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WESTERN AND SOUTHERN AREA PLANNING COMMITTEE

MINUTES OF MEETING HELD ON THURSDAY 6 JANUARY 2022

A recording of the meeting can be accessed on the committee page by using the following link: [Western and Southern Area Planning Committee](#)

Present: Cllrs Dave Bolwell, Kelvin Clayton, Susan Cocking, Jean Dunseith, Nick Ireland, Paul Kimber, Bill Pipe (Vice-Chairman), David Shortell (Chairman), Kate Wheller and John Worth.

Also present: Cllr Tony Alford - Dorset Council (Eggardon)

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

Lara Atree (Senior Lawyer - Regulatory), Bob Burden (Senior Planning Officer), Ann Collins (Area Manager – Western and Southern Team), Philip Crowther (Legal Business Partner - Regulatory), Charlotte Haines (Senior Planning Officer), Anna Lee (Service Manager for Development Management and Enforcement), Steve Savage (Transport Development Manager), Huw Williams (Lead Project Officer - Corporate Projects), James Weir (Senior Conservation Officer), Jenny Williams (Technical Support Officer) and Denise Hunt (Democratic Services Officer).

81. Apologies

Apologies for absence were received from Cllr Sarah Williams and Cllr Louie O'Leary.

82. Declarations of Interest

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

83. Public Participation

Representations by the public to the Committee on individual planning applications are detailed below. There were no questions, petitions or deputations received on other items on this occasion.

84. Planning Applications

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

85. **P/VOC/2021/03367 - Unit 2 Lyme Regis Industrial Estate, Uplyme Road, Lyme Regis, DT7 3LS**

The Committee considered an application for a change of use to allow the building to be used as a fitness centre without compliance to condition 4 of planning approval WD/D/14/002435 - restriction on business hours.

The Senior Planning Officer presented the application relating to a Council owned site which included a location / block plan; aerial photo and photos of the site and surrounding area.

The main planning issues were outlined including use of a key employment site; parking provision; effect on residential amenity; no complaints over the existing use and the opportunity to provide a temporary unrestricted operation and thereafter consider permanent relaxation of hours subject to any concerns raised by the Town Council or Environmental Health.

An amendment to the wording of condition 2 to correct a typographical error was contained in the update sheet circulated to members prior to the meeting.

Members asked questions in relation to human rights (discrimination) and soundproofing of the building.

The Senior Planning Officer responded that the building complied with disability access and that regard for residents had been taken in the temporary unrestricted use. There was a condition to ensure that there was no amplified music or speech unless agreed, otherwise additional soundproofing measures would be required.

Proposed by Cllr Nick Ireland, seconded by Cllr Paul Kimber.

The committee was minded to approve the application subject to conditions.

The Service Manager for Development Management and Enforcement, having considered the representations and the officer's presentation, and having taken into account the views of the committee, made the following decision under delegated authority.

Decision of the Service Manager: That the application be approved subject to the conditions outlined in the appendix to these minutes.

86. **P/RM/2021/00630 - Land off Cattistock Road, Maiden Newton, Dorchester, DT2 0AG**

The Committee considered a reserved matters application dealing with appearance, landscaping, scale and layout in relation to outline approval WD/D/16/001598.

The Senior Planning Officer outlined the amended recommendation and condition further to the receipt of a satisfactory landscaping plan. These had

been included in the update sheet circulated to the committee prior to the meeting.

The application was presented including a location plan including the Quarr, parameters plan, layout plan, aerial photo, elevations, cross sections, landscaping plan and various photographs of Manor Farmhouse, Church Road, Manor Farm Close and the site and proposed access.

In particular, a plan was shown demonstrating the relationship of the side windows at Church Barn with the fence of Plot 1 of the development, showing how light and outlook had been accommodated in the interests of Church Barn.

The main planning issues were highlighted including the principle of development, layout, scale, appearance, landscaping and residential amenity.

The Technical Support Officer read out the written statements that are attached as an appendix to these minutes. This document includes a statement by Cllr Tony Alford who addressed the committee directly.

In response to the concerns raised during public participation, the Senior Planning Officer responded to points made regarding the impact on amenity of Church Barn, surface water drainage and layout of the garages. The Senior Conservation Officer further advised the Committee in relation to conservation matters, including the assessment of harm to heritage assets.

In response to technical questions the following points were confirmed:-

- That chimneys were included in the design of homes in keeping with the Conservation Area context and to reflect elements of the existing roofscape nearby.
- The Parish Council had requested that funding was put towards a community garden rather than a play area.
- That the standard 45 degree angle had been used to assess light going into the window at Church Barn following development of Plot 1.
- A modest number of additional street lights in the style established in Manor Farm Close would continue in this development.

Proposed by Cllr John Worth, seconded by Cllr Kate Wheller.

The committee was minded to approve the reserved matters, subject to the amended conditions.

The Service Manager for Development Management and Enforcement, having considered the representations and the officer's presentation, and having taken into account the views of the committee, made the following decision under delegated authority.

Decision of the Service Manager: That the reserved matters be approved, subject to the conditions (as amended) outlined in the appendix to these minutes.

87. **WP/21/00029/FUL - 12 Spa Avenue, Weymouth, Dorset, DT3 5EJ**

The Committee considered an application for change of use to convert an existing dwelling (use class C3) into a dental practice (use class E(e)) and the creation of a vehicular access.

The Senior Planning Officer presented the application that included a site location, block plan, aerial photo, existing and proposed site plan, existing floor plans and elevations, street scene and photos.

The main planning issues were highlighted including the site being within the defined development boundary in a sustainable location with no harm to the character of the area, neighbours or highway safety.

Members were advised of a change to the recommendation to delegate authority to the Head of Planning to approve the application, due to a change required to the highway conditions and the need for additional conditions.

Proposed by Cllr Kate Wheller, seconded by Cllr Paul Kimber.

The committee was minded to delegate authority to the Head of Planning to approve the application, subject to conditions.

The Service Manager for Development Management and Enforcement, having considered the representations and the officer's presentation, and having taken into account the views of the committee, made the following decision under delegated authority

Decision of the Service Manager: That the application be delegated to the Head of Planning to approve the application, subject to the conditions (as amended) outlined in the appendix to these minutes.

88. **P/OUT/2021/01128 - Land East of The Paddocks, Mosterton, DT8 3HQ**

This application was deferred.

