

# Public Document Pack



## WESTERN AND SOUTHERN AREA PLANNING COMMITTEE

### MINUTES OF MEETING HELD ON THURSDAY 2 DECEMBER 2021

A recording of the meeting can be accessed on the committee page by using the following link: [Western and Southern Area Planning Committee](#)

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

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

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

Ann Collins (Area Manager – Western and Southern Team), Anna Lee (Service Manager for Development Management and Enforcement), Hannah Massey (Lawyer - Regulatory), Jo Riley (Senior Planning Officer), Emma Telford (Senior Planning Officer), Thomas Whild (Senior Planning Officer), Huw Williams (Lead Project Officer - Corporate Projects), Jenny Williams (Technical Support Officer) and Denise Hunt (Democratic Services Officer).

**66. Apologies**

No apologies for absence were received at the meeting.

**67. Declarations of Interest**

Cllr John Worth declared that he had predetermined WD/D/20/001703 - Land Adjacent to Buckland House, Buckland House Lane, Buckland Ripers, DT3 4FT. He would not take part in consideration of this application, however, he wished to speak as the Ward Member.

Cllr Paul Kimber declared that he had predetermined application WP/20/00944/FUL - 35 Easton Road, Portland, DT5 1BS as he has spoken against the application on a previous occasion. He would not take part in the debate or vote, however, he wished to speak as the Ward Member on this application.

Cllr Jean Dunseith declared that she had predetermined application WD/D/20/001703 - Land Adjacent to Buckland House, Buckland House Lane, Buckland Ripers, DT3 4FT. She wished to speak on this application as the Ward Member, but would not take part in the debate or vote on this application.

Cllr Louie O'Leary declared that he had predetermined application WP/19/00993/OUT - Land at Beverley Road, Weymouth. He would speak as the Ward Member, but not take part in the debate or vote on this application.

Cllr David Shortell declared that he would not take part in the debate or vote on application WD/D/20/001703 - Land Adjacent to Buckland House, Buckland House Lane, Buckland Rippers, DT3 4FT.

68. **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.

69. **Planning Applications**

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

70. **P/FUL/2021/03959 - Weymouth Connect, 5 Grosvenor Road, Weymouth, DT4 7QL**

The Committee considered a Dorset Council application for the installation of roof mounted solar photovoltaic (PV) panels and associated infrastructure.

The Lead Project Officer presented the application including a location plan, block plan, designated heritage assets, photographs, roof plan, existing and proposed elevations.

Proposed by Cllr Nick Ireland, seconded by Cllr Paul Kimber.

The committee was minded to approve the application subject to conditions.

The Service Manager for Development Management and Enforcement, having considered the representations and the officer's presentation, and having taken into account the views of the committee, made the following decision under delegated authority.

**Decision of the Service Manager:** That the application be approved subject to the conditions outlined in the appendix to these minutes.

71. **P/FUL/2021/02076 - Marsh Sports Complex, Knightsdale Road, Weymouth, DT4 0HS**

The Committee considered an application for the construction of a temporary compound comprising of a kiosk unit to house data exchange for telecommunications including a concrete placement slab and 1.8m high steel palisade perimeter fencing.

The Senior Planning Officer presented the application including the site location, photographs and kiosk elevations. He advised of an amendment to the recommendation and condition 3 that was contained in the update sheet circulated to the Committee prior to the meeting.

The main issues were highlighted including:-

- Principle of development
- Scale, design and impact on character and appearance
- Flood risk

Further to a question it was confirmed that the recommendation included a condition to control the shading of the green kiosk and fencing.

Proposed by Cllr Paul Kimber, seconded by Cllr Susan Cocking.

The committee was minded to delegate authority to the Head of Planning to determine the application in line with the amended report recommendation and condition contained in the update sheet.

The Service Manager for Development Management and Enforcement, having considered the representations and the officer's presentation, and having taken into account the views of the committee, made the following decision under delegated authority.

**Decision of the Service Manager:** That authority be delegated to the Head of Planning to grant planning permission subject to the agreement of the Highway Authority to the submitted construction method statement and subject to the conditions (as amended) contained in the appendix to these minutes.

72. **P/FUL/2021/00928 - Land adjacent Buckland House, Buckland House Lane, Buckland Rippers, Weymouth, DT3 4FT**

The Committee considered an application to extend the use of the land as a camping site from 15 May to 30 June only.

*Cllrs David Shortell, John Worth and Jean Dunseith did not take part in the debate or vote on this application.*

*The Vice-Chairman was in the Chair for consideration of this application.*

The Senior Planning Officer presented the application that included the site location, relevant planning history, aerial photo and photos of the site.

The main issues were highlighted including:-

- Principle of development
- Biodiversity
- Highways
- Landscape and visual impact
- Amenity
- Habitats

Summary details of an additional representation and an amendment to condition 3 was included in an update sheet circulated to the committee prior to the meeting.

The written representations were read out by the Technical Support Officer in accordance with the amended public speaking protocol and are attached to these minutes.

Cllr Jean Dunseith addressed the Committee as the ward member to object to the application due to the conflict with residents created by extending the timeframe, the increased detrimental impact on amenity; and use of an additional field used for tents that was closer to residential properties. She considered that this was against Local Plan Policy ENV16 and asked that the committee consider the balance between tourism and respecting the rights of residents.

Cllr John Worth addressed the Committee as the ward member to object on behalf of Chickerell Town Council. He described complaints about noise, cooking smells and excess traffic which would increase if a further extension was granted, as well as the impact on wildlife due to the extension being within the bird breeding season. He stated that conditions attached to previous planning permissions had been ignored.

In response to matters raised during public participation, the Senior Planning Officer confirmed that:-

- whether or not the applicant was living on the site did not form part of the planning balance.
- comments made regarding land used for tents in fields to the west of the site was outside of the scope of this application or the existing planning consent.
- That there was no extension to the area to be used for camping as a result of this application.

The Committee wished to explore some of the discrepancies arising from the public participation written submissions and previous permissions. However, members were advised that the concerns raised related to potential breaches of planning control and would be dealt with through the planning enforcement process as necessary.

Some members remained concerned and debated the need for the time extension, impact on neighbouring amenity, alleged camping outside of the designated area, campervans on the site and increased traffic. There was also a degree of reflection on the applicant's attitude towards permissions and the need for more enforcement. The views of the ward councillors were particularly noted.

Proposed by Cllr Dave Bolwell, seconded by Cllr Bill Pipe.

The committee was minded to delegate authority to the Head of Planning to grant the application in line with the report recommendations and subject to conditions, as amended in the update sheet.

The Service Manager for Development Management and Enforcement, having considered the representations and the officer's presentation, and having taken into account the views of the committee, made the following decision under delegated authority.

**Decision of the Service Manager:**

**(A):** That authority be delegated to the Head of Planning to grant planning permission subject to the completion of a legal agreement under S106 of the Town and Country Planning Act 1990 (as amended) in a form to be agreed by the legal services manager to secure a financial contribution of £1932.28 to mitigation and avoidance measures for the Chesil and Fleet and subject to the conditions (as amended) outlined in the appendix to these minutes.

**(B):** Refuse permission for the reasons set out below if the agreement is not completed within 6 months of the committee resolution or such extended time as agreed by the Head of Planning:

1. The site is located within 5km of Chesil and The Fleet European Habitats Sites where an Appropriate Assessment has concluded that significant effects from additional recreational pressures cannot be ruled out. In the absence of a financial contribution to Strategic Avoidance and Mitigation Measures to mitigate the impacts of the development, the proposal would have an unacceptable affect on these sites and would be contrary to policy ENV2 of the West Dorset Weymouth and Portland Local Plan and section 15 of the National Planning Policy Framework.

*Cllr John Worth left the meeting at this juncture.*

73. **P/FUL/2021/02048 - Land adjacent 423 Chickerell Road, Chickerell, DT3 4DG**

The Committee considered an application to erect one dwelling.

The Senior Planning Officer presented the application including a site location plan, aerial photo, relevant planning history and elevations.

The main issues were highlighted including:-

- Principle of development
- Scale, design and impact on character and appearance
- Highways
- Habitat sites

A written representation was read out by the Technical Support Officer.

Cllr Jean Dunseith commented on the development impeding the sense of openness of the existing properties, although she acknowledged that the dimensions were an improvement on the previous plan.

Proposed by Cllr Nick Ireland, seconded by Cllr Dave Bolwell.

The Committee was minded to approve the application in line with the report recommendations.

The Service Manager for Development Management and Enforcement, having considered the representations and the officer's presentation, and having taken into account the views of the committee, made the following decision under delegated authority.

**Decision of the Service Manager:** That the application be approved subject to the conditions outlined in the appendix to these minutes.

74. **P/OUT/2021/01128 - Land East of the Paddocks, Mosterton, DT8 3HQ**

This item was deferred.

75. **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.

