



Western and Southern Area Planning Committee

Date: Thursday, 5 May 2022
Time: 10.00 am
Venue: Council Chamber, County Hall, Dorchester, DT1 1XJ

Members (Quorum 6)

Dave Bolwell, Kelvin Clayton, Susan Cocking, Jean Dunseith, Nick Ireland, Louie O'Leary, Paul Kimber, Bill Pipe (Vice-Chairman), David Shortell (Chairman), Sarah Williams, Kate Wheller and John Worth.

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

For more information about this agenda please contact Democratic Services Meeting Contact 01305 224878 - denise.hunt@dorsetcouncil.gov.uk

Members of the public are welcome to attend this meeting, apart from any items listed in the exempt part of this agenda.

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
1. APOLOGIES	
To receive any apologies for absence	
2. DECLARATIONS OF INTEREST	
To disclose any pecuniary, other registerable or non-registerable interest as set out in the adopted Code of Conduct. In making their disclosure councillors are asked to state the agenda item, the nature of the interest and any action they propose to take as part of their declaration.	
If required, further advice should be sought from the Monitoring Officer in advance of the meeting.	

3. MINUTES

3 - 14

To confirm the minutes of the meeting held on 7 April 2022.

4. PUBLIC PARTICIPATION

Members of the public wishing to speak to the Committee on a planning application should notify the Democratic Services Officer listed on the front of this agenda. This must be done no later than two clear working days before the meeting. Please refer to the Guide to Public Speaking at Planning Committee attached to this agenda.

The deadline for notifying a request to speak is 8.30am on Tuesday 3 May 2022.

5. PLANNING APPLICATIONS

To consider the applications listed below for planning permission

- a) WP/20/00588/FUL - Waterside Holiday Park, Bowleaze Coveway, Weymouth, DT3 6PP 15 - 26

Use of land as year round holiday park.

6. URGENT ITEMS

To consider any items of business which the Chairman has had prior notification and considers to be urgent pursuant to section 100B (4) b) of the Local Government Act 1972. The reason for the urgency shall be recorded in the minutes.

7. EXEMPT BUSINESS

To move the exclusion of the press and the public for the following item in view of the likely disclosure of exempt information within the meaning of paragraph 3 of schedule 12 A to the Local Government Act 1972 (as amended).

The public and the press will be asked to leave the meeting whilst the item of business is considered.



WESTERN AND SOUTHERN AREA PLANNING COMMITTEE

MINUTES OF MEETING HELD ON THURSDAY 7 APRIL 2022

Present: Cllrs Kelvin Clayton, Jean Dunseith, Louie O'Leary, Paul Kimber, Bill Pipe (Vice-Chairman), David Shortell (Chairman), Sarah Williams, Kate Wheller and John Worth.

Also present: Cllr David Walsh (Portfolio Holder – Planning)

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

Ann Collins (Area Manager – Western and Southern Team), Philip Crowther (Legal Business Partner - Regulatory), Susan Hetherington (Engineer (Development Liaison)), Anna Lee (Service Manager for Development Management and Enforcement), Matthew Pochin-Hawkes (Lead Project Officer) and Denise Hunt (Democratic Services Officer).

119. Apologies

Apologies for absence were received from Cllrs Nick Ireland, Susan Cocking, Sarah Williams and Dave Bolwell.

120. Declarations of Interest

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

121. Minutes

The minutes of the meeting held on 3 March 2022 were confirmed and signed.

122. 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.

123. Planning Applications

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

124. **P/VOC/2021/05510 - Marchesi House, Poplar Close, Weymouth, DT4 9UN**

The committee considered an application for the demolition of existing flats and the erection of 18 houses and 13 flats in two blocks (variation to condition 7 of planning approval WP/18/00914/FUL - construction management plan). This application had been the subject of a site visit on 29 March 2022.

Councillor David Shortell advised that although he had been unable to attend the recent site visit, he had taken part in a previous site visit in 2019. He was well acquainted with the site and would take part in the debate and vote on this application.

Councillor Bill Pipe announced that he had not attended the site visit, however, he knew the area very well and would take part in the consideration of this application.

Councillor Louie O'Leary advised that he had attended part of the site visit as he had to leave early. He knew the area well and would take part in the consideration of this application.

The Lead Project Officer presented the application for Minor Material Amendments that sought to vary the wording of planning condition 7 (Construction Management Plan) which removed the requirement for the construction access to be provided only from Radipole Lane.

This application had been deferred from the meeting on 3 March 2022 for a site visit and further highways safety information to be submitted. An update to the recommendation was contained in an update sheet circulated to the committee prior to the meeting.

Members were shown the site location, aerial photo, relevant planning history, approved site plan, sections and a visualisation of the view from Radipole Lane.

The Lead Project Officer advised that the Section 106 Agreement provided for a minimum of 35% Affordable Housing. However, Bournemouth Churches Housing Association (the applicant) wished to provide 100% Affordable Housing on this site that was subject to funding from Homes England.

Details of planning condition 7 had been discharged in July 2021 and a previously approved Construction Management Plan had indicated the construction access from Radipole Lane. Since its approval, the applicant advised that this was not possible due to an inability to secure the necessary rights from a number of leaseholders, despite assistance from Dorset Council officers in the discussions. Therefore the current application was to vary planning condition 7.

The revised plan introduced a number of safety measures that included the provision of traffic marshals to escort delivery vehicles into the site at a reduced speed of 5mph and details of temporary signage indicating

alternative walking routes to school. This was in addition to the school's Park and Stride Scheme that had been in place since 2019. A number of measures were also proposed in terms of amenity, including a complaints procedure and monthly sounding board meeting with residents.

