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## WESTERN AND SOUTHERN AREA PLANNING COMMITTEE

### MINUTES OF MEETING HELD ON THURSDAY 8 FEBRUARY 2024

**Present:** Cllrs David Shortell (Chairman), Jean Dunseith (Left the meeting at 11:43) (Vice-Chairman), Kelvin Clayton, Susan Cocking, Nick Ireland, Paul Kimber, Sarah Williams and John Worth

**Apologies:** Cllrs Dave Bolwell and Kate Wheller

**Also present:** Cllrs Anthony Alford and David Walsh

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

Ann Collins (Area Manager – Western and Southern Team), Philip Crowther (Legal Business Partner - Regulatory), Paul Eastwood (Engineer (Development Liaison)), Mike Garrity (Head of Planning), Joshua Kennedy (Democratic Services Officer), Shanta Parsons (Senior Planning Officer), Matthew Pochin-Hawkes (Lead Project Officer), Steve Savage (Transport Development Liaison Manager) and Elaine Tibble (Senior Democratic Services Officer)

**74. Declarations of Interest**

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

**75. Minutes**

The minutes of the meeting held on 11 January 2024 were confirmed and signed.

**76. Planning Applications**

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

**77. Application P/FUL/2023/04091 Dower House, Parnham House, Parnham, Beaminster, DT8 3LZ**

The Lead Project Officer presented the application for the erection of a new dwelling and alternations to an existing dwelling on the Parnham Estate.

Members were shown the location of the application site and an aerial view of the area with the site boundaries highlighted. The site fell within the Area of Outstanding Natural Beauty and outside the Defined Development Boundary. It was also noted that the setting of Parnham House was Grade I listed, the Registered Park and Gardens Grade II\* listed and Dower House was Grade II listed.

Photographs of Parnham House were shown, and it was explained that a fire in 2017 had caused extensive internal damage to the building and restoration work was currently ongoing. The Lead Project Officer explained the location of Dower House in relation to Parnham House and provided plans outlining the parts of the dwelling which were proposed to be demolished. Photographs of the tracks linking the two buildings, the access and parking area were also shown.

An application for an extension to the Dower House was approved in 2021 and the current plans were similar in regard to design, scale and materials to the approved application from 2021. The floorplans and elevations of the proposed new dwelling were shown to members, it was explained that it would be a more modern design but use similar materials to the existing Dower House. Both dwellings were intended to be used as holiday lets.

The Lead Project Officer explained that the new dwelling was considered to cause less than substantial harm to Parnham House, Dower House and the Registered Park and Gardens. The new building would approximately double the footprint of the development at the entrance to the estate and the scale of the development was considered to be harmful to the setting of the listed buildings. The public benefits of the application were considered to be limited and included the economic benefits of providing a single holiday let accommodation to the area, increasing choice of holiday accommodation and a biodiversity net gain. It was not considered that the public benefits outweighed the harm caused to the heritage assets.

Public representations were received from the applicant, Mr Grant, Cllr Monks Chairman of Beaminster Town Council and Cllr Alford the member of the adjacent ward to the application site, who all spoke in support of the application. It was highlighted that this application was necessary to create a sustainable business that would in turn support the restoration of Parnham House and the importance of the economic benefits that the application would bring to Beaminster.

In response to questions from members the Lead Project Officer provided the following responses:

- The historic route linking Parnham House with Dower House contributed to the setting of Parham House and held heritage value and therefore it was considered there was some harm being caused by the additional dwelling.
- A Section 106 would be needed to link the proposed dwelling as holiday accommodation to the Parnham estate to ensure that it could not be sold separately, should the committee decide to grant permission.
- The Dorset Council Highways team expressed concern at the initial application, however subject to a condition restricting the access to the site to a single dwelling, so as not to increase the vehicle movements on that junction, they had no objections.

Members felt that the new dwelling would be in keeping with the Dower House in terms of size and appearance and therefore would not detract from the entrance to Parnham Estate. The extra revenue would also further support the applicant in restoring Parnham House.

Several members of the committee expressed their support for the application, based on the economic benefits and the less than substantial harm that was considered to be caused to the setting of the listed buildings and the registered park and gardens.

There was an adjournment from 11:16 – 11:27 to allow the planning officers to consider the wording of the proposal.

