling houses B5 of The Building Regulations 2006** can be fully complied with

**Notes to LPA/Applicant;** as previously highlighted, detailed proposals including finalised calculations will need to be supplied and approved in respect of subsequent submissions and discharge of the requested surface water planning conditions listed above, prior to commencement. Whilst we acknowledge the discussion contained within the above supporting documents with regard to an acceptable discharge rate, relevant design criteria and perceived betterment over the existing drainage arrangements (i.e. 4.2l/s, 100yr plus 40% CC & a 30% betterment) we emphasise that these figures are regarded as preliminary only at this stage and will require further substantiation within the necessary detailed design. Any subsequent alteration or amendment of the preliminary layout should not compromise the agreed conceptual drainage strategy.

Please note that DC/FRM accept no responsibility or liability for any (preliminary) calculations submitted in support of these proposals. We provided an overview of the scheme and compliance with best practice and current guidance only.

**APPLICATION NUMBER: WP/19/00162/PIP**

**APPLICATION SITE: Lane adjacent to former Gatehouse, West Way, Southwell Business Park, Portland**

**PROPOSAL: Erection of up to 8 no. dwellings**

**Decision: Grant Planning Permission subject to the following conditions:-.**

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 the Town and Country Planning (Permission in Principle) (Amendment) Order 2017.

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

Location Plan LPC2252 PR01

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

3. The maximum number of residential dwellings permitted by this permission in principle is eight.

REASON: The Town and Country Planning (Permission in Principle) (Amendment) Order 2017 and having regard to the allocation within the SHLAA.

4. Technical detail consent shall be applied for and approved within the three year time limit of this permission in principle consent.

REASON: As directed by the Town and Country Planning (Permission in Principle) (Amendment) Order 2017.

**APPLICATION NUMBER: WD/D/18/002368**

**APPLICATION SITE: Former Mountjoy School, Flood Lane, Bridport DT6 3QG**

**PROPOSAL: Erection of 38 retirement living apartments with communal facilities, car parking & landscaping**

**Decision:**

**A) Delegate to the Head of Planning to Grant Planning Permission subject to:-**

- The holding objection being withdrawn by the Flood Risk Management Team and any amendments to surface water drainage conditions requested by the Flood Risk Management Team;
- The completion of a legal agreement under section 106 of the Town and County Planning Act 1990 (as amended) in a form to be agreed by the legal services manager to secure an affordable housing contribution of £295,111 index-linked using RPI from the date of this committee report;
- And the following conditions:

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:

Location Plan - Drawing Number 01 Rev A received on 10/10/2018

Proposed Mobility Scooter Store - Drawing Number 046 received on 10/10/2018

Proposed Site Plan - Roof Level - Drawing Number SO-2499-03-AC-025 Rev K received on 03/06/2019

Proposed Site Plan - Ground Level - Drawing Number SO-2499-03-AC-026 Rev S received on 03/06/2019

Proposed Ground Floor Plan - Drawing Number SO-2499-03-AC-028 Rev U received on 03/06/2019

Proposed First Floor Plan - Drawing Number SO-2499-03-AC-029 Rev S received on 03/06/2019

Proposed Second Floor Plan - Drawing Number SO-2499-03-AC-030 Rev S received on 03/06/2019

Proposed Elevations 01 (B&W) - Drawing Number SO-2499-02-AC-35 Rev R received on 03/06/2019

Proposed Elevations 02 (B&W) - Drawing Number SO-2499-03-AC-036 Rev P received on 03/06/2019

Proposed Elevations 01 - Drawing Number SO-2499-02-AC-37 Rev D received on 03/06/2019

Proposed Elevations 02 - Drawing Number SO-2499-03-AC-038 Rev D received on 03/06/2019

Proposed Elevations 01 (Colour) - Drawing Number SO-2499-03-AC-41 Rev B received on 03/06/2019

Proposed Elevations 02 (Colour) - Drawing Number SO-2499-03-AC-042 Rev B received on 03/06/2019

Proposed Street Elevations - Drawing Number SO-2499-03-AC-045 Rev B received on 03/06/2019

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

3) The development hereby permitted shall be occupied only by persons 60 years of age and over.

Reason: To ensure there is sufficient parking provision

4) The development hereby approved shall be carried out in accordance with the external facing materials on the Materials Schedule titled Proposed External Materials, drawing number SO-2499-03-AC-051-B. 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.

5) Notwithstanding the approved plans no development above Damp Proof Course (DPC) level shall be commenced until a landscaping and tree planting scheme have been submitted to, and agreed in writing by the Local Planning Authority. The agreed scheme shall be implemented during the planting season November-March inclusive, immediately following commencement of the development. The scheme shall include tree and plant names, numbers, sizes and provision for the maintenance and replacement as necessary of the trees and shrubs for a period of not less than 5 years.

