



## Western and Southern Area Planning Committee

**Date:** Thursday, 17 July 2025  
**Time:** 10.00 am  
**Venue:** Council Chamber, County Hall, Dorchester, DT1 1XJ

### Members (Quorum 6)

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

**Interim Chief Executive:** Sam Crowe, County Hall, Dorchester, Dorset DT1 1XJ

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

Members of the public are welcome to attend this meeting, apart from any items listed in the exempt part of this agenda. If you would like to attend this meeting and have any specific requirements please contact the Democratic Services Officer named above.

For easy access to all the council's committee agendas and minutes download the free public app called Modern.Gov for use on any iPad, Android, and Windows tablet. Once downloaded select Dorset Council.

### Agenda

| Item             | Pages |
|------------------|-------|
| 12. UPDATE SHEET | 3 - 4 |

This page is intentionally left blank

## Planning Committee – Update Sheet

Western and Southern Area Planning Committee 17 July 2025

### Planning Applications

| Application Ref.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Address                                                                | Agenda ref. | Page no. |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------|-------------|----------|
| P/FUL/2024/06791                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Picnic Area Café New Street Lane<br>Bridport DT6 6AS                   | 5           | 9 - 46   |
| <p><u>Summary of Conservation Officers Comments:</u></p> <p>There are no listed buildings close to the site, nor is the site in a conservation area. The nearest listed building is Horseman's Cottage-about 350m west of the site. Vearse Farm is at a similar distance. Others lie further away.</p> <p>The boundary of Eype Conservation Area is located on Mount Lane to the south.</p> <p>The applicants submitted Heritage Statement includes considering the effect on the wider setting of listed buildings and the setting of the Eype Conservation Area. The Senior Conservation Officer considers the effect of the development results in a conclusion of no harm to these heritage assets.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                        |             |          |
| WD/D/20/002022                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Manor Farm Manor Farm Lane<br>Winterbourne Abbas Dorchester<br>DT2 9LR | 6           | 47 - 73  |
| <p>P49 – para 4.1 Delete 'listed' referring to farmhouse.</p> <p>P66 – para 15.44 should read 'An updated Flood Risk Assessment has been provided with the attenuation basin...'</p> <p>P60 – para 15.15 should read 'On balance, the proposals would result in less than substantial harm to the significance of the farmhouse and farm building group. The proposal would not significantly alter the character and appearance of this part of the village through its location and quantum. The scheme would have an acceptable appearance. The proposals would lead to less than substantial harm to a number of non-designated heritage assets. The harm would be at the lower end of the scale because buildings would be retained and restored and it is accepted that two buildings are incapable of retention. The proposals would result in less than substantial harm to the significance of a designated heritage asset, the Conservation Area. The harm would be at the lower end of the scale because the integrity of the building group would be retained albeit with the two demolished barns reinstated. This means that Page 60 para. 215 of the NPPF is engaged, requiring the harm to be weighed against the public benefits of the proposal (including, where appropriate, securing optimum viable use). However, this balance needs to take into account the</p> |                                                                        |             |          |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                      |   |       |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------|---|-------|
| need to give 'great weight' to the asset's conservation, irrespective of the level of harm.                                                                                                                                                                                                                                                                                                                                                                          |                                                      |   |       |
| P/VOC/2024/06786                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 5 Overton Close, Timber Hill,<br>Lyme Regis, DT7 3HQ | 7 | 75-85 |
| <p>Page 84 – Para. 15.2 quoted twice and needs to be consecutive numbering 15.2 &amp; 15.3.</p> <p>Page 85 – Amendment to condition 3 to remove class 'B' from the removal of PD rights as Class B does not apply in AONB in any case.</p> <p>An additional third-party representation submitted by the neighbour at 4 Overton Close, Lyme Regis detailing concerns over scale, appearance, impact on local level AONB/Spittles entrance etc. and their amenity.</p> |                                                      |   |       |