89. **Duration of Meeting - Time Limit**

A vote to continue the meeting was taken in accordance with Part 2, Paragraph 8.1 of the Council's Constitution.

Decision: That the meeting be extended to allow the business of the meeting to be continued from 2.00pm.

90. **P/FUL/2021/03944 - Thorners Church of England Primary School, School House Lane, Litton Cheney, DT2 9AU**

The Committee considered an application for the installation of roof mounted solar photovoltaic (PV) panels and associated infrastructure.

The Lead Project Officer presented the application including a location plan showing the site within the Litton Cheney Conservation Area, public rights of way and general context plan, landscape and heritage assets plan; aerial photo, photos of the school house and buildings, proposed roof plan and photos of the relevant roof planes. He advised that the 19th century block attached to the school was a non- designated heritage asset due to its linkage with the school.

Further to consultation with the Conservation Officer, the original proposal had been reduced to 75 solar panels in 4 arrays, resulting in a carbon saving that would cut greenhouse emissions and provide associated cost savings.

The main issues were outlined including principle of development, impact of the character and appearance of the site and its setting and heritage significance and the balance between harm and benefits.

Further to a technical question regarding whether a battery system was included in the proposal, it was confirmed that although details were not yet available, a condition requiring details to be submitted and approved had been included in the proposal.

A request was made for detailed information on levels of harm in relation to conservation which was provided by the Senior Conservation Officer.

Following the presentation and the information provided by the Senior Conservation Officer, the committee expressed disappointment that the original proposal for 150 solar panels had been reduced to 75 installed on the newer buildings. Members noted that this had been based solely on comments made by the Conservation Officer and that there had been no public objection to the scheme. Although mindful of the significance of the 19th century building within the Conservation Area, it was considered that the panels would be barely visible and would not create irreversible harm.

The Lead Project Officer confirmed that the application had been amended following an internal consultation response by conservation officers who considered that the original proposal was detrimental to heritage significance and that this outweighed the public benefit. He advised that the energy generation capacity of solar panels was relatively small and that the history of appeal decisions on historic buildings suggested that heritage harm generally outweighed the benefits of micro electricity generation.

Members noted that there had been no objection by the Parish Council or residents to the proposal.

Proposed by Cllr Kate Wheller, seconded by Cllr Nick Ireland.

The committee was minded to approve the application subject to conditions.

The Service Manager for Development Management and Enforcement, having considered the representations and the officer's presentation, and having taken into account the views of the committee, made the following decision under delegated authority

Decision of the Service Manager: That the application be approved subject to the conditions outlined in the appendix to these minutes.

91. **P/FUL/2021/03942 - Symondsburry Primary School, Mill Lane, Symondsburry, DT6 6HD**

The Committee considered an application for the installation of roof mounted solar photovoltaic (PV) panels and associated infrastructure.

The Lead Project Officer presented the application that included a location plan, public rights of way and general context plan, landscape & heritage assets plan, aerial photo and photos of site, proposed elevations and roof plan. The building as a whole was a Grade II Listed Building, including later additions and corridors added to the original school. The site was located in an Area of Outstanding Natural Beauty (AONB) and also within the Symondsburry Conservation Area.

He further advised the committee that, in considering whether to grant planning permission which affected the Listed Building or its setting, the local planning authority must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest that it possessed. Local planning authorities must also have regard to preserving or enhancing the natural beauty of the area with national policy indicating that great weight must be given to conserving and enhancing landscape and scenic beauty in AONBs with conservation and enhancement of wildlife and cultural heritage also important considerations. Special attention must be paid to preserving or enhancing the character and appearance of the Conservation Area.

It was explained that at the time the original application was submitted, permission had been sought for 84 panels arranged in 6 arrays across the building. Following concerns expressed by Symondsburry Parish Council and the result of a bat survey, the application was amended to 44 solar panels in 4 arrays installed on 2 flat roof surfaces and 1 sloping plane. These would be mounted in frames 10 degrees up from the horizontal, resulting in an arrangement that would be 25cm higher than the existing roof level. Although detailed specifications had not been provided in the application, these could be controlled through planning condition if necessary.

The main issues were outlined including the acceptability in principle of the proposed development, the impact of proposed development on the character and appearance of the site and its setting and on heritage significance and the balance between harm and public benefits.

The relevant policy background had been outlined in the report. The carbon savings generated as a result of this scheme were modest, but nevertheless made a valuable contribution to cutting greenhouse gas emissions and assist the transition to a low carbon future. The associated cost savings would be used to contribute towards maintenance of the historic school buildings to the public benefit and this weighed in favour of granting planning permission.

However, the Lead Project Officer explained that the exposed nature of the flat roof areas in the western extensions would be open to view from various locations around the school site. Even if the panels were situated away from the edges of the flat roof elements of the supporting framework and the panels would be visible and appear incongruous. Additional screening of these areas had not been proposed as part of this application.

Therefore it was considered that the harm to the heritage significance of the school and other listed buildings in the area, the harm to the character and appearance of the Symondsby Conservation Area and AONB was not outweighed by the public benefits. The proposal was contrary to National Planning Policy, policies ENV1, ENV4, ENV10 and COM 11 of adopted Local Plan and policy L1 of the made Neighbourhood Plan and should be refused.

The Committee noted that the scheme limited the solar panels to the flat roof elements of the building with removal of those panels originally situated on the sloping roof elements. Some members sought to reintroduce elements of the originally proposed scheme and asked whether changes could be made to the application in this respect.

The Committee was advised that a different recommendation could be made provided that it did not amount to a substantive change to the development proposal or harmed the interests of the interested parties.

Members highlighted that the recommendation to refuse had been based largely on the views of the Conservation Officer which did not take into account the public benefit of the transition to renewable energy or the Council's Climate and Ecological Emergency.

Whilst noting the comments of the Conservation Officer and Symondsby Parish Council, Cllr Nick Ireland stated that the sloping roofs originally identified for the solar panels would not necessarily be noticeable from the nearby road. He proposed that the Committee be minded to approve the application as submitted for 44 panels arranged in 4 arrays across the building, which was seconded by Cllr Kate Wheller.

Cllr Bill Pipe proposed that the Committee be minded to refuse the application and that Dorset Council was encouraged to submit a revised application. This proposal was not seconded.

Cllr Kelvin Clayton provided some reasons for the committee to approve the application, citing NPPF paragraph 152 "the planning system should support transition to a low carbon future" and paragraph 202 "less than substantial

harm should be weighed against the public benefit” of renewable energy generation.

