



Western and Southern Area Planning Committee

Date: Wednesday, 15 July 2026
Time: 10.00 am
Venue: Council Chamber, County Hall, Dorchester, DT1 1XJ

Members (Quorum 6)

Neil Eysenck (Chair), Ryan Holloway (Vice-Chair), Belinda Bawden, Simon Christopher, Peter Dickenson, Paul Kimber, Craig Monks, David Northam, Louie O'Leary, Pete Roper, David Taylor and Kate Wheller

Chief Executive: Catherine Howe, County Hall, Dorchester, Dorset DT1 1XJ

For more information about this agenda please contact Democratic & Governance Services Meeting Contact 01305 224709

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Agenda

Item	Pages
13. UPDATE SHEET	3 - 6

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Planning Committee – Update Sheet

Planning Applications

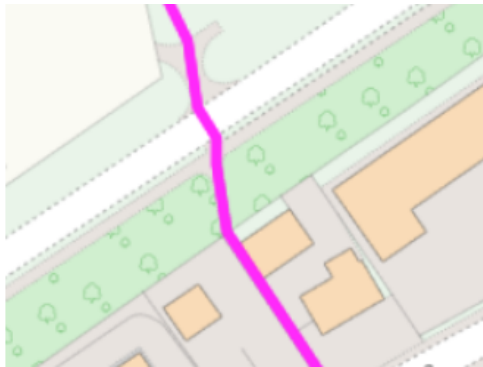
Application Ref.	Address	Agenda ref.	Page no.
WD/D/20/002569	Land East of Chickerell and South of Coldharbour Chickerell	5	9 - 138
Add to Heads of Terms, local connection clause for Affordable Housing: - Provision of 35% affordable housing and a local connection clause Condition 17 (play spaces) - amend wording to refer to Local Equipped Area of Play: Prior to the development of areas of play, a comprehensive Play Strategy shall be submitted to and agreed in writing by the Local Planning Authority. The Play Strategy shall have been prepared having regard to 'Secure by Design' principles and 'Design for Play' Guidance and shall have had regard to recommendations by Fields in Trust and the Green Infrastructure Planning and Design Guide. The Play Strategy shall include: - details, including to scale plans and elevations, of proposed play experiences/equipment at each area of play; - a detailed specification and plans for each area of play, including details of surfacing, impact absorbing surfaces beneath and around play equipment, boundary treatment, location of entry/exit points; - minor artefacts and structures (e.g. furniture, refuse, signage/wayfinding); The Local <u>Equipped</u> Area for Play shall include a minimum of 12 play experiences/equipment, including a minimum of 2 inclusive play experiences/equipment and features that support contact with nature and natural play. Signage shall be incorporated at each formal play space indicating that the area is for children's play and dogs are not welcome. Thereafter, development shall proceed in strict accordance with such details as have been agreed within the Play Strategy. Reason: In the interests of safety by design and in the interests of ensuring meaningful play spaces are created to serve the proposed development. Condition 44 (amenity) – add plot 29: Notwithstanding the submitted plans 2602-02-HT-SH-2Wb, 2602-02-HT-Ga(end)-3Br a and <u>2602-02-HT-AI(end)-3Br a</u>, no development above damp proof course shall commence until revised plans and elevations showing a side facing window within the dwellinghouses at plots <u>29</u>, 46 and 115 shall be submitted to and agreed in writing by the Local Planning Authority. Thereafter, development shall proceed in strict accordance with the details as have been agreed.			

Since the application report was completed 8 third party representations have been received. 7 comments related to objections where no new materials concerns have been raised. The concerns raised relate to the following:

- loss of green space
- Overdevelopment within Chickerell
- Insufficient infrastructure
- Impact on wildlife
- Impact on flooding
- Housing unaffordable
- Impact from traffic

A further comment has been received relating to the protection of the Granby Industrial Estate, seeking that consideration is given to:

- ensuring traffic doesn't build up at the revised junction adjacent to the Granby Industrial Estate, and
- improvements sought to a pedestrian link running through the Granby Industrial estate.



The Highways Authority have confirmed that the proposed highway works at the access adjacent to the Grandby industrial Estate would be acceptable having regard to traffic flows and highway safety matters. There are no improvements proposed to footpaths within the Grandby Industrial Estate, and while the comments are understood, it is not considered that the upgrading of the footpath link in that location would be necessary or directly related to the development given existing alternative footpath links into the Granby industrial estate alongside the estate roads.

Application Ref.	Address	Agenda ref.	Page no.
P/FUL/2025/04039	Weymouth Bay Holiday Park Preston Road Weymouth	6	139 - 196
2.0 Recommendation B p139 Substitute: January 2027 for December 2026.			
6.0 Relevant planning history p144			

06/00018/FUL- relates to Seaview Holiday Park **which is adjacent to but not part of Weymouth Bay Holiday Park.**

Para 14.143 p178

Substitute: Each caravan would be provided with **2** parking spaces.

Para 14.154 Amenity p180

Substitute: Whilst a significant majority of the proposals would be distant from neighbouring dwellings, area G would be located within proximity to a number of dwellings in Forehill Close, the closest being 14-**22** Forehill Close (even numbers) & **27**.

Substitute: The principal rear elevations of 14-22 also directly overlook this open space, while the side elevation of **27** faces the open space but has outlook from the front elevation across it.

Para 14.156 p180

Substitute: The nearest caravan would be 17m from **27** Forehill Close and 33m from **22** Forehill Close. The footpath would be nearer to 14 – **22 & 27** Forehill Close than the caravans occupying a route from the access, described above, southwards.

Para 14.158 p180

Substitute: It is also noted that the existing caravan park extends close to the rear boundary of **27** Forehill Close bringing with it a degree of noise from activities thereon.

Para 14.177 p183

Substitute: The mobile phone mast that would be removed **is operational, but the lease has expired.**

17.0 Recommendation Condition 20 p191

Delete duplicated text: ~~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 measures have been completed in full, in accordance with any specified timetable, unless any modifications to the approved measures as a result of the requirements of a European Protected Species Licence have first been submitted to and agreed in writing by the Local Planning Authority, and ii) evidence of compliance, including photographic evidence, in accordance with section F of the approved Biodiversity Plan 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 Biodiversity Plan and thereafter the approved mitigation, compensation and enhancement/net gain measures must be permanently maintained and retained in accordance with the approved details.~~

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