REASON: In the interest of visual amenity.

6) Before the development is occupied the Footway improvement to Flood Lane the new access road, geometric highway layout, parking and turning areas shown on Drawing Number 061 Rev A must be constructed. 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.

7) Prior to the commencement of the development hereby approved the following information shall be submitted to and agreed in writing by the Local Planning Authority:

1. a 'desk study' report documenting the site history.
2. a site investigation report documenting the ground conditions of the site, a 'conceptual model' of all potential pollutant linkages, detailing the identified sources, pathways and receptors and basis of risk assessment.
3. a detailed scheme for remedial works and measures to be taken to avoid risk from contaminants/or gases when the site is developed.

Before the development hereby permitted first comes into use or is occupied, a Verification/Validation report to demonstrate that remediation works have been incorporated in the development in compliance with the agreed requirements shall be submitted and agreed in writing by the Local Planning Authority.

REASON: To ensure potential land contamination is addressed.

8) In the event that previously unidentified contamination is found at any time when carrying out the approved development, it must be reported in writing immediately to the Local Planning Authority and an investigation and risk assessment must be undertaken in accordance with requirements of BS10175 (as amended). Should any contamination be found requiring remediation, a remediation scheme, including a time scale, shall be submitted to and approved by the Local Planning Authority. . The approved works shall be carried out in accordance with the approved timescales and on completion of the approved remediation scheme a verification report shall be prepared and submitted within two weeks of completion and submitted to the Local Planning Authority.

REASON: To ensure risks from contamination are minimised.

9) The development permitted by this planning permission shall only be carried out in accordance with the Flood Risk Assessment (Calcinotto, Rev. 3, dated 27 September 2018) and the following mitigation measures detailed therein:-

- 1 Provision of compensatory flood storage (Appendix E of Flood Risk Assessment).
- 2 finished floor levels set no lower than 5.6 metres above Ordnance Datum (AOD).

REASON: To prevent flooding elsewhere by ensuring that compensatory storage of flood water is provided and to reduce the risk of flooding to the proposed development and future occupants

10) Before the development hereby approved is occupied or utilised a Flood Warning and Evacuation Plan shall be submitted and agreed in writing by the Local Planning Authority. The approved Flood Warning and Evacuation Plan must be displayed in locations on the site agreed in writing by the Local Planning Authority before any part of the development hereby permitted is occupied or is brought into use. Thereafter, the Flood Warning and Evacuation Plan must be permanently displayed in the agreed locations.

REASON: To minimise the impact of future occupiers to the risk of flooding.

11) Prior to first occupation of the development a Noise Report of BS4142 or equivalent on the cumulative impact of any fixed plant at the proposed development against the background levels when in operation shall be submitted to and agreed in writing by the Local Planning Authority. The report shall also address any need for mitigation should the background levels be exceeded and if mitigation is required the mitigation measures will be carried out in accordance with the report prior to first occupation of the development. Thereafter the development should be carried out and maintained in accordance with the agreed report.

REASON: In the interests of residential amenity.

12) 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.

13) 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.

14) The development shall not be commenced until a foul water drainage strategy is submitted and agreed in writing by the Local Planning Authority. The scheme shall include appropriate arrangements for the agreed points of connection. The drainage scheme shall be completed in accordance with the approved details prior to first occupation of the development.

REASON: To ensure that proper provision is made for sewage of the site.

15) The development hereby approved shall be carried out and maintained in accordance with the approved Biodiversity Mitigation Plan signed by John Broomfield and dated 14/08/2018 and agreed by Natural Environment Team on 17/08/2018, unless a subsequent variation is agreed in writing with the Council.

REASON: In the interests of biodiversity mitigation and enhancement.

16) 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

### Highways:

The applicant is advised that the works required to construct the footway improvement in Flood Lane must be completed under a suitable agreement and form part of the Public Highway in order to pursue this the applicant should contact Dorset County Council's Development Team. They can be reached by telephone at 01305 225401, by email at [DLI@dorsetcouncil.gov.uk](mailto:DLI@dorsetcouncil.gov.uk) or in writing at Highway Development Team, Environment and the Economy, County Hall, Colliton Park, Dorchester DT1 1XJ.

### Land Contamination:

Based on information reviewed to date AND providing that the Consultant provides further information regarding an above ground tank indicated at the site in the initial CSM, the Phase 1 Desk Study Report could be considered to comply with Part (a) of the recommended contaminated land planning condition.

