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## WESTERN AND SOUTHERN AREA PLANNING COMMITTEE

### MINUTES OF MEETING HELD ON THURSDAY 19 OCTOBER 2023

**Present:** Cllrs Jean Dunseith (Vice-Chairman), Kelvin Clayton, Susan Cocking, Nick Ireland, Louie O'Leary, Bill Pipe, Kate Wheller (Left the meeting at 11:56), Sarah Williams and Belinda Ridout

**Present remotely:** Cllr Paul Kimber

**Apologies:** Cllrs David Shortell, Dave Bolwell, Paul Kimber and John Worth

**Also present:** Cllr David Walsh

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

Ann Collins (Area Manager – Western and Southern Team), Joshua Kennedy (Apprentice Democratic Services Officer), Jo Langrish-Merritt (Planning Officer), Charlotte Loveridge (Planning Officer), Hannah Massey (Lawyer - Regulatory), Elaine Tibble (Senior Democratic Services Officer), Katrina Trevett (Development Management Team Leader) and Thomas Whild (Senior Planning Officer)

#### 44. **Apologies**

Apologies for absence were received from Cllrs Bolwell, Kimber, Shortell and Worth.

Cllr Kimber attended the meeting online but did not take part in the proceedings.

Cllr Ridout attended as a substitute for Cllr Shortell.

#### 45. **Declarations of Interest**

Cllr O'Leary declared a disclosable pecuniary interest in item 5b because he knew the owner of the land, he left the room for the duration of that item.

Cllr Williams declared that she was unable to fully view the application site of item 5a during an independent site visit and withdrew from the meeting during consideration of the item.

Cllr Cocking declared that she had been able to conduct a site visit independently and would take part in the debate and vote for item 5a.

#### 46. **Minutes**

The minutes of the meeting held on 7 September 2023 were confirmed and signed.

47. **Registration for public speaking and statements**

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

48. **Planning Applications**

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

49. **Application P/FUL/2023/00384 Highlands End Holiday Park, Highlands End, Eype, DT6 6AR**

Cllrs Dunseith, Wheller, Ireland, Pipe and Clayton had attended the site visit to the application site and Cllr Cocking had done so independently and so were all able to participate in the deliberation of this item. Cllrs Ridout, O’Leary and Wheller did not participate in this item.

The Senior Planning Officer presented the application for the installation of 300 ground mounted photovoltaic panels to provide carbon free electricity for a holiday park. This application had been deferred at the September meeting to allow members undertake a site visit.

The location of the application site was shown to members and the nearby footpaths and bridleways were outlined on the map. The application site fell within the Dorset AONB, the Eype Conservation area and the West Dorset Heritage Coast designation area.

The application consisted of 300 photovoltaic panels, which would provide 298 mWh of renewable electricity per year for the nearby holiday park. Members were also shown the proposed landscaping plan, which included hedging along the boundaries of the site and orchard planting.

The Senior Planning Officer explained that the provision of renewable energy was supported by policies in both local and national planning frameworks and there was not considered to be an impact on amenity or a loss of biodiversity from the development.

The landscape impacts of the application were highlighted to the committee. Due to the site being located within the AONB and West Dorset Heritage Coast the proposal had been assessed as having a detrimental impact on the surrounding landscape. The applicant had also failed to demonstrate that there were no other alternative sites that would have been suitable for this development that wouldn’t have the same detrimental landscape impacts.

Members were shown photographs from the various viewpoints that were covered during the site visit to the application site. This included views from the site, nearby footpaths and the surrounding area, to demonstrate the visual impact of the development on the landscape.

Public representations were heard from Ms Froy, Mr Ashford and Ms Boyze, who spoke in opposition to the application. They stated that the development would have a harmful impact on the surrounding landscape, in particular the nearby St Peters Church, a non-designated heritage asset. They also expressed concern at the failure to find another suitable site for the development and that the location of the site would result in harm to the AONB and Eype Conservation area. Mr Cox, the applicant, spoke in support of the application, stating that the planting would mitigate the visual impact of the development and the renewable energy that would be generated was a significant benefit.

In response to questions from members, the Senior Planning Officer provided the following responses.

- The West Dorset Heritage Coast is an additional designation area that applies to the application site, alongside the AONB and Eype Conservation area designations.
- The additional report that was submitted late, does not impact the recommendation within the report and any evidence submitted before the decision has been made should be considered by the committee.
- St Peters Church was considered by planning authority to be a non-designated heritage asset.

Several members expressed that they felt that minimal harm to the surrounding landscape was caused by the development and that the benefits of increased production of renewable energy outweighed any harm that was caused.

