

APPLICATION NUMBER: WD/D/20/001703

APPLICATION SITE: Land Adjacent to Buckland House, Buckland House Lane, Buckland Rippers DT3 4FT

PROPOSAL: Use of land to site toilet/shower block and erection of decking and steps (retrospective).

DECISION: Delegate authority 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.

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

Site Plan - Drawing Number 17/154/07 Rev A received on 22/07/2020
Proposed Floor plans and Elevations - Drawing Number 17/054/08 Rev A received on 22/07/2020

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

2) The toilet/shower block hereby approved shall only be operational and lit between 30th June and 1st September, inclusive, in any one year.

REASON: For the avoidance of doubt given its associated use with the use of the adjoining land as a camp site between those dates only and in the interests of the visual amenities of the locality.

3) Within 12 weeks of the date of this permission, the toilet/shower block hereby approved shall be wrapped in a matt, dark green non-metallic colour film and permanently maintained as such thereafter.

REASON: In the interest of visual amenity.

4) No additional external lighting to that listed in the email from the agent dated 11/09/20, shall be erected on the unit hereby approved without the prior consent of the Local Planning Authority. Thereafter, the development must be carried out in accordance with the agreed details.

REASON: In the interests of visual amenity.

5) Within 3 months of the date of this permission, a tree planting scheme shall have been submitted to and agreed in writing by the Local Planning Authority. The scheme will include details of the standard British native trees to be planted within the hedge along the western and north-west boundary (measuring approximately 147m long) of the hatched field as shown within the blue line on the plan 17/154/07 A, with the trees spaced about 20m apart. The approved scheme shall be implemented in full during the first planting season (November to March) following the date of this permission. The scheme shall include provision for the maintenance and replacement as necessary of the trees for a period of at least 10 years. The agreed planting scheme shall be retained thereafter.

REASON: In the interests of biodiversity and visual amenity.

6. The existing hedging along the western boundary, directly to the rear of the toilet/shower block shall be retained in perpetuity. If the hedging is found to be dead or dying the hedging will be replaced in the first planting season (i.e. November-March) in accordance with a scheme to be first submitted and agreed in writing by the Local Planning Authority.

REASON: In the interests of visual amenity.

Informatives:

1. NPPF Approval Statement

APPLICATION NUMBER: WD/D/19/003186

APPLICATION SITE: Homestead Farm, Main Street, Bothenhampton, Bridport, DT6 4BJ

BREACH OF PLANNING: Demolition of 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 approvals WD/D/19/000355/NMA & WD/D/19/000624/NMA.

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.