The main issues were highlighted including the principle of development, highways, amenity and habitat sites.

The applicant had further indicated that the Homes England grant could not continually be extended and that any further delay would put at risk the grant to allow 100% affordable housing anticipated for this scheme. Members were also advised that refusal on highways grounds would not be defensible at appeal.

Ken Parke, the agent, addressed the committee in support of the scheme.

Cllr David Gray addressed the committee in relation to other potential accesses being discounted and the cost of safety versus profit.

Cllr Peter Barrow addressed the committee in relation to highway safety and the lack of explanation why an alternative access achieved by leaving 3 of the units unbuilt until the end had not been possible.

The Lead Officer responded to points made during public participation, stating that the Traffic Management Plan was fit for purpose and went above and beyond what was agreed. Revising the plan and providing a new access had a cost implication for the applicant as a charitable housing association. It was confirmed that there was no objection from the highways team on the proposal.

A request was made for information concerning discussions held with Dorset Council officers in respect of any negotiations for use of other accesses to be made available.

Cllr John Worth proposed that the application be approved, in accordance with the amended recommendation contained in the update sheet, stating that the Traffic Management Plan was comprehensive and there were no material planning reasons to refuse this application.

The Committee acknowledged that the amendments were sufficient to address highways safety and it was further suggested that local members and the public should monitor compliance with the Plan.

Proposed by Cllr John Worth, seconded by Cllr Paul Kimber.

Decision: that authority be delegated to the Head of Planning or Service Manager for Development Management and Enforcement to grant planning permission subject to:

- completion of a Deed of Variation to secure the planning obligations agreed under the Section 106 Agreement (dated 26 May 2020) related to planning permission WP/18/00914/FUL; and
- the planning conditions detailed in Section 17 of the Committee Report subject to minor procedural amendments to conditions as considered necessary by the Head of Planning or Service Manager for Development Management and Enforcement in consultation and agreement with the Chair of the Western and Southern Area Planning Committee, so long as these changes relate to procedural matters only and do not alter the objectives and purposes of the planning conditions.

(B) that authority be delegated to the Head of Planning or Service Manager for Development Management and Enforcement to REFUSE planning permission for the reason set out below if the Deed of Variation is not completed within 6 months of the committee resolution or such extended timeframe as agreed by the Head of Planning and recommends that the Head of Planning determines the application accordingly:

1. In the absence of a satisfactory completed Deed of Variation the scheme fails to ensure provision of the affordable housing on site. Hence the scheme is contrary to Policy HOUS 1 of the West Dorset, Weymouth and Portland Local Plan 2015.

125. Urgent items

There were no urgent items.

126. Exempt Business

There was no exempt business.

127. Update Sheet

Appendix - Decision List

Duration of meeting: 10.00 - 10.55 am

Chairman

.....

Planning Committee – Update Sheet

Planning Applications

Application Ref.	Address	Agenda ref.	Page no.
P/VOC/2021/05510	Marchesi House, Poplar Close, Weymouth, DT4 9UN	5	27-44
<u>Amended Recommendation (Underlined)</u>			
<p>Applications for approval of details reserved by planning conditions 5, 6, 9 and 10 of the associated planning permission (WP/18/00914/FUL) were validated on 15 March 2022 and are currently being considered by Dorset Council. The conditions relate to landscaping (Nos. 5 and 6) and drainage (Nos. 9 and 10).</p> <p>Should these conditions be discharged before the S73 application is approved, it would be beneficial if minor wording changes to the associated planning conditions could be made to ensure the planning permission is constructed in accordance with the approved details. The minor change to condition wording would avoid the need to re-discharge the same planning conditions following determination of the S73 application.</p> <p>As the current recommendation does not allow for minor changes to planning condition wording to be made, the following <u>amended</u> recommendation is proposed:</p> <p><i>“Recommendation A: Delegate authority to the Head of Planning or Service Manager for Development Management and Enforcement to GRANT planning permission subject to:</i></p> <ul style="list-style-type: none"> • <i>completion of a Deed of Variation to secure the planning obligations agreed under the Section 106 Agreement (dated 26 May 2020) related to planning permission WP/18/00914/FUL; and</i> • <i>the planning conditions detailed in Section 17 <u>of the Committee Report subject to minor procedural amendments to conditions as considered necessary by the Head of Planning or Service Manager for Development Management and Enforcement in consultation and agreement with the Chair of the Western and Southern Area Planning Committee, so long as these changes relate to procedural matters only and do not alter the objectives and purposes of the planning conditions.</u></i> <p><i>Recommendation B: Delegate authority to the Head of Planning or Service Manager for Development Management and Enforcement to REFUSE planning permission for the reason set out below if the Deed of Variation is not completed within 6 months of the committee resolution or such extended timeframe as agreed by the Head of Planning and recommends that the Head of Planning determines the application accordingly:</i></p> <p><i>1. In the absence of a satisfactory completed Deed of Variation the scheme fails to ensure provision of the affordable housing on site. Hence the scheme is contrary to Policy HOUS 1 of the West Dorset, Weymouth and Portland Local Plan 2015.”</i></p>			

This page is intentionally left blank

Appendix – Decision List

APPLICATION NUMBER: P/VOC/2021/05510

APPLICATION SITE: Marchesi House, Poplar Close, Weymouth, DT4 9UN

PROPOSAL: Demolition of existing flats & erection of 18 houses & 13 flats in two blocks (variation to condition 7 of planning approval WP/18/00914/FUL - construction management plan).