Members considered that every opportunity should be taken to reduce carbon emissions and that the cumulative effect of small developments such as this would add up.

Officers requested details of any relevant conditions to attach to the proposal should the committee be minded to approve the application and there followed a short adjournment whilst the Lead Project Officer identified the conditions to be attached.

The meeting reconvened and the Lead Project Officer outlined the 3 conditions for the planning permission, including a standard condition to commence development within 3 years; details of the plans and drawings to be approved and requirement for removal of the solar panels (including any mounting brackets and associated framework) if they were no longer to be used for the generation of electricity.

The proposer and seconder of the motion to approve the application confirmed that they were content with the conditions.

Proposed by Cllr Nick Ireland, seconded by Cllr Kate Wheller.

The committee was minded to approve the application subject to conditions.

The Service Manager for Development Management and Enforcement, having considered the representations and the officer’s presentation, and having taken into account the views of the committee, made the following decision under delegated authority

Decision of the Service Manager: That the application be approved subject to the conditions outlined in the appendix to these minutes.

92. **P/LBC/2021/03943 - Symondsburry Primary School, Mill Lane, Symondsburry, DT6 6HD**

The Committee considered an application for Listed Building Consent for the installation of roof mounted solar photovoltaic (PV) panels and associated infrastructure and the Lead Project Officer outlined the relevant conditions for the Listed Building Consent.

Proposed by Cllr Nick Ireland, seconded by Cllr Bill Pipe.

The committee was minded to approve the application, subject to conditions.

The Service Manager for Development Management and Enforcement, having considered the representations and the officer’s presentation, and having taken into account the views of the committee, made the following decision under delegated authority.

Decision of the Service Manager: That the application be approved subject to the conditions outlined in the appendix to these minutes.

93. **Urgent items**

There were no urgent items.

94. **Exempt Business**

There was no exempt business.

95. **Update Sheet**

Appendix - Decision List

Duration of meeting: 10.00 am - 4.05 pm

Chairman

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Western & Southern Area Planning Committee

6 January 2022

Written Submissions

P/RM/2021/00630 - Land off Cattistock Road, Maiden Newton, Dorchester

1 Malcolm Lofts

I wish to object.

Harm to residential amenity and privacy of my home, Church Barn

The Parameters Plan is definitive as to area on which 9 houses can be built. It is not definitive as to the 9 houses' precise location.

No house should ever be built in contravention to Planning Policy, such as harm to the residential amenity or privacy of existing nearby buildings. Accordingly, my rights of residential amenity and privacy must override the Parameters Plan's location of Plot1.

The 2020 Appeal Inspector's 3rd main issue with the Application was the harm to Church Barn. Also the Planning Department emphasised this harm, quoting ENV16 and NPPF127. Following minimal (and inadequate) changes to the fence since, the harm persists.

Plots1-3 are raised above the natural field level thus dominating, unnecessarily, nearby properties at Manor Farm Close.

Despite the slope in the field, the roof line of Plots1-3 remains on the same level as that of Plot5 (higher up the slope).

The existing proposal continues to detrimentally harm the residential amenity and privacy of Church Barn. Further substantial changes are needed.

Surface water

Run-off along my boundary wall is totally unacceptable, as my floor level is below the field.

Attenuation tanks. The proposed location (close to Plots1-3 gardens and Church Barn) is contrary to RSK's original proposal, between footpath and river:

There are dangers and disadvantages of open ponds.

Pond overflow, back towards Church Barn, is unacceptable.

GAP state it is unlikely that all site surface water drainage can be served by soakaways, due to the clayey nature of the ground and high groundwater levels; a similar view to RSK.

Conditions 9 and 10 are so crucial that the detailed report should be carried out now, before any decision on the Reserved matters.

Design Statement

The Applicant confirms "The tradition of boundary walls would be continued in the new development". Yet proposes an incongruous "Traditional Parkland railing" on the western side where walls are aesthetically more appropriate, marrying in with the "character and appearance" of the existing Manor Farm Close when approaching from Frome Valley Trail footpath.

The garages for Plot3 should be next to Plots2-4.

Conclusions

No changes have been made after the many substantive objections since 8.10.21 (including Historic England, District Councillor, Parish Council and many local residents).

The seriousness of flooding risks is so important that the detailed surface water drainage report must be prepared before other Reserved matters are approved.

The plan continues to breach Planning Policy with regard to the residential amenity and privacy of Church Barn.

Accordingly I urge you to reject this Application.

2 Richard Hallett

I wish to object on the grounds that the application does not ensure a well-planned development in the interests of visual amenity (Schedule of Conditions point 5) and fails to provide a Detailed Surface Water Management Scheme (Schedule of Conditions point 9 and 10).

Visual Amenity

This development will be the first indication of modernity when travelling along the Frome Valley Trail (and Wessex Way and Great Chalk Way) from the river's source at Evershot.

On entering the village this suburban development will greet the visitor and it's visual impact will be detrimental and out-of-keeping with our village surroundings.

The development would be far more suitable as bungalows, lessening the visual impact, height, blending sympathetically into our environment with trees, hedging and stone walling.

Attractiveness

The west elevation to properties 1-7 and the entire development are unknown, without which an informed decision is not possible. This is the view when approaching Maiden Newton along the Frome Valley Trail towards the church and is an essential detail.

Height

Houses shall overwhelm the entire area by their height. The application does not show the height of the development alongside the height of the grade 1 listed church tower.

Boundaries

The building and walling stones of the village are flint, chalk, Purbeck limestone, Ham Hill stone with brick. The 15th and 19th century parts of the church are built from flint and Purbeck limestone.

Buildings and boundaries should be stone walled, not timber/metal.

Garages

The garages are proposed to be oak framed and clad and fencing timber boards. There are no wooden framed and clad structures in the village, nor should there be. Traditional building stones (point iii) are common in this Conservation Area.

Surface Water Management

Furthermore, I wish to object on the grounds that the application fails to meet Schedule of Conditions point 9 and 10, Detailed Surface Water Management Scheme. It is unacceptable these details are unavailable to those affected by this development.

Variations in discharge of ephemeral floods are controlled by combinations of i) rock/soil type, ii) gradient morphology and iii) land use.

However, in the absence of the Detailed Surface Water Management Scheme, the effect of the gradient profile and change of land use to flooding the area to the south (Church Barn, Church Lane and War Memorial – this area floods often) is unknown.