For the site investigation works, WPA recommends that a detailed investigation strategy is submitted to the LPA prior to undertaking the intrusive site works, in

order to avoid disagreements over methodology at a later stage. WPA stresses that all site investigation works should comply with current guidance including BS 5930:2015BS, 10175:2011+A2:2017 and BS 8576:2013, BS 8485:2015 and CIRIA C665 for ground gas. Flood

### Flood Risk:

In view of the potential flood risks in this locality, we would advise that any developer of this site gives consideration to the use of flood resilient construction practices and materials in the design and build phase. Choice of materials and simple design modifications can make the development more resistant to flooding in the first place, or limit the damage and reduce rehabilitation time in the event of future inundation.

Guidance is available within the Department for Communities and Local Government publication 'Improving the Flood Performance of New Buildings – Flood Resilient Construction, May 2007' available at:-

<https://www.gov.uk/government/publications/flood-resilient-construction-of-newbuildings>

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>

Sustainable design and construction should be implemented across the proposed development. This is important in limiting the effects of and adapting to climate change. Running costs for occupants can also be significantly reduced. Water efficiency measures should be incorporated into this scheme. This conserves water for the natural environment and allows cost savings for future occupants. The development should include water efficient systems and fittings such as: dual-flush toilets; water-saving taps; water butts; showers and baths. Greywater recycling and rainwater harvesting should also be considered.

In accordance with the waste hierarchy, we wish the applicant to consider reduction, reuse and recovery of waste in preference to offsite incineration and disposal to landfill during site construction. 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 require more specific guidance it is available on our website <https://www.gov.uk/how-to-classify-different-types-of-waste>

Foul Drainage:

The developer must agree a scheme of protection works with the Wessex Water Regional Development engineer for construction in close proximity of the rising main. The rising main and easement width must be clearly marked on site and on construction plans.

**B) Refuse permission for the reasons set out below if the agreement is not completed by six months from the date of committee or such extended time as agreed by the head of planning**

1) The development by reason of the lack of a suitably worded S106 agreement to secure the 35% affordable housing provision as a financial contribution is considered to be contrary to policy HOUS1 of the West Dorset, Weymouth & Portland Local Plan (2015) and Section 5 of the National Planning Policy Framework (2019).



**APPLICATION NUMBER: WD/D/16/00378**

**APPLICATION SITE: Land south of Warmwell Road, Warmwell Road, Crossways**

**PROPOSAL:** Full planning permission for the erection of 99 open market dwellings & affordable dwellings, a new doctors surgery, a replacement village hall, a car park, a new village green, new vehicular and pedestrian accesses and works to Warmwell Road. An outline application for the erection of 401 open market and affordable dwellings, the provision of 2.5ha of employment land, new vehicular and pedestrian accesses, roads, footpaths and cycleways, a car park for the proposed Site of Alternative Natural Greenspace (SANG) and 2 pumping stations; and a full application for the change of use of 22.4ha of land to Site of Alternative Natural Greenspace (SANG).

**Decision: A: Delegate authority to the Head of Planning to grant planning permission subject to planning conditions as detailed below and 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:**

- 35% of the units as affordable housing with 50/50 tenure split between rented and shared ownership/low-cost affordable housing
- A clause to revisit the viability of the scheme and the affordable housing provision at 100, 200, 300 & 400 units
- Education contribution of £5,444 per dwelling with 2 or more bedrooms, index linked using RPI from the date of this committee report
- Provision of a minimum of 22.4ha of suitable alternative natural greenspace (SANG) with a maintenance contribution of £960,000 and supporting funding provisions of £241 per dwelling (SANG), index linked using RPI from the date of this committee report
- Financial contribution of £149,089 towards mitigation for the impacts of the development on nitrogen levels in Poole Harbour, index linked using RPI from the date of this committee report
- Highway contributions of £560,000 towards off-site highway works to include works to Warmwell Road and a Cycle Route Scheme, index linked using RPI from the date of this committee report,
- Provision of a minimum of three no. Locally Equipped Areas for Play, approval of maintenance and management arrangements and financial contributions towards maintenance of the proposed LEAPs of £58,540 index linked using RPI from the date of this committee report if they are transferred to the Parish Council to manage and maintain

**Planning Conditions:**

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

Location Plan - Drawing Number 1677 P 01 received on 12/02/2016 Terrace - Type D - Proposed Floor Plans & Roof Plan - Drawing Number P-D-01 received on 12/02/2016

Terrace - Type D - Proposed Elevations - Drawing Number P-D-02 received on 12/02/2016

Mews - Type F - Proposed Floor Plans & Roof Plan - Drawing Number P- F-01 received on 12/02/2016

Mews - Type F - Proposed Elevations - Drawing Number P-F-02 received on 12/02/2016

Townhouse G - Type G - Proposed Floor Plans & Roof Plan - Drawing Number P- G-01 received on 12/02/2016