DECISION:

(A) Delegate authority to the Head of Planning or Service Manager for Development Management and Enforcement to GRANT planning permission subject to:

- completion of a Deed of Variation to secure the planning obligations agreed under the Section 106 Agreement (dated 26 May 2020) related to planning permission WP/18/00914/FUL; and
 - *the planning conditions detailed in Section 17 of the Committee Report subject to minor procedural amendments to conditions as considered necessary by the Head of Planning or Service Manager for Development Management and Enforcement in consultation and agreement with the Chair of the Western and Southern Area Planning Committee, so long as these changes relate to procedural matters only and do not alter the objectives and purposes of the planning conditions.*
1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date planning permission WP/18/00914/FUL was granted (dated 12 June 2020).

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 & Block Plan - Drawing Number 1730-01A (Amended) received on 21/5/2019

Site Plan - Drawing Number 1730 02D (Amended) received on 21/5/2019

Houses 1 - 3 - Proposed Floor Plans - Drawing Number 1730 03 received on 9/11/2018

Houses 1 - 3 - Proposed Roof Plan - Drawing Number 1730 04 received on 9/11/2018

Houses 1 - 3 - Proposed Front & Side Elevations - Drawing Number 1730 05B (Amended) received on 21/5/2019

Houses 1 - 3 - Proposed Side & Rear Elevations - Drawing Number 1730 06B (Amended) received on 21/5/2019

Appendix – Decision List

Houses 4 - 7 - Proposed Floor Plans - Drawing Number 1730 07 received on 9/11/2018

Houses 4 - 7 - Proposed Roof Plan - Drawing Number 1730 08 received on 9/11/2018

Houses 4 - 7 - Proposed Front & Side Elevations - Drawing Number 1730 09B (Amended) received on 21/5/2019

Houses 4 - 7 - Proposed Rear & Side Elevations - Drawing Number 1730 10B (Amended) received on 21/5/2019

Houses 8 - 10 - Proposed Floor Plans - Drawing Number 1730 11 received on 9/11/2018

Houses 8 - 10 - Proposed Roof Plan - Drawing Number 1730 12 received on 9/11/2018

Houses 8 - 10 - Proposed Front & Side Elevations - Drawing Number 1730 13A (Amended) received on 21/5/2019

Houses 8 - 10 - Proposed Rear & Side Elevations - Drawing Number 1730 14B (Amended) received on 21/5/2019

Houses 11 - 14 - Proposed Floor Plans - Drawing Number 1730 15 received on 9/11/2018

Houses 11 - 14 - Proposed Roof Plan - Drawing Number 1730 16 received on 9/11/2018

Houses 11 - 14 - Proposed Front & Side Elevations - Drawing Number 1730 17B (Amended) received on 21/5/2019

Houses 11 - 14 - Proposed Rear & Side Elevations - Drawing Number 1730 18B (Amended) received on 21/5/2019

Houses 15 - 18 - Proposed Floor Plans - Drawing Number 1730 19 received on 9/11/2018

Houses 15 - 18 - Proposed Roof Plan - Drawing Number 1730 20 received on 9/11/2018

Houses 15 - 18 - Proposed Front & Side Elevations - Drawing Number 1730 21A (Amended) received on 21/5/2019

Houses 15 - 18 - Proposed Rear & Side Elevations - Drawing Number 1730 22A (Amended) received on 21/5/2019

Flats (Building 1) - Proposed Ground & First Floor Plan - Drawing Number 1730 23A (Amended) received on 21/5/2019

Flats (Building 1) - Proposed Second Floor Plan & Roof Plan - Drawing Number 1730 24B (Amended) received on 21/5/2019

Flats (Building 1) - Proposed Front & Side Elevations - Drawing Number 1730 25C (Amended) received on 21/5/2019

Flats (Building 1) - Proposed Rear & Side Elevations - Drawing Number 1730 26C (Amended) received on 21/5/2019

Flats (Building 2) - Proposed Lower Ground & Ground Floor Plans - Drawing Number 1730 27B (Amended) received on 21/5/2019

Flats (Building 2) - Proposed First Floor Plan & Roof Plan - Drawing Number 1730 28D (Amended) received on 21/5/2019

Flats (Building 2) - Proposed Front & Side Elevations - Drawing Number 1730 29D (Amended) received on 21/5/2019

Flats (Building 2) - Proposed Rear & Side Elevations - Drawing Number 1730 30C

Appendix – Decision List

(Amended) received on 21/5/2019

Bin Store - Proposed Floor plans and Elevations - Drawing Number 1730 32A
(Amended) received on 21/5/2019

Proposed Street Scene - Drawing Number 1730 33E (Amended) received on
21/5/2019

Proposed Street Scene - Drawing Number 1730 34C (Amended) received on
21/5/2019

Site Plan (Section Lines) - Drawing Number 1730 50 received on 21/5/2019

Site Sections A-A & B-B - Drawing Number 1730 51 received on 21/5/2019

View 1 received on 21/5/2019

View 2 received on 21/5/2019

View 3 received on 21/5/2019

View 4 received on 21/5/2019

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

3. The development hereby permitted shall be undertaken using the building materials listed on the application forms related to planning permission WP/18/00914/FUL, and approved Drawings referred to in condition 2 of this planning permission.

Reason: To safeguard the character and appearance of the development having regard to its surroundings.

