



Western and Southern Area Planning Committee

Date: Thursday, 15 June 2023
Time: 10.00 am
Venue: Council Chamber, County Hall, Dorchester, DT1 1XJ

Members (Quorum 6)

David Shortell (Chairman), Jean Dunseith (Vice-Chairman), Dave Bolwell, Kelvin Clayton, Susan Cocking, Nick Ireland, Paul Kimber, Louie O'Leary, Mary Penfold, Sarah Williams, Kate Wheller and John Worth

Chief Executive: Matt Prosser, County Hall, Dorchester, Dorset DT1 1XJ

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Meeting Contact 01305 224710

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Agenda

Item	Pages
8. SUPPLEMENT - UPDATE SHEET	3 - 6

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Planning Committee – Update Sheet

Planning Applications

Application Ref.	Address	Agenda ref.	Page no.
1/D/11/002012	South West Quadrant, St Michaels Trading Estate, Bridport	5a	12 & 42
<p>Page 12: Note further consultation response from Senior Conservation Officer:</p> <ul style="list-style-type: none"> - Confirm conservation have no further comments to make on the application following previous comments and comments from Historic England. Note the proposed redevelopment of St Michael's Trading Estate has been long standing and it is positive to see the heritage assets being retained and utilised more sensitively. <p>Page 42: <u>Update</u> planning condition 3, second drawing to Rev A:</p> <ul style="list-style-type: none"> - Proposed St Michael's Lane - Residential - 10155 PL111 <u>Rev A</u> 			
Application Ref.	Address	Agenda ref.	Page no.
WD/D/16/002852	Lilliput Buildings adjoining 40 St Michael's Lane, St Michaels Trading Estate, Bridport	5b	11
<p>Note further consultation response from Senior Conservation Officer:</p> <ul style="list-style-type: none"> - Confirm conservation have no further comments to make on the application following previous comments and comments from Historic England. Note the proposed redevelopment of St Michael's Trading Estate has been long standing and it is positive to see the heritage assets being retained and utilised more sensitively. 			
Application Ref.	Address	Agenda ref.	Page no.
P/RES/2021/04848	Land at Foundry Lea, Vearse Farm, Bridport	5c	253 & 272 & 290
<p><u>Update</u> recommendation and conditions 2, 3 & 4.</p> <p>17.1 Grant reserved matters subject to conditions as set out in this report.</p> <p>Conditions 2, 3 & 4 to have inserted after the words 'Plan 1859 80 Rev D' the following words: (or any subsequent phasing plan approved by the Local Planning Authority pursuant to Condition 2 of planning permission WD/D/17/000986)</p>			
Application Ref.	Address	Agenda ref.	Page no.
P/VOC/2023/00791	Whitcombe Manor Stables, Whitcombe	5d	377
<p><u>Update</u> Additional comment received from Dorset AONB partnership:</p> <p>Concern about the operation of an equine business without accommodation and for subsequent applications to be made to convert stabling to other uses.</p>			

Application Ref.	Address	Agenda ref.	Page no.
P/VOC/2023/00785	Whitcombe Manor Stables, Whitcombe	5e	386
<p><u>Update</u> Additional comment received from Dorset AONB partnership:</p> <p>Concern about the operation of an equine business without accommodation and for subsequent applications to be made to convert stabling to other uses.</p>			

Application Ref.	Address	Agenda ref.	Page no.
P/FUL/2023/01286	9-12 Land West of Tobys Close, Portland	5f	395 & 405
<p><u>Update</u> to consultation responses to include Fire Authority response: Fire Authority – As the dead end access is longer than 20m and the width of access is too narrow for a fire engine, the fire authority would consider a proposal for a sprinkler system to the required standard as a compensatory measure.</p> <p><u>Update</u> to condition 8 to read: 8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) (with or without modification) no enlargement(s) of the dwellinghouse hereby approved, permitted by Class A of Schedule 2 Part 1 of the 2015 Order, shall be erected or constructed.</p> <p>Reason: To protect amenity and the character of the area.</p> <p><u>Update</u> to condition list to add condition 9 (Tree Protection): Prior to the commencement of any development hereby approved, the two existing mature trees on the strip of land directly south of the application site, 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).</p> <p>Reason: To ensure that trees to be retained are adequately protected from damage to health and stability throughout the construction period and in the interests of amenity</p>			