Townhouse G - Type G - Proposed Elevations - Drawing Number P-G-02 received on 12/02/2016

Manor - Type I - Proposed Floor Plans - Drawing Number P-I-01 received on 12/02/2016

Manor - Type I - Proposed Roof Plan - Drawing Number P-I-02 received on 12/02/2016

Manor - Type I - Proposed Elevations - Drawing Number P-I-03 received on 12/02/2016

Townhouse K - Type K Proposed Floor Plans & Roof Plan - Drawing Number P-K- 01 received on 12/02/2016

Townhouse K - Type K - Proposed Elevations - Drawing Number P-K-02 received on 12/02/2016

Single Garage - Floor plans and Elevations - Drawing Number P-GAR-01 received on 12/02/2016

Double Garage - Floor plans and Elevations - Drawing Number P-GAR-02 received on 12/02/2016

Refuse & Cycle Store - Floor Plans & Elevations - Drawing Number 1677 P-REF-01 received on 12/02/2016

Garden Store - Floor plans and Elevations - Drawing Number 1677 P- SHE-01 received on 12/02/2016

Surgery - Proposed Elevations - Drawing Number 1677 P SU 03 received on 12/02/2016

Surgery - Perspective - Drawing Number 1677 P SU 05 received on 12/02/2016

Village Hall - Floor Plan - Drawing Number 1677 P VH 01 received on 12/02/2016

Village Hall - West Elevation - Drawing Number 1677 P VH 02 received on 12/02/2016

Village Hall - East Elevation - Drawing Number 1677 P VH 03 received on 12/02/2016

Village Hall - North & South Elevations - Drawing Number 1677 P VH 04 received on 12/02/2016

Proposed Roof Plan - Drawing Number 1677 P VH 05 received on 12/02/2016

Surgery - Proposed Elevations - Drawing Number 1677 P SU 04 Rev. A received on 18/09/2016

Site plan: Drwg. No. 1677 P 02 REV E (Amended) received on 18/09/2016 Block plan: Sheet 2 of 5 Drwg. No. 1677 P 03-2 REV A (AMENDED) received on 18/09/2016

Block plan: Sheet 1 of 5 Drwg. No. 1677 P 03-1 REV A (AMENDED) received on 18/09/2016

Block plan: Sheet 3 of 5 Drwg. No. 1677 P 03-3 REV B (AMENDED) received on 18/09/2016

Block plan: Sheet 4 of 5 Drwg. No. 1677 P 03-4 REV A (AMENDED) received on 18/09/2016

Block plan: Sheet 5 of 5 Drwg. No. 1677 P 03-5 REV A (AMENDED) received on 18/09/2016

Materials Sheet 2 - Drawing Number 1677 P10-2 Rev. A (AMENDED) received on 18/09/2016

Materials Sheet 1 - Drawing Number 1677 P10-1 Rev. A (AMENDED) received on 18/09/2016

Proposed Streetscene A-A - Drawing Number 1677/P07 REV A (AMENDED) received on 18/09/2016

Proposed Streetscene B-B - Drawing Number 1677/P08 REV A (AMENDED) received on 18/09/2016

Cottage - Drwg. No. P-P-02 TYPE P ELEVATIONS received on 18/09/2016

Cottage - Floor Plans Drawing Number P-P-01 TYPE P PLANS received on 18/09/2016

Dovecote Elevations - Drawing Number P-N-02 TYPE N received on 18/09/2016

Dovecote Floor Plan - Drawing Number P-N-01 TYPE N received on 18/09/2016

Lodge Elevations - Drawing Number P-M-02 TYPE M received on 18/09/2016

Lodge Floor Plan - Drawing Number P-M-01 TYPE M received on 18/09/2016

Grange - Elevations: Drawing Number P-J-02 REV A TYPE J (AMENDED) received on 18/09/2016

Grange - Floor Plan: Drawing Number P-J-01 REV A TYPE J (AMENDED) received on 18/09/2016

Townhouse H - Elevations: Drawing Number P-H-02 REV A TYPE H (AMENDED) received on 18/09/2016

Townhouse H - Floor Plan: Drawing Number P-H-01 REV A TYPE H (AMENDED) received on 18/09/2016

Townhouse G (Gable Front) - Elevations: Drawing Number P-G-04 REV A TYPE G (AMENDED) received on 18/09/2016

Townhouse G (Gable Front) - Floor Plan: Drawing Number P-G-03 REV A TYPE G (AMENDED) received on 18/09/2016

Farmhouse - Elevations: Drawing Number P-E-02 REV B TYPE E (AMENDED) received on 18/09/2016

Farmhouse - Floor Plan: Drawing Number P-E-01 REV B TYPE E (AMENDED) received on 18/09/2016