Please consider rejecting this application since it fails to ensure a well-planned development in the interests of visual amenity and attractiveness (Schedule of Conditions point 5) in this Conservation Area and also fails to comply with Schedule of Conditions point 9 and 10, in this sensitive flood-risk area.

3 Steve Bevis

I am generally supportive of new housing development in the village provided it is to a high standard. I wrote in favour of the neighbouring Manor Farm Close development when it was first proposed some years ago. I was also initially prepared to be positive about this current development but with the strong proviso that it should be to an excellent standard complementing its location in the heart of the old village; in the Conservation Area and neighbouring three significant Listed Buildings, (the Church, Maiden Newton House and Manor Farm).

The site is also crossed by a public footpath, part of the Macmillan Way leading to the River Frome water meadows which are within an Area of Outstanding Natural Beauty and also an SSI. The footpath is well used by villagers and ramblers alike and for those arriving from the North affords a marvellous view of the Church and an impressive first sight of the village. What a pity if the first glimpse in the future should be the somewhat mundane housing estate currently under consideration.

I wasn't alone in the expectation that the site deserved a more sympathetic treatment; the Conservation Officer, English Heritage and many villagers shared the same ambition. In this we were encouraged by the fact the neighbouring Manor Farm Close development was able to fulfil the same high design standard with vernacular detailing whilst still delivering a commercially attractive scheme.

The developers of the present scheme have already made several attempts at delivering an acceptable proposal but on each occasion Council Officers and public opinion have rejected the revised schemes which consistently sets the design bar too low. The point has been made more than once that if the developers needed an exemplar of good practice, they need only look at the neighbouring site, in fact it is hard to understand the logic in not delivering design continuity by matching its treatment of paved surfaces, hard landscaping and the proven diversity of external finishes that has worked so well.

As a retired Chartered Quantity Surveyor I am aware that the enhancement of this scheme to make it more varied, interesting and with rural, rather than suburban, character would have cost implications but I am equally confident that these would be offset by the increased house prices in today's buoyant market.

I hope that it does not seem impolite to finish by saying that the proposed development, as it stands, it would look very well in the suburbs of Bournemouth or Poole but this beautiful corner of Maiden Newton deserves something better, something to be proud of and a legacy for future villagers.

Thank you for listening.

4 Quarr Action Group

As concerned/affected residents of Maiden Newton we respectfully request that the committee seek a fair and reasonable development plan that does not create a danger to pedestrians, ruin the only open space left in the village with public access, a solution that adheres to West Dorset's published planning stipulations and addresses the greater good, in this very sensitive area.

In Keeping

We are not opposed to a sympathetic well built reasonable development in keeping.

This proposal creates a very poor visual street scene, terraces of small cramped dwellings dominated by the road layout and parking (Contravenes LP2015 ENV 11).

Policy:

ENV10 i) "All development proposals should contribute positively to the maintenance and enhancement of local identity and distinctiveness. Development should be informed by the character of the site and its surroundings."

NPPF paragraph 130 "Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area".

This poor plan is dominated by the waste of space around the gated house No. 9.

the area of plot 9 is equal to the area allocated to houses numbers 4-7. The lead property (plots 1-3) should be detached and built sympathetically to the approach properties in Manor Farm.

We would request that house 9 is placed at the entrance where Nos. 1-3 are and a terrace of 4 affordable houses form a terrace north south on plot 9. (In Keeping).

This will allow plots 4-8 to be reduced to 4 houses link detached and the turning to be where 8 presently is. This is a much better balance and removes the need for remote garages which will allow for a wild life corridor to the east and tree planting.

This development bears no similarities at all to the original scheme put forward by Clr. J. Haynes, which was agreed with the residents a scheme that cleverly created two cull de sacs improved the sight lines in the Cattistock road and made a very safe pedestrian zone. (Unlike this present scheme before you)

The new development by Magna Housing of 14 affordable homes at Webbers Pc. (WD/D/19-0002190) had pedestrian access on to the Cattistock road and we understood that a path into the Quarr was to be formed at the north of the Bramble Bush into the Quarr for safe passage to the School etc. but this again is not possible as No 9 in the Quarr closes off clear passage.

The foot fall of some 36 people will be asked to exit on to Norden Hill or divert into the shared surface road at Manor Farm where an extra 50 car movements are predicted through the single file pinch point between 5 and 14 Manor Farm again on illegal shared surface widths.

WDDC Guidance

The access as agreed ignores both paragraph 6.5.5 and COM 7iv at pages 124/5 of the Local Plan. 6.5.5 states that "New development should not create significant highway safety problems and committees MUST consider first pedestrians".

COM7iv argues that Development will NOT be permitted unless it can be demonstrated that it would not have a severe detrimental effect on road safety.

Question

Why was planning given subject to reserved matters excluding access by Mr. B. Burden over a short period of time without consultation, submitted December 2016 and Granted on the 19th January 2017. The planning officers were in the full knowledge that the result of the public enquiry was due out in mid February 2017??

The judgement of the appeal hearing was against the applicant DISMISSED!!

Inconsistent

The new road marking at the junction of the Cattistock road and Norden lane has increased the danger of speed, completely disregarding their ethos of less road markings reduces speed (Bailey shared surfaces).

Traffic heading up Norden Hill from the village has clear signal to race on encouraged by the markings.

A small drive over round would have changed the right of way granting the left the right of way, the Cattistock blind turning and the station road blind turning. This simple cheap move would have made pedestrian movement a lot safer, as passage from Station road and the doctors surgery to the village does not have any pavement or shared designation at this dangerous approach.

5 Maiden Newton Parish Council

Maiden Newton Parish Council does not wish to revisit the original outline planning for this development which was approved.

The Parish Council wishes to reiterate the comments previously made and those following amended plans on 5th Nov 2021.

Ensuring that there is a suitable scheme for construction traffic for the development given the access is via a housing development and the issues of large vehicles and pedestrians who use this route for school and recreation.

To ensure a suitable flood risk scheme has been put in place given the flooding to properties further into the village where any rain and surface water will end up eventually has been investigated.

