

**DORSET COUNCIL - WESTERN AND SOUTHERN AREA PLANNING
COMMITTEE**

MINUTES OF MEETING HELD ON THURSDAY 7 MAY 2020

Present: Cllrs Simon Christopher (Chairman), David Gray (Vice-Chairman), Pete Barrow, Kelvin Clayton, Susan Cocking, Jean Dunseith, Nick Ireland, Louie O'Leary, David Shortell, Sarah Williams and Kate Wheller

Also present: Cllr David Walsh

Officers present (for all or part of the meeting):

Ann Collins (Area Lead – Major Applications Western Team), Philip Crowther (Senior Solicitor - Planning), Darren Rogers (Area Planning Manager (Western)) and Denise Hunt (Democratic Services Officer)

97. Apologies

No apologies for absence were received at the meeting.

98. Declarations of Interest

No declarations of disclosable pecuniary interests were made at the meeting.

99. Minutes

The minutes of the meeting held on 20 February 2020 were confirmed and signed.

100. Public Participation

There were no written representations by the public on the applications nor questions, petitions or deputations received on other items on this occasion.

101. Planning Applications

Members considered written reports submitted on planning applications as set out below.

102. Application No: WD/D/20/000109 - Woodroffe School, Uplyme Road, Lyme Regis, DT7 3LX

The Committee considered a Dorset Council application to erect a new school building with associated landscaping at Woodroffe School.

Members were shown the site location plan between the school sports hall and tennis court area with the residential properties at a higher level to the

west of the school complex; an aerial photo showing the application site, wider school buildings and residential properties set back from the school boundary and vehicular access; photos taken from the tennis courts towards the application site and sports hall, views of the pedestrian access ramp to the site; proposed site layout plan; elevation plans demonstrating how the building was set into the bank at the rear giving a single storey appearance; lower and upper ground floor plans; landscaping plan; cross section and a series of visualisations of the proposal.

The key planning points were highlighted, including that the proposal was considered acceptable in its design and general visual impact, impact on the AONB and in the context of the wider school grounds and did not adversely affect land stability or nature conservation considerations. There was not considered to be any significant harm to neighbouring residential amenity.

The Committee was supportive of the application and of the visualisations provided by the applicant.

In response to a question in relation to land stability and land contamination, the Area Manager - Western stated that there had been no objection by Technical Services in paragraph 8.3 of the report. He also referred to comments made by the Environmental Health team contained in paragraph 8.4 in relation to land contamination and that the matters raised could be dealt with by way of an informative note rather than imposing a planning condition.

Proposed by Cllr Louie O'Leary, seconded by Cllr David Shortell.

Decision: That the application be granted subject to the conditions outlined in the appendix to these minutes.

103. Application No: WD/D/19/003024 - Winsham Bridge, Winsham

The Committee considered an application for repairs to the stonework of Winsham Bridge and riverbed reinforcement beneath the bridge to resist erosion. The grade II listed bridge was located on the border between Dorset and South Somerset.

The Area Manager - Western explained that although Dorset Council maintained the whole of the bridge under local arrangements with South Somerset, this application could only relate to that half of the bridge within the Dorset Council boundary.

Members were shown an aerial photograph of the site showing the bridge, Winsham Village and railway line; photos of the bridge from Dorset and South Somerset sides; existing elevations; improvements to the river bed, plan view and cross section. Temporary dam works were required whilst the mattresses were installed.

The key planning points in connection with the Listed Building were highlighted, including whether the proposed works were lawful for listed building control purposes under section 61 of the Enterprise and Regulatory

Reform Act 2013 as not affecting the character of the listed building as a building of special architectural or historic interest; and whether Listed Building Consent for the proposed works was a requirement.

Officers considered that the proposed works would not affect the character of the Listed Building as a building of special architectural or historic interest and therefore it was considered that Listed Building Consent was not required and the proposal was lawful.

The Area Manager - Western updated the Committee that, despite writing to the Development Management Team at South Somerset District Council requesting delegation of its planning powers, officers had not received this confirmation. In the absence of delegated authority from South Somerset, an identical application would need to be submitted to that authority for consideration. Therefore part (b) of the recommendation was no longer valid.

Subject to waiting for permission from South Somerset District Council until works would commence, the Committee was supportive of the application.

The Area Manager - Western clarified that subject to agreement of the recommendation, a certificate could be issued in relation to that part of the bridge within the Dorset Council area. A separate application to South Somerset District Council in order to secure permission for the whole bridge would be made and he assured the committee that works would not commence until that permission was secured.

Proposed by Cllr Louie O'Leary, seconded by Cllr Sarah Williams.

Decision:

a) That Dorset Council issues a Lawful Development Certificate for the works proposed that fall within the Dorset Council area only because the works are considered to not affect the character of the listed building as a building of special architectural or historic interest and therefore the proposed works would be lawful.

104. **Urgent items**

There were no urgent items.

Appendix

Duration of meeting: 2.00pm - 2.40 pm

Chairman

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