Wide Front - Elevations: Drawing Number P-C-02 REV A TYPE C (AMENDED) received on 18/09/2016

Wide Front - Floor Plan: Drawing Number P-C-01 REV A TYPE C (AMENDED) received on 18/09/2016

Townhouse B - Elevations: Drawing Number P-B-02 REV B TYPE B (AMENDED) received on 18/09/2016

Townhouse B - Floor Plan: Drawing Number P-B-01 REV C TYPE B (AMENDED) received on 18/09/2016

Apartment - Elevations (front & side): Drawing Number P-A-05 REV A TYPE A (AMENDED) received on 18/09/2016

Apartment - Elevations (rear & side): Drawing Number P-A-06 REV A TYPE A (AMENDED) received on 18/09/2016

Apartment - Roof Plan: Drawing Number P-A-04 REV A TYPE A (AMENDED) received on 18/09/2016

Apartment - Ground Floor Plan: Drawing Number P-A-01 REV A APARTMENTS PLOTS 2-7 (AMENDED) received on 18/09/2016

Apartment - 1st Floor Plan: Drawing Number P-A-02 REV A APARTMENTS PLOTS 2-7 (AMENDED) received on 18/09/2016

Apartment - 2nd Floor Plan: Drawing Number P-A-03 REV A APARTMENTS PLOTS 2-7 (AMENDED) received on 18/09/2016

Landscaping scheme - Drawing Number: TD742\_05 PLANTING PLANNING SHEET 1 (AMENDED) received on 18/09/2016

Landscaping scheme - Drawing Number: TD742\_06 PLANTING PLAN SHEET 2 (AMENDED) received on 18/09/2016

Landscaping scheme - Drawing Number: TD742\_07 PLANTING PLAN SHEET 3 (AMENDED) received on 18/09/2016

Landscaping scheme - Drawing Number: TD742\_08 PLANTING PLAN SHEET 4 (AMENDED) received on 18/09/2016

Landscaping scheme - Drawing Number: TD742\_04B WARMWELL RD PLANTING PLAN SHEET 2 (AMENDED) received on 18/09/2016

Surgery - Ground Floor plans: Drawing Number 1677 P SU 01 REV A (AMENDED) received on 18/09/2016

Surgery - 1st Floor & Roof Plan: Drawing Number 1677 P SU 02 REV A (AMENDED) received on 18/09/2016

Affordable Housing Plan - Drawing Number 1677 P 09 Rev. D received on 07/08/2017

Village Hall and Doctors Surgery Materials - Drawing Number 1677 P11 received on 19/10/2017

Proposed Streetscene B-B Drwg no. 1677/P08 Rev A received on 16/09/2016

Refuse & Cycle Store - Floor Plan and Elevations Drwg no. 1677 P-REF- 01 received on 20/08/2019

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

## **Outline Consent**

2. Approval of the details of the access, layout, scale and appearance of the development and the landscaping of the site (hereinafter called the Reserved Matters) for the remainder of the site outside of the full permission granted for Phase1 of this hybrid permission shall be obtained from the Local Planning Authority in writing before any development is commenced on these other phases of the development.

REASON: To ensure the satisfactory development of the site.

3. Application for approval of any “reserved matter” under Condition 2 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.

4. The development to which this permission relates must be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved

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

5. Not more than 401 dwellings in total shall be constructed under this outline permission.

REASON: The assessment of the impacts of the scheme are based on a maximum of 500 dwellings across the whole site and additional dwellings would require further assessments of impacts to heathland SSSIs.

## **Phasing**

6. Prior to the commencement of the development a Phasing Plan for the entirety of the development shall be submitted to and approved in writing by the Local Planning Authority. The Phasing Plan shall make provision for:

- a) Extraction of the mineral interest in accordance with a scheme to be first approved in writing by the Local Planning Authority from the area outlined in red on the Site Location Plan Drwg no. 1701 P01 Rev A prior to the commencement of any development the subject of this outline planning permission within that same area.
- b) Delivery of the Village Green as part of Phase 1. No further dwellings in later phases to be constructed until it is complete.
- c) Delivery of serviced employment land as part of the development of the adjacent residential phase.
- d) Provision of allotments as part of the development of the adjacent residential phase.
- e) Provision of Locally Equipped Areas for Play as part of the development of the adjacent residential phase.
- f) The proposed village hall and adjacent parking spaces being constructed and ready for first use prior to the demolition of the existing village hall or the occupation of the 250<sup>th</sup> dwelling, whichever is soonest, and the submission of a scheme for the interim landscaping of the proposed village hall site until such time as the village hall is constructed. The interim landscaping scheme for the village hall site is to include details of the planting and its maintenance and shall be implemented and completed in full as part of Phase 1 and shall be maintained and retained thereafter until such time as the village hall is constructed on the site.