Having undertaken a site visit, one member considered that the proposal would cause minimal harm to the Eype Conservation Area and St. Peters Church and minimal visual impact to the heritage coast and the conservation area. In their opinion, these minimal levels of harm were outweighed by the benefits of renewable energy generation.

As members were minded to approve the application, the meeting adjourned at 10:59 and resumed at 11:11 in order for officers to provide conditions for the application.

Cllr O'Leary left the Council Chamber at 11:11.

The Development Management Area Manager presented the revised conditions to grant the application to the committee.

Proposed by Cllr Clayton and seconded by Cllr Pipe.

Decision: That authority be delegated to the Head of Planning and the Service Manager for Development Management and Enforcement to grant subject to planning conditions the detailed wording of which shall have first been agreed in writing by the vice-chair of the Southern and Western Planning Committee (acting as chairman at today's meeting). These conditions are outlined in the appendix to these minutes.

Cllr Williams returned to the Council Chamber at 11:20.

50. **Application P/RES/2023/03059 Land To The Rear Of 34-36A Canberra Road Weymouth**

The Planning Officer presented the reserved matters application for the erection of 4 dwellings following the grant of Outline planning permission and explained that the committee were only considering appearance and landscaping for this application.

Members were shown a map with the location of the site outlined, as well as a site plan showing the arrangement of the four proposed dwellings. An amended plan had been provided by the agent, which contained additional cycle storage for each property and improved access including ramps for two dwellings.

The elevation plan and landscaping plan was shown to members, this included planting to mitigate the loss of trees from the construction of the development. A photograph, showing the access to the site from an existing paved parking area was also provided.

The Planning Officer explained that the appearance of the development would be in keeping with the surrounding area and the landscaping proposal would offset the loss of vegetation from clearing the existing plot of land.

Members felt the application was acceptable and posed no issues.

Proposed by Cllr Ireland and seconded by Cllr Wheller.

Decision: That the application be granted subject to conditions set out in the appendix of these minutes.

Cllr O'Leary returned to the Council Chamber at 11:34.

Cllr Wheller left the meeting at 11:56.

51. **Application P/FUL/2023/01319 Bonscombe Farm Bonscombe Lane Shipton Gorge Dorset DT6 4LJ**

The Planning Officer presented the application for the conversion and change of use of an existing agricultural building to holiday let accommodation. Members were shown the location of the application site on a map and the access road to the site. An aerial view of the site was also provided to demonstrate the remote and rural location of the application site. It was explained that the site fell within the Dorset AONB and the Powerstock Hills Landscape Character Area, which was associated with tranquillity, remoteness and dark skies.

A plan of the existing agricultural building was shown, as well as photographs of the existing building, which was not considered to have any visual or architectural merit. The site plan of the proposed development was also provided, showing the holiday let and surrounding area including hard standing for parking and bin storage and a decking area.

The Planning Officer explained the application was not considered to enhance the character of the area and due to its isolated location it would cause harm to the Dorset AONB, while the economic benefits were limited. It was also questioned whether the building was suitable for conversion, due to the poor condition of the existing building and the significant work required to convert it into holiday accommodation.

Public representation was received from Ms Benedict, the applicant, who spoke in favour of the application, emphasising the importance that the economic benefits would have on the viability of the nearby farm. In addition, the local Parish Council was in support of the development, as well as the local Ward Member and there had been no objections to the application.

Several members felt that the application provided important economic benefits in supporting a local business and therefore had merit, they also felt that the impact on the AONB and surrounding area would be minimal, provided there was no external lighting on the property.

Meeting adjourned at 12:09 and resumed at 12:26 for officers to provide conditions should the application be approved.

The Development Management Area Manager presented the revised conditions to grant permission for the application to members.

Proposed by Cllr Ireland and seconded by Cllr Pipe.

Decision: That authority be delegated to the Head of Planning and Service Manager for Development Management and Enforcement to grant subject to the completion of a S106 agreement to tie the development to the agricultural holding such that they cannot be sold separately and subject to planning conditions, the detailed wording of which shall have been first agreed by the vice-chair (acting today as the chairman). These conditions are outlined in the appendix to these minutes.

**52. Application P/HOU/2023/03047 73 Woolcombe Road, Portland, DT5 2JA**

The Development Management Team Leader presented the application for the erection of a single storey front extension and bike shed. The location of the site within Portland was shown to members on a map of the area and the boundary of the site was highlighted. It was explained that the application was partially retrospective, because the shed had already been erected, however the extension had not.

A photograph of the property and existing shed was shown to members and it was explained that a 2 meter high wall had been erected around the shed, however this fell within permitted development and was not part of the application. Photographs of neighbouring properties were also provided, showing similar single storey front extensions and sheds, meaning the application would be in keeping with the surrounding area.

