

Western and Southern Area Planning Committee – Update Sheet

Application Ref.	Address	Agenda Ref.	Page No.
P/FUL/2021/02076	Marsh Sports Complex Full Site, Weymouth Outdoor Education Centre, Knightsdale Road, Weymouth, DT4 OHS	4b	17-23
<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>			
P/FUL/2021/00928	Land Adjacent Buckland House, Buckland Rippers, Weymouth, DT3 4FT	4c	25-34
<p>One additional written representation (objection) received following the publication of the agenda. Summary of points raised:</p> <ul style="list-style-type: none"> • 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. • 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. • 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. 			

- 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 15th May and 4st ~~September~~ **31st August**, inclusive, in any one year.

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

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

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"> • Potential contribution to surface water flooding of surrounding properties. • Existing issues with surface water flooding of Chedington Lane. • The roads, roofs and hard landscaping from the development will exacerbate this flooding regardless of the installation of a flood mitigation pond. 			
WP/19/00993/OUT	Land at, Beverley Road, Weymouth	4f	73-91
<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 first <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"> • Land is a drainage area would be irresponsible to build on this • Loss of trees – homes to many species of bird • Loss of biodiversity • Impact on the privacy and light of the surrounding policies and this open space given the community the benefit of natural space. • Plans shows chimneys which implies burning of fossil fuels which impacts on air quality. • No affordable housing within the project does not benefit area or town. • Littlemoor has already taken a large share of extra homes over the previous few years with no extra infrastructure. 			
WP/20/00944	35 Easton Street Portland DT5 1BS	4g	106-109

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 1st 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.