

Public Document Pack



WESTERN AND SOUTHERN AREA PLANNING COMMITTEE

MINUTES OF MEETING HELD ON THURSDAY 11 JANUARY 2024

Present: Cllrs David Shortell (Chairman), Jean Dunseith (Vice-Chairman), Dave Bolwell, Kelvin Clayton, Nick Ireland, Kate Wheller, Sarah Williams and John Worth

Apologies: Cllrs Susan Cocking, Paul Kimber and Louie O'Leary

Officers present (for all or part of the meeting):

Joshua Kennedy (Apprentice Democratic Services Officer), Anna Lee (Service Manager for Development Management and Enforcement), Hannah Massey (Lawyer - Regulatory), Robert Parr (Planning Officer), Elaine Tibble (Senior Democratic Services Officer), Katrina Trevett (Development Management Team Leader) and Thomas Whild (Senior Planning Officer) and Nicola Yeates (Conservation and Design Officer)

66. Declarations of Interest

Cllrs Bolwell and Clayton declared an interest in items 5b and 5c because they had taken part in the Bridport Town Council Planning Committee, where these items had been considered. They withdrew from the meeting during the consideration of these items.

67. Minutes

The minutes of the meeting held on 16 November 2023 were confirmed and signed.

68. Planning Applications

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

69. Application P/FUL/2023/05098 Brackenbury Community Nursery Three Yards Close Portland

The Senior Planning Officer presented the application for the change of use of a building from Community Nursery (use class E(f)) to a children's home (use class C2) and landscaping works. The application had come to the committee for determination because Dorset Council was the landowner and applicant.

Members were shown the location of the application site within Portland, as well as images of the building and access to the site. The Senior Planning Officer explained that the proposal consisted of a change of use to facilitate the creation

of a care home to provide for the specialist needs of an individual. The application also included fencing to provide a secure area for the resident and landscaping works, consisting of tree planting and hedgerows along the boundary of the site.

The existing and proposed floor plans were shown to members, indicating where internal changes to the building would be made, as well as photographs of the surrounding buildings to show the proximity of the site to neighbouring dwellings.

The principle of development was considered acceptable, as there was not any overall loss of community facilities or assets, and the application would enable the council to meet its specific needs. There were no objections from the Highways team and no loss of on street parking. There would be a minor impact on the character and heritage assets, however this would be offset by landscape planting and the need to provide a suitable care home.

In response to questions from members the Senior Planning Officer confirmed that the building was under the correct use class (C2).

Cllr Wheller declared that she sat as the Chair of the Corporate Parenting Board for transparency, but would take part in the deliberation of this item.

Proposed by Cllr Ireland and seconded by Cllr Williams.

Decision: That the application be granted subject to the conditions set out in the appendix to these minutes.

70. **Application P/FUL/2023/05347 4-5 Kings Square King Street Bridport DT6 3QE**

Cllrs Bolwell and Clayton left the Council Chamber at 10:31.

Applications P/FUL/2023/05347 and P/LBC/2023/05348 were presented at the same time, as they pertained to the same application site.

The Planning Officer presented the applications for the installation of a defibrillator box onto a Grade II listed building in a public car park and listed building consent.

Members were shown the location of the site within Bridport and a photograph of the listed building, which consisted of stone walls with a slate roof, the approximate location of the proposed defibrillator box was also outlined on the photograph.

The principle of development was considered acceptable and there was less than substantial harm caused to the listed building, which was outweighed by the public benefits of the application.

In response to a question from one member the Planning Officer confirmed that where possible the internal wiring would avoid the stonework and go through the mortar joint.

Members were in agreement that the application would provide an important public benefit.

Proposed by Cllr Williams and seconded by Cllr Wheller.

Decision: That the application be granted subject to the conditions set out within the appendix to these minutes.

71. **Application P/LBC/2023/05348 4-5 Kings Square King Street Bridport DT6 3QE**

Proposed by Cllr Williams and seconded by Cllr Wheller.

Decision: That listed building consent be granted subject to the conditions set out in the appendix to these minutes.

Application P/LBC/2023/05439 15 Bath Street Weymouth Dorset DT4 7DS

a) Cllr Bolwell and Clayton returned to the Council Chamber 10:41.

The Conservation and Design Officer presented the application for internal and external works to a Grade II listed property, it was explained that this application had come to the committee for determination because Dorset Council was the applicant.

The location of the site within Weymouth was shown to members and it was noted that the site fell within the Weymouth Town Centre Conservation Area. The proposal consisted of replacing the existing door, which was in poor condition and installing a series of smoke detectors within the building.

Members felt that this would make a positive improvement to the listed building.

Proposed by Cllr Wheller and seconded by Cllr Clayton.

Decision: That listed building consent be granted subject to the conditions set out in the appendix to these minutes.

72. **Urgent items**

There were no urgent items.

73. **Exempt Business**

There was no exempt business.

Decision List

Duration of meeting: 10.00 - 10.48 am

Chairman

.....

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, 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.

This page is intentionally left blank