**Decision:** That the meeting be extended to allow the business of the meeting to be continued from 2.00pm.

76. **WP/19/00993/OUT - Land at Beverley Road, Weymouth**

The Committee considered an outline application for the erection of 17 dwellings with associated access.

*Cllr Louie O'Leary did not take part in the debate or vote on this application.*

The Senior Planning officer presented the application that included an aerial photo, red line plan, indicative site plan and photos of the site.

The key planning issues were outlined as follows:-

- Principle of development – within the defined development boundary
- Residential amenity
- Visual amenity
- Flooding & drainage
- Biodiversity
- Affordable housing

Details of an amendment to one of the conditions and an additional representation were contained in the update sheet circulated to the committee prior to the meeting

The Technical Support Officer read out a written representation which is attached to the minutes of this meeting.

Cllr Louie O'Leary addressed the Committee as the ward member, highlighting flood risk and the lack of facilities and infrastructure to support the large developments taking place in Littlemoor.

The Senior Planning Officer responded that the highways and flood teams raised no objection to the application. She confirmed that the basin was currently overgrown and would be cleared so that it could be used for attenuation of surface water.

Two members expressed concerns in relation to overdevelopment, impact on nature, insufficient infrastructure / facilities and safety concerns in relation to the attenuation ponds.

The Area Manager – Western and Southern Team advised that infrastructure provision was included within the larger developments in that area and that fencing around the pond could be secured as part of a reserve matters application.

The Committee noted that Weymouth Town Council welcomed the scheme and that the statutory consultees had no objections.

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

The Committee was minded to approve the application in line with the report recommendations and amended condition contained in the update sheet. The Service Manager for Development Management and Enforcement, having considered the representations and the officer's presentation, and having taken into account the views of the committee, made the following decision under delegated authority.

**Decision of the Service Manager:**

**(A):** That authority be delegated to the Head of Planning to grant, subject to the conditions outlined in the appendix to these minutes, 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 Legal Services Manager to secure the following:

The provision of an affordable housing financial contribution of £31,565.00 index linked, a financial contribution of £4128.00 for woodland compensation and a financial contribution of £15,120.00 for slow worm translocation.

**(B):** That authority be delegated to the Head of Planning to refuse permission for the reasons set out below if the legal 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) In the absence of a satisfactory completed Section 106 agreement the scheme fails to ensure provision of the affordable housing financial contribution for off-site provision. Hence the scheme is contrary to policy HOUS 1 of the West Dorset, Weymouth and Portland Local Plan 2015 and the National Planning Policy Framework (2021).

2) In the absence of a satisfactory completed S106 agreement the scheme fails to provide adequate compensatory biodiversity/nature conservation measures through the provision of a financial contribution for woodland compensation and financial contribution for the translocation of slow worms. Hence the scheme is contrary to policy ENV 2 of the West Dorset, Weymouth and Portland Local Plan and Section 15 of the National Planning Policy Framework (2021).

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

**77. WP/20/00944/FUL - 35 Easton Road, Portland, DT5 1BS**

The Committee considered an application for change of use from bed and breakfast accommodation and conversion to 3 residential dwellings, the erection of a detached garage and erection of a 3 bedroomed bungalow.

*Cllr Paul Kimber did not take part in the debate or vote on this application.*

The Senior Planning Officer presented the application that included a location plan, aerial photo, photos of the site, a conversion plan to provide 3 dwellings, conversion elevations, site layout and planning history.

The main issues were highlighted including:-

- Within the defined development boundary
- Sustainable location
- Will add to the 5 yr housing land supply
- No harm to the conservation area
- No harm to highways
- No significant harm to neighbours or potential occupiers
- Adequate amenity space
- Loss of guesthouse, but this was of small scale economic benefit

Amendments to the recommendation and conditions were contained in an update sheet circulated to the Committee prior to the meeting.

The Technical Support Officer read out the written representations that are attached to these minutes.

Cllr Paul Kimber addressed the committee as the ward member in objection to the application, asking about the retention of certain windows and highlighting concerns in relation to access by the fire service.



The Senior Planning Officer confirmed that the mullion windows would be retained and that it was the role of Building Control to deal with fire service access issues and provide mitigation measures.

Members raised concerns regarding access by the fire service and the provision of a rear turning area to mitigate cars coming in opposite directions at the same time and one having to back out onto the pavement which was noted by officers.

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

The committee was minded to delegate authority to the Head of Planning to determine the application in line with the amended report recommendation and conditions contained in the update sheet.

The Service Manager for Development Management and Enforcement, having considered the representations and the officer's presentation, and having taken into account the views of the committee, made the following decision under delegated authority.

**Decision of the Service Manager:**-That authority be delegated to the Head of Planning to grant subject to the receipt of a no objection response from Natural England to the Appropriate Assessment undertaken by the competent Authority (Dorset Council) submitted to Natural England for comment on the 1<sup>st</sup> December 2021 and subject to the conditions (as amended) outlined in the appendix to these minutes.

78. **Urgent items**

There were no urgent items.

79. **Exempt Business**

There was no exempt business.

80. **Update Sheet**

**Appendix - Decision List**

**Duration of meeting:** 10.00 am - 3.17 pm

**Chairman**

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## Western & Southern Area Planning Committee

2 December 2021

### Written Submissions

**P/FUL/2021/00928 - Land adjacent Buckland House, Buckland House Lane, Buckland Rippers, Weymouth, DT3 4FT**

#### **1 John Perrott**

Residents or Revenue? That really is the question you are being asked by this planning application. On one side there is the applicant who is seeking to increase the opening times of Buckland campsite to increase his income. On the other you have the interests of the residents who have to endure the adverse impact on residential amenity this campsite is already causing.

Increasing the opening times of the campsite will not bring additional visitors to the area. There are numerous campsites within one mile of Buckland Rippers able to cater for visitors in May and June that are not working to capacity. The Government is no longer instructing you to temporarily support campsites and more holidaymakers are returning to overseas locations. In short there is no real "Need" in planning terms for this development. It does not benefit the community.

And what of the residents? Some of you won't know Buckland Rippers. Buckland Campsite abuts our village and we are a small rural community of some thirty households. All of those households have submitted to the case officer a statement of objection asking that this application be refused. That submission was reviewed and agreed by each household bar one and numerous reasons for refusal were given in its 29 pages.

**No reference to our statement nor the fact that the whole community is objecting has been made in the case officers written report.**

Furthermore the case officer has not considered all of the objections raised and says the applicant lives on site in Buckland House which he doesn't. The case officers report contains a number of inaccuracies and selectively looks at the history of the site. The case officer comments on how noise and odour pollution were considered in previous applications but makes no reference to the reality – that residents have had to repeatedly complain to the campsite and environmental health over such matters. The report states that the nearest residential properties are 75 metres away. They are if you ignore all the traffic accessing the campsite via the route detailed on the site plan. They are if you ignore the play area and shop (built without planning permission) which aren't detailed on the site plan.

For years the community of Buckland Rippers have been asking for some effective control to be exercised over this development.

You have been elected to represent your wards and Dorset as a whole. A whole community within Dorset is asking you to consider us and to allow us to enjoy and preserve the tranquillity and amenity of our hamlet. On behalf of the Buckland Ripers and Tatton residents group I urge you to refuse this application and not to extend the time when residents have to endure the adverse impact of this campsite.

## **2 Jeanine Beale**

The case officer's report is purely theoretical as it contains a number of discrepancies (particularly 15.9).

The report is based on an assumption. A true judgement cannot be made by outside parties when they are remote from the site.

- 1) The house is NOT occupied by the applicant. The applicant resides a few miles away.
- 2) Amenity-The significant distance of the campsite from residential properties -In the summer of 2021 the closest group of campers were less than 10 metres away from the nearest residential property which DID result in having an adverse impact on our lives. Being so close we suffer significant noise pollution from raised adult voices throughout the day well into the early hours of the morning, which we can clearly hear inside our property. We have contacted Higher Moor campsite and Environmental Health about these incidents on a number of occasions but little action appears to be taken as the noise continued into the early hours. There appears to be NO staff on site during the latter part of the evening.
- 3) Noise from both the toilets and particularly the hand driers are a particular nuisance. The noise can be clearly heard at our property. Can we add that these points have also been made on social media by campers using the site.
- 4) Cooking smells are a particular annoyance throughout the day but as you can imagine most unbearable in the evening when commercial catering companies also visit the site to sell food cooked on the premises from their vans. When the wind carries the smells we can see clouds of cooking fumes passing across our gardens. We also suffer from sewerage smells emanating from the area adjacent to the toilet block. We have reported both of these pollution issues to Environmental Health. Both the noise and air pollution result in such an unpleasant atmosphere at our property. We result to living inside the property and closing the windows to help attenuate the noise and smells. This is a massive loss of our amenity during the months the site is occupied.

Therefore this application needs to be considered carefully. The campsite and activities are NOT contained within the boundaries on the planning application. It has been expanded significantly beyond these boundaries. Therefore the reasons given as to

why the application should not affect resident's lives are not valid and a full and accurate application needs to be submitted.

