

**APPLICATION NUMBER:** WP/20/00136/FUL

**APPLICATION SITE:** 375 Dorchester Road, Weymouth

**PROPOSAL:** Demolition of existing dwelling & erection of 6 dwellings with associated landscaping & parking.

**DECISION:** Delegate authority to the Head of Planning to grant subject to planning conditions including a construction environment management plan condition and a condition requiring a scheme for car charging points and implementation of it, with these conditions to be drafted in conjunction with the Chairman of the Area Planning Committee.

- 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 S-1348-01 (received on 18th February 2020)

Site Plan PL-1348-200A (received on 11th March 2020)

Floor Plans and Elevations Plot 1&2 PL-1348-201- REV A (received on 20<sup>th</sup> October 2020)

Floor Plans and Elevations Plot 2&3 PL-1348-201 – REV A (received on 20<sup>th</sup> October 2020)

Floor Plans and Elevations Plot 3&4 PL-1348-202 REV A (received on 20<sup>th</sup> October 2020)

Street Scene PL-1348-204 (received on 4<sup>th</sup> November 2020)

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

- 3) Before the commencement of development, full details of both hard and soft landscaping works shall be submitted to and approved in writing by the Local Planning Authority. The soft landscaping details to be submitted shall include planting plans, protection measures for existing features, planting maintenance schedules. All hard landscaping works shall be carried out prior to first occupation of the dwellings hereby approved. Planting shall be carried out before the end of the first available planting season following substantial completion of the development. In the five year period following the substantial completion of the development any trees that are removed without the written consent of the Local Planning Authority or which die or become (in the opinion of the Local Planning Authority) seriously diseased or damaged, shall be replaced as soon as reasonably practical and not later than the end of the first available planting season, with specimens of such size and species and in such positions as may be agreed with the Local Planning Authority.

In the event of any disagreement the Local Planning Authority shall conclusively determine when the development has been completed, when site conditions permit, when planting shall be carried out and what specimens, size and species are appropriate for replacement purposes.

Reason: In the interests of continued visual public amenity.

- 4) Before the development hereby approved is occupied or utilised the turning and parking shown on the submitted plan must have been constructed. Thereafter these areas must be permanently maintained, kept free from obstruction and made 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.

- 5) Before the development is occupied or utilised the first 10m 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 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.

- 6) Before the development is occupied or utilised the existing access point must be permanently closed by extending the adjoining highway boundary and removing any gates. The existing highway vehicular crossing must be expunged and reinstated to a specification which must be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the proper and appropriate reinstatement of the adjacent highway.

- 7) Before the commencement of development, details and/or samples of all facing and roofing materials shall be submitted to, and approved in writing by the Local Planning Authority and the development shall be completed in accordance with these details.

Reason: To ensure that the external appearance of the completed development is sympathetic to its locality. The development shall not be occupied until the mitigation measures detailed in the approved mitigation plan dated 11.3.20 have been completed in full, unless any modifications to the agreed mitigation plans as a result of the requirements of a European Protected Species Licence or the results of subsequent bat surveys, have first been submitted to and agreed in writing by the Local Planning Authority. Thereafter approved mitigation measures shall be permanently maintained and retained in accordance with the approved details.

Reason: In the interests of a protected species.

- 8) Before the commencement of development, a plan indicating the positions, design, materials and type of boundary treatment to be erected shall be submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall be carried out in accordance with the approved details and shall be completed before the dwellings are occupied.

Reason: To safeguard the amenities of the locality and the privacy of the occupiers of adjoining premises.

- 9) Notwithstanding the provisions of Schedule 2, Part 1, Classes A and B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any other Order revoking or re-enacting that Order with or without modification) no enlargements, alterations or modifications in the form of insertion of first floor windows on any elevation shall be carried out to the dwelling without a further application for planning permission being approved by the Local Planning Authority.

Reason: Enlargements and/or windows could potentially be detrimental to the amenity of the locality and neighbouring properties.

- 10) All windows on the proposed development shall be constructed in timber with the windows painted white, unless otherwise agreed and shall be retained in that condition unless a further application for planning permission is received.

Reason: To ensure that this aspect of the design is in keeping with the character and appearance of the building.

Informatives: NPPF, CIL, Section 184 Highways Act.

**APPLICATION NUMBER:** WD/D/20/001700/OBL

**APPLICATION SITE:** Land to North and West of Cockroad Lane, Beaminster.

**PROPOSAL:** Discharge of planning obligations on Section 52 Agreement dated 10 March 1989 (original planning approval 1/W/88/458).

**DECISION:** That subject to the Applicant paying the Council's proper legal costs, and indemnifying the Council generally in respect of such action, the Section 52 Agreement be revoked by deed of revocation.