



Western and Southern Area Planning Committee

Date: Thursday, 12 December 2024
Time: 10.00 am
Venue: Meeting Room 1, County Hall, Dorchester, DT1 1XJ

Members (Quorum 6)

Dave Bolwell (Chair), Neil Eysenck (Vice-Chair), Belinda Bawden, Louise Bown, Simon Christopher, Paul Kimber, Craig Monks, David Northam, Louie O'Leary, Pete Roper, David Shortell and Kate Wheller

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

For more information about this agenda please contact Democratic Services
Meeting Contact 01305 224710

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Agenda

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Planning Committee – Update Sheet

Western and Southern Area Planning Committee 12 December 2024

Planning Applications

Application Ref.	Address	Agenda ref.	Page no.
1/D/11/002012	South West Quadrant, St Michaels Trading Estate, Bridport	Item 5	11-162

NPPF 2024

The Government has indicated that it will be publishing a revised National Planning Policy Framework (NPPF) this week. If the NPPF is published prior to the issuing of the committee decision then consideration by officers will need to be given to the revisions as they would be a material consideration. However, it is not known at this time whether any of the revisions will be relevant to this planning application and so in order to allow for the consideration of the NPPF, if published prior to the issuing of the committee decision, officers will undertake a review of the NPPF and advise the chair of the planning committee on any changes relevant to the application. Should there be no relevant changes officers will seek to agree with the chair that the application can be determined under delegated powers in accordance with the committee resolution. Should there be changes which are considered relevant and which could have resulted in members reaching a materially different conclusion on the application officers will advise the chair and seek his agreement to the application being reported back to the next available Western and Southern Area Planning Committee. As such it is proposed that the recommendation on the application is amended as follows:

Recommendation A: Delegate authority to the Head of Planning and the Service Manager for Development Management and Enforcement to grant subject to the completion of a S106 Legal Agreement with the following heads of terms:

- 2) **14 affordable dwellings (a minimum of 70% social / affordable rent and a maximum of 30% intermediate affordable housing) to be provided in accordance with an agreed Affordable Housing Scheme with the phasing of 1/D/11/002012 and WD/D/16/002852 interlinked via a phasing plan in the Section 106 Agreement based broadly on Phasing Plan Ref. SM1 Rev A received April 2023 and Phasing Breakdown dated June 2022;**

- 2) **Agreement and subsequent implementation of an “Employment Buildings Refurbishment Scheme”, (based broadly upon Appendix C Regeneration of Commercial Estate of the Design and Access Statement submitted in support of the application) with the phasing of**

1/D/11/002012 and WD/D/16/002852 interlinked via a phasing plan in the Section 106 Agreement based broadly on Phasing Plan Ref. SM1 Rev A received April 2023 and Phasing Breakdown dated June 2022;

And subject to planning conditions and if the revised NPPF has been published prior to the issuing of the planning decision not to issue the planning decision unless and until officers have agreed with the chair of the Western and Southern Area Planning Committee that there are no changes in the revised NPPF which could have led to members reaching a materially different conclusion on the application.

Recommendation B: Delegate authority to the Head of Planning and the Service Manager for Development Management and Enforcement to refuse planning permission for the reasons set out below if the S106 Legal Agreement is not completed by 12 June 2025 (6 months from the date of committee) or such extended time as agreed by the Head of Planning and the Service Manager for Development Management and Enforcement:

- 1) In the absence of a satisfactory completed legal agreement to secure affordable housing and an employment buildings refurbishment scheme, the development would be contrary to Policies HOUS1 and BRID5 of the West Dorset, Weymouth and Portland Local Plan (2015) and Policies H1, H2 and COB4 of the Bridport Neighbourhood Plan.**

Late comments from third parties

Two third party objections have been received. In summary, they raise the following concerns:

- The proposals will have a significant long-term impact on the town of Bridport and its surrounding community.
- Raise concern that the application has not be correctly publicised and that many residents are unaware of the application.
- Request planning committee is proposed to allow third parties to present detailed objections in writing.
- Request planning committee meeting is held in Bridport to enable greater participation by local residents who may find it difficult to travel to Dorchester.

In response, planning officers note that the impacts of the proposals have been extensively considered in the Committee Reports. The application was originally validated in January 2012. There have since been multiple rounds of public consultation and three previous planning committees (in June 2012, July 2017 and June 2023) which included public participation. The design of the proposal hasn't changed since the June 2023 planning committee and recent matters have focused on detailed flood modelling raised by the Environment Agency (EA). Accordingly, additional site notices were not erected in 2024. However, members of the public were able to comment online when the consultations with the EA were live between 20 May – 3 June and 4 – 18 November 2024 and those members of the public who have submitted a representation at any point during the life of the application have been notified of this committee meeting.