It has clearly been assumed by the applicant that permission will be granted as the campsite was operational in June 2021 and is already being advertised for June 2022.

We strongly urge you to consider the residents of Buckland Ripers and refuse the application.

### **3 Mr & Mrs Bonham-Lovett**

We ask you, our elected councillors to decide -

- NOT to delegate authority for making this decision; and
- To grant the planning application retrospectively for 2021 ONLY (to help elevate the damage to the economy caused by the COVID-19 epidemic; and
- To refuse the planning application for the future to protect the Natural Environment of Buckland Ripers.

We are asking you not to delegate Your authority because the people of this area elected You to represent us, your Constituents'.

We are sure that you want Your Legacy as a Councillor to be that you did not turn away from making the challenging decisions and that You represented the people of your area to the best of Your ability.

With regard to the application itself –

You will hear from others about the factual inaccuracies contained within the report.

You will hear from others about the wholesale destruction of our natural surrounding and the disruption of our neighbours' daily lives caused by this campsite.

We are appealing to You to give us the voice that we need in the Democratic Process.

The Committee Report gives You the legal framework for making Your decision.

The Committee Report refers to the knowledge of the Planning Enforcement's team of "alleged or actual breaches of planning control" on the site and of the land-owners "non-compliance with other legislation".

You are not "allowed" to consider that. But –

#### **You know what you know.**

You may ask yourself if a small financial contribution should be a factor in making a Democratic decision which affects your Constituents'?

You may think that it will cost the council more, in legal costs, to process and reclaim the financial contribution.

You may think that the financial contribution made to the economy by the households of the immediate area is of greater value to the Authority.

We ask you to consider carefully before you give the answer that you may feel you have to give.

You may feel you have “no choice”, that your “hands are tied”, that you “have no power”.

**Imagine how we feel.**

You could ask yourself “Why did I become a Councillor?”.

Was it to “Make a Difference”. Was it to “to affect change”?

We ask You to make the difficult choice.

Please Support Your Constituents’.

Please protect the natural beautiful area of Buckland Rippers.

Please be our voice.

You can make a difference.

Thank you for your time.

#### **4 Sheila Snuggs**

\* No necessity to either extend the opening time nor to extend the area of this campsite. There are already many campsites within a short distance of Buckland Rippers and none have ever displayed ‘Campsite Full’ signs, including both sites owned by the applicant. This site is within a residential area, whilst other sites are not so close to habitation.

\* To state this extension will help to decrease unauthorised camping is farcical - wild campers do not wish to be surrounded by other campers - many are those walking the S.W. Coastal Path, they are unlikely to venture several miles off the path to pitch up at Buckland Campsite.

\* This site does not benefit the local community in any way - campers have little regard for our environment and we residents suffer noise, smells, dog fouling and litter during the summer months.

\* This site since opening has been illuminated by powerful lighting 365 days a year, breaching planning conditions, disturbing residents and wildlife. This extension will coincide with bird nesting time.

\* The continual development of this site contravenes Article 8, Human Rights Act - the right to respect for private and family life and home. The applicant and many campers have no regard/respect for residents in this rural hamlet.

## **I consider there are misleading statements in the Officers Report:**

\* Buckland House is not the applicants home/residence. It was bought after the death of the previous owner and this business venture was set up. He and his family live in Nottingham.

\* It is stated that no neighbouring properties share a boundary with Buckland House - there are 9 properties, including my own, sharing a boundary with Buckland House.

\* To state that only one property is within 100 metres and therefore there would be no disturbance to properties is misleading - when this site is open there is constant disturbance to residents. Noise can be heard over a greater distance in a quiet area - shouting, a bar and organised entertainment, noise and singing/shouting into the early hours are all very disturbing. This is a rural farming community and many other residents do need to rise early for their daily work.

I urge the Committee to carefully consider the above statements and refuse this extension.

## **5 Charmaine & Ian Parkinson**

My husband and I are wardens at Buckland Campsite - a dream job for us.

As 'tenters' ourselves we know and understand the kind of camping experience like minded people want. The following statement is in support of the above planning application.

Buckland Campsite provides a beautiful location for families to enjoy their much needed holidays in a natural and restorative setting. The campers who stay with us love having a tent and small campervans (with tents or awnings) only campsite. This is unique in the immediate area. It provides a more relaxed and informal setting for holidays. It enables families to meet up and spend precious time together. It is wonderful to see children enjoying being children by playing and making new friends whilst parents are able to relax. As the site is secure we have many families stay with us whose children have additional needs such as autism. It is a lovely location to use as a base enabling visitors to enjoy the stunning beauty of the Jurassic Coast and surrounding area.

Many local businesses benefit from our campers who contribute significantly to the local economy by visiting places such as Nothe Fort and the nearby Swannery and Tropical Gardens in Abbotsbury. Families eat out at local pubs and restaurants such as the nearby Elmtree pub and frequently order local takeaways for their evening meals.

Additionally in the little campsite shop we celebrate local produce from artisanal businesses such as 'From Dorset With Love' jams and chutneys, cheese, butter and milk from Craig's Dairy and sausages and bacon from Lyme Regis Butchers. Dorset Tea, Moores Biscuits, Purbeck Ice cream and many others are sold.

Local taxis benefit from extra business regularly. A local cycle hire company, Weymouth Bike Hire, often drops bikes off for people to explore the local area in a sustainable way.

A local cleaning business cleans the toilet & showers daily.

Maintenance on the site and grounds is carried out by local people employed by the owners.

Businesses like Buckland Campsite bring significant benefits to the local economy. Many businesses are dependent on the local tourism industry throughout the summer months to support their survival in the leaner winter times. This provides an often unseen benefit to local residents by enabling such businesses to remain open throughout the year.

Consequently granting this application to extend the season for an extra 6 weeks will bring additional benefits to the local economy. This is particularly significant currently as local employers and businesses recover from a particularly challenging time during and following the pandemic. The pandemic has increased demand locally for reasonably priced places where families can stay whilst discovering the delights of Dorset.

## **6 Daniel Smy**

The application before you today is only being considered by yourselves following the personal intervention of our local councillors.

You are not being asked to consider anything other than a time extension to help us satisfy overspill demand from our award-winning Higher Moor Campsite which recently won the award of Best Campsite in Channel Four Camping series called The Perfect Pitch which aired this autumn. The Whitsun half term is a busy time for families wanting to come camping and we do not want to lose this valuable business we have worked very hard to achieve.

The campsite has two extremely good wardens on site all the time ensuring the site is managed well. The families we attract enjoy the peace and quiet of the area and also respect the environment they are visiting. We have had no problems from campers in the time we are allowed to open. We are sad that some local residents paint visitors to our area as destructive negative people.

The impact on the local economy in increased employment, supply chain purchases that help improve the local economy and employment.



We tested the running of Whitsun and June last year with the Government's 55 day agreement and opening the site proved very successful. We note that another local campsite at Tatton just less than a mile away is asking to increase its camping pitches with no local objection.

We are happy to continue to work with you and your officers to improve anything you deem might be helpful to ease local concerns and improve the campsite.

The only complaint we have had is a letter from Environmental Health saying a local resident had complained about the smell of BBQ!

Since you approved our last application, we have sadly been subjected to considerable harassment, alarm and distress from a Drone flying over our land and campsite which we know is from a local resident as Mr Dacham has received copies of illegal photographs and coverage. We are also very sad that a few local residents continue to trespass on our private land as if it belongs to them.

More importantly we are deeply concerned at how scarce local government resources are being spent on vexatious complaints with no grounds in an attempt to close the campsite.

We hope you will support your officers and recommend approval and show your continued support to our business.

## **8 Kevin Flower – Applicant**

I would firstly like the committee to understand that my family are residents living within very close proximity to the campsite. My family have farmed for several generations. We care about our environment and take our duty to preserve this wonderful area for our future generations very seriously.

It is important for you to consider that I am only asking for extra time to operate the field for camping purposes. There are no material changes or increased camping pitches whatsoever within this application. It is solely seeking an extra 6 weeks which in 2022 will allow families to celebrate the Queens Platinum Jubilee.

We would like you to be aware that considerable time and expense has been undertaken by independent ecologist Louise Lowans and she has found there will be no detriment to the local land with this extended time application.

We are heartened by lots of local support for our farm diversification. It is important for the committee to understand that not all local residents oppose what we are doing, in fact many local residents support us contrary to the claims being made by a minority of residents.

## **9 Diccon Carpendale – Agent**

Chairman, Members of the Committee

Thank you for allowing us to address you today. You will all be familiar with the site having dealt with the application for the toilet block at the beginning of this year.

As I am sure you will remember, this is a site used solely for camping with tents and the licence restricts it to 45 pitches. Currently it has full planning permission to operate during the months of July and August. This application seeks an additional 6 week period from the middle of May until the end of June for camping on the site. As Mr Smy has already explained this will enable the site to be made available for the Whitsun weekend up until the approved summer months.