6 Councillor Anthony Alford (Dorset Council – Eggardon)

Local Plan Policy ENV16 is a model of clarity:

“i) Proposals for development should be designed to minimize their impact on the amenity and quiet enjoyment of both existing residents and future residents within the development and close to it. As such, development proposals will only be permitted provided:

- They do not have a significant adverse effect on the living conditions of occupiers of residential properties through loss of privacy;
- They do not have a significant adverse effect on the amenity of the occupiers of properties through inadequate daylight or excessive overshadowing, overbearing impact or flicker;”

Despite a nominal modification to the plan, these negative environmental impacts remain overwhelming and severe. This impact is proposed by the blockage outside the windows of the neighbour (Church Barn) by a fence and blocking out the light.

Not only that, but no benefit has been identified from creating these negative impacts on the neighbour. It should be noted that the substantial fence will not prevent overlooking from the first house in the development due to the substantial difference in the levels. Occupants in the first house will easily see over the fence towards Church Barn giving further evidence that the fence is in the wrong place.

If there is any doubt that such negative (and contrary to policy) impacts would be created, the committee should make a site visit to examine it.

2. The proposal is unsuitable in character for a development in the vicinity of the listed church.

It is suburban in style and dominated by the estate road and hard standing.

The hard standing will lead to surface water run-off and potential environmental damage and there is no reason to believe that this risk has been adequately assessed and ameliorated.

The extent of the development site allocated to motor vehicles is contrary to policy.

According to the Local Plan 2015 ENV11. “Places are ... “not dominated by the road layout and parking”...

With the levels and slopes referred to above, damage from running water to a property at a lower level such as Church Barn could potentially be severe.

7 Richard Burgess (Agent)

Mr Chairman,

You have a long report on this application. However the matter is quite straightforward.

Key points are:-

1. The site has outline planning permission for up to 9 dwellings
2. That permission **requires** that we comply with the approved Parameters Plan. This specifies the extent of development, the area of open space retained, the access to the site, the alignment of the road, the position and orientation of the houses and that they be two storeys.

The requirement to observe strict compliance with this plan was reinforced by a previous appeal decision.

We have therefore sought to comply strictly with **all** these matters.

We have also met the parish council's and your own wish for 'green' elements such as air source heating, electric vehicle charge points and wildflower areas.

The 'planning gain' resulting from this development should also be emphasised. As well as an Affordable housing contribution the community will gain an area of **3 acres** being the larger part of the Quarr for use as riverside parkland. We have discussed this with the Parish Council.

Two points arise in the representations received. One is the understandable concern that this development should not worsen the existing highway flooding that occurs off site near the church. We would submit that we have demonstrated by means of our preliminary drainage study that this will not happen.

We have not sought to discharge the drainage condition at this stage (and there is no requirement for this in planning law). The proper sequence of events is

- (a) Ecological translocations
- (b) Archaeological investigations
- (c) Dig test pits to finally establish ground porosity
- (d) Complete drainage calculations then formally seek to discharge drainage condition.

Clearly there is a need for a highways surface water drainage scheme in Church Rd to resolve the highway flooding problem. I trust the parish council and ward councillors are pressing for this.

The second point concerns the relationship of the development, to Church Barn.
Our position is

1. The relationship of the development and of the first house to the barn is as shown on the Approved Parameters Plan.
2. Your case officer has visited the property and come to the judgement that light or amenity would not be unduly affected.
3. Conditions are recommended to prevent this relationship being altered. We would conclude therefore by emphasising that

1. We have followed your officers advice all along re design amendments, materials etc
2. We have worked with the Parish Council.
3. Your Conservation Officer supports the scheme.
4. We have no objections to the conditions suggested.

We ask that approval be granted for these reserved matters

Western and Southern Area Planning Committee – Update Sheet

Application Ref.	Address	Agenda Ref.	Page No.
P/VOC/2021/03367	Unit 2 Lyme Regis Industrial Estate, Uplyme Road, Lyme Regis, DT7 3LS	4a	9 - 16
<p>Amend condition no. 2 to add the words in red below:</p> <p>2. The use hereby approved shall be for the purposes as detailed in the application as a fitness centre only and for no other purpose (including any other purpose in Class E(d) of the Schedule to the Town and Country Planning (Use Classes) Order 1987, as amended, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order.</p> <p>REASON: In order to retain control over other such uses within the same Use Class given that the Council considers an unrestricted Class E use may not be compatible with the Local Plan Policies.</p>			
P/RM/2021/00630	Land off Cattistock Road Maiden Newton	4b	17 - 42
<p>Recommendation:</p> <p>That the committee be minded to approve the reserved matters, subject to conditions, and that the Head of Planning determine the application accordingly.</p> <p>Additional plan added to Condition 1 (Plans list) - Proposed soft landscape layout E8395D</p> <p>And hence condition 7 amended to:</p> <p>7. The landscaping shall be carried out in accordance with the planting and details shown on approved plan E8395D. No development above damp proof course level shall be carried out until a landscape management schedule shall, by reference to site layout drawings of an appropriate scale and including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens, have been submitted to and approved in writing by the Local Planning Authority. The approved landscaping scheme shall be implemented prior to first occupation of any dwelling unless otherwise first agreed in writing by the local planning authority. The subsequent management of the development's landscaping shall accord with the landscape management schedule. Any trees or plants that within a period of ten years after planting are removed, die or become, in the opinion of the Local Planning Authority, seriously damaged or defective shall be replaced as soon as is reasonably practical with others of species, size and</p>			

number as originally approved, unless the Local Planning Authority gives its written consent to any variation.

Reason: To ensure that due regard is paid to the continuing enhancement and maintenance of amenity afforded by the landscape features of communal, public, nature conservation or historical significance.

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APPLICATION NUMBER: P/VOC/2021/03367

APPLICATION SITE: Unit 2 Lyme Regis Industrial Estate, Uplyme Road, Lyme Regis

PROPOSAL: Change of use from B1 to E(d) (formerly use class D2) to allow the building to be used as a fitness centre (without compliance to condition 4 of planning approval WD/D/14/002435 - restriction on business hours).

DECISION: Grant permission subject to the following conditions:-

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

Location and site plan 1343.001

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

2. The use hereby approved shall be for the purposes as detailed in the application as a fitness centre only and for no other purpose (including any other purpose in Class E(d) of the Schedule to the Town and Country Planning (Use Classes) Order 1987, as amended, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order.

REASON: In order to retain control over other such uses within the same Use Class given that the Council considers an unrestricted Class E use may not be compatible with the Local Plan Policies.