The application site was within the Defined Development Boundary and the design of the development and impact on visual amenity were considered to be acceptable.

In response to a question from one member, the Development Management Team Leader explained that there were no limitations on the size or construction materials of the shed and it was the committees duty to decide whether the scale and appearance were acceptable.

Proposed by Cllr Pipe and seconded by Cllr O'Leary.

Decision: That permission be granted subject to the conditions set out in the appendix to these minutes.

**53. Urgent items**

There were no urgent items.

**54. Exempt Business**

There was no exempt business.

**55. Update Sheet**

**Decision List**

**Duration of meeting:** 10.00 am - 12.45 pm

**Chairman**

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## Western & Southern Area Planning Committee 19 October 2023 Decision List

**Application:** P/FUL/2023/00384

**Site Address:** Highlands End Holiday Park Highlands End Eype DT6 6AR

**Proposal:** Installation 300 ground mounted photovoltaic (Solar Panels) to provide carbon free electricity for Park.

**Recommendation:** Refuse.

**Decision:** Delegate authority to the Head of Planning and the Service Manager for Development Management and Enforcement to grant subject to planning conditions the detailed wording of which shall have first been agreed in writing by the vice-chair of the Southern and Western Planning Committee (acting as chairman at today's meeting) to cover the following matters:

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. Approved plans list.
3. The detailed biodiversity mitigation, compensation and enhancement/net gain strategy set out within the approved Biodiversity Plan or Landscape Ecological Management Plan (LEMP) certified by the Dorset Council Natural Environment Team on xxx must be implemented in accordance with any specified timetable and completed in full (including photographic evidence of compliance being submitted to the Local Planning Authority in accordance with section J of the Biodiversity Plan/ the LEMP) prior to the substantial completion, or the first bringing into use of the development hereby approved, whichever is the sooner. The development shall subsequently be implemented entirely in accordance with the approved details and the mitigation, compensation and enhancement/net gain measures shall be permanently maintained and retained.

Reason: To mitigate, compensate and enhance/provide net gain for impacts on biodiversity.

4. Before the development hereby approved commences a Construction Traffic Management Plan (CTMP) must be submitted to and approved in writing by the Planning Authority. The CTMP must include:
- construction vehicle details (number, size, type and frequency of movement)
  - a programme of construction works and anticipated deliveries
  - timings of deliveries so as to avoid, where possible, peak traffic periods
  - a framework for managing abnormal loads
  - contractors' arrangements (compound, storage, parking, turning, surfacing and drainage)
  - wheel cleaning facilities
  - vehicle cleaning facilities
  - Inspection of the highways serving the site (by the developer (or his contractor) and DorsetHighways) prior to work commencing and at regular, agreed intervals during the construction phase
  - a scheme of appropriate signing of vehicle route to the site
  - a route plan for all contractors and suppliers to be advised on
  - temporary traffic management measures where necessary

The development must be carried out strictly in accordance with the approved Construction Traffic Management Plan.

Reason: To minimise the likely impact of construction traffic on the surrounding highway network and prevent the possible deposit of loose material on the adjoining highway. This information is required prior to commencement of the development due to ensure that construction traffic is appropriately managed throughout the course of the development.

5. Prior to the commencement of any development hereby approved, a soft landscaping and planting scheme shall be submitted to, and approved in writing, by the Local Planning Authority. 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 trees and shrubs for a period of not less than 5 years. and thereafter shall be maintained and replaced in accordance with the approved scheme for 5 years following the completion of the approved landscaping scheme.

Reason: To ensure the adequate landscaping of the site to mitigate the impacts of the development upon the landscape and Dorset Area of Outstanding Natural Beauty. This information is required prior to



commencement as landscape and visual impacts will begin from the commencement of works.

6. The solar panel installation hereby approved shall be removed from the site in its entirety and the site shall be restored to agricultural land by XX, that being 40 years from the date of this planning consent.

Reason: To ensure the long term protection of the landscape.

7. No flood lighting or security lighting shall be installed until details of a scheme to control glare or stray lighting has been submitted to and approved in writing by the local planning authority; the scheme shall include timings of use of the artificial lights, shielding and angle of the head to reduce glare and light intrusion on land that it is not owned by the development as appropriate. Thereafter the lighting shall be installed, operated and maintained in accordance with the agreed details.

Reason: To protect visual amenities and avoid nuisance to adjoining properties.

### **Informative Notes:**

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 applicants/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.
- The application was acceptable as submitted and no further assistance was required.

2. Informative: The applicant is advised that the granting of planning permission does not override the need for existing rights of way affected by the development to be kept open and unobstructed until the statutory procedures authorising closure or diversion have been completed. Developments, in so far as it affects a right of way should not be started until the necessary order for the diversion has come into effect.