I would like to address the comments which have been made with regard to highway safety, noise, smell and impact on wildlife. You will have seen that the competent Highway Authority raises no objection. Similarly, there are no objections from your Environmental Protection Team and your Natural Environment Team has confirmed the additional time applied for will not result in any increase in the impact on the site or protected species.

As Mr Smy has explained the site is carefully managed and this is the best way of controlling noise to ensure that there is no disturbance late in the evening. With respect to barbecues, this must be considered a normal summer smell and it seems most surprising that people take objection to this especially as the site is well away from any houses.

The nearest garden to the site boundary is some 45m away with the nearest dwelling being over 75m from the edge of the site. Because of the position of the toilet block, the tents themselves are set even further away such that there is no camping within 100m of any local residence.

In such circumstances there is clearly adequate separation to ensure that there will be no adverse impact upon the local community.

This is a much valued and well utilised facility enable staycationers to enjoy the Dorset countryside and to have a reasonably affordable holiday.

With there being no objections from statutory consultees, I am sure that you will agree this small extension of the camping season should be wholeheartedly supported.

I trust you will vote in favour of the Officer recommendation for approval.

**7 Councillor John Worth** (on behalf of Chickerell Town Council)

I wish to object to this application I'm doing this as a representative of Chickerell Town Council, on the following grounds.

This site was originally granted planning permission for a seasonal camp site during July and August, during that time there have been a number of complaints from local residents, concerning noise, excess traffic movements, cooking smells and general disruption to the quality of life for the residents of this rural hamlet.

To grant an extension to the opening times would further impact on the residents lives, who I feel deserve to have some peace and quiet during the summer months.

There is also an impact on the wild life due to the increase in human activity. I would also like to draw the committees attention to the fact when planning permission has been granted for this site in the past the applicant has chosen to ignore some of the conditions imposed and when enforcement has visited, submitted new plans to overturn the conditions.

**P/FUL/2021/02048 - Land adjacent 423 Chickerell Road, Chickerell, DT3 4DG**

**David Glassock - Agent**

I am the agent for this application, acting on behalf of Mr and Mrs Craig and Charlotte Pile.

Craig and Charlotte, [REDACTED] hope to build their home on a plot of land which has been in their family ownership for over 40 years.

Craig and Charlotte are not developers, they are a local family who have spent all of their lives in Chickerell. They have their own family run business located a short distance away from the application site at Granby Industrial Estate, [REDACTED]. Chickerell is their family home, as it has been for multiple generations before them.

Full planning permission for a dwelling has already been granted approval on the application site, not once, but twice under application Ref: WD/D/14/002912 and subsequent application WD/D/16/000541.

The adjacent plot was granted permission under application Ref: 15/001123 for a 1 & ½ storey dwelling. This particular plot adjoins no.425 Chickerell Road, which also has received planning approval for a new dwelling.

The proposals under this application will form a new dwelling in a residential area, with properties to both sides and also directly opposite along Chickerell road. In short, this is a plot located in a residential area.

As clearly set out and demonstrated in the Design and Access Statement prepared, the proposals for Craig and Charlottes family home are based upon the footprint, area, form, size and scale of the previously approved scheme.

Contrary to the Parish Councils comments, the revised application actually looks to enhance and improve upon the previously approved scheme, by creating a larger separation between neighbouring properties. This is because the previously approved scheme had the building wall line sat directly along the western boundary where as under this revised scheme, the wall line has been brought in and away from the neighbouring plot. The separation will create a less imposing and over-bearing relationship with its neighbour.

The proposals, by virtue of its design and re-orientation of its gable, will have less impact on the street scene than that of the approved scheme. There will be more visibility through to the coast line and the proposals are a positive impact in terms of the neighbours adjacent across the road.

The application has full Local Authority support, meets policies and is an improvement on the previous planning permission in terms of its scale, mass, form and orientation. It is hoped that the committee team look favourably on Craig and Charlottes application for a new family home.

Thank you for your time.

## **P/OUT/2021/01128 - Land East of the Paddocks, Mosterton, DT8 3HQ**

### **1 Mrs Nicola Partridge and Mr Philip Partridge**

Thank you for the opportunity to comment on this application.

Although I am not in support of this application, and nor are the majority of the residents of Mosterton village, I can understand that you may well need to give approval because of the requirement for additional houses in Dorset.

The initial plan submitted resulted in many concerns raised: such as flooding on Chedington lane; vibrations from the building works adversely affecting nearby listed buildings; the environmental impact as residents would all need to use cars to commute to work or take children to school; the amount of building that has already occurred in the village, putting pressure on local services and utilities that are already stretched, most particularly the shortage of GPs, and the sewerage system that has needed emergency repairs in the last couple of years; the effect on the enjoyment of local residents who use the footpath through the field to walk their dogs; the lack of pavement on the east section of the main road meaning that children walking to school have to risk crossing the busy road.

The revised plan of only 9 properties west of the footpath is better, and does mitigate most of these. The remaining problem is that the majority of the properties within sight of the proposed development are bungalows, or dormer bungalows, and with the proposed site being on a slight hill, should anything taller than bungalows be built then it will be visually overwhelming, and not in keeping with the rest of the residences at this end of the village.

On a minor note, regardless of what gets built, a popular blackberry picking spot will be lost!

Many thanks for your consideration.

## **2 Mosterton Parish Council**

Mosterton Parish Council objects to this outline planning application.

There is no planned development of the infrastructure of Mosterton, a village which is poorly served by public transport and has little by way of employment opportunities within the village or walking distance, making the development unsustainable.

Properties near to the proposed development site are already experiencing flooding as a result of surface water run off, and this will only increase with additional development.

The mains sewerage system for the village has been operating above capacity for a number of years, causing issues with back flow. The village school is already unable to offer places to children living in the village in some year groups, and is almost full across the board, with no increase in provision likely in the near future.

The village has seen a large amount of development in recent years, with no additional investment in the infrastructure.

Whilst Mosterton Parish Council acknowledges that the village plan indicates the village is open to developments of up to 10 properties, there is a significant concerns that an outline application for 9 properties, will change into a subsequent full application for significantly more properties, bearing in mind that the original application submitted for this site, Application number WD/D/20/000393 was for 40 dwellings.

### 3 Shaun Travers - Agent

Chairman Members this application has come about as a result of discussions with your officers and the local community over the past couple of years. Initially a more ambitious plan was put forward, but it soon became clear that your Conservation and Landscape Officers had reservations as did, of course, local residents.

As a result of those concerns the earlier scheme was withdrawn and a more sympathetic scheme in tune with the opportunities and constraints of the site was developed. We are pleased to note that this scheme, the revised scheme, has been more favourably received with local objection down from some 40 to 11 and no professional consultee objections.

The proposal now represents a modest extension to the built form of the village as did the adjacent Paddocks development in previous years. In the fullness of time, it will blend well with the village as the Paddocks does today. It is understood that those living nearby in the Paddocks will be concerned however as your Planning Officer notes at para 15.5 of your report *“there is nothing to suggest at this outline stage that the proposal would result in adverse impacts on neighbours and policy ENV 16 of the adopted Local Plan is met”*.

Chairman in short;

- This is a scheme brought forward with the advice of others.
- Does not have any professional objectors, and
- Is a scheme which will not be detrimental to neighbours' enjoyment, particularly with the aid of the required Construction Management Plan at Condition 06.
- The proposal will be a modest extension to the village of Masterton but an addition to Dorset's much needed housing stock all the same.

Chairman Members, it is hoped that you can agree with your Officers advice at para 16.1 of your report that concludes *“the balance of consideration leans towards approval as the benefits outweigh any adverse impacts and there are insufficient material considerations which warrant a recommendation of refusal of this application”*.

Members we ask that you vote to approve this well-developed application today.

## **WP/19/00993/OUT - Land at Beverley Road, Weymouth**

### **Steve Tapscott - Agent**

My name is Steve Tapscott and I am representing the applicant. I am a chartered town planner with over 15 years' experience in local government and commercial roles. I commend the case officer's recommendation to approve this application.

Members will be aware of the pressure to build more homes and the risks of speculative applications to build outside built-up areas. Opportunities should therefore be seized for development within Weymouth, a highly sustainable town. Land at Beverley Road is one such site, whose development the town council supports.

The site has been deemed surplus to requirements by the Council's management committee and put on the market for the express purpose of developing it. It is not recognised in the local plan as safeguarded public open space and there are no officially recognised rights of way through it. That may explain why it has been neglected for so long, to the point where it is now somewhat of an overgrown eyesore.

The proposed development would therefore see the site cleared and improved significantly.

In devising the scheme before you, considerable technical work has gone into ensuring amenity would be safeguarded, as would highway safety. A full ecological survey has been undertaken and agreed by the Dorset NET; this includes the translocation of slow worms and the provision of onsite native planting and offsite management of Lorton Valley.