3. The use hereby permitted shall be unrestricted in terms of days and hours of operation for a temporary period beginning on and including the date of this Permission and expiring on and including 31 December 2022. Thereafter, the use hereby permitted shall take place only between the hours of 07:00-21:00 on Mondays-Fridays inclusive; 08:00-17:00 on Saturdays and 09:00 – 16:00 on Sundays/Bank Holidays, unless a further application for extended hours of operation has been submitted to and approved in writing by the local planning authority.

REASON: The local planning authority wishes to exercise control over the period of temporary unrestricted operation in the interests of gauging the effect on residential amenity in the locality.

4. No amplified music or speech shall be used in the premises unless first agreed in writing by the Local Planning Authority and which will only be given if the insulation properties of the building and any proposed sound insulation provisions are considered to be adequate.

REASON: To protect nearby properties from excessive noise.

Appendix – Decision List

5. The use hereby permitted shall not commence unless the parking spaces indicated on the application drawings are available for use by this unit and shall be retained and marked as such for parking purposes thereafter.

REASON: In the interests of highway safety and to ensure parking is available to serve the approved use.

Informative:

National Planning Policy Framework Statement

In accordance with paragraph 38 of the NPPF the council, as local planning authority, takes a positive approach to development proposals and is focused on providing sustainable development.

The council works with applicants/agents in a positive and proactive manner by:

- offering a pre-application advice service, and
- as appropriate updating applications/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

In this case:

- The applicant/agent was updated of any issues and provided with the opportunity to address issues identified by the case officer

Appendix – Decision List

APPLICATION NUMBER: P/RM/2021/00630

APPLICATION SITE: Land off Cattistock Road, Maiden Newton, Dorchester

PROPOSAL: Reserved Matters Application dealing with site Appearance, Landscaping, Scale and Layout in relation to Outline Approval WD/D/16/001598.

DECISION: Grant permission subject to the following conditions:

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

Site and location plan 51380 1X
Street elevations 5138 02P
Houses Plots 1,2 and 3 plans/elevations 5138.03H
Houses Plots 3,4,5,6 and 7 elevations 5138 04G
Houses 4,5,6, and 7 floor plans 5138.03H
House Plot 8 plans and elevations 5138 07H
House Plot 9 plans and elevations 5138 08G
Garage plans/elevations 5138 090F
Sectional site elevations 5138 03H
Proposed soft landscape layout E8395D

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

2. Prior to development above ground level, a sample panel of the proposed external facing material(s) measuring at least 1 metre by 1 metre, demonstrating the proposed coursing, masonry bonding, mortar mix and pointing detail, shall be erected on site, and approved in writing by the Local Planning Authority. Colour photographs/product details of the wall materials shall also be provided at the time of the sample panel construction. The submitted details shall include details of the stone boundary walls, chimneys and pots. Thereafter, the development shall proceed in accordance with details of the sample panels and photographs/product details as have been agreed and the sample panels shall remain on site until the external walls have been constructed to eaves height.

Reason: To ensure a satisfactory visual appearance of the development.

3. Prior to development above damp proof course level, details and samples of all external facing materials for the roof(s) shall be submitted to, and approved in writing by, the Local Planning Authority. All roofing shall be of natural slate and fixed with nails. Thereafter, the development shall proceed in accordance with such materials as have been agreed.

Reason: To ensure a satisfactory visual appearance of the development.

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4. All new windows and external doors in the development (including frames) shall be of timber and set in reveal to a depth of at least 90mm. All external doors soffits, facias and bargeboards shall be in timber. The external surfaces of the windows shall be finished and retained a colour which shall first have been agreed in writing by the Local Planning Authority. All windows and doors shall be retained as timber in the agreed colour thereafter.

Reason: To protect the external appearance of the building.

5 All rainwater goods shall be constructed of half round profile and painted black unless otherwise first agreed in writing by the Local Planning Authority. Thereafter, the development shall be retained as such thereafter.

Reason: To preserve or enhance the character and appearance of the conservation area.

6. All roof lights shall be top hung with vertical glazing bar(s) and fitted flush to the roof plane. They shall be permanently retained as such thereafter.

Reason: To preserve or enhance the character and appearance of the conservation area.

7. The landscaping shall be carried out in accordance with the planting and details shown on approved plan E8395D. No development above damp proof course level shall be carried out until a landscape management schedule shall, by reference to site layout drawings of an appropriate scale and including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens, have been submitted to and approved in writing by the Local Planning Authority. The approved landscaping scheme shall be implemented prior to first occupation of any dwelling unless otherwise first agreed in writing by the local planning authority. The subsequent management of the development's landscaping shall accord with the landscape management schedule. Any trees or plants that within a period of ten years after planting are removed, die or become, in the opinion of the Local Planning Authority, seriously damaged or defective shall be replaced as soon as is reasonably practical with others of species, size and number as originally approved, unless the Local Planning Authority gives its written consent to any variation.

Reason: To ensure that due regard is paid to the continuing enhancement and maintenance of amenity afforded by the landscape features of communal, public, nature conservation or historical significance.

8. Prior to the commencement of development above damp course level, a schedule of landscape maintenance covering a minimum period of five years following substantial completion of the development (including details of the arrangements for its implementation) shall be submitted to and approved in writing by the Local Planning Authority. The subsequent maintenance of the development's landscaping shall accord with the approved schedule.

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Reason: To ensure the provision of amenity afforded by the proper maintenance of existing and/or new landscape features.

9. The dwelling on Plot 1 shall not be first occupied until its boundary fencing as shown on approved site plan 5138 01X shall first have been erected. The close-board timber fencing of this plot shall be permanently retained at 1.8m height thereafter.

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 further means of enclosure or structures shall be erected or constructed in the “protected area” between the off-set fence and the facing side elevation of Church Barn. No planting other than grass shall be carried out in this “protected area”.

REASON: In the interests of safeguarding the residential amenity of occupiers of Church Barn.

10. 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 extensions, outbuildings, sheds, raised platforms or decking (Classes A and E) shall be erected or constructed in the rear garden of Plot 1 without the prior written permission of the Local Planning Authority.

REASON: In the interests of safeguarding the residential amenity of occupiers of Church Barn.

11. No development above damp-proof course level shall be carried out until a detailed scheme based on the 9 location positions as shown on approved site plan 5138 01X to enable the charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations within the development has been submitted to and approved in writing by the local planning authority. The submitted details shall include a timetable for the implementation of the scheme. Thereafter the development shall be carried out in accordance with such details and timetable as have been approved by the local planning authority.