Members considered that less than substantial harm to the setting of Parnham House, the Dower House and the Registered Park and Gardens was outweighed by the public benefits (economic) of the construction of one unit of holiday accommodation.

The Lead Project Officer presented the planning conditions, should the committee decide to approve the application.

Proposed by Cllr Worth and seconded by Cllr Ireland.

Decision:

- A) That authority be delegated to the Head of Planning or the Service Manager for Development Management and Enforcement to grant planning permission subject to the completion of a legal agreement under section 106 of the Town and County Act 1990 (as amended) in a form to be agreed by the Legal Services Manager to secure the tying of the proposed holiday-let to Parnham House so that it cannot be sold off separately.

And subject to conditions set out in the appendix to these minutes.

- B) That authority be delegated to the Head of Planning or the Service Manager for Development Management and Enforcement to refuse planning permission for the reason set out in the Committee Report if the legal agreement is not completed within 6 months of the committee resolution or such extended time as agreed by the Head of Planning or Service Manager for Development Management and Enforcement.

Cllr Dunseith left the meeting at 11:43

78. **Application P/FUL/2023/06865 Uplyme Road Business Park, Uplyme Road, Lyme Regis, DT7 3LS**

The Senior Planning Officer presented the application for the construction of 13 storage units. The application had come to committee due to part of the application site being on Dorset Council owned land.

The location of the site within Lyme Regis was shown and the area of land that was owned by Dorset Council was highlighted. Photographs of the access to the site, the site itself and the boundaries of the site were shown to members.

The proposal included the siting of 13 storage units, additional landscaping and a parking area and the proposed plans were shown to members. The proposal was considered to be acceptable subject to conditions.

In response to a question from one member the Senior Planning Officer assured the committee that there would be no adverse impact on the neighbouring medical centre as a result of the proposal.

Members were in agreement that the application posed no issues.

Proposed by Cllr Williams and seconded by Cllr Kimber.

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

### **Application P/HOU/2023/05788 84 Croft Road, Portland, DT5 2EP**

- a) The Planning Officer presented the application for the erection of a single storey rear and side extension to a residential dwelling in Portland. It was explained that the application had come to the committee for determination because part of the application site was Dorset Council owned land.

The location of the application site was outlined on a map of Portland and the area of the site owned by Dorset Council was also highlighted. The site fell within the Defined Development Boundary and within the Neighbourhood Plan Area.

The existing and proposed elevations and floorplans of the dwelling were shown to members, as well as photographs of the property showing where the proposed extension would be located.

Members felt that the extension would be in keeping with the residential area and did not present any issues.

Proposed by Cllr Kimber and seconded by Cllr Cocking.

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

### **79. Urgent items**

There were no urgent items.

### **80. Exempt Business**

There was no exempt business.

### **81. Update Sheet**

### **Decision List**

**Duration of meeting:** 10.00 am - 12.09 pm

**Chairman**

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## Western & Southern Area Planning Committee 08 February 2024 Decision List

**Application:** P/FUL/2023/04091

**Site Address:** Dower House Parnham House Parnham Beaminster DT8 3LZ

**Proposal:** Erection new dwelling. Construct swimming pool and pool plant house. Alterations and extensions to Dower House to provide enhanced internal accommodation; part demolition including existing boiler room, utility room, conservatory, garage, walling, structures within courtyard and detached outbuilding. Reinstatement of carriageway, gates and piers and boundary enclosure; erection of bike stores.

**Recommendation:** That the application be refused.

**Decision: A)** Delegate authority to the Head of Planning or the Service Manager for Development Management and Enforcement to grant planning permission subject to the completion of a legal agreement under section 106 of the Town and County Act 1990 (as amended) in a form to be agreed by the Legal Services Manager to secure the tying of the proposed holiday-let to Parnham House so that it cannot be sold off separately.