We have also worked hard to ensure that the development would not exacerbate surface water flooding and have demonstrated that, when cleared, the basin at the centre of the site would have sufficient capacity. The submitted health and safety report has been given the green light by officers, who are satisfied it strikes the right balance between retaining a sense of openness without compromising safety.

Members will see that the topography of the site is varied and this results in abnormal build costs requiring cut and fill and retaining structures. This, along with other costs such as mitigating ecology and surface water, affects the viability of the scheme. However, the independent DVS has confirmed that it would be viable to provide a commuted sum towards affordable housing, which both the applicant and the Council's housing enabling team agree to.

In addition, the development will contribute over £162,000 towards the Community Infrastructure Levy, ensuring that contributions will go towards multiple infrastructure types, including leisure, waste management, transport, education, healthcare, emergency services and utilities.

In summary, I hope members will agree with officers that this is a quality scheme and can approve the application today. This would enable the applicant to proceed quickly towards the reserved matters approval and start building these much-needed family homes as soon as possible. Thank you.



## **WP/20/00944/FUL - 35 Easton Road, Portland, DT5 1BS**

### **1 Mr & Mrs P D Simpson**

We object to this application on the grounds that, as with the last proposed plans, we consider it to be unsuitable intensification of land use, in an already highly developed area, compounded by inadequate access for the proposed number of dwellings and loss of amenity for existing dwellings nearby.

Back-land development, whilst existing nearby (but in some cases not recent), is not a good form of development in planning terms, Further there appears to be no provision for rear access to the proposed properties that would support this type of back-land development.

We are however pleased to see this proposed development has now been reduced to a three bed roomed bungalow, and feel this would, "if the planning application was successful", be a much more sympathetic addition than previously proposed, however we would like guaranties that if successful, this development could not be resubmitted for a larger upgrade in the future.

### **2 Kenneth Lynham**

I have lived most of my 84 years opposite the property known as No.35 which is the subject of the above planning application (Conversion into 4 dwellings).

Throughout its life as a noisy Public House known as the 'New Inn' in War time, later with music licence, and latterly as a peaceful B & B. The property is well clear of the main shopping area and lends itself to conversion for much needed housing.

The access is no different to those already repeated further down the road, and in recent times a new bungalow/chalet has been built at the back of a narrow access which necessitates driving over a pavement in a much busier area adjacent to the shops and main bus stop, so feel a precedent has already been set. It will be good to have some residential permanence.

As there is provision for parking behind the old pub (No.35) it should not impact on an already busy street scene. I feel the sensitive conversion will enhance the look of the area.

### **3 Tim Clark**

We are writing to express our support for the above application as residents of Portland. We know the building and garden from visiting when it was a public house. We prefer this scheme than the previously proposed, as it is much like other developments in the area which were already passed and have been built.

We feel the modest use of the rear garden space with just one plot is in keeping with the area.

The proposed chalet style bungalow in the rear will be much less imposing than previously proposed town houses.

We see no issues with access as this is an existing situation with access to other properties along the street, and much less disruption than when the pub had regular deliveries.

Access is also far away from shopping area of Easton Square. This application will bring new people to the area which will help support the local businesses and enhance the community of Easton.

Easton local businesses and local economy will benefit from new families being able to move to the area.

We support this change of use of building as it makes good use of an attractive building in the street scape. With the conversion to residential will result in far less disruption to neighbouring properties than any commercial use.

We fully support and welcome this application.

### **4 Wendy King**

I am a resident in Easton Street, Portland, I have read the plans that have been submitted for 35 Easton Street, Portland. I would like it to be known that I fully support this application. I would consider it to be in keeping with the Community feel and that it is a well considered Architectural design, that will hopefully provide subtle, unobtrusive opportunity for new home seekers. It would seem odd not to give this plan permission, when this particular area of land seems large enough for a quality of life for all concerned, it has access that is already established and utilities that are easy to access without too much disruption. The design is not looking for areas that have to be squeezed into or boundary walls of neighbouring properties that are encroached. Therefore I would feel that the same consideration, would be given to this plan as the other plans that have been passed in this area of Easton, that it would appear in my opinion has not had the already established access or extent of land that this plan has. I am sure that the committee, in particular the members who know the locality, will be fair, and will, as the whole planning committee always are, professional in their decision. Thank you for the opportunity to give this opinion.

## 5 Ross Fisher – Agent

The first 3 points in the officers report relative to Housing supply do not need further justification, in terms of the following:

- The loss of business use is considered acceptable based on evidence submitted.

Additional evidence was requested; an agents letter explaining the timeframe in respect to the marketing the property since 2012- 2013 as a pub which led to the change to a B & B, as an attempt to make the property viable, this proved unsuccessful and since 2018 the property has been marketed as a going concern with no positive outcome.

- There is not considered to be any significant harm to neighbouring residential amenity or amenity of potential occupiers.

The previous application which was refused and in turn lost at appeal, these proposals for 3 No. 3 storey town houses located in the rear of the garden. The proposals here before you are for a modest chalet type bungalow which has minimal impact on adjoining neighbours.

- There is no harm presented to the Conservation Area or setting of other designated & non designated heritage assets in accordance with the NPPF (2021).

Minor amendments were requested by the Conservation Team, which were promptly responded to in a positive manor and drawings subsequently amended to suit.

- There are no highways safety issues.

The access is an existing access much like other access points along this side of Easton Street, which also serve similar forms of development to that proposed. Arguably the access was in use as a pub and as a Guesthouse. The proposed use as residential would create no additional danger to pedestrians to what has and still exists on the site.

- There are no material considerations which would warrant refusal of this application.

This application was submitted on the 11th December 2020 and given the validation date of the 16th December 2020, although this did not happen until the 1st February 2021. The application as per the Officers report has been concluded with no material considerations which would warrant a refusal of this application. Nearly 12 months from submission, 2 local company directors and employers with a property that clearly is not fit for purpose which they must endure the cost during the worst economic crisis this Country and the World has

ever seen and here we are now discussing this. Who benefits from this application being held during this committee today, if you are suggesting this site does not conform to policy and does not pass the test for residential development then please answer this one question, if not residential then what?

## Western and Southern Area Planning Committee – Update Sheet

| Application Ref.  | Address   | Agenda Ref. | Page No.     |
|---|---|-------------|--------------|
| <b>P/FUL/2021/02076</b>   | <b>Marsh Sports Complex Full Site, Weymouth Outdoor Education Centre, Knightsdale Road, Weymouth, DT4 OHS</b> | <b>4b</b>   | <b>17-23</b> |
| <p>Amendment to recommendation:</p> <p>That the committee be minded to delegate authority to the Head of Planning to grant planning permission subject to the agreement of the Highway Authority to the submitted construction method statement and that the Head of Planning determines the application accordingly.</p> <p>Amendment to conditions:</p> <p>3. The development hereby approved shall be carried out strictly in accordance with the details in the submitted Construction Method Statement received by the Local Planning Authority on 23 November 2021.</p> <p>Reason: To minimise the likely impact of construction traffic on the surrounding highway network.</p>  |   |             |              |
| <b>P/FUL/2021/00928</b>   | <b>Land Adjacent Buckland House, Buckland Rippers, Weymouth, DT3 4FT</b>                                      | <b>4c</b>   | <b>25-34</b> |
| <p>One additional written representation (objection) received following the publication of the agenda. Summary of points raised:</p> <ul style="list-style-type: none"> <li>Disagrees with conclusions in committee report in respect of landscape impacts of the proposal, and notes comment has not been made in respect of neighbourhood plan policy CNP10.</li> <li>Disagrees that there is a significant distance between the campsite and neighbouring properties as stated in the committee report and reiterates earlier concerns in respect of nuisance, noise and odours.</li> <li>Notes that one of the 15 objections was from the Buckland Rippers and Tatton Resident's Association and was submitted in the name of 29 local households.</li> </ul> |   |             |              |

- Disagrees with the conclusions in respect of compliance with policy ECON7 and long term management of the site.
- Risk to populations of slow worms and wild orchids.
- Restating concerns in respect of impacts on residential amenity noting complaints made to environmental health and disagreeing with case officer's conclusion that there would not be a significant adverse impact on neighbours.

Amendment to conditions:

3. The Site shall be used for tented camping only and not for motorhomes or caravans. Tents shall only be erected on the land between 15<sup>th</sup> May and 4<sup>st</sup> ~~September~~ **31<sup>st</sup> August**, inclusive, in any one year.

REASON: For the avoidance of doubt and in the interests of the visual amenities of the locality.

|                         |   |           |              |
|-------------------------|---|-----------|--------------|
| <b>P/OUT/2021/01128</b> | <b>Land East of The Paddocks,<br/>Mosterton DT8 3HQ</b> | <b>4e</b> | <b>51-71</b> |
|-------------------------|---|-----------|--------------|

Amendments to conditions:

7. 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 and a timetable for the implementation of the scheme, 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~~ approved details and timetable for implementation.

