

# Western & Southern Area Planning Committee

## 23 February 2023

### Decision List

**Application Reference:** P/FUL/2022/05708

**Application Site:** Land West Of Atrim Road Dottery Dorset DT6 5HS

**Proposal:** Installation of ground mounted photovoltaic (PV) units on galvanised steel table frameworks arranged into 12 arrays, with inverter in GRP enclosure, fencing, cameras, revised access, landscape and biodiversity mitigation

**Recommendation:** GRANT, with conditions.

**Decision: GRANTED with the conditions outlined below**

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

Locations plan TQRQM22255154905114  
Array Details Rev 001  
Block Plan (with Aerial Photo) Rev 004  
Fence and Gate Detail DCE-001  
GRP and Solar DB Details Rev 001  
Landscape Proposals GE-L-01 Rev F

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

2. 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).
3. The development (including all ancillary equipment and structures) hereby approved shall be dismantled and removed from the site in its entirety and the land restored in accordance with a scheme and timetable of decommissioning works and land restoration pursuant to condition 4 of this consent, in accordance with the following timescales, whichever is the sooner:
  - A) Within 40 years following first export of electricity to the grid; or
  - B) within 6 months of the cessation of electricity generation by the solar PV facility hereby approved; or
  - C) within 6 months following a permanent cessation of construction works prior to the solar pv facility coming into operational use.

Written notice of the date of first export, the cessation of electricity generation or the permanent cessation of construction works prior to the solar pv facility coming into operational use, whichever is the sooner, shall

be given to the Local Planning Authority within 14 days of the said event occurring.

Reason: To ensure an acceptable restoration of the site in the interests of protecting the AONB and setting of heritage assets.

4. Not later than 12 months before planned decommissioning of the development hereby approved a scheme for decommissioning and the restoration of the site shall be submitted to and approved in writing by the Local Planning Authority. In the event of unplanned cessation of construction works or electricity generation, under scenario (b) or (c) of condition 3, a scheme for decommissioning and the restoration of the site shall be submitted to and approved in writing by the Local Planning Authority within 6 months of the date electricity generation or construction works ceased. The scheme shall make provision for the removal of the solar arrays and the associated above ground structures, equipment and foundations. The scheme shall include the management and timing of any works; a traffic management plan; an environmental management plan including measures to protect wildlife and habitat; restoration measures, and a programme of implementation. Decommissioning and re-instatement of the land shall be carried out in accordance with the approved scheme.

Reason: To ensure an acceptable restoration of the site in the interests of protecting the AONB.

5. Prior to the construction and installation of any PV panels, supporting structures, gates, fences and substation cabinets within the site, a materials schedule detailing the external colour and finish of each of the boundary treatments/equipment/apparatus shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the approved finish for the buildings and equipment shall be retained and maintained for the lifetime of the development in accordance with the details as have been agreed.

Reason: In the interests of visual amenity

6. Prior to the commencement of any development hereby approved, all existing trees and hedges (as shall be first shown on a submitted plan) shall be fully safeguarded 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.

7. Prior to the installation of any PV panels, a detailed soft landscaping and planting scheme (based on plan GE-L- Rev F) shall be submitted to, and approved in writing, by the Local Planning Authority. The approved scheme shall be implemented in full during the 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 15 years.

Reason: In the interest of visual amenity.

8. A landscape and ecological management plan (LEMP) shall be submitted to, and be approved in writing by, the local planning authority prior to first export of electricity from the development hereby approved. The content of the LEMP shall include the following:
  - a) Description and evaluation of features to be managed.
  - b) Ecological trends and constraints on site that might influence management.
  - c) Aims and objectives of management.
  - d) Appropriate management options for achieving aims and objectives.
  - e) Prescriptions for management actions.
  - f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
  - g) Details of the body or organization responsible for implementation of the plan.
  - h) Ongoing monitoring and remedial measures.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery.

The LEMP shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.

The approved LEMP must be implemented in accordance with the approved details.

Reason: To protect the landscape character of the area and to mitigate, compensate and enhance/provide net gain for impacts on biodiversity.

9. Prior to commencement of development details of the materials and surfacing of the site access, parking and turning areas shall first have been submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with such details as have been agreed.

Reason: In the interests of visual amenity.

10. Prior to commencement of development hereby approved a Construction Traffic Management Plan and programme of works shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall include construction vehicle details (number, size, type and frequency of movement), vehicular routes, delivery hours and contractors' arrangements (compound, storage, parking, turning, surfacing, drainage and wheel wash facilities). The development shall thereafter be carried out strictly in accordance with the approved Construction Traffic Management Plan.

Reason: In the interests of road safety.