- g) Provision of the doctor's surgery.

Thereafter the development shall be carried out in accordance with the phasing plan and any subsequent changes to the agreed phasing plan must also be agreed in writing by the Local Planning Authority.

REASON: In the interests of achieving the objectives of the Local Plan and the site specific policy.

## **Highways**

7. The highway improvements to the Warmwell Road on the site frontage shall be constructed substantially in accordance with the submitted details shown on the application drawings before the development is first occupied.

REASON: In the interests of road safety.

8. The Phase 1 full application hereby permitted shall not be occupied or utilised until the access, geometric highway layout, parking and turning areas shown on the application drawings have been constructed, unless otherwise agreed in writing by the Local Planning Authority. Thereafter, these shall be maintained, kept free from obstruction and available for the purposes specified.

REASON: In the interests of road safety.

9. No more than 100 residential units (to include 35% affordable housing) shall be occupied until the A35 Max Gate junction arrangement, as shown in the WYG Transport drawing "SK09" dated 21 October 2015 is completed and open to traffic, unless any variation in the design of the proposals is otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure the safe and efficient operation of the Strategic Road Network (A35).

10. No development shall be commenced until a Construction Traffic Management Plan (CTMP) has been submitted to and approved in writing by the Local Planning Authority.

The plan shall include construction vehicle movements, operation hours, vehicular routes to and from the site, delivery hours, expected number of vehicles per day, car parking for contractors, specific measures to be adopted to mitigate construction impacts in pursuance of the Environmental Code of Practice and a scheme to encourage the use of public transport amongst contractors. The plan shall include contractors' arrangements (compound, storage, parking, turning, surfacing, drainage and wheel wash facilities). The plan shall also include a scheme of signing of the heavy vehicle route to the site agreed with advice/warning signs at appropriate points.

The CTMP shall thereafter be implemented in accordance with the approved details upon the commencement of the construction phase of the development and be adhered to for the complete duration of the construction programme, unless a variation to the CTMP is otherwise first agreed in writing by the Local Planning Authority.

REASON: To ensure the safety of traffic on the Strategic Road Network.

### **Travel Plans**

11. Before the development hereby approved is first occupied or utilised the Travel Plan and Strategy included in the submissions shall 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.

12. Prior to the submission of any reserved matters under Condition 2 above for the approved employment allocation, a Travel Plan suitable to deal with the travel impacts of the whole 2.5ha employment allocation shall be submitted to and approved in writing by the Local Planning Authority. The employment Travel Plan shall be implemented in accordance with its agreed details prior to the first occupation of any approved employment building on the site.

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.

### **Drainage**

13. No development shall take place until 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.

14. 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 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.

### **Foul Water**

15. The development shall not be commenced until a foul water drainage strategy has been submitted to and approved in writing by the Local Planning Authority. The 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 thereafter be completed in accordance with the approved details and to a timetable to be agreed in writing with 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.

### **Contaminated Land**

16. Prior to the commencement of development an investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The investigation, risk assessment and scheme shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority.

The report of the findings must include:

- (a) A survey of the extent, scale and nature of contamination;
- (b) An assessment of the potential risks to human health, property (existing or proposed) including buildings, crops, livestock, pets, woodland, and service lines and pipes, adjoining land, groundwaters and surface waters, ecological systems, archaeological sites and ancient monuments;
- (c) An appraisal of remedial options, and proposal of the preferred option(s). This must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11".

REASON: In the interests of ensuring there is no unacceptable risk to occupiers of the development.



17. Before commencement of development, should a remediation scheme be required based on the outcomes of the investigation and risk assessment required by condition no. 17 and the written response of the local planning authority as to whether a remediation scheme is required, a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, shall be submitted and be subject to the approval in writing of the Local Planning Authority.

The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

REASON: In the interests of ensuring there is no unacceptable risk to occupiers of the development.

18. Any approved remediation scheme agreed by the Local Planning Authority as a result of condition no. 18 must be carried out in accordance with its terms, or such other terms which have first been agreed in writing by the Local Planning Authority, prior to the commencement of development other than that required to carry out remediation, unless a remediation phasing scheme is first agreed in writing by the Local Planning Authority, in which case the remediation shall be carried out in accordance with such scheme as has been agreed. 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 verification report (validation report) that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

REASON: In the interest of ensuring there is no unacceptable risk to occupiers of the development.

19. 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 shall be submitted to and approved by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report shall be submitted to and approved in writing by the Local Planning Authority.

REASON: In the interests of ensuring there is no unacceptable risk to occupiers of the development.