Reason: To prevent the increased risk of flooding.

9. Notwithstanding the information shown on the plans approved by this application, no development must commence until precise details of the access, geometric highway layout, turning and parking areas have been submitted to and agreed in writing by the Planning Authority. The development shall be carried out in accordance with the approved details.

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

One additional written representation (objection) received following the publication of the agenda. Summary of points raised:

|   |  |           |                |
|---|--|-----------|----------------|
| <ul style="list-style-type: none"> <li>• Potential contribution to surface water flooding of surrounding properties.</li> <li>• Existing issues with surface water flooding of Chedington Lane.</li> <li>• The roads, roofs and hard landscaping from the development will exacerbate this flooding regardless of the installation of a flood mitigation pond.</li> </ul>   |  |           |                |
| <b>WP/19/00993/OUT</b>  | <b>Land at, Beverley Road, Weymouth</b>  | <b>4f</b> | <b>73-91</b>   |
| <p>Amendments to conditions:</p> <p>9. No development shall take place until a scheme for all existing on-site drainage features, which serve the surrounding Littlemoor development to be cleared of overgrowth and brought back to their original design standard submitted to and approved in writing by the local planning authority. Inlets and outlets should be cleared, and headwalls repaired as necessary to the satisfaction of the Local Planning Authority. The scheme shall be implemented prior to <del>first</del> <u>first</u> occupation of the development and photographic evidence shall be submitted and agreed by the Local Planning Authority. The drainage features shall be maintained as such thereafter.</p> <p>Reason: To ensure correct functioning of the existing SuDS basin and proposed drainage infrastructure.</p> <p>One additional written representation (objection) received following the publication of the agenda. Summary of points raised:</p> <ul style="list-style-type: none"> <li>• Land is a drainage area would be irresponsible to build on this</li> <li>• Loss of trees – homes to many species of bird</li> <li>• Loss of biodiversity</li> <li>• Impact on the privacy and light of the surrounding policies and this open space given the community the benefit of natural space.</li> <li>• Plans shows chimneys which implies burning of fossil fuels which impacts on air quality.</li> <li>• No affordable housing within the project does not benefit area or town.</li> <li>• Littlemoor has already taken a large share of extra homes over the previous few years with no extra infrastructure.</li> </ul> |  |           |                |
| <b>WP/20/00944</b>  | <b>35 Easton Street Portland DT5 1BS</b> | <b>4g</b> | <b>106-109</b> |

Amended recommendation:

That the Committee be minded to delegate Authority to the Head of Planning to Grant subject to the receipt of a no objection response from Natural England to the Appropriate Assessment undertaken by the competent Authority (Dorset Council) submitted to Natural England for comment on the 1<sup>st</sup> December 2021 and that the Head of Planning determines the application accordingly.

Amendments to conditions:

3. Notwithstanding the provision of Schedule 2, Part 1 Classes A and B of the Town and Country (General Permitted Development) **(England) Order 2015** or any order revoking or re-enacting that Order with or without modification, no enlargement shall be carried out to plots 1 to 4 without a further application for planning permission being approved.

Reason: In the interests of maintaining the character of the conservation area.

4. Before the detached dwelling and garages hereby approved **are** first occupied or utilised the turning and parking shall be constructed in accordance with the approved plans. Thereafter, these areas must be permanently maintained, kept free from obstruction and available for the purposes specified.

Reason: To ensure the proper and appropriate development of the site in the interest of highway safety.

11. Notwithstanding the provision of Schedule 2, Part 1 Classes A and B of the Town and Country (General Permitted Development) **(England) Order 2015** or any order revoking or re-enacting that Order with or without modification, no windows or doors shall be inserted on the south elevation of Plot 3 at ground floor without a further application for planning permission being approved

Reason: In the interests of neighbouring amenity.

12. Condition 12 to be **deleted** following update of condition 3.

Amendment to the 'Planning Assessment' (Section 15) of the committee report:

15.13 Impact on Habits within the Chesil & Fleet European Protected Site:

This application will result in four new dwellings within the Chesil & Fleet European site. On the basis of additional population, it has been calculated that this scheme will result in an additional 4.73 people taking into account the number of bedrooms within the existing guest house and the scale of the proposed dwellings to be created.

15.14 Natural England, the Appropriate Nature Conservation Body as defined by the Conservation of Habitats and Species Regulations (2017), have previously raised



concerns about recreational pressure affecting the integrity of the Chesil and the Fleet European Site.

15.15 Natural England cited evidence on the excess recreational use of the Chesil and the Fleet European Site, including:

- 'Chesil Beach 2019 Recreational Activity Strategy', Footprint Ecology (2019) (ref: 549); and
- Supplementary Advice for Conservation Objectives (SACO) for the Chesil Beach and the Fleet SPA, Natural England (2019).

15.16 The Footprint Ecology report confirms that there is currently an unacceptable level of existing recreational pressure at Chesil Beach and the Fleet which is likely to be compromising the integrity of the SAC site features. There are concerns that the trampling of habitats and species by people are resulting in adverse effects on the features of the SAC designation.

15.17 The SACO identified significant concerns regarding recreational pressures on the features of the site, in particular Little Tern, which is in unfavourable condition with the target of restoring the population numbers to those upon designation. Recreational pressure, particularly from dog walkers and water sports during the winter period, is thought to be having an adverse effecting the over-wintering birds of the SPA.

15.18 Natural England have also raised concerns about air quality upon the Chesil and the Fleet European site as a result of additional vehicular movements from the increase in local population. They have advised that development which results in an increase in population within 5km of the Chesil Beach and the Fleet European site may contribute to an unacceptable increase in recreational pressures on the features of the designated area.

15.19 In the interim period, prior to evidence being gathered and a strategy being adopted, Natural England have suggested that a potential approach is for the local authority to consider interim measures. This would allow planning applications to be determined in the shorter term, prior to a more permanent strategy being adopted.

15.20 Natural England have provided a series of measures which they consider likely to provide the mitigation necessary to avoid the unacceptable impacts upon the Chesil and the Fleet European Site in the interim period.

15.21 Natural England have also estimated the costs of these measures to be £191,673 per year (Appendix B), which over the period to 2038 equates to a total cost of £3,450,114.

15.22 Anticipated housing supply within 5km of the Chesil and the Fleet over the period to 2038 = 6,904 dwellings. Cost charge per dwelling is therefore £3,450,114 / 6,904 = £499.73. The funding to deliver these measures will be taken from Dorset Council's CIL pot.

15.23 Having concluded that the application will have a likely significant effect in the absence of avoidance and mitigation measures on the above European sites, an Appropriate Assessment was undertaken by Dorset Council as Competent Authority in accordance with requirements under Regulation 63 of the Conservation of Habitats and Species Regulations 2017, Article 6 (3) of the Habitats Directive.

15.24 The Appropriate Assessment concluded that in light of the mitigation provided, there will be no adverse effect on the integrity of the designated sites. The net increase in population at the site is 4.73 people, which is approximately equivalent to two additional dwellings. Therefore, a contribution of **£999.46** is required. The funding to deliver these measures will be taken from Dorset Council's CIL contributions.

## Appendix – Decision List

**APPLICATION NUMBER:** P/FUL/2021/03959

**APPLICATION SITE:** Weymouth Connect, 5 Grosvenor Road, Weymouth, DT4 7QL

**PROPOSAL:** *Installation of roof mounted solar photovoltaic (PV) panels and associated infrastructure*

**DECISION:** Grant permission subject to the following conditions:-

(1) Time Limit – Commencement of Development

The development hereby permitted shall be begun not later than the expiration of three years from the date of this permission.

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

(2) Development in Accordance with Approved Plans and Drawings

The development hereby permitted shall be carried out in accordance with the following plans and drawings submitted in support of the application for planning permission:

- (i) Drawing Number 01 dated 25/08/2021 and titled SIE PLAN;
- (ii) Drawing Number 02 dated 25/08/2021 and titled LOCATION PLAN;
- (iii) Drawing Number 03 dated 25/08/2021 and titled ROOF PLAN;
- (iv) Drawing Number 05 dated 25/08/2021 and titled PROPOSED ELEVATIONS.

Reason: To regulate the development having regard to Policies ENV1, ENV4, ENV10, ENV12, ENV13 and COM7 of the adopted West Dorset, Weymouth & Portland Local Plan 2015.

Informative Note

(1) Statement of Positive Involvement

In accordance with the National Planning Policy Framework, as the local planning authority, Dorset Council takes a positive and proactive approach to development proposals focused on solutions. The Council worked with the applicant/agent in a positive and proactive manner by providing a pre-application advice service

## Appendix – Decision List

**APPLICATION NUMBER:** P/FUL/2021/02076

**APPLICATION SITE:** Marsh Sports Complex Full Site Weymouth Outdoor Education Centre Knightsdale Road Weymouth DT4 0HS.

