

Western & Southern Area Planning Committee

08 February 2024

Decision List

Application: P/FUL/2023/04091

Site Address: Dower House Parnham House Parnham Beaminster DT8 3LZ

Proposal: Erection new dwelling. Construct swimming pool and pool plant house. Alterations and extensions to Dower House to provide enhanced internal accommodation; part demolition including existing boiler room, utility room, conservatory, garage, walling, structures within courtyard and detached outbuilding. Reinstatement of carriageway, gates and piers and boundary enclosure; erection of bike stores.

Recommendation: That the application be refused.

Decision: A) Delegate authority to the Head of Planning or the Service Manager for Development Management and Enforcement to grant planning permission subject to the completion of a legal agreement under section 106 of the Town and County Act 1990 (as amended) in a form to be agreed by the Legal Services Manager to secure the tying of the proposed holiday-let to Parnham House so that it cannot be sold off separately.

And the following planning conditions, wording to be agreed in consultation with the Chair of the Planning Committee:

1. Plans list
2. Time limit (linked to River Lodges and Orchard Rooms)
3. Holiday purposes only (new dwelling)
4. External materials – including specification and samples
5. Windows and doors – detailed design
6. Gates, finials and piers – detailed design and method
7. New and replacement rainwater goods
8. Landscaping and Planting Scheme
9. Arboricultural Method Statement, Tree Constraints Plan, Tree Removals Plan and Tree Protection Plan.
10. Restricted access – to serve holiday let only
11. Access, turning, manoeuvring and parking
12. Vehicle access specification
13. Electric gates – details
14. Gates – inward opening only, not onto highway
15. Air Source Heat Pumps
16. Biodiversity Plan

B) Delegate authority to the Head of Planning or the Service Manager for Development Management and Enforcement to refuse planning permission for the reason set out in the Committee Report if the legal agreement is not completed

within 6 months of the committee resolution or such extended time as agreed by the Head of Planning or Service Manager for Development Management and Enforcement.

Application: P/FUL/2023/06865

Site Address: Uplyme Road Business Park Uplyme Road Lyme Regis DT7 3LS

Proposal: Construction of 13 Storage Units.

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:

Location and Block Plan	plan no. C2344.01A
Proposed Site Plan	plan no. C2344.04
Proposed Floor and Elevations	plan no. C2344.02A
Proposed Floor and elevations	plan no. C2344.03A
Proposed Sections 1	plan no. C2344.05A
Proposed sections 2	plan no. C2344.06A
Proposed sections 3	plan no. C2344.07

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

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended, and the Town & Country Planning Use Classes Order 1987 as amended (or any order revoking and re-enacting those Orders with or without modification) the premises the subject of this permission shall not be used other than for storage uses falling within Use Class B8 only and shall not be used for distribution.

Reason: In the interests of amenity and to ensure that the use remains compatible with surrounding land uses in the area.

4. The premises shall not be accessed for storage use and no vehicle movements shall be permitted on the site outside the hours of 0700 to 2200 on Mondays to Fridays and 0800 to 2000 on Saturdays, Sundays and Public Holidays.

Reason: To safeguard the character and amenity of the area and living conditions of any surrounding residential properties.

5. There shall be no external storage of items or materials at the site.

Reason: In the interests of residential and visual amenity.

6. There shall be no external lighting at the site, including security lighting, without details of the proposed lighting scheme, including details of the number of lights, location, design and luminance levels having first been submitted to and approved in writing by the Local Planning Authority. Thereafter the lighting shall be installed in accordance with the approved scheme.

Reason: In the interests of visual and residential amenity.

7. Prior to the commencement of any development hereby approved, all existing trees and hedges shown on approved plan Proposed Site Plan Drwg no. C2344.04 to be retained, shall be fully safeguarded and tree protection zones established 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.

8. Prior to the units hereby approved being first brought into use, a soft landscaping and planting scheme shall be submitted to, and approved in writing, by the Local Planning Authority. The approved scheme shall be implemented in full during the first 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 5 years and shall thereafter be carried out in accordance with it.

Reason: In the interest of visual amenity.

9. Before the development hereby approved is occupied or utilised the turning/manoeuvring and parking shown on Drawing Number C2344.04 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 and to ensure that highway safety is not adversely impacted upon.

10. Prior to first use of the development hereby approved, the cycle parking facilities shown on drawing number Proposed Site Plan Drwg no. C2344.04 shall be constructed and made available. Thereafter, these shall be maintained, kept free from obstruction and available for the purposes specified.

Reason: To ensure provision of adequate cycle parking to support sustainable transport.

11. All surface water from the development hereby approved shall be discharged to a piped drainage system and not to a soakaway.

Reason: In the interests of ground stability and flood risk.

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/HOU/2023/05788

Site Address: 84 Croft Road Portland DT5 2EP

Proposal: Erect rear/side single storey extension.

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:

Extension Drwg no. 2904:504/002 Rev A

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

Informative:

National Planning Policy Framework Statement

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In this case:

- The applicant/agent was updated of any issues and provided with the opportunity to address issues identified by the case officer.