4. The development shall be carried out in accordance with the approved Biodiversity Mitigation Plan prepared by Adam Jessop of Ecosupport Ltd for Ken Parke Planning Ltd dated 24 October 2018, and this shall not be altered without the prior written approval of the Local Planning Authority.

REASON: In order to safeguard and enhance the ecological value of the site.

5. The development hereby approved shall not proceed above finished floor level until hard and soft landscaping and tree planting schemes shall have been submitted to, and approved in writing, by the Local Planning Authority. The approved soft landscaping and tree planting schemes shall be implemented during the planting season November - March inclusive, immediately following commencement of the development, or as may be agreed otherwise in writing by the Local Planning Authority. The approved schemes shall include provision for the maintenance and replacement as necessary of the trees and shrubs for a period of not less than 5 years from their first being planted. The approved hard landscaping shall be completed prior to occupation any dwellings.

Appendix – Decision List

REASON: In the interest of visual amenity.

6. No development above finished floor level of the new build dwellings shall take place until details of the boundary treatments to that property have been submitted to and approved in writing by the Local Planning Authority. The approved boundary treatments shall be installed in their entirety prior to the first occupation of the dwelling concerned and shall thereafter be retained.

REASON: In the interests of the character and appearance of the area.

7. The development shall be carried out in accordance with the Construction Environmental Management Plan (dated 20 January 2022), Construction Phase Plan (dated 19 January 2022) and Traffic Management Plan (ref. A21-340-GEN-01). Notwithstanding the measures outlined within these documents, temporary signage boards identifying the recommended alternative route to/from Southill Primary School (as identified on Vectos drawing ref. 226598_PD0) shall be displayed on site hoardings prior to commencement of development. The signage shall be a minimum of A2 size and at least four signs shall be displayed on the north, east, south and west site hoardings in prominent positions visible from adjacent pedestrian routes. Thereafter the temporary signage shall be retained for the duration of the construction works. The Plans approved under this condition shall not be altered without the prior written approval of the Local Planning Authority.

REASON: In the interests of the living conditions of nearby occupiers and highway safety.

8. Before the development is occupied or utilised the access, geometric highway layout, turning and parking areas shall be completed as shown on Drawing Number 1730 02D. 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.

9. No development shall take place until a detailed and finalised surface water management scheme for the site, based on hydrological and hydrogeological context of the development, has been submitted to, and approved in writing by the local planning authority. The surface water scheme shall be implemented in accordance with the approved details before the development is completed.

REASON: To prevent the increased risk of flooding, to improve and to protect water quality.

10. No development shall take place until details of maintenance and management of the surface water sustainable drainage scheme have been submitted to and approved in writing by the local planning authority. The scheme shall be

Appendix – Decision List

implemented and thereafter managed and maintained in accordance with the approved details. These should include a plan for the lifetime of the development, the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime.

REASON: To ensure future maintenance of the surface water drainage system, and to prevent the increased risk of flooding.

Informatives

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.

Informative: This permission is subject to an agreement made pursuant to Section 106 of the Town and Country Planning Act 1990 dated [TBC].

Informative: Privately managed estate roads

As the new road layout does not meet with the County 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.

Informative: Fire safety

To fight fires effectively the Fire and Rescue Service needs to be able to manoeuvre its equipment and appliances to suitable positions adjacent to any premises.

Therefore, the applicant is advised that they should consult with Building Control and Dorset Fire and Rescue Service to ensure that Fire Safety - Approved Document B Volume 1 Dwelling houses B5 of The Building Regulations 2006 can be fully complied with.

Informative notes to LPA/Applicant; as previously highlighted, detailed proposals including finalised calculations will need to be supplied and approved in respect of subsequent submissions and discharge of the requested surface water planning conditions listed above, prior to commencement. Whilst we acknowledge the discussion contained within the above supporting documents with regard to an acceptable discharge rate, relevant design criteria and perceived betterment over the

Appendix – Decision List

existing drainage arrangements (i.e. 4.2l/s, 100yr plus 40% CC & a 30% betterment) we emphasise that these figures are regraded as preliminary only at this stage and will require further substantiation within the necessary detailed design. Any subsequent alteration or amendment of the preliminary layout should not compromise the agreed conceptual drainage strategy.

Please note that DC/FRM accept no responsibility or liability for any (preliminary) calculations submitted in support of these proposals. We provided an overview of the scheme ad compliance with best practise and current guidance only.

(B) Delegate authority to the Head of Planning or Service Manager for Development Management and Enforcement to REFUSE planning permission for the reason set out below if the Deed of Variation is not completed within 6 months of the committee resolution or such extended timeframe as agreed by the Head of Planning and recommends that the Head of Planning determines the application accordingly:

1. In the absence of a satisfactory completed Deed of Variation the scheme fails to ensure provision of the affordable housing on site. Hence the scheme is contrary to Policy HOUS 1 of the West Dorset, Weymouth and Portland Local Plan 2015

Application Number:	WP/20/00588/FUL
Webpage:	https://planning.dorsetcouncil.gov.uk/
Site address:	WATERSIDE HOLIDAY PARK, BOWLEAZE COVEWAY, WEYMOUTH, DT3 6PP
Proposal:	Use of land as year round holiday park.
Applicant name:	Mr Main
Case Officer:	Emma Telford
Ward Member(s):	Cllr Ferrari and Cllr O'leary

This application is referred to committee in line with the Scheme of Delegation consultation process at the request of the Service Manager.