REASON: To ensure that adequate provision is made to enable occupiers of and visitors to the development to be able to charge their plug-in and ultra-low emission vehicles.

12. Before the development is occupied or utilised the access, geometric highway layout, turning and parking areas shown on the submitted plans must be constructed, unless otherwise agreed in writing by the Planning Authority. Thereafter, these must be maintained, kept free from obstruction and available for the purposes specified.

Reason: To ensure the proper and appropriate development of the site.

13. The garages to Plots 5 and 6 shall be fitted with roller-type doors only and they shall be permanently retained as such thereafter for the lifetime of the development.

REASON: In the interests of highway safety.

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Informatives:

1. Informative: National Planning Policy Framework Statement

In accordance with paragraph 38 of the NPPF the council, as local planning authority, takes a positive approach to development proposals and is focused on providing sustainable development.

The council works with applicants/agents in a positive and proactive manner by:

- offering a pre-application advice service, and
- as appropriate updating applications/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

In this case:

- The applicant/agent was updated of any issues and provided with the opportunity to address issues identified by the case officer.
- The applicant was provided with pre-application advice.

2. This reserved matters approval shall be read in conjunction with the conditions attached to outline permission WD/D/16/001598 and the section 106 agreement dated 8/5/2017.

3. Street Naming and Numbering

The Council is responsible for street naming and numbering within our district. This helps to effectively locate property for example, to deliver post or in the case of access by the emergency services. You need to register the new or changed address by completing a form. You can find out more and download the form from our website www.dorsetcouncil.gov.uk/planning-buildings-land/street-naming-and-numbering

4. INFORMATIVE NOTE: Dorset Highways

The vehicle crossing serving this proposal (that is, the area of highway land between the nearside carriageway edge and the site's road boundary) must be constructed to the specification of the Highway Authority. The applicant should contact Dorset Highways by telephone at 01305 221020, by email at dorsethighways@dorsetcouncil.gov.uk, or in writing at Dorset Highways, Dorset Council, County Hall, Dorchester, DT1 1XJ, before the commencement of any works on or adjacent to the public highway.

5. INFORMATIVE NOTE: Development team

The applicant is advised that, notwithstanding this consent, if it is intended that the highway layout be offered for public adoption under **Section 38 of the Highways Act 1980**, the applicant should contact Dorset Council's Development team. They can be reached by telephone at 01305 225401, by email at dli@dorsetcc.gov.uk, or in writing at Development team, Infrastructure Service, Dorset Council, Hall, Dorchester, DT1 1XJ.

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6. INFORMATIVE NOTE: Privately managed estate roads

If, however the new road layout does not meet with the Highway Authority's road adoption standards or is not offered for public adoption under Section 38 of the Highways Act 1980, it will remain private and its maintenance will remain the responsibility of the developer, residents or housing company.

7. INFORMATIVE NOTE: Advance Payments Code

The applicant should be advised that the Advance Payments Code under Sections 219-225 of the Highways Act 1980 may apply in this instance. The Code secures payment towards the future making-up of a private street prior to the commencement of any building works associated with residential, commercial and industrial development. The intention of the Code is to reduce the liability of potential road charges on any future purchasers which may arise if the private street is not made-up to a suitable standard and adopted as publicly maintained highway. Further information is available from Dorset Council's Development team. They can be reached by telephone at 01305 225401, by email at dli@dorsetcc.gov.uk, or in writing at Development team, Infrastructure Service, Dorset Council, County Hall, Dorchester, DT1 1XJ

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APPLICATION NUMBER: WP/21/00029/FUL

APPLICATION SITE: 12 Spa Avenue, Weymouth, Dorset.

PROPOSAL: Change of use to convert existing dwelling (use class C3) into dental practice (use class E(e)) and creation of vehicular access.

DECISION: Delegate authority to the Head of Planning to approve subject to the inclusion of suitably worded amended and additional highway conditions as outlined by the planning officer during her presentation and subject to the following conditions:-

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: This condition is required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

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

Location Plan - Drawing Number AJC/120/20/E received on 14/01/2021

Block Plan - Drawing Number AJC/120/20/A/Rev1 received on 03/08/2021

Existing and Proposed Site Plan - Drawing Number AJC/120/20/B/Rev2 received on 03/08/2021

Proposed Plans and Elevations - Drawing Number AJC/120/20/D/Rev1 received on 03/08/2021

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

3. The building shall be used for purposes only within Class E E(e) (medical or health services) of the Town and Country Planning (Use Classes) Order 1987 as amended.

Reason: Other uses with the Class E use class as outlined in the Town and Country Planning (Use Classes) Order 1987 may have a detrimental impact on the amenity of neighbouring residents.

4. The existing block wall in front of the patients parking spaces as shown on the approved site plan drawing number AJC/120/20/B/Rev2 shall be retained in perpetuity.

Reason: To ensure that highway safety is not adversely impacted upon.

5. Before the parking area hereby permitted is laid out, a scheme for the additional planting as shown on approved site plan drawing number AJC/120/20/B/Rev2 shall be submitted to, and approved in writing, by the Local Planning Authority.

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The approved scheme shall be implemented in full during the planting season November - March following commencement of the development or within a timescale to be agreed in writing with the Local Planning Authority. The scheme shall include provision for the maintenance and replacement as necessary of the additional planting for a period of not less than 5 years.

Reason: To ensure the satisfactory landscaping of the site and enhance the visual amenity and character of the area.

Informative

1. Informative: National Planning Policy Framework Statement.

In accordance with paragraph 38 of the NPPF the council, as local planning authority, takes a positive approach to development proposals and is focused on providing sustainable development.

The council works with applicants/agents in a positive and proactive manner by:

- offering a pre-application advice service, and
- as appropriate updating applications/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

In this case:

- The applicant/agent was updated of any issues and provided with the opportunity to address issues identified by the case officer.

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APPLICATION NUMBER: P/FUL/2021/03944

APPLICATION SITE: Thorners Church of England Primary School, School House Lane, Litton Cheney.

PROPOSAL: Installation of roof mounted solar photovoltaic (PV) panels and associated infrastructure.

DECISION: Grant permission subject to the following conditions:-

- (1) The development hereby permitted shall be begun not later than the expiration of three years from the date of this permission.

Reason: In accordance with section 91 of the Town and Country Planning Act 1990 (as amended).