11. The detailed biodiversity mitigation, compensation and enhancement/net gain strategy set out within the approved Biodiversity Plan dated 7/12/22 certified by the Dorset Council Natural Environment Team issued on 13/12/22 must be implemented in accordance with any specified timetable and completed in full (including photographic evidence of compliance being submitted to the Local Planning Authority in accordance with section J of the Biodiversity Plan) prior to the substantial completion, or the first bringing into use of the development hereby approved, whichever is the sooner. The development shall subsequently be implemented entirely in accordance with the approved details and the mitigation, compensation and enhancement/net gain measures shall be permanently maintained and retained for the lifetime of the development hereby approved, unless any variation to the Bio-diversity Plan has been agreed in writing by the local planning authority.

Reason: To mitigate, compensate and enhance/provide net gain for impacts on biodiversity.

12. Prior to the erection of any security cameras and associated equipment, a plan showing the camera locations, orientation and coverage shall have been submitted to and agreed in writing by the Local Planning Authority. Thereafter, development shall proceed in strict accordance with such details as have been agreed.

Reason: In the interests of safeguarding the amenity of nearby properties.

13. No illumination of the temporary construction phase lighting shall take place until details of the location, number and illumination details shall first have been submitted to and agreed in writing by the local planning authority. The construction phase shall be limited to a period between 1st April and the 31st October in any year (unless otherwise agreed with the local planning authority) and starting no earlier than 30 minutes after sunrise and finishing no later than 30 minutes prior to sunset with no site lighting to be left on overnight. There shall be no permanent lighting of the site without the prior written permission of the Local Planning Authority.

Reason: In the interest of visual amenity and ecology.

14. No electricity generation shall take place from the site until details to confirm that noise from any plant/installations will satisfy appropriate acoustic standards (eg BS 4142:2014 +A1:2019) has first been submitted to and agreed in writing by the local planning authority. Thereafter the development shall be carried out in accordance with the approved details and any mitigation measures identified shall be incorporated into the development prior to any electricity generation at the site.

Reason: In the interests of protecting residential amenity.

**Informative Notes:**

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 applications/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.

The applicant should contact Dorset Highways by telephone at 01305 221020, by email at [dorsethighways@dorsetcouncil.gov.uk](mailto:dorsethighways@dorsetcouncil.gov.uk), or in writing at Dorset Highways, Page 52 Dorset Council, County Hall, Dorchester, DT1 1XJ, before the commencement of any works on or adjacent to the public highway, to ensure that the appropriate licence(s) and or permission(s) are obtained under the Highways Act, including agreement on temporary safety measures at the sites access during construction.

The applicant is advised that the granting of planning permission does not override the need for existing rights of way affected by the development to be kept open and unobstructed until the statutory procedures authorising closure or diversion have been completed. Developments, in so far as it affects a right of way should not be started until the necessary order for the diversion has come into effect.

**Application Reference:** P/FUL/2022/03477

**Application Site:** Weymouth Rugby Club Monmouth Avenue Weymouth Dorset DT3 5HZ

**Proposal:** Retain change of use from Club parking to Cafe' area, placing of a steel box container and fencing.

**Recommendation:** Grant subject to conditions.

**Decision:** Refuse:

Having regard to the proximity of residential properties, due to the harm arising from noise, odour and lack of toilet facilities the proposal is considered to adversely impact on residential amenity contrary to policy ENV16 of the West Dorset Weymouth and Portland Local Plan 2015.

**Application Reference:** P/ADV/2022/07937

**Application Site:** Land opp. 16 Swaffield Gardens Weymouth Dorset DT4 9PE

**Proposal:** Replace existing double-sided internally illuminated 6-sheet Bus Shelter advertising display with double-sided digital display.

**Recommendation:** GRANT subject to conditions

**Decision:** GRANTED subject to the following conditions.

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

The location plan  
Block Plan of the site Rev A  
Proposed Plans & Elevations

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

2. The permitted advert must be static, have no moving parts, no flashing lights, no animation, no reflective material and no images that could lead it to be confused with a formal road sign.

Reason: To prevent possible distraction and confusion to drivers.

3. No external lighting and/or floodlighting is to be installed on the advertisement.

Reason: To ensure that drivers aren't dazzled or distracted by the light, and that there is no harm to residential amenity.

4. Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

Reason: As is required by Regulation 14 and Schedule 2 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

5. Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

Reason: As is required by Regulation 14 and Schedule 2 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

6. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.

Reason: As is required by Regulation 14 and Schedule 2 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

7. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

Reason: As is required by Regulation 14 and Schedule 2 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

8. The images on this digital advertisement shall be refreshed no more frequently than once every ten seconds.

Reason: To prevent possible distraction and confusion to drivers, and harm to residential amenity.