1.0 Summary of recommendation:

1.1 Grant, subject to conditions.

2.0 Reason for the recommendation:

- The location is considered to be sustainable and the proposal is acceptable in its general visual impact.
- There is not considered to be any significant harm to neighbouring residential amenity.
- There are no material considerations which would warrant refusal of this application.

3.0 Key planning issues

Issue	Conclusion
Principle of Development	The principle of extending the holiday occupation season to allow holidays at any time of the year is acceptable in principle.
Visual Amenity, Setting of the Heritage Coast and the AONB	The proposal would not have a significant adverse impact on the characteristics of the area's landscape.
Residential Amenity	The proposal would not have unacceptable effect on residential amenity by reasons of noise, light or disturbance.
Highway Safety	It is considered that the proposal would not present a material harm to the transport network or to highway safety.
Biodiversity	The proposal would not result in a significant adverse impact on biodiversity.

4.0 Description of Site

4.1 The application site is Waterside Holiday Park which is accessed off Bowleaze Cove way to the south. Opposite the holiday park to the south are a number of leisure and retail developments fronting Bowleaze Cove Beach, residential properties of Bowleaze Cove way and the Riveria Hotel. Surrounding the holiday park in all other directions are open, agricultural fields.

4.2 The eastern boundary of the site immediately adjoins the Dorset Area of Outstanding Natural Beauty (AONB) and the Heritage Coast.

5.0 Description of Development

5.1 This application seeks to remove seasonal occupancy restrictions from the site to allow for all year-round occupation. The supporting information sets out that parts of the site predate both planning and Caravan Sites Act legislation with the site expanding in various areas over the years. As a result some areas are not subject to seasonal occupancy conditions under planning legislation and some are.

6.0 Relevant Planning History

85/00113/FUL – Formation of concrete bases and provision of mains drainage to 83 caravans – Approved.

91/00533/FUL – Use of land for touring units (Touring Caravans/Motorhomes/Tents) – Approved.

93/00355/FUL – Revised area of static caravans and associated landscaping – Approved.

02/00656/COU – Change of use of part of field for siting of static caravans – Approved.

WP/17/00922/FUL - Erection of 24 safari tents instead of 28 tents permitted under WP/14/00153/FUL (revised scheme to include 4no. 4 bed safari tents and provision of hot tubs to units 8-24). – Approved.

WP/19/01005/FUL - Change of use of field for stationing of Cedar Lodges (falling within the definition of a caravan) on the remaining 14 pitches instead of safari tents. – Approved.

WP/20/00756/FUL – Extension and improvements to Waterside Holiday Park, comprising use of land for the siting of timber lodges for holiday use, outdoor recreation and play areas, associated access and parking, landscaping planting and infrastructure. – Approved

7.0 List of Constraints

Outside of a Defined Development Boundary

Setting of the Area of Outstanding Natural Beauty

Setting of the Heritage Coast

Setting of World Heritage Site

Setting of Heritage Assets

South Dorset Coast SSSI

Isle of Portland to Studland Cliffs SAC

Right of Way

8.0 Consultations

All consultee responses can be viewed in full on the website.

Consultees

8.1 Weymouth Town Council – The Council objects to the application for a permanent use of land for a year-round holiday park but recommends that it goes forward as temporary use-of land for a year round holiday park, in line with current government guidance regarding temporary extensions.

8.2 Highways – The Highway Authority considers that the proposals do not present a material harm to the transport network or to highway safety and consequently has no objection.

8.3 Environmental Health – No comment.

8.4 Housing Technical Officer – We do resist the application for year round opening on the grounds of difficulty in enforcing conditions where occupation is allowed all year round. We accept that Waterside Holiday Park is a professional company and Dorset Council and its predecessor have received very few complaints in the last ten years however the planning permission is granted for the land and not the company and future concerns must be considered for the site licence standards.

8.5 Countryside Access Team – No objection to the proposed development. However, throughout the duration of the development the full width of the public footpath must remain open and available to the public, with no materials or vehicles stored on the route.

8.6 Wessex Water – Our priority is to ensure we meet the regulatory service standards for our household customers at all times. The network monitoring measures we have in place record this local network meets these OFWAT service standards at our customer's stop taps.

To reiterate, as statutory water supplier in this area we have a duty to provide water supplies when we receive a request.

- To get a new or increased water connection for commercial purposes the holiday park applicant will need to agree terms and conditions, including the costs with Wessex Water.
- If it is the applicants intention to apply for an increase in their flow rate, or upsizing of their water connection, then as a business customer under the governments 'open water' policy, this application would be made through their water retailer.
- When considering a request for a commercial supply Wessex Water will make sure first and foremost that we can meet and maintain all existing service levels and potential demand for domestic supply purposes.

- Consequently, Wessex Water is entitled to recover from the commercial applicant, the reasonable costs of making the connection and any necessary network reinforcement required to accommodate the commercial demand, whilst maintaining our regulatory service levels to our existing domestic customers.

8.7 Growth and Economic Regeneration Team – It is really in the hands of the park operator to know whether it makes financial sense to open in the winter, but in terms of general trends I think the general increase in the thermal performance (heating and insulation) of holiday accommodation, the rise in popularity of hot tubs, the temporarily reduced opportunities to go abroad, the increase in cost and quality of holiday caravans/chalets/lodges, the moves to more flexible working patterns making weekends away easier, and the ever-growing population of retired people not subject to the time restraints of school and work holidays have all helped increase the demand for out-of-season holiday accommodation.

