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DORSET COUNCIL - WESTERN AND SOUTHERN AREA PLANNING COMMITTEE

MINUTES OF MEETING HELD ON THURSDAY 7 MAY 2020

A recording of the meeting can be found using the following link to the Committee page:- [Link to committee page](#)

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

Also present: Cllr David Walsh (Portfolio Holder – Planning)

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

Ann Collins (Area Lead – Major Applications Western Team), Philip Crowther (Senior Solicitor - Planning), Darren Rogers (Area Planning Manager (Western)) and Denise Hunt (Democratic Services Officer)

97. Apologies

No apologies for absence were received at the meeting.

98. Declarations of Interest

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

99. Minutes

The minutes of the meeting held on 20 February 2020 were confirmed and signed.

100. Public Participation

There were no written representations by the public on the applications nor questions, petitions or deputations received on other items on this occasion.

101. Planning Applications

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

102. Application No: WD/D/20/000109 - Woodroffe School, Uplyme Road, Lyme Regis, DT7 3LX

The Committee considered a Dorset Council application to erect a new school building with associated landscaping at Woodroffe School.

Members were shown the site location plan between the school sports hall and tennis court area with the residential properties at a higher level to the west of the school complex; an aerial photo showing the application site, wider school buildings and residential properties set back from the school boundary and vehicular access; photos taken from the tennis courts towards the application site and sports hall, views of the pedestrian access ramp to the site; proposed site layout plan; elevation plans demonstrating how the building was set into the bank at the rear giving a single storey appearance; lower and upper ground floor plans; landscaping plan; cross section and a series of visualisations of the proposal.

The key planning points were highlighted, including that the proposal was considered acceptable in its design and general visual impact, impact on the AONB and in the context of the wider school grounds and did not adversely affect land stability or nature conservation considerations. There was not considered to be any significant harm to neighbouring residential amenity.

The Committee was supportive of the application and of the visualisations provided by the applicant.

In response to a question in relation to land stability and land contamination, the Area Manager - Western stated that there had been no objection by Technical Services in paragraph 8.3 of the report. He also referred to comments made by the Environmental Health team contained in paragraph 8.4 in relation to land contamination and that the matters raised could be dealt with by way of an informative note rather than imposing a planning condition.

Proposed by Cllr Louie O'Leary, seconded by Cllr David Shortell.

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

103. Application No: WD/D/19/003024 - Winsham Bridge, Winsham

The Committee considered an application for repairs to the stonework of Winsham Bridge and riverbed reinforcement beneath the bridge to resist erosion. The grade II listed bridge was located on the border between Dorset and South Somerset.

The Area Manager - Western explained that although Dorset Council maintained the whole of the bridge under local arrangements with South Somerset, this application could only relate to that half of the bridge within the Dorset Council boundary.

Members were shown an aerial photograph of the site showing the bridge, Winsham Village and railway line; photos of the bridge from Dorset and South Somerset sides; existing elevations; improvements to the river bed, plan view and cross section. Temporary dam works were required whilst the mattresses were installed.

The key planning points in connection with the Listed Building were highlighted, including whether the proposed works were lawful for listed building control purposes under section 61 of the Enterprise and Regulatory Reform Act 2013 as not affecting the character of the listed building as a building of special architectural or historic interest; and whether Listed Building Consent for the proposed works was a requirement.

Officers considered that the proposed works would not affect the character of the Listed Building as a building of special architectural or historic interest and therefore it was considered that Listed Building Consent was not required and the proposal was lawful.

The Area Manager - Western updated the Committee that, despite writing to the Development Management Team at South Somerset District Council requesting delegation of its planning powers, officers had not received this confirmation. In the absence of delegated authority from South Somerset, an identical application would need to be submitted to that authority for consideration. Therefore part (b) of the recommendation was no longer valid.

Subject to waiting for permission from South Somerset District Council until works would commence, the Committee was supportive of the application.

The Area Manager - Western clarified that subject to agreement of the recommendation, a certificate could be issued in relation to that part of the bridge within the Dorset Council area. A separate application to South Somerset District Council in order to secure permission for the whole bridge would be made and he assured the committee that works would not commence until that permission was secured.

Proposed by Cllr Louie O'Leary, seconded by Cllr Sarah Williams.