And the following planning conditions, wording to be agreed in consultation with the Chair of the Planning Committee:

1. Plans list
2. Time limit (linked to River Lodges and Orchard Rooms)
3. Holiday purposes only (new dwelling)
4. External materials – including specification and samples
5. Windows and doors – detailed design
6. Gates, finials and piers – detailed design and method
7. New and replacement rainwater goods
8. Landscaping and Planting Scheme
9. Arboricultural Method Statement, Tree Constraints Plan, Tree Removals Plan and Tree Protection Plan.
10. Restricted access – to serve holiday let only
11. Access, turning, manoeuvring and parking
12. Vehicle access specification
13. Electric gates – details
14. Gates – inward opening only, not onto highway
15. Air Source Heat Pumps
16. Biodiversity Plan

**B)** Delegate authority to the Head of Planning or the Service Manager for Development Management and Enforcement to refuse planning permission for the reason set out in the Committee Report if the legal agreement is not completed

within 6 months of the committee resolution or such extended time as agreed by the Head of Planning or Service Manager for Development Management and Enforcement.

**Application:** P/FUL/2023/06865

**Site Address:** Uplyme Road Business Park Uplyme Road Lyme Regis DT7 3LS

**Proposal:** Construction of 13 Storage Units.

**Recommendation:** Grant subject to conditions.

**Decision:** That the application be granted 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 and Block Plan       | plan no. C2344.01A |
| Proposed Site Plan            | plan no. C2344.04  |
| Proposed Floor and Elevations | plan no. C2344.02A |
| Proposed Floor and elevations | plan no. C2344.03A |
| Proposed Sections 1           | plan no. C2344.05A |
| Proposed sections 2           | plan no. C2344.06A |
| Proposed sections 3           | plan no. C2344.07  |

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

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended, and the Town & Country Planning Use Classes Order 1987 as amended (or any order revoking and re-enacting those Orders with or without modification) the premises the subject of this permission shall not be used other than for storage uses falling within Use Class B8 only and shall not be used for distribution.

Reason: In the interests of amenity and to ensure that the use remains compatible with surrounding land uses in the area.

4. The premises shall not be accessed for storage use and no vehicle movements shall be permitted on the site outside the hours of 0700 to 2200 on Mondays to Fridays and 0800 to 2000 on Saturdays, Sundays and Public Holidays.

Reason: To safeguard the character and amenity of the area and living conditions of any surrounding residential properties.

5. There shall be no external storage of items or materials at the site.

Reason: In the interests of residential and visual amenity.

6. There shall be no external lighting at the site, including security lighting, without details of the proposed lighting scheme, including details of the number of lights, location, design and luminance levels having first been submitted to and approved in writing by the Local Planning Authority. Thereafter the lighting shall be installed in accordance with the approved scheme.

Reason: In the interests of visual and residential amenity.

7. Prior to the commencement of any development hereby approved, all existing trees and hedges shown on approved plan Proposed Site Plan Drwg no. C2344.04 to be retained, shall be fully safeguarded and tree protection zones established in accordance with BS 5837:2005 (Trees in relation to construction - recommendations) or any other Standard that may be in force at the time that development commences and these safeguarding measures shall be retained for the duration of construction works and building operations. No unauthorised access or placement of goods, fuels or chemicals, soil or other material shall take place within the tree protection zone(s).

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.

8. Prior to the units hereby approved being first brought into use, a soft landscaping and planting scheme shall be submitted to, and approved in writing, by the Local Planning Authority. The approved scheme shall be implemented in full during the first 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 provision for the maintenance and replacement as necessary of the trees and shrubs for a period of not less than 5 years and shall thereafter be carried out in accordance with it.

Reason: In the interest of visual amenity.

9. Before the development hereby approved is occupied or utilised the turning/manoeuvring and parking shown on Drawing Number C2344.04 must have been constructed. Thereafter, these areas, must be permanently maintained, kept free from obstruction and available for the purposes specified.

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

10. Prior to first use of the development hereby approved, the cycle parking facilities shown on drawing number Proposed Site Plan Drwg no. C2344.04 shall be constructed and made available. Thereafter, these shall be maintained, kept free from obstruction and available for the purposes specified.

Reason: To ensure provision of adequate cycle parking to support sustainable transport.

11. All surface water from the development hereby approved shall be discharged to a piped drainage system and not to a soakaway.

Reason: In the interests of ground stability and flood risk.

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 applicants/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.

**Application:** P/HOU/2023/05788

**Site Address:** 84 Croft Road Portland DT5 2EP

**Proposal:** Erect rear/side single storey extension.

**Recommendation:** Grant subject to conditions.

**Decision:** That the application be granted 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:

Extension Drwg no. 2904:504/002 Rev A

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

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 applicants/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.

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