From a tourism and economic development perspective, increasing demand for shoulder and out of season tourism has long been a strategic aim, as it increases tourism revenue, encourages the substitution of seasonal jobs with year-round jobs, and doesn't put the strain on infrastructure and congestion that peak season demand can bring. The increased demand could justify improved year-round bus services on local routes, improving sustainable transport for residents and workers, too.

All of this could be achieved with no impact on the landscape.

Colleagues in Housing are better placed to comment on any concerns about what safeguards are effective to prevent holiday accommodation being used as housing, but holiday parks open year-round are definitely more common than they once were.

8.8 Natural England – Natural England has no comments to make on this application.

Representations received

8.6 In total forty-four responses were received in response to the application, forty-three objecting to the proposal and one in support. The reasons for objection are summarised below:

- Many of the caravans on the site are sold, not owned and let by the site owners.
- Some owners are already living on the site continuously for 46 weeks of the year, which rather than provide employment and expenditure to the local area by a constant turnover of holidaymakers, instead increases the strain on local services.
- Opens the park to becoming a full-time residential site by default.
- Chaotic state of the traffic on Bowleaze Coveaway.
- Traffic Management Plan is required for the site.
- Noise disturbance year-round.
- No outdoor entertainment between 11pm and 10am.
- A permanently open site is a breach of the local plan policy.

- The current opening periods were to reflect an acceptable balance between resident disruption and economic activity. Nothing substantive has changed in this balance.
- Extension of disruption for residents.
- Up to 46 weeks permitted opening to be more than enough to ensure the viability of the company.
- Danger of it becoming a holiday park in name only.
- It would increase the likelihood of the area becoming a long-term or permanent home for many people, outside the development boundary.
- The site is permitted in its location due to it being a holiday park only.
- Would turn it into a low grade housing estate.
- Residents have been aware of the use of the site during the holiday season however the use of the site for year-round occupation has never been an option/considered.
- Increased inappropriate traffic, noise and night lighting.
- Impact fragile heritage coast, the climate and the environment.
- Will not bring significant benefit to the local economy.
- A temporary situation does not justify a permanent change.
- An extended winter occupancy with central heating, extra lighting, hot meals cooked and hot showers and the site's heated communal areas and pool with have a negative impact.
- It is not sustainable tourism and runs counter to environmental objectives.
- Permission for year round of the cedar lodges can not be used in support as it involved 14 newly built cedar lodges rather than 500 or more older caravans.
- Cannot be compared to a hotel as the Waterside site is capable of accommodating visitor numbers in their thousands.
- Any significant economic benefit will be to the site as opposed to the other businesses in Weymouth.
- Detrimental impact on Weymouth Town Centre through competition to local Weymouth hotels.
- Desire to standardise occupancy across the site however the whole site should be standardised to the minimum March- January occupancy.
- Drastic reduction in water supply during the summer months, the winter period is a period of respite and cannot be expected to put up with a year round depletion of the supply.
- Extended winter occupancy will result in massively increased burning of fossil fuels and the resulting CO2 emissions but it will also result in increased car use. Winter visitors are less likely to cycle and spend less time on the beach.
- Extra boot-fall on the cliffs in winter can only have a negative impact.
- Increased water-use resulting from extended occupancy is also not environmentally sustainable.
- Extension to occupancy results a year-round increase in traffic and air pollution.
- Winter period offers respite from litter, fumes, congestion, noise, anti-social behaviour for residents.
- Would set a precedent for all other holiday parks in Weymouth.
- Bus would then run in the winter which often causes difficulties with the traffic as it is too big for the road.
- Nature needs a rest from the disturbance for part of the year as well.

- Economic argument is weak and does not outweigh the needs of the local community and constant pressure on the landscape.
- Only approach road, Bowleaze Cove way is barely adequate to handle the current traffic flow.
- Highway safety concerns, road safety has to be a prime consideration in allowing the holiday season to continue throughout the year.
- Longer-term permissions will adversely impact the fragile Jurassic coast and nearby AONBs.
- Winter period gives residents some respite.
- With the closure of 2 months in a year it ensures the accommodation cannot become fully residential.
- The accommodation and the site is only appropriate for seasonal occupation.
- Encourage additional visitors to an area which is already prone to erosion through overuse during the winter when wet weather is likely to make the coast more likely to suffer erosion.
- Extension to year-round will turn them into permanent homes without the benefit of private amenity space or privacy normally required for housing developments.
- Covid-19 should not be used as an excuse to permanently open the park longer.
- Traffic along Bowleaze Cove way is excessive even in quieter periods.
- Little done to control parking and once past the hotel, double parking is the norm, frequently blocking driveways and making access difficult.
- Holiday park has become noisier with more outdoor events using large loudspeakers.
- Local flora and fauna will have no winter recovery time.
- Land instability concerns.
- The 2000 caravans do not pay local rates yet have been contributing impact to sewage, water and all relevant infrastructure.
- Important to give the area a break from the high number of visitors.
- This is an area of outstanding natural beauty.
- The local area will lose its identity.
- Effect the local hotel trade that is struggling for business.
- Negative visual impact on the natural green fields coastline environment.
- Loss of habitat for wildlife in the area particularly deer.
- Infrastructure of the area would not cope with the extra demand.
- Application does not ring-fence or identify section 106 contributions to alleviate the low water pressure caused by the development.
- Insufficient demand from non-owners during the closed period to warrant all year opening.
- To ensure the park remains a holiday park a closed period must be retained.
- Has the potential to put an increased demand on local medical services.

8.7 The reasons for support are summarised below:

- Will create job creation and tourism.
- Financial benefit to the town.
- Substantial investment into Weymouth.