Decision: That Dorset Council issues a Lawful Development Certificate for the works proposed that fall within the Dorset Council area only because the works are considered to not affect the character of the listed building as a building of special architectural or historic interest and therefore the proposed works would be lawful.

104. **Urgent items**

There were no urgent items.

Appendix – Decision List

Duration of meeting: 2.00pm - 2.40 pm

Chairman

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APPLICATION NUMBER: WD/D/20/000109

APPLICATION SITE: Woodroffe School, Uplyme Road, Lyme Regis, DT7 3LX

PROPOSAL: Erect new school building with associated landscaping.

DECISION: Grant 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 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:

Existing Site Location Plan and Block Plan - Drawing Number P001 Rev D received on 14/01/2020

Proposed Lower Ground Floor Plan - Drawing Number P004 Rev D received on 14/01/2020

Proposed North West Elevation - Drawing Number P009 Rev D received on 14/01/2020

Proposed North East Elevation - Drawing Number P006 Rev D received on 14/01/2020

Drainage Layout - Drawing Number SK-02 Rev P1 received on 14/01/2020

Proposed Upper Ground Floor Plan - Drawing Number P005 Rev E received on 14/01/2020

Tree Removal Plan - Drawing Number 882-TR-01 received on 14/01/2020

Proposed Site Plan - Drawing Number P003 Rev E received on 14/01/2020

Proposed Section - Drawing Number P010 Rev I received on 14/01/2020

Landscape Plan - Drawing Number 882-MP-01 Rev A received on 14/01/2020

Proposed South East Elevation - Drawing Number P007 Rev D received on 14/01/2020

Proposed South West Elevation - Drawing Number P008 Rev D received on 14/01/2020

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

3) Before any development is carried out above damp proof course level details and samples of all facing and roofing materials shall be submitted to, and approved in writing by, the Local Planning Authority and the development shall be completed in accordance with these details.

Reason: To ensure that the external appearance of the completed development is sympathetic to its locality.

4) The development shall be carried out in accordance with the Tree Report and Tree Removal Plan 882-TR-01 received on 14th January 2020 and the recommendations of the Preliminary Ecological Appraisal of Nikki Taylor dated 9 August 2018 along with the accompanying Biodiversity Mitigation & Enhancement Plan received on 14th January 2020 unless agreed otherwise in writing with the local planning authority. The works shall be carried out prior to the occupation of any part of the development.

REASON: In the interests of nature conservation.

5) The development shall be carried out in accordance with the landscaping scheme received 14th January 2020 drawing number 882-MP-01 REV and the Proposed External Lighting Plan received 14th January 2020. The works shall be carried out in the first available planting season or prior to the occupation of any part of the development.

REASON: In the interests of enhance the visual amenities of the locality.

6) Hours of construction shall be limited to the following hours:

Monday to Friday 08:00 - 18:00

Saturday 08:00 - 13:00

Not at all on Sundays or Bank Holidays

Reason: In the interests of neighbouring amenity

7) All collected surface water shall be discharged to a piped drainage system or harvested in some way so that it does not drain to soakaway.

REASON: In the interests of land stability

INFORMATIVE NOTE TO APPLICANT

In view of the previous use of this site, the planning authority will have to satisfy itself that it is able to fully discharge its liabilities in respect of contaminated land. It is recommended that, should consent be granted, a suitable condition is applied which requires the applicant, in the event that ground contamination is encountered during construction, to cease operations and seek specialist advice; operations should not recommence without the written consent of the planning authority. The planning authority may wish to advise the applicants or their agents that the planning authority will in these circumstances be guided by:

BS 10175:2001 Investigation of potentially contaminated sites - Code of Practice Guidance for the Safe Development of Housing on Land Affected by Contamination (Environment Agency).

APPLICATION NUMBER: WD/D/19/003024

APPLICATION SITE: WINSHAM BRIDGE, WINSHAM

PROPOSAL: Repairs to stone work of bridge & replacement of stone rip-rap river bed through arch with stone filled gabion.

DECISION:

a) That Dorset Council issues a Lawful Development Certificate for the works proposed that fall within the Dorset Council area only because the works are considered to not affect the character of the listed building as a building of special architectural or historic interest and therefore the proposed works would be lawful.

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