WD/D/16/002852	Lilliput Buildings Adjoining 40 St Michael's Lane, St Michaels Estate, Bridport, DT6 3TP	Item 6	163-302
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Ward Councillors

At page 1 of the Committee Report replace reference to former Cllr. Kevin Clayton with Cllr. Bridget Bowell.

P/FUL/2024/02884	Redlands Community Sports Hub Dorchester Road Weymouth DT3 5AW	Item 7	303-326
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Add new condition on biodiversity

The detailed biodiversity mitigation, compensation and enhancement strategy set out within the approved Preliminary Ecological Appraisal (Rev 3 dated November 2024) certified by the Dorset Council Natural Environment Team on 10 December 2024 must be strictly adhered to during the carrying out of the development.

The development hereby approved must not be first brought into use unless and until:

- i) the mitigation, compensation and enhancement measures detailed in the approved Preliminary Ecological Appraisal (Rev 3 dated November 2024) have been completed in full, in accordance with any specified timetable.
- ii) evidence of compliance including photographic evidence has been supplied to the Local Planning Authority 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 Preliminary Ecological Appraisal (Rev 3 dated November 2024) and thereafter the approved mitigation, compensation and enhancement measures must be permanently maintained and retained in accordance with the approved details.

Reason: To mitigate and compensate for impacts on ecological receptors, and to provide biodiversity gains.

Amend condition 10 to read:

Prior to first use of the replacement and proposed artificial grass pitches a Management and Maintenance Scheme for the facility including management responsibilities, a maintenance schedule and a mechanism for review shall be submitted to and approved in writing by the Local Planning Authority after consultation with Sport England. This shall include measures to ensure the replacement of the artificial grass pitches within the manufacturer's specified period. It should also include the required testing to comply with FIFA Quality certification. The measures set out in the approved scheme shall be complied with in full, with effect from commencement of use of the 3G artificial grass pitches and thereafter the artificial grass pitches shall be managed, maintained and replaced in accordance with the approved scheme.

Reason: To ensure that a new facility is capable of being managed and maintained to deliver a facility which is fit for purpose and sustainable and to ensure sufficient benefit of the development to sport.

Amend condition 17 to read:

The existing floodlighting surrounding the existing artificial grass sports pitch shall be upgraded and shrouded to meet BS EN 12193:2007 in accordance with the

Preliminary Ecological Appraisal Updated November 2024 **prior to the first use of the replacement pitch commencing. The upgraded floodlighting shall thereafter be retained as such for the lifetime of the development.**

Reason: To protect the amenity of neighbouring properties, reduce the visual impact upon surrounding areas and safeguard biodiversity.

P/FUL/2024/04683	Bus Shelter Dorset Mount Pleasant Park And Ride Link Road To Park And Ride Weymouth DT3 5GD	Item 8	327-338
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Additional wording to condition 14:

The occupation of the site shall continue to be in accordance with the Tier 1 & 2 Contaminated Land & Ground Gas Risk Assessment V1, dated May 2021 and discharged under condition 3 of planning permission ref. WP/20/00814/FUL. **The development hereby approved shall not result in any penetrative groundworks.**

Reason: To ensure that appropriate risk mitigation and avoidance measures are implemented and maintained.

P/FUL/2024/06068	Weymouth Beach South West Of The Pier Bandstand Opposite The Prince Regent Hotel	Item 9	339-354
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Delete condition 1:

The sauna has now been sited on the beach and as such condition 1 requiring implementation of the planning permission within 3 years is no longer required.

Amend condition 2:

Following receipt of amended Elevation drawings, Condition 2 to be updated as follows.

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

Location Plan (submitted on 18/10/2024)

Block Plan (submitted on 18/10/2024)

Plans and Elevations REV A (submitted on 11/12/2024)

Site Plan (submitted on 26/11/2024)

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

Amend condition 3:

Following receipt of an acceptable Emergency Flood Plan Condition 3 now to be worded as follows:

The development and ongoing sauna operation shall be undertaken in accordance with the Emergency Flood Plan submitted on the 9 December 2024 and shall do so for each period in which the sauna is operational on the site hereby approved.

Reason: To ensure the safe operation of the sauna in respect to any flood risk.

Amend condition 6:

In addition, Condition 6 is to be reworded so as to clarify that all elements of the sauna operation will be removed outside of the siting period and if no longer operational.

The sauna and ancillary shed hereby approved shall only remain on the site from 1 November to 28th February in any one calendar year. The sauna, ancillary shed and any decking and steps shall be removed from site by the 1 March each calendar year.

Reason: To ensure that other uses of the site are not in conflict.