Application Ref.	Address	Agenda ref.	Page no.
P/FUL/2023/02025	Scout Hall, Granby Close, Portland	5g	412 & 420
<p><u>Update</u> to consultation responses listed on page 412 of the reports pack:</p> <ul style="list-style-type: none"> • Cllr Taylor I am very much in favour of this scout hut being built. This facility is very well used and the existing building is dated. A new build on this site will be an asset to the community. • 2 Neighbour letters supporting the proposal. • Chickerell Town Council Support 			

- **Dorset Police** I have reviewed the plans for the proposed replacement scout hall and can see that this is a much needed and wanted community building so have no objection. However, I do have concerns in relation to what looks like a covered open area (proposed East elevation) on the building. Areas such as this can and do attract anti-social behaviour. I would recommend that this area is reviewed and reduced in size so as it does not become an area where people congregate when the building is not in use. I would be happy to discuss the security of the building with the applicant as it is so different from the one that is currently there.

- **Dorset Police 13/06/23**

Following on from our phone conversation, I am happy with what you have told me about the elevation and that fact that it has lots of natural surveillance. I would like you to consider replacing the current PIR light with a Dusk-to-Dawn light as this is much more energy efficient and will not disturb neighbouring properties. It will also add to the safety of the users of the hall. I look forward to working with you in the future around the placement of the CCTV cameras.

- **Highways**

I refer to the above planning application received on 19th May 2023. The red line has been extended from the adopted public highway to the site access of the proposal. The applicant should seek permissions from the relevant landowner for any new dropped kerbs or newly positioned access gates. It is presumed that the side gate access to the northeast will be for fire / emergency access only as this leads to area where vehicles will be turning and parking.

The Highway Authority has NO OBJECTION, subject to a cycle parking condition. Before the development is occupied or utilised the cycle parking facilities shown on the submitted plans must have been constructed. Thereafter, these must be maintained, kept free from obstruction and available for the purposes specified. Reason: To ensure the proper construction of the parking facilities and to encourage the use of sustainable transport modes.

- **Environmental Health** recommend a condition relating to the air source heat pump.

Update list of conditions on page 420 to now include the following (conditions 6, 7, 8 & 9):

6. All private functions (as in non-scout association functions) and any associated amplified music/microphones shall cease by 23:00 hours.

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

7. The use of the building hereby approved shall be in compliance with the submitted travel plan received on the 13th June 2023.

Reason: In the interests of neighbouring amenity.

8. Before the development is occupied or utilised the cycle parking facilities shown on the submitted plans must have been constructed. Thereafter, these must be maintained, kept free from obstruction and available for the purposes specified.

Reason: To ensure the proper construction of the parking facilities and to encourage the use of sustainable transport modes.

9. Before the installation of the air source heat pump (ASHP), the applicant shall identify the specific model of ASHP to be used and demonstrate its acceptability in terms of noise effects

on nearby dwellings. This can be achieved by undertaking the calculations laid out in MICROGENERATION INSTALLATION STANDARD: MCS 020 [MCS-020.pdf\(mcscertified.com\)](https://www.mcscertified.com/mcs-020.pdf); the calculations shall be submitted to and approved in writing by the local planning authority for written approval also prior to the installation of the ASHP. Thereafter, the ASHP model shall be as agreed and retained thereafter.

Reason: to protect the amenity of nearby dwellings in relation to noise from the development.

Update list of informatives on page 420 to include:

2. INFORMATIVE: It is recommended that the applicant contacts the Dorset Police Crime Prevention Officer to consider the security measures for the site including the placement of CCTV cameras to prevent antisocial behaviour.