## **Employment Allocation**

20. The development shall provide a minimum of 2.5 hectares of employment land. No dwelling adjoining the eastern boundary of the residential development, adjacent to the proposed employment access road within the Character Areas 4, 5 & 6 as set out on page 48 of the submitted Design & Access Statement, shall be occupied before the employment allocation has been provided as serviced employment land in accordance with the phasing scheme submitted under condition 6 above.

REASON: In the interests of securing the economic benefits of this Key Employment Site allocation in the Local Plan.

21. Buildings constructed within the employment allocation hereby approved shall not exceed a total floorspace of 13,000 square metres (measured externally).

REASON: In the interests of the impacts of the traffic generated by that level of employment development on the strategic highway network.

## **Biodiversity**

22. Prior to the commencement of the development of each phase agreed by condition no. 6, a Biodiversity Mitigation Plan (BMP) for that phase based on up-to-date ecological survey work which is not more than 2 years old at the time of the submission of the BMP shall be submitted to and approved in writing by the Local Planning Authority. Each Biodiversity Mitigation Plan will include details of the review process to be implemented at the time of commencement of development if the survey work on which the BMP is based is more than 2 years old. The development shall thereafter be carried out in accordance with the approved details unless any subsequent variation is agreed in writing by the Local Planning Authority.

REASON: In order to protect the landscape qualities of the area and to safeguard and enhance the ecological value of the site.

## **Scheduled Ancient Monument**

23. The submission of details of reserved matters under Condition 2 shall make provision for a minimum 5m buffer around the identified remains of the Bowley's Plantation enclosure as set out on page 10 of the submitted Settings Assessment by Context One received on 16<sup>th</sup> October 2017.

REASON: In the interests of the setting of the Scheduled Ancient Monument.

## **Broadband**

24. No development above damp proof course of any building hereby approved shall take place 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.

## **Phase 1 Detailed Consent**

25. The village hall hereby approved shall be laid out with a full-size badminton court in the main hall as shown on Drwg No. 1677 P VH 01 prior to the Village Hall first being brought into use.

REASON: In the interests of sports provision.

26. The Phase 1 full permission shall be carried out in accordance with the materials details in the approved Drwg No's 1677 P10-1 Rev A, 1677 P10- 2 Rev A & 1677 P11. No development above damp proof course level of any dwelling approved under the Phase 1 full permission shall take place before samples of the materials to be used on that building have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with these details unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interests of the character and appearance of the area.

27. The development shall be carried out in accordance with the boundary treatments set out in the approved plans Drwg. No's 1677 P 03-1 to 5 Rev A. The boundary treatments to each individual building shall be completed in their entirety prior to the first occupation of the building concerned. The boundary treatments shall thereafter be retained unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interests of the character and appearance of the area.

28. The development of the Phase 1 full permission shall be carried out in accordance with the landscaping details set out in the approved plans Drwg. No's TD742\_04B & TD742\_05 – 08. The landscaping shall be carried out in accordance with the soft landscape works specification set out on the approved plan Drwg. No. TD472\_08. No development above damp proof course level shall be carried out until a timetable for the implementation of the landscaping has been submitted to and approved in writing by the Local Planning Authority. Thereafter the landscaping shall be carried out in accordance with the approved timetable. Any trees or plants which, within a period of 5 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, unless the Local Planning Authority gives written consent to any variation. The landscaping shall thereafter be retained.

REASON: In the interests of the character and appearance of the location.

29. The development shall be carried out wholly in accordance with the Aboricultural Assessment & Method Statement by Barrell Tree Consultancy dated January 2016. The agreed tree protection measures shall be retained during the course of the development and there shall be no variation to the agreed protection measures without the prior written agreement of the Local Planning Authority.

REASON: To protect preserved trees within and adjoining the site during construction in the interests of preserving the character of the area.

### **Sustainable Transport Options**

30. No development above damp proof course of any dwelling in the phase 1 full application area shall be carried out until a scheme showing how the charging of plug-in and other ultra-low emission vehicles is to be provided in safe, accessible and convenient locations has been submitted to and approved in writing by the Local Planning Authority. Furthermore 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. Thereafter the development shall be carried out in accordance with such details as have been 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.

### **Informative Notes**

Informative Note: The development of the later phases of the outline permission shall substantially accord with the layout and details of the Illustrative Masterplan Drwg no. 1677/P04 Rev C.

Informative Note: The applicant is advised that, notwithstanding this consent, if it is intended that the highway layout be offered for public adoption under Section 38 and those works under Section 278 of the Highways Act 1980, the applicant should contact Dorset Council's Development team. They can be reached by telephone at 01305 225401, by email at [dli@dorset.gov.uk](mailto:dli@dorset.gov.uk), or in writing at Development Team, Dorset Highways, County Hall, Dorchester, DT1 1XJ.