9.0 Relevant Policies

West Dorset, Weymouth & Portland Local Plan

INT 1 – Presumption in Favour of Sustainable Development
ENV 1 – Landscape, Seascape and Sites of Geological Interest
ENV 4 – Heritage Assets
ENV 5 – Flood Risk
ENV 7 – Coastal Erosion and Land Instability
ENV 10 – The Landscape and Townscape Setting
ENV 12 – The Design and Positioning of Buildings
ENV 16 – Amenity
SUS 2 – Distribution of Development
ECON 7 – Caravan and Camping Sites
COM 7 – Creating a Safe and Efficient Transport Network
COM 9 – Parking Standards in New Development
COM 10 – The Provision of Utilities Service Infrastructure

Weymouth Neighbourhood Plan - In preparation – limited weight applied to decision making.

Material Considerations

National Planning Policy Framework (2021)

2. Achieving sustainable development
4. Decision-making
6. Building a strong, competitive economy
12. Achieving well-designed places
14. Meeting the challenge of climate change, flooding and coastal change
15. Conserving and enhancing the natural environment
16. Conserving and enhancing the historic environment

Other material considerations

Weymouth & Portland Urban Design (2002)
Landscape Character Assessment (Weymouth & Portland)
Dorset AONB Landscape Character Assessment
Dorset AONB Management Plan 2019-2024

10.0 Human rights

Article 6 - Right to a fair trial.

Article 8 - Right to respect for private and family life and home.

The first protocol of Article 1 Protection of property.

This recommendation is based on adopted Development Plan policies, the application of which does not prejudice the Human Rights of the applicant or any third party.

11.0 Public Sector Equalities Duty

As set out in the Equalities Act 2010, all public bodies, in discharging their functions must have “due regard” to this duty. There are 3 main aims:-

- Removing or minimising disadvantages suffered by people due to their protected characteristics
- Taking steps to meet the needs of people with certain protected characteristics where these are different from the needs of other people
- Encouraging people with certain protected characteristics to participate in public life or in other activities where participation is disproportionately low.

Whilst there is no absolute requirement to fully remove any disadvantage the Duty is to have “regard to” and remove or minimise disadvantage and in considering the merits of this planning application the planning authority has taken into consideration the requirements of the Public Sector Equalities Duty.

The positioning of car parking spaces generally close to the holiday accommodation would assist the elderly or less able users of the units.

12.0 Financial benefits

Material Considerations

Additional employment on-site due to the extended period of usage.

Likely increased winter period visitor spending in local shops and facilities.

13.0 Climate Implications

The proposal would not alter the number of units on the site. The additional two months would result in potentially more traffic movements and servicing vehicles and activity increasing emissions during the winter like the use of heating of the units. However, this increase which would be likely be similar to the existing normal operating use pattern and is considered to be outweighed by the benefit of allowing winter holiday breaks with potential for spending by users in local shops and facilities out of season.

14.0 Planning Assessment

Principle of Development

14.1 This application relates to a well-established holiday park. The supporting information sets out that some parts of the site predate both planning and Caravan Sites Act Legislation. The site has expanded in various areas over the years and as a result some parts of the site are subject to seasonal occupancy conditions under planning legislation and some are not. This application seeks for the whole of Waterside Holiday Park to have no seasonal occupancy conditions and be able to be used all year round.

14.2 Aerial photographs submitted show caravans mainly along the field boundaries in 1947 and then a large extent of static caravans on the site in 1972. The applicant considers that these original parts of the park are unrestricted by any planning conditions (as distinct from licensing ones) as to season of use. The eastern slope areas are covered by planning permission 4/93/0355F which does not include any seasonal occupancy conditions. The area south of the former touring field was granted for a change of use of part of field for siting of static caravans under the reference 02/00656/COU. This permission includes a seasonal restriction condition which requires no tent to be occupied between 15th January and 1st March in any one year.

14.3 Planning permission was granted for 28 safari tents on the former touring field on the north-eastern parcel under the reference WP/17/00922/FUL. This permission included a restriction that no tent shall be occupied between 15th January and 1st March. However, planning permission was granted in 2020 under the application WP/19/01005/FUL for holiday lodges on 14 of the 24 safari tent pitches which did not include a seasonal restriction. A seasonal restriction was not considered necessary as a condition would be placed on the units to be holiday accommodation only which would prevent them being used as a person's sole residency and the lodges would be located on the site all year round so reducing the time they could be occupied would not change the visual impact of the units.

14.4 The site lies outside of any defined development boundary (DDB) in the Local Plan. Policy ECON 7 of the Local Plan gives the context for new, or changes to existing caravan and camping sites, and allows for this type of development outside DDB's subject to other material planning considerations. In this case the site is already in existence and does not include any additional units.

14.5 NPPF para 84 supporting a prosperous rural economy sets out that decisions should enable: 'sustainable rural tourism and leisure developments which respect the character of the countryside'. This application seeks to extend the period of holiday usage for the full calendar year – the red line of the application site does not include the north-eastern parcel where the safari tents and holiday lodges are located. The Growth and Economic Regeneration Team were consulted on the application and considered there had been an increased demand for out-of-season holiday accommodation for a number of reasons. They also advised that from a tourism and economic development perspective, increasing demand for out of season tourism has long been a strategic aim, as it increases tourism revenue, encourages the substitution of seasonal jobs with year-round jobs, and doesn't put the strain on infrastructure and congestion that peak season demands can bring.