9. No advertisement shall be sited or displayed so as to; a) danger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military); b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or c) hinder the operation of any device used for the purposes of security or surveillance or for measuring the speed of any vehicle.

Reason: As is required by Regulation 14 and Schedule 2 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

10. The luminance levels of the advert hereby approved shall be in accordance with the details contained in the submitted document titled "Bus shelter advertising and free-standing advertising unit concession".

Reason: To safeguard the character of the locality

### **Informative Notes:**

1. Informative: National Planning Policy Framework Statement

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The council works with applicants/agents in a positive and proactive manner by:

- offering a pre-application advice service, and

- as appropriate updating applications/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.

2. The applicant should contact Dorset Highways by telephone at 01305 221020, by email at [dorsethighways@dorsetcouncil.gov.uk](mailto:dorsethighways@dorsetcouncil.gov.uk), or in writing at Dorset Highways, Dorset Council, County Hall, Dorchester, DT1 1XJ, before the commencement of any works on or adjacent to the public highway, to ensure that the appropriate licence(s) and or permission(s) are obtained.

**Application Reference:** P/LBC/2022/05563

**Application Site:** 48 St Michaels Lane Bridport DT6 3RB

**Proposal:** Replace front and rear doors. Replace existing roof light with conservation roof light. Remove existing sloping ceiling to attic and fit insulation between and under rafters and plasterboard and skim. Remove cement raised strap pointing and replace with lime mortar. Relocate kitchen.

**Recommendation:** GRANT subject to conditions.

**Decision:** GRANTED subject to the following conditions.

1. The works hereby consented shall be carried out in accordance with the following approved plans:

Existing Floor Plan - Drawing No: 233/1

Existing North and East Elevation - Drawing No: 233/2

Proposed Rear Door Details - Drawing No: 233/6

Proposed kitchen fixtures layout plan submitted in email from applicant on 2 January 2023

Reason: To preserve the architectural and historical qualities of the building.

2. The replacement roof light shall be a top hung, black metal conservation rooflight with vertical glazing bar and fitted flush to the roof plane.

Reason: To preserve or enhance the character and appearance of the heritage asset.

3. Prior to commencement of the internal works, precise details on plans and elevations, showing the position and means of concealment of all new and relocated internal services, related fittings and external vents/extract designs/material/finish and locations shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details.



Reason: To protect and safeguard the fabric of the heritage asset.

4. Detailed drawings and specifications showing the design, material, finish (including colour), construction, furniture and glazing of both external doors (at a scale no less than 1:10) shall be provided to the Local Planning Authority and approved in writing prior to the installation of either new door. Thereafter, the development shall be carried out in accordance with the approved details.

Reason: To preserve or enhance the character and appearance of the heritage asset.

5. Prior to the commencement of works to the attic level, proposed plans and sections of the new plasterboard ceiling at attic level, (which should match the form/position of that existing) along with details of the location and size of the proposed loft hatch shall be submitted to the Local Planning Authority and approved in writing. Thereafter, the development shall be carried out in accordance with the approved details.

Reason: To preserve or enhance the character and appearance of the heritage asset.

**Informative Notes:**

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2. Please check that any plans approved under the building regulations match the plans approved in this listed building consent. Do not start work until revisions are secured to either of the two approvals to ensure that the development has the required listed building consent.

**Application Reference:** P/ADV/2022/05965

**Application Site:** Chesil Beach Visitor Centre, Portland Beach Road, Portland, DT4 9XE

**Proposal:** Display of 1no. sign board

**Recommendation:** GRANT subject to conditions.

**Decision:** GRANTED subject to the following conditions.

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

Location Plan (received 18/01/2023)

Sign Details (received 18/01/2023)

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

2. The permitted advertisements must be static, have no moving parts, no illumination, no flashing lights, no animation, no reflective material and no images that could lead it to be confused with a formal road signs.

Reason: To prevent possible distraction and confusion to drivers.

3. Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

Reason: As is required by Regulation 14 and Schedule 2 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

4. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.

Reason: As is required by Regulation 14 and Schedule 2 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

5. Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

Reason: As is required by Regulation 14 and Schedule 2 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

6. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

Reason: As is required by Regulation 14 and Schedule 2 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

**Informative Notes:**

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**INFORMATIVE NOTE:** Contact Dorset Highways The applicant should contact Dorset Highways by telephone at 01305 221020, by email at [dorsethighways@dorsetcouncil.gov.uk](mailto:dorsethighways@dorsetcouncil.gov.uk), or in writing at Dorset Highways, Dorset Council, County Hall, Dorchester, DT1 1XJ, before the commencement of any works on or adjacent to the public highway, to ensure that the appropriate licence(s) and or permission(s) are obtained.