Informative Note: If the applicant wishes to offer for adoption any highways drainage to Dorset Council, they should contact the Highway's Development team at [dli@dorset.gov.uk](mailto:dli@dorset.gov.uk) as soon as possible to ensure that any highways drainage proposal meets the Council's design requirements.

Informative Note: Prior Land Drainage Consent (LDC) may be required from Dorset Council's FRM team, as relevant LLFA, for all works that offer an obstruction to flow to a channel or stream with the status of Ordinary Watercourse (OWC) – in accordance with S23 of the Land Drainage Act 1991. The modification, amendment or realignment of any OWC associated with the proposal under consideration, is likely to require such permission. We would encourage the applicant to submit, at an early stage, preliminary details concerning in-channel works to the FRM team.

Informative Note: The applicant intends to rely heavily on infiltration. They will therefore need to demonstrate, through further post extraction ground investigation, that soakaways remain feasible. Given the proposed use of soakaways across the site, it is important that soakaway tests and ground water readings are representative of all the areas expected to support infiltration. The Council's FRM team as relevant LLFA will be unable to discharge the relevant condition above without detailed information concerning ground conditions that substantiate the use of drainage through infiltration. Should the site, after mineral extraction, be found not to support infiltration, then the applicant will need to propose alternate and detailed designs for capturing and attenuating surface water.

Informative Note: The highway proposals for the A35(T) associated with this consent involve works within the public highway, which is land over which you have no control. Highways England therefore requires you to enter into a suitable legal agreement to cover the detailed design and construction of the works. Please contact the Asset Manager, Steve Hellier (Tel: 0300 470 4383) at an early stage to discuss the details of the highways agreement. The applicant should be aware that an early approach to Highways England is advisable to agree the detailed arrangements for financing the design and construction of the scheme. Commencement of works will also need to be timed to fit in with other road works on the strategic road network or local road network to ensure there are no unacceptable impacts on congestion and road safety. Please be advised that Highways England will charge Commuted Sums for maintenance of schemes delivered by third parties. These will be calculated in line with HM Treasury Green Book rules and will be based on a 60 year infrastructure design life period.

Informative Note: At all times, a contact telephone number shall be displayed on site for members of the public to use to raise issues. A named person will also be provided for Environmental Health in order for contact to be made should complaints be received. The use of any radio / amplified music system on site must be kept at a level not to cause annoyance to noise sensitive premises beyond the boundary of the site. Any future sub-contractors to the site shall be made aware of, and comply with any guidelines/conditions relating to site management of emissions of noise, dust, smoke, fumes etc. made in as part of the determination of this application. Letter drops to adjacent residents in close proximity should be considered as part of the construction phase to give a minimum of 48 hours notice of any exceptional activities proposed. Any waste arising at the site shall be appropriately segregated and controlled prior to its removal by an appropriately licensed contractor. Any waste

arising from the activity which could potentially be contaminated in any way shall also be segregated again, and removed appropriately. Environmental Health must be informed if this occurs.

Informative Note: The applicant's attention is drawn to the response of the Council's Rights of Way officer and the need to secure diversions for the existing rights of way.

**Recommendation B: Refuse permission for the reasons set out below if the S106 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 adopted Local Plan.

2. Policy COM1 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 CRS1 of the Local Plan sets out the expected infrastructure for this site and its development. In the absence of a planning obligation to secure the required community infrastructure the scheme would fail to mitigate the increase in demand for the necessary infrastructure to support the development and to avoid and mitigate for the adverse effects upon internationally designated heathlands and additional nutrient loading upon the Poole Harbour internationally designated sites. It would namely fail to provide for:

Education;

Recreation spaces in the form of Sites of Alternative Natural Greenspace and the supporting maintenance and funding mechanisms required for the future;  
Mitigation of the impacts upon the Poole Harbour internationally designated sites;  
Highway improvements; Children's play provision.

In the absence of a planning obligation the proposals therefore fail to meet the provisions of Policies COM1, CRS1, INT1, ENV2 and COM7 of the West Dorset, Weymouth and Portland Local Plan (2015) and the National Planning Policy Framework (2019).

**APPLICATION NUMBER: WP/19/00445/FUL**

**APPLICATION SITE: Council Offices, North quay, Weymouth DT4 8TA**

**PROPOSAL: Demolition of existing building and provision of car park.**

**Decision: Refuse permission for the following reason:-**

The demolition as proposed is unacceptable as it does not encourage the reuse of existing resources, including the conversion of existing buildings; and as such is contrary to para. 148 of the National Planning Policy Framework 2019.

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