- (2) Unless otherwise required by the conditions of this planning permission, the development hereby permitted shall be carried out in accordance with the following plans and drawings submitted in support of the application for planning permission:

- (i) Drawing Number 01 dated 20/08/2021 and titled SITE PLAN;
- (ii) Drawing Number 02 dated 20/08/2021 and titled LOCATION PLAN;
- (iii) Drawing Number 05 dated 16/09/2021 and titled PROPOSED ELEVATIONS EAST AND WEST Rev A;
- (iv) Drawing Number 06 dated 16/09/2021 and titled PROPOSED ELEVATIONS NORTH AND SOUTH Rev A; and
- (v) Drawing Number 07 dated 20/08/2021 and titled ROOF PLAN Rev A.

Reason: To regulate the development having regard to Policies ENV1, ENV4, ENV10, ENV12 and COM11 of the adopted West Dorset, Weymouth & Portland Local Plan 2015.

- (3) Prior to the commencement of the development hereby permitted a method statement providing full details of all infrastructure works to be undertaken and a cable routing plan shall be submitted to and approved in writing by the local planning authority. The development shall be undertaken in accordance with the approved method statement.

Reason: To ensure that the installation of the solar panels, cabling, fixings and all associated infrastructure does not result in unacceptable damage to the historic fabric of any school buildings or is otherwise inappropriately sited in the interest of the character and appearance of the area and of preserving heritage significance having regard to Policies ENV1, ENV4, ENV10, ENV12 and COM11 of the adopted West Dorset, Weymouth & Portland Local Plan 2015.

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- (4) Within three months of any solar panel hereby permitted no longer being used for the generation of electricity, the panel and any associated mounting brackets and framework shall be removed and the underlying roof covering shall be restored to its pre-development condition.

Reason: To secure the timely removal of any unused solar panels and to secure the appropriate restoration of the roof in the interest of minimising harm to heritage significance having regard to Policies ENV1, ENV4, ENV10, ENV12 and COM11 of the adopted West Dorset, Weymouth & Portland Local Plan 2015.

Informative Notes

- (1) In accordance with the National Planning Policy Framework, as the local planning authority, Dorset Council takes a positive and proactive approach to development proposals focused on solutions. Dorset Council worked with the applicant/agent in a positive and proactive manner by providing a pre-application advice service.

Further information relating to this decision may be viewed online through the application webpages accessible by entering the application details at <https://planning.dorsetcouncil.gov.uk/>

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APPLICATION NUMBER: P/FUL/2021/03942

APPLICATION SITE: Symondsburry Primary School, Mill Lane, Symondsburry, DT6 6HD

PROPOSAL: Installation of roof mounted solar photovoltaic (PV) panels and associated infrastructure.

DECISION: Grant permission subject to the following conditions:

- (1) The development hereby permitted shall be begun not later than the expiration of three years from the date of this permission.

Reason: In accordance with section 91 of the Town and Country Planning Act 1990 (as amended).

- (2) Unless otherwise required by the conditions of this planning permission, the development hereby permitted shall be carried out in accordance with the following plans and drawings submitted in support of the application for planning permission:
 - (i) Drawing Number 02 dated 13/09/2021 and titled LOCATION PLAN;
 - (ii) Drawing Number 03 dated 13/09/2021 submitted on 30/11/2021 and titled ROOF PLAN;
 - (iii) Drawing Number 06 dated 13/09/2021 submitted on 30/11/2021 and titled PPROPOSED ELEVATIONS (NORTH AND SOUTH); and
 - (iv) Drawing Number 07 dated 13/09/2021 submitted on 30/11/2021 and titled PPROPOSED ELEVATIONS (EAST AND WEST).

Reason: To regulate the development having regard to Policies ENV1, ENV4, ENV10, ENV12 and COM11 of the adopted West Dorset, Weymouth & Portland Local Plan 2015.

- (3) Within three months of any solar panel hereby permitted no longer being used for the generation of electricity, the panel and any associated mounting brackets and framework shall be removed and the underlying roof covering shall be restored to its pre-development condition.

Reason: To secure the timely removal of any unused solar panels and to secure the appropriate restoration of the roof in the interest of the character and appearance of the building and its setting having regard to Policies ENV1, ENV4, ENV10, ENV12 and COM11 of the adopted West Dorset, Weymouth & Portland Local Plan 2015.

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APPLICATION NUMBER: P/LBC/2021/03943

APPLICATION SITE: Symondsburry Primary School, Mill Lane, Symondsburry, DT6 6HD

PROPOSAL: Installation of roof mounted solar photovoltaic (PV) panels and associated infrastructure.

DECISION: Grant subject to the following conditions:

(1) The development hereby permitted shall be begun not later than the expiration of three years from the date of this consent.

Reason: In accordance with section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

(2) Unless otherwise required by the conditions of this planning permission, the works hereby permitted shall be carried out in accordance with the following plans and drawings submitted in support of the application for planning permission:

- (i) Drawing Number 02 dated 13/09/2021 and titled LOCATION PLAN;
- (ii) Drawing Number 03 dated 13/09/2021 submitted on 30/11/2021 and titled ROOF PLAN;
- (iii) Drawing Number 06 dated 13/09/2021 submitted on 30/11/2021 and titled PPROPOSED ELEVATIONS (NORTH AND SOUTH); and
- (iv) Drawing Number 07 dated 13/09/2021 submitted on 30/11/2021 and titled PPROPOSED ELEVATIONS (EAST AND WEST).

Reason: To regulate the development in the interests of the character and appearance of the historic environment having regard to the National Planning Policy Framework.

(3) Prior to the commencement of the works hereby permitted a method statement providing further details of all infrastructure works including details of the panel installation systems and a cable routing plan shall be submitted to and approved in writing by the local planning authority. The works shall be undertaken in accordance with the approved method statement.

Reason: To ensure that the installation of the solar panels, cabling, fixings and other associated infrastructure does not result in unacceptable damage to the historic fabric of the buildings or is otherwise inappropriately sited in the interest of the character and appearance of the historic environment and heritage significance having regard to the National Planning Policy Framework.

(4) Within three months of any solar panel hereby permitted no longer being used for the generation of electricity, the panel and any associated mounting brackets and framework shall be removed and the underlying roof covering shall be restored to its pre-development condition.

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Reason: To secure the timely removal of any unused solar panels and to secure the appropriate restoration of the roof in the interest of the character and appearance of the building and its setting having regard to the National Planning Policy Framework.