**PROPOSAL:** Construction of a temporary compound comprising of a kiosk unit to house data exchange for telecommunications (Jurassic Fibre) including concrete slab for placement, and 1.8 metre high steel palisade perimeter fencing.

**DECISION:** Delegate authority to the Head of Planning to grant planning permission subject to the agreement of the Highway Authority to the submitted construction method statement 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:

Site location plan – JFL 110.01

Proposed Block Plan – JFL.110.102

Compound Plan – JFL.110.001

Compound Elevations – JFL.110.002

Kiosk Elevations – JFL.110.003

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

3. The development hereby approved shall be carried out strictly in accordance with the details in the submitted Construction Method Statement received by the Local Planning Authority on 23 November 2021.

Reason: To minimise the likely impact of construction traffic on the surrounding highway network.

4. Prior to development above ground level, precise details of the colour and finish of the kiosk and fencing shall be submitted to, and approved in writing by, the Local Planning Authority. Thereafter, the development shall proceed in accordance with such details as have been agreed and shall be retained as such thereafter.

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

## Appendix – Decision List

### Informative Notes:

1. Informative: National Planning Policy Framework Statement  
In accordance with paragraph 38 of the NPPF the council, as local planning authority, takes a positive approach to development proposals and is focused on providing sustainable development.

The council works with applicants/agents in a positive and proactive manner by:

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

In this case:

- The applicant/agent was updated of any issues and provided with the opportunity to address issues identified by the case officer.
- The applicant was provided with pre-application advice.
- The application was acceptable as submitted and no further assistance was required.

2. Informative: The applicant is advised that the granting of planning permission does not override the need for existing rights of way affected by the development to be kept open and unobstructed until the statutory procedures authorising closure or diversion have been completed. Development, in so far as it affects a right of way should not be started until the necessary order for the diversion has come into effect

## Appendix – Decision List

**APPLICATION NUMBER:** P/FUL/2021/00928

**APPLICATION SITE:** Land Adjacent Buckland House Buckland House Lane Buckland Ripers Weymouth DT3 4FT.

**PROPOSAL:** Use of land as camping site from 15th May to 30th June only.

### **DECISION:**

**(A):** Delegate authority to the Head of Planning to grant planning permission subject to the completion of a legal agreement under S106 of the Town and Country Planning Act 1990 (as amended) in a form to be agreed by the legal services manager to secure a financial contribution of £1932.28 to mitigation and avoidance measures for the Chesil and Fleet and 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:

Site Plan - 17/154/01 Rev A

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

3. The Site shall be used for tented camping only and not for motorhomes or caravans. Tents shall only be erected on the land between 15<sup>th</sup> May and 31<sup>st</sup> August, inclusive, in any one year.

REASON: For the avoidance of doubt and in the interests of the visual amenities of the locality.

4. The development hereby approved shall be carried out and maintained in accordance with the approved Biodiversity Mitigation & Enhancement Plan signed by D. Carpendale and dated 7/11/2018, and agreed by the Natural Environment Team on 28/11/2018, unless a subsequent variation is agreed in writing with the Council.

REASON: To ensure the adequate protection of a species and its habitat protected by law that exists on the site.

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5. There shall be no external lighting of the site, including the toilet block granted consent under planning application WD/D/20/001703 outside of the camping period hereby approved of 15th May and 1<sup>st</sup> September, inclusive in any one year.

Reason: To protect the amenity of neighbouring residents and the landscape character.

### Informative Notes:

#### 1. National Planning Policy Framework Statement

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

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

In this case:

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

**(B):** Refuse permission for the reasons set out below if the agreement is not completed within 6 months of the committee resolution or such extended time as agreed by the Head of Planning:

1. The site is located within 5km of Chesil and The Fleet European Habitats Sites where an Appropriate Assessment has concluded that significant effects from additional recreational pressures cannot be ruled out. In the absence of a financial contribution to Strategic Avoidance and Mitigation Measures to mitigate the impacts of the development, the proposal would have an unacceptable affect on these sites and would be contrary to policy ENV2 of the West Dorset Weymouth and Portland Local Plan and section 15 of the National Planning Policy Framework.

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**APPLICATION NUMBER** P/FUL/2021/02048

**APPLICATION SITE:** Land Adjacent 423 Chickerell Road Chickerell DT3 4DG.

**PROPOSAL:** Erect 1no. dwelling.

**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 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 - DGA P 01  
Proposed Ground Floor Plan - DGA P 05  
Proposed first floor basement plan - DGA P 06  
Proposed Roof Plan - DGA P 07  
Proposed Site Plan - DGA P 08  
Proposed Elevations (front) - DGA P 09  
Proposed Elevations (side) - DGA P 10  
Proposed Elevations (rear) - DGA P 11

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

3. Prior to development above damp proof course level, details (including colour photographs) of all external facing materials for the wall(s) and roof(s) shall have been submitted to, and approved in writing by the Local Planning Authority. Thereafter, the development shall proceed in accordance with such materials as have been agreed.

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

4. Before the development is occupied or utilised the first 5.0 metres of the vehicle access, measured from the rear edge of the highway (excluding the vehicle crossing - see the informative note below), must be laid out and constructed to a specification submitted to and approved in writing by the Local Planning Authority).

Reason: To ensure that a suitably surfaced and constructed access to the site is provided that prevents loose material being dragged and /or deposited onto the adjacent carriageway causing a safety hazard.

5. In the event that 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



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contamination be found requiring remediation, a remediation scheme, including a time scale, shall be submitted to and approved in writing by the Local Planning Authority. 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.

6. Before the development hereby approved is first occupied or utilised the turning and parking shall be constructed in accordance with the approved plans. Thereafter, these areas must be permanently maintained, kept free from obstruction and available for the purposes specified.

Reason: To ensure the proper and appropriate development of the site in the interest of highway safety.

### Informative Notes:

#### 1. Informative: 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 application was acceptable as submitted and no further assistance was required.

#### 2. Street Naming and Numbering

The Council is responsible for street naming and numbering within our district.

This helps to

effectively locate property for example, to deliver post or in the case of access by the emergency

services. You need to register the new or changed address by completing a form. You can find out

more and download the form from our website

[www.dorsetcouncil.gov.uk/planning-buildings-land/street-naming-and-numbering](http://www.dorsetcouncil.gov.uk/planning-buildings-land/street-naming-and-numbering)

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

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4.Informative: This development constitutes Community Infrastructure Levy 'CIL' liable development. CIL is a mandatory financial charge on development and you will be notified of the amount of CIL being charged on this development in a CIL Liability Notice. To avoid additional financial penalties it is important that you notify us of the date you plan to commence development before any work takes place and follow the correct CIL payment procedure.

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**APPLICATION NUMBER:** WP/19/00993/OUT

**APPLICATION SITE:** Land at Beverley Road, Weymouth.

**PROPOSAL:** Outline application for the erection of 17no. dwellings with associated access.

### **DECISION:**

**(A):** Delegate to the Head of Planning to grant, subject to the following conditions 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 Legal Services Manager to secure the following:

The provision of an affordable housing financial contribution of £31,565.00 index linked, a financial contribution of £4128.00 for woodland compensation and a financial contribution of £15,120.00 for slow worm translocation.

1) Before any development is commenced details of 'reserved matters' (that is any matters in respect of which details have not been given in the application and which concern the layout, scale, appearance or landscaping) shall be submitted to the Local Planning Authority for its approval.

Reason: This condition is required to be imposed by the provisions of Article 4(1) of the Town and Country Planning (Development Management Procedure) Order 2010.

2) Application for approval of any 'reserved matter' must be made 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 92 of the Town and Country Planning Act 1990 (as amended).

3) 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).

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

Location and Block Plan – drawing number ASP.18.127.001

Proposed Access Arrangements – drawing number ASP.18.127.003 A

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

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5) No development above Damp Proof Course (DPC) level shall be commenced until a soft landscaping and planting has been submitted to and agreed in writing by the Local Planning Authority. The approved scheme shall be implemented in full during the planting season November-March following commencement of the development or within a timescale to be agreed in writing with the Local Planning Authority. The scheme shall include a detailed landscape plan to provide details of tree and hedge planting throughout the site, details of species and planting method and provision for the maintenance and replacement as necessary of the trees and shrubs for a period of not less than 5 years.

Reason: To ensure the satisfactory landscaping of the site and enhance the biodiversity, visual amenity and character of the area.

6) The landscaping works to be approved under Condition 1 shall include a tree and hedging protection plan showing the trees and hedging to be retained and fully safeguarded during the course of site works and building operations. No works shall commence until all trees to be protected shall be protected from damage for the duration of works in accordance with BS 5837:2005 or any new standard that may be in force at the time that development commences. No unauthorised access or placement of goods, fuels or chemicals, soil or other material shall take place within the tree protection zone(s). Any trees or hedges removed without the written consent of the Local Planning Authority, or dying or being severely damaged or becoming seriously diseased before the completion of development or up to 12 months after occupation of the last dwelling shall be replaced with trees or hedging of such size, species in a timescale and in positions as may be approved in writing by the Local Planning Authority.

