

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

MINUTES OF MEETING HELD ON THURSDAY 7 JANUARY 2021

A recording of the meeting can be accessed using the link on the Committee page [here](#)

Present: Cllrs Mike Barron, Dave Bolwell, Kelvin Clayton, Susan Cocking, Jean Dunseith, Nick Ireland, 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):

Anna Lee (Service Manager for Development Management and Enforcement), Ann Collins (Area Manager – Western and Southern Team), Philip Crowther (Legal Business Partner - Regulatory), Zoe Linton (Planning Business Support Officer), Kevin Perry (Senior Enforcement Officer), Emma Telford (Senior Planning Officer) and Denise Hunt (Democratic Services Officer).

53. Apologies

An apology for absence was received from Cllr Louie O'Leary.

54. Declarations of Interest

Cllr John Worth declared that he had predetermined application WD/D/20/001703 - Land Adjacent to Buckland House, Buckland House Lane, Buckland Rippers, DT3 4FT. He would speak as the Ward Member and not take part in the debate or vote 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 Rippers, DT3 4FT. She would speak as the Ward Member and not take part in the debate or vote on this application.

55. Minutes

The minutes of the meeting held on 3 December 2020 were confirmed and would be signed at a future date.

56. 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.

57. Planning Applications

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

58. WD/D/20/001703 - Land Adjacent to Buckland House, Buckland House Lane, Buckland Rippers, DT3 4FT

Cllr Jean Dunseith and Cllr John Worth did not take part in the debate or vote on this application.

The Committee considered a retrospective application for use of land to site a a toilet/shower block and erection of decking and steps.

The Senior Planning officer presented the proposal for a permanent toilet and shower block. A temporary block had been a condition of an original planning permission granted under officer delegation in 2019 in connection with use of the field for camping between 23 June - 8 September each year.

The Committee was advised that this was a new planning application for a permanent structure that needed to be considered on its own merits and was not a variation of conditions approved as part of the previous permission in 2019.

Plans and photographs showed the location and appearance of the toilet/shower block and its visual impact on the rural area, in particular, from different points along Nottingham Lane drawing nearer to the site.

The key planning issues were outlined including principle of development, visual amenity and biodiversity, as well as a summary of the conditions in connection with the application, if approved.

Public written representations received, some of which were also read out at the meeting, are attached to these minutes.

Cllr John Worth, speaking as the Ward Member - Chickerell, highlighted the lack of regard for the planning process or adherence to the original permission by the applicant; the permanency and increased size of the structure, impact on visual amenity and the weakness of the Covid pandemic as a reason for its size given its presence on the site since September 2019.

Cllr Jean Dunseith, also speaking as the Ward Member - Chickerell, highlighted that conditions existed to put a boundary around the planning permission and those attached to the original permission had been

disregarded. In her view this would be a judgement on the importance of conditions.

Whilst appreciating the desire to achieve an award winning camping site, the Committee expressed concerns relating to a lack of respect for the planning process in the way the development had been carried out; the need for a Biodiversity Plan including impact of lighting on wildlife ; the adequacy of the soakaway and septic tank to support a larger block and the need for disabled access.

Members requested additional conditions including the requirement for a Biodiversity Plan and disabled access.

The Committee was advised that the lighting associated with the block was switched off during periods when not in use and that the efficacy of the soakaway / septic tank would be a private matter for the applicant and that any complaints was a separate issue to be dealt with by the Environmental Health department.

Subject to the inclusion of the suggested additional conditions, it was proposed by Cllr Kate Wheller, seconded by Cllr Nick Ireland

Decision: That authority be delegated to the Head of Planning to approve subject to the planning conditions as set out in the officer's report and additional conditions regarding the submission and implementation of a biodiversity mitigation and enhancement plan, particularly in respect of small mammals and the impact of lighting, and a condition in respect of disabled access to the toilets and shower facilities, to comply with the wording of the Disability Act, with the conditions to be agreed between the planning officer and Chairman of the planning committee.

Following consideration of the above application, the meeting was adjourned between 11.23-11.33am for a comfort break.

59. **Update Enforcement Report - Homestead Farm, Main Street, Bothenhampton, Bridport, DT6 4BJ**

The Committee considered an update on enforcement action in respect of a breach of planning - demolition of the original farmhouse and erection of a dwelling not in accordance with planning approval WD/D/17/002888 as amended via the approved non material amendment (NMA) approvals WD/D/19/000355/NMA & WD/D/19/000624/NMA.

The Senior Enforcement Officer confirmed that a Section 78 appeal had been submitted by the applicants that would be dealt with by a planning inquiry. If this appeal was dismissed, the Planning Inspector would provide a view on the harm created by the development that could underpin any future enforcement action. He therefore advised that enforcement action should not be undertaken before the appeal decision was known.

The public written representations were read out at the meeting and are attached to these minutes. The Senior Enforcement Officer responded to the points raised during public participation.

The Committee expressed concern regarding the measurements contained in the various plans and were assured that the "as built" measurements were correct and that plans submitted as a result of the various NMAs and as part of the appeal documentation would be vigorously checked by officers over the coming weeks.

A request was made to not lose sight of the fact that the building footprint had altered meaning that it was closer to Main Street and higher up the slope.

Proposed by Cllr Jean Dunseith, seconded by Cllr Bill Pipe.

Decision: That committee agrees that no formal enforcement action be taken at this time pending the determination of the appeal lodged by the owner, which if refused gives the Council support in taking formal enforcement action and being able to successfully defend that decision at any subsequent challenge.

Should the appeal be dismissed and the Council's refusal of planning permission be upheld, then a further report will be presented to the next available committee seeking authority to enforce against those elements refused consent, and/or, those elements identified by the Inspector's decision letter as being harmful to amenity.

60. **Urgent items**

There were no urgent items.

Appendix - Decision List

Duration of meeting: 10.00 am - 12.10 pm

Chairman

.....