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WESTERN AND SOUTHERN AREA PLANNING COMMITTEE

MINUTES OF MEETING HELD ON TUESDAY 13 DECEMBER 2022

Present: Cllrs Dave Bolwell, Kelvin Clayton, Susan Cocking, Jean Dunseith, Nick Ireland, David Shortell (Chairman) and Kate Wheller

Apologies: Cllrs Louie O'Leary, Paul Kimber, Bill Pipe, Sarah Williams and John Worth

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

Ann Collins (Area Manager – Western and Southern Team), Charlotte Loveridge (Planning Officer), Thomas Whild (Senior Planning Officer), Elaine Tibble (Senior Democratic Services Officer), Joshua Kennedy (Apprentice Democratic Services Officer) and Hannah Massey (Lawyer - Regulatory)

50. Declarations of Interest

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

51. Election of Vice-Chair for the Duration of the Meeting

Proposed by Cllr Bolwell, seconded by Cllr Dunseith.

Decision: That Cllr Cocking be elected Vice-Chair for the duration of the meeting.

52. Minutes

The minutes of the meeting held on 17 November 2022 were confirmed and signed.

53. 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.

54. Planning Applications

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

P/FUL/2022/002660 Fishing Lake, Charity Farm, Litton Cheney, DT2 9AP

- a) The Senior Planning Officer presented the report for continued use of agricultural land as a camping site, retention of static caravan, log cabin for use as farm/site shop and café, WC shed, storage building, laying of hard standing and tracks for internal access and parking and the erection of a shower/toilet block.

The Committee were shown a plan of the site, as well as the profile view and elevation of the existing static caravan and the proposed shower block and WC. Photos of the existing café/shop and static caravan were also shown to the Committee, alongside a photo of the unauthorised car parking area with the supporting buildings adjacent to it and the camping field with hard standing tracks.

The Senior Planning Officer detailed the planning history of the site, noting a retrospective application in 2021 regarding a change in usage of the land from agricultural use to a camping site, which was refused.

The main issues of the proposal were summarised, including the local plan, which would only support the application in so far as it didn't cause any harm to the surrounding landscape. Dorset's AONB Team and Landscape Officer had advised the site would be harmful to the landscape. The Committee were also shown a photograph of the current site from the elevated position of the nearby A35 road, to show that the site was visible in the landscape.

The Senior Planning Officer noted that a flood risk assessment had been provided by the applicant and the risk of flooding could be appropriately managed, but the sequential test had not been passed. The economic benefits were considered to be modest and would not outweigh the landscape impact.

The application was recommended for refusal.

Oral representation in support of the application was received from Mr Edward Dyke (Agent of the Applicant), Cllr Bill Orchard on behalf of Litton Cheney Parish Council and Cllr Mark Roberts (Ward Member).

In supporting the application they highlighted the benefits of the proposal to the local area and residents, an issue in the area with wild camping and other more significant developments in the landscape, including vineyards and a cheese factory.

In response to questions from members, the Senior Planning Officer provided more images of the view of the site from the A35 road, in order to provide a clearer picture of the visual impact that the site would have on the surrounding landscape.

Members felt that the visual impact that the development would have on the

AONB would be minimal and they recognised the benefits that it would have for the local community, in providing amenities and jobs. They also felt that the risk of flooding to be low and in any case the risk of damage to people or property to be limited.

11:09 – 11:20 Adjournment for Planning Officers to discuss conditions for the application.

Proposed by Cllr Ireland and seconded by Cllr Wheller.

Decision: To reject the Senior Planning Officers recommendation and delegate authority to the Head of Planning and Service Manager for Development Management and Enforcement to grant planning permission subject to conditions outlined in the appendix to these minutes and completion of a S106 Agreement to tie the ownership of the campsite to Charity Farm.

P/FUL/2022/00228 Old Dairy Site, Rope Walks, Bridport, DT6 3RH

- b) The application was postponed until the next meeting, because three Ward Members were pre-determined and would not be able to take part, therefore the Committee was not quorate.

P/FUL/2022/05509 Scoutland, Land opposite Holy Trinity Burial Ground, Beaminster, DT8 3FF

- c) The application had come to committee for determination as the land was owned by Dorset Council.

The Planning Officer presented the report for the application to erect an open sided shelter next to an existing scout hut.

The Planning Officer informed the Committee of the location of the site and identified notable locations in the surrounding area, including listed buildings, a housing development and burial ground. Members were also shown a site plan and an ariel view of the location and surrounding buildings.

The Planning Officer detailed the planning history of the site, noting most recently that an application had been granted to remove an existing garage and erect a new scout hut. The floor plan and elevation of the proposed shelter was shown together with photos of the site, showing where the shelter would be built.

The Planning Officer informed the Committee that the impact of this development would be minimal and that in the summer tree coverage would help to screen the structure.

Proposed by Cllr Clayton and seconded by Cllr Ireland.

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

55. Urgent items

There were no urgent items.

56. Exempt Business

There was no exempt business.

57. Appeals Report For Information Only

Decision List 13 December 2022

Duration of meeting: 10.01 - 11.43 am

Chairman

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Western & Southern Area Planning Committee 13 December 2022 Decision List

Application Reference: P/FUL/2022/02660

Application Site: Fishing Lake Charity Farm Litton Cheney DT2 9AP

Proposal: Continued use of agricultural land as a camping site, Retention of static caravan, log cabin for use as farm/site shop and café, WC shed, storage building, laying of hard standing and tracks for internal access and parking - Erect shower/toilet block

Recommendation: Refuse planning permission

Decision: To delegate authority to the Head of Planning and Service Manager for Development Management and Enforcement to grant planning permission subject to conditions and completion of a S106 Agreement to tie the ownership of the campsite to Charity Farm.

Conditions

1. 3 year time limit
2. Approved plans list
3. Landscape implementation and maintenance
4. Seasonal restriction, 1st April to 30th September with no overwinter storage of caravans.
5. Seasonal occupancy of manager's accommodation
6. Manager's accommodation only to be occupied by persons employed at the campsite.
7. Materials
8. Maximum of 29 pitches
9. Submission of a flood warning and evacuation plan

S106 agreement to tie the campsite to Charity Farm

Application Reference: P/FUL/2022/05509

Application Site: Scoutland, Land opposite Holy Trinity Burial Ground, Beaminster, DT8 3FF

Proposal: Re-erection of open sided shelter sited adjacent to existing scout hut

Recommendation: GRANT planning permission subject to conditions.

Decision: To Grant 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 & Block Plan
Proposed Floor Plan & Elevation – A 01

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

3. The reused metal sheeting roofing material to be used for the roof of the shelter is to remain the existing olive green colour; and the timber posts shall only be treated with clear, protective wood preservatives in order to retain the natural timber colour. Thereafter, the shelter shall be retained as such.

Reason: In the interests of visual amenity within the Dorset AONB .

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.