3. The applicant is reminded of their responsibility to submit photographic evidence of compliance with the Biodiversity Plan or LEMP to Dorset Natural Environment Team in order to comply fully with requirements of condition 3.

**Application:** P/RES/2023/03059

**Site Address:** Land To The Rear Of 34-36A Canberra Road Weymouth

**Proposal:** Erection of 4no. dwellings (reserved matters application to determine appearance and landscaping following the grant of Outline planning permission number WP/20/00015/OUT)

**Recommendation:** Grant subject to conditions.

**Decision:** That the application be granted 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 and site plan 20.01 RevC

Site Plan floor plan and elevations 16/241/001 Rev B

Drainage scheme 2305/77/001 RevA

3. The external materials to be used for the walls and roof shall be as stated on the approved drawing 16/241/001 RevB and as detailed in the submitted Design and Access statement 16/241/DAS

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

4. The soft landscaping works detailed on approved drawing 16/241/001 Rev B must be carried out in full during the first planting season (November to March) following commencement of the development or within a timescale to be agreed in writing with the Local Planning Authority. The soft landscaping shall be maintained in accordance with the agreed details and any trees or plants which, within a period of 5 years from the completion of the development, die,

are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

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

5. The detailed biodiversity mitigation, compensation and enhancement/net gain strategy set out within the approved Biodiversity Plan or Landscape Ecological Management Plan (LEMP) (ref. DBAP23238NH) certified by the Dorset Council Natural Environment Team on 20th September 2023 must be implemented in accordance with any specified timetable and completed in full (including photographic evidence of compliance being submitted to the Local Planning Authority in accordance with section J of the Biodiversity Plan/ the LEMP) prior to the substantial completion, or the first bringing into use of the development hereby approved, whichever is the sooner. The development shall subsequently be implemented entirely in accordance with the approved details and the mitigation, compensation and enhancement/net gain measures shall be permanently maintained and retained.

Reason: To mitigate, compensate and enhance/provide net gain for impacts on biodiversity.

### **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.

**2. INFORMATIVE NOTE: Privately managed estate roads** As 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.

**3. INFORMATIVE NOTE: Electric vehicle charging points** The applicant is advised that prior to the development being brought into use, it must comply with the requirements of Building Regulations Approved Document S: Infrastructure for the charging of electric vehicles.

**4. INFORMATIVE NOTE: Biodiversity plan**

The applicant is reminded of their responsibility to submit photographic evidence of compliance with the Biodiversity Plan or LEMP to Dorset Natural Environment Team in order to comply fully with requirements of condition 6.

**5. INFORMATIVE NOTE: Cycle Provision**

The applicant is reminded that appropriate cycle parking provision should be made within the application site to encourage sustainable modes of transport. The proposed cycle parking provision must be constructed to a suitable standard, prior to the development being occupied, maintained thereafter and kept free from obstruction.

**Application:** P/FUL/2023/01319

**Site Address:** Bonscombe Farm, Bonscombe Lane, Shipton Gorge, Dorset, DT6 4LJ

**Proposal:** Conversion and change of use of an existing agricultural building to holiday let accommodation.

**Recommendation:** Refuse planning permission.

**Decision:** Delegate authority to the Head of Planning and Service Manager for Development Management and Enforcement to grant subject to the completion of a S106 agreement to tie the development to the agricultural holding such that they cannot be sold separately and subject to planning conditions, the detailed wording of which shall have been first agreed by the vice-chair (acting today as the chairman), to cover the following matters:

1. 3 year implementation
2. Plans list
3. This permission is for conversion and not for rebuild – submission of method statement for conversion works to enable building to be converted and not rebuilt.
4. Holiday accommodation use only and register to be kept of those staying.

5. Approval of material samples.
6. Remove pd rights for new windows, opening and rooflights, extensions and outbuildings.
7. No external lighting.
8. Implementation of biodiversity mitigation plan.
9. Submission and implementation of landscaping scheme and maintenance.
10. Provision of turning and parking area prior to first occupation.
11. Details of proposed boundary treatments including materials and height – to be retained as approved thereafter.

**Application:** P/HOU/2023/03047

**Site Address:** 73 Woolcombe Road Portland DT5 2JA

**Proposal:** Erect single storey front extension and bike shed to the side.

**Recommendation:** Grant subject to conditions.

**Decision:** That the application be granted 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 PP-12118855v1

Proposed elevations / floor / site plans: Drawing No. 2904:507/001 A

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

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended (or any order revoking and re-enacting that Order with or without modification), no additional window(s) or other opening(s) permitted by Class A of Schedule 2 Part 1 of the 2015 Order shall be constructed in the south elevation of the shed/garage building hereby approved.

Reason: To protect amenity and the character of the area.

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