Reason: To ensure that trees and hedges to be retained are adequately protected from damage to health and stability throughout the construction period and in the interests of amenity.

7) The layout details to be approved under Condition 1 shall include 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 submitted scheme shall include a timetable for implementation of the works. Thereafter the surface water scheme shall be fully implemented in accordance with the submitted details and the timetable.

Reason: To prevent the increased risk of flooding, to improve and protect water quality, and to improve habitat and amenity.

8) The layout details to be approved under Condition 1 shall include details of maintenance & management of both the proposed and existing surface water sustainable drainage scheme and any receiving system have been submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented and thereafter managed and maintained in accordance with the

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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.

9) No development shall take place until a scheme for all existing on-site drainage features, which serve the surrounding Littlemoor development to be cleared of overgrowth and brought back to their original design standard submitted to and approved in writing by the local planning authority. Inlets and outlets should be cleared, and headwalls repaired as necessary to the satisfaction of the Local Planning Authority. The scheme shall be implemented prior to first occupation of the development and photographic evidence shall be submitted and agreed by the Local Planning Authority. The drainage features shall be maintained as such thereafter.

Reason: To ensure correct functioning of the existing SuDS basin and proposed drainage infrastructure.

10) Before the development is first occupied or utilised the first 15.00 metres of the vehicle access, measured from the rear edge of the highway (excluding the vehicle crossing), must be laid out and constructed to a specification which shall have been submitted to and approved in writing by the Planning Authority.

Reason: To ensure that a suitably surfaced and constructed access to the site is provided that prevents loose material being dragged and/or deposited onto the adjacent carriageway causing a safety hazard.

11) No development above damp proof course level shall take place until a detailed scheme to enable the charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations within the development has been submitted and approved in writing with the local planning authority. The scheme shall include a timetable for implementation. Thereafter the development shall be carried out in accordance with such details as have been approved by the Local Planning Authority including the timetable for implementation.

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.

12) No development above damp proof course level shall be commenced until a timetable for the implementation of the measures of the Biodiversity Plan has been submitted and agreed in writing by the Local Planning Authority. Thereafter, the development shall be carried out in accordance with the agreed timetable and the approved Biodiversity Plan, signed by Alex Haigh and dated 10/08/2021 and agreed by the Natural Environment Team on 13/08/2021, unless a subsequent variation is agreed in writing with the Council.

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Reason: In the interests of biodiversity mitigation and enhancement.

Informatives:

- 1) NPPF
- 2) S106
- 3) CIL – Outline
- 4) Biodiversity Plan
- 5) House Name & Numbering
- 6) Surface Water Basin – The Flood Risk Management Team advised that further study in respect of the basin size may suggest that the storage allowed for could be reduced, thereby potentially enabling improved landscaping and reduced H&S mitigation measures.
- 7) Dorset Highways - The vehicle crossing serving this proposal (that is, the area of highway land between the nearside carriageway edge and the site's road boundary) must be constructed to the specification of the Highway Authority in order to comply with Section 184 of the Highways Act 1980. The applicant should contact Dorset Highways by telephone at 01305 221020, by email at [dorsethighways@dorsetcouncil.gov.uk](mailto:dorsethighways@dorsetcouncil.gov.uk), or in writing at Dorset Highways, Dorset Council, County Hall, Dorchester, DT1 1XJ, before the commencement of any works on or adjacent to the public highway.
- 8) Privately managed estate roads - As the new road layout does not meet with the 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.

**(B):** Delegate authority to the Head of Planning to refuse permission for the reasons set out below if the legal 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) In the absence of a satisfactory completed Section 106 agreement the scheme fails to ensure provision of the affordable housing financial contribution for off-site provision. Hence the scheme is contrary to policy HOUS 1 of the West Dorset, Weymouth and Portland Local Plan 2015 and the National Planning Policy Framework (2021).
- 2) In the absence of a satisfactory completed S106 agreement the scheme fails to provide adequate compensatory biodiversity/nature conservation measures through the provision of a financial contribution for woodland compensation and financial contribution for the translocation of slow worms. Hence the scheme is contrary to policy ENV 2 of the West Dorset, Weymouth and Portland Local Plan and Section 15 of the National Planning Policy Framework (2021).

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**APPLICATION NUMBER:** WP/20/00944

**APPLICATION SITE:** 35 Easton Street Portland, DT5 1BS.

**PROPOSAL:** Change of use from bed and breakfast accommodation and conversion to 3 no. residential dwellings. Erection of detached garage and erection of 3 bedroomed bungalow.

**DECISION:** Delegate authority to the Head of Planning to Grant subject to the receipt of a no objection response from Natural England to the Appropriate Assessment undertaken by the competent Authority (Dorset Council) submitted to Natural England for comment on the 1<sup>st</sup> December 2021 and 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:

Location Plan 2023-01

Site Plan 2023-03A

Floor plans and elevations Plots 1, 2, 3 2023-04A

Floor Plans Elevations Plot 4 2023-05

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

3. Notwithstanding the provision of Schedule 2, Part 1 Classes A and B of the Town and Country (General Permitted Development) (England) Order 2015 or any order revoking or re-enacting that Order with or without modification, no enlargement shall be carried out to plots 1 to 4 without a further application for planning permission being approved.

Reason: In the interests of maintaining the character of the conservation area.

4. Before the detached dwelling and garages hereby approved are first occupied or utilised the turning and parking shall be constructed in accordance with the approved plans. Thereafter, these areas must be permanently maintained, kept free from obstruction and available for the purposes specified.

Reason: To ensure the proper and appropriate development of the site in the interest of highway safety.

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5. Before the commencement of development unless otherwise agreed by the Local Planning Authority, full details of hard and soft landscaping (including boundary treatments, finished floor levels, hard surfacing materials and maintenance arrangements for the soft landscaping) shall be submitted to and approved in writing by the Local Planning Authority. All hard and soft landscaping shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme of implementation that shall have first been agreed in writing by the Local Planning Authority.

Reason: Landscaping is considered essential in order to preserve and enhance the visual amenities of the locality.

6. The soft landscaping shall be maintained in accordance with the details agreed under condition No. 5 and 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.

Reason: To ensure the satisfactory landscaping of the site and enhance the biodiversity, visual amenity and character of the area.

7. Prior to development above damp proof course level, details and samples of all external facing materials for the wall(s) and roof(s) shall be submitted to, and approved in writing by, the Local Planning Authority. Thereafter, the development shall proceed in accordance with such materials as have been agreed.

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

8. All new windows and external doors in the development (including frames) shall be of timber and set in reveal to a depth of at least 90mm. The external surfaces of the windows shall be finished and retained white, or such other colour as shall first have been approved in writing by the Local Planning Authority. The dormers shall be painted the same colour as existing. Thereafter, all windows & external doors shall be retained as agreed in perpetuity.

Reason: To protect the external appearance of the building.

9. All new and replacement roof lights shall be top hung with vertical glazing bar(s) and fitted flush to the roof plane.

Reason: To preserve or enhance the character and appearance of the heritage asset.

10. Prior to the commencement of any development hereby approved, above damp course level, details of all proposed means of enclosure, boundary walls and fences to the site, shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall thereafter be implemented in full accordance with the approved details and retained in perpetuity.



## Appendix – Decision List

Reason: In the interests of the amenities of the area

11. Notwithstanding the provision of Schedule 2, Part 1 Classes A and B of the Town and Country (General Permitted Development) (England) Order 2015 or any order revoking or re-enacting that Order with or without modification, no windows or doors shall be inserted on the south elevation of Plot 3 at ground floor without a further application for planning permission being approved.

Reason: In the interests of neighbouring amenity.

Informatives

a) 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.

b) This development constitutes Community Infrastructure Levy 'CIL' liable development. CIL is a mandatory financial charge on development and you will be notified of the amount of CIL being charged on this development in a CIL Liability Notice. To avoid additional financial penalties it is important that you notify us of the date you plan to commence development before any work takes place and follow the correct CIL payment procedure.

c) The vehicle crossing serving this proposal (that is, the area of highway land between the nearside carriageway edge and the site's road boundary) must be constructed to the specification of the Highway Authority in order to comply with **Section 184 of the Highways Act 1980**. The applicant should contact Dorset Highways by telephone at 01305 221020, by email at [dorsethighways@dorsetcouncil.gov.uk](mailto:dorsethighways@dorsetcouncil.gov.uk), or in writing at Dorset Highways, Dorset Council, County Hall, Dorchester, DT1 1XJ, before the commencement of any works on or adjacent to the public highway.

If consent were given as part of obtaining the Section 184 licence all statutory undertakers must be consulted and their requirements acted upon. British Telecom may require their chamber in footway in front of the access to be relocated for which sufficient time and resource must be allowed. The cost of this could be considerable.

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