14.6 Planning permission was also recently granted at planning committee for an extension to the holiday park under the reference WP/20/00756/FUL for the siting of 31 lodges (falling under the definition of caravans) and outdoor recreation. This permission does not include a seasonal restriction condition. It was considered that such a condition was not necessary as it would include a holiday accommodation only condition to prevent the units becoming a sole residence and the year round use of them would provide support to the local economy.

14.7 Third party concerns have been raised questioning how if allowed for 12 months it can be ensured the holiday use does not become permanent residential use. Planning conditions would be applied to limit the use to holiday purposes only, and to require the operator to maintain a schedule of occupiers which can be checked by an authorised Dorset Council officer. Clearly, it would be open to the LPA to take enforcement action if there were breaches of the authorised use of the units. In light of the above it is considered that the principle of extending the holiday occupation season to allow holidays at any time of the year is acceptable in subject to conditions and subject to any other relevant planning considerations.

14.8 The red line of the application also includes various ancillary facilities such as the main facilities complex (including pools, admin and reception, sales area) and a small site maintenance building. As these ancillary uses are included within the red line of the application they would also benefit from year round use if the application were granted and any previous planning conditions for these uses would also need to be reimposed on any permission granted. Consideration has been given to the planning history of the site and there is not considered to be any conditions that need to be reimposed and the ancillary buildings would serve the proposed year round use of the site.

Visual Amenity, Setting of the Heritage Coast and the AONB

14.9 The application site is Waterside Holiday Park. The coastal strip to its south forms part of the Jurassic Coast World Heritage Site, the higher ground to its north and east lies within the Dorset Area of Outstanding Natural Beauty (AONB), the land to its west and south forms part of the Heritage Coast and the proposed development site and surrounding fields are identified as land of local landscape importance within the Local Plan. The site is therefore in a visually sensitive location. However, the application seeks year-round use of the existing accommodation of the site. The accommodation is located on the site all year round and therefore the use of it all year round is considered to be acceptable and would not have a significant adverse impact on the characteristics of the area's landscape.

Residential Amenity

14.10 The existing holiday park clearly entails activity and movements of people and vehicles, together with the movements of servicing and delivery vehicles. Third party concerns have been raised regarding increased noise and disturbance in the winter period. Whilst it is true to say this may result in an increase in noise and activity at the site in mid-winter for local residents, the level of any noise and disturbance resulting from an extension to the full year is likely to be no greater than that at present. There are a number of residential properties located adjacent to the site on Bowleaze Coveaway. However, it is not considered that the extension of use from 10 to 12 months would have an unacceptable effect on residential amenity by reasons of noise, light or disturbance.

14.11 Third party concerns have also been raised regarding the impact of the proposal on water pressure in the area. Wessex Water were consulted on the application and were made aware of the concerns raised. Wessex Water explained that their *priority is to ensure we meet the regulatory service standards for our household customers at all times. The network monitoring measures we have in place record this local network meets the OFWAT service standards at the customer's stop taps.* Wessex Water go on to advice that *when considering a request for a commercial water supply Wessex Water will make sure first and foremost that they can meet and maintain all existing service levels and potential demand for domestic supply purposes.*

Highway Safety

14.12 This application seeks permission for use of the existing holiday park all year round for holiday accommodation. The proposal does not include any alterations to the site or its access. Concerns have been raised by third parties regarding highway safety and the impact of year round use of the site on road safety. Highways were consulted on the application and considered that the proposal would not present a material harm to the transport network or to highway safety and therefore raised no objection.

Biodiversity

14.13 The application is for the year round use of the existing holiday park. The proposal will not result in any alterations to the holiday park and the units are not currently removed from the site when not in use. The proposal will therefore just extend the period of use of the units for an additional two months. The application did not include the submission of a Biodiversity Plan however given the nature of the proposal it was not considered necessary. Biodiversity net gain measures have also recently been secured under the granted planning permission WP/20/00756/FUL for an extension to the holiday park for the siting of lodges which included additional planting within the existing park. The application site is located in close proximity to the SSSI and the Isle of Portland to Studland Cliffs SAC. The proposal will result in an increase in visitor numbers however it is not considered to result in a significant increase given the above. Natural England were consulted on the application and raised no comments on this application. Therefore, there is no requirement for the Council to undertake an Appropriate Assessment in this instance.

15.0 Conclusion

15.1 The extension of the holiday occupation period from 10 months to the full 12 months of the year would allow greater flexibility and/or opportunity for taking holidays out of the main season. It would also mean the whole of the site would have the same level of occupancy allowed throughout. This is a sustainable development as it is already existing in this location. From an economic viewpoint it could result in economic benefits to local facilities in the otherwise quieter winter months. In environmental terms the units are already located on the site all year round.

16.0 Recommendation

Grant, subject to conditions.

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

Location Plan

Site Plan – drawing number 2020 19 01

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

2. 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).

3. No more than 539 holiday caravans shall be stationed on the land within the red line as shown on the site plan, drawing number 2020 19 01.

Reason: To ensure that the density of the units is not increased thus impacting on the visual amenity of the site and local area.

4. (i) The lodges/caravans shall be occupied for holiday purposes only and

(ii) The lodges/caravans shall not be occupied as a person's sole, or main place of residence;

(iii) the owners/operators must maintain an up-to-date register of the names of all owners/occupiers of the lodges/caravans on the site, and of their main home addresses, and must make this information available at all reasonable hours at the request of a duly authorised officer of the Local Planning Authority.

Reason: To ensure that approved holiday accommodation is not used for unauthorised permanent residential occupation.