

# Western & Southern Area Planning Committee

## 11 January 2024

### Decision List

**Application:** P/FUL/2023/05098

**Site Address:** Brackenbury Community Nursery, Three Yards Close, Portland

**Proposal:** Change of use of building from a Community Nursery (use class E(f)) to a children's home (use class C2). Carry out landscaping works.

**Recommendation:** Grant subject to conditions.

**Decision:** That the application be granted subject to the following conditions.

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:  
A 1000 P1 Location plan  
7 050 P2 Proposed Site Plan  
2 000 P1 Proposed floor plan  
3 001 S2 Proposed elevations

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

3. Prior to the installation of the fencing to the lower garden, upper garden or parking areas, a soft landscaping and planting scheme shall be submitted to, and approved in writing, by the Local Planning Authority. Notwithstanding the details shown on the approved plans the landscaping scheme should include features and planting to facilitate compliance with the Biodiversity Plan approved by Dorset Council on 25 May 2023. 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 first 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 5 years and thereafter the maintenance and replacement shall be carried out in accordance with the approved scheme.

Reason: In the interest of visual amenity.

4. The fencing to be installed around the lower garden area and upper garden and parking area shall be in accordance with the details as set out in section 4 of the supporting design and access statement submitted as part of the planning application and dated August 2023 or in accordance with such other details as may be first agreed with the local planning authority in writing prior to the installation of the fencing.

Reason: In order to ensure the appropriate visual appearance of the development

5. Before the development hereby approved is first occupied or utilised the turning and parking shown on drawing number 7 050 Rev P2 must have been constructed. 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.

6. The detailed biodiversity mitigation, compensation and enhancement/net gain strategy set out within the approved Biodiversity Plan certified by the Dorset Council Natural Environment Team on 15 May 2023 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/ the LEMP) 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.

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

#### **Informative Notes:**

1. 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.
2. Informative: 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 applicants/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.

**Application:** P/FUL/2023/05347

**Site Address:** 4 – 5 Kings Square, King Street, Bridport, DT6 3QE

**Proposal:** Install defibrillator box on building in public car park.

**Recommendation:** Grant subject to conditions.

**Decision:** That the application be granted subject to the following conditions.

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:

Block, Site and Location Plan Drwg no. 23/095/01  
Existing and Proposed West Elevation Drwg no. 23/095/02

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

**Application:** P/LBC/2023/05348

**Site Address:** 4-5 Kings Square King Street Bridport DT6 3QE

**Proposal:** Install defibrillator box on building in public car park.

**Recommendation:** Grant subject to conditions.

**Decision:** That the application be granted subject to the following conditions.

1. The work to which this listed building consent relates must be begun not later than the expiration of three years beginning with the date on which the consent is granted.

Reason: This condition is required to be imposed by reason of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

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

Block, Site and Location Plan Drwg no. 23/095/02

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

**Application:** P/LBC/2023/05439

**Site Address:** 15 Bath Street Weymouth Dorset DT4 7DS

**Proposal:** Replace external front door & frame. Repair & reinstate single glazed fanlight above door. Installation of draughtproofing threshold strip & timber weather bar. Internal alterations to provide smoke detectors throughout the property.

**Recommendation:** Grant listed building consent subject to conditions.

**Decision:** That listed building consent be granted subject to the following conditions.

The work to which this listed building consent relates must be begun not later than the expiration of three years beginning with the date on which the consent is granted.

Reason: This condition is required to be imposed by reason of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

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

PP-12468349v1 Location plan

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

3. The replacement door shall be a 6 panel exterior solid timber door, painted black, with single glazed fanlight above and all works hereby permitted shall be carried out in accordance with the details contained in the following approved document:

Design and Accessibility / Heritage Statement

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

4. Prior to the commencement of work(s) hereby approved to install smoke detectors a method statement / schedule of works for the internal alterations to provide smoke detectors throughout the property 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 method statement / schedule of works.

Reason: To preserve the special architectural and historic interest of the listed building.

**Informative Notes:**

1. Informative: 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 applicants/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

In this case:

-The application was acceptable as submitted and no further assistance was required.