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WESTERN AND SOUTHERN AREA PLANNING COMMITTEE

MINUTES OF MEETING HELD ON THURSDAY 12 JUNE 2025

Present: Cllrs Dave Bolwell (Chair), Neil Eysenck (Vice-Chair), Matt Bell, Simon Christopher, Paul Kimber, Craig Monks, David Northam, Louie O'Leary, Pete Roper and David Shortell

Apologies: Cllrs Belinda Bawden and Kate Wheller

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

Bob Burden (Senior Planning Officer), Ann Collins (Area Manager – Western and Southern Team), Philip Crowther (Legal Business Partner - Regulatory), Paul Eastwood (Engineer (Development Liaison)), Joshua Kennedy (Democratic Services Officer), Kathryn Melhuish (Conservation and Design Team Leader), Robert Parr (Planning Officer) and Megan Rochester (Senior Democratic Services Officer) and Steve Tapscott (Senior Planning Officer)

1. Declarations of Interest

Cllrs Matt Bell and David Northam declared an interest in item 5, due to having sat on the Weymouth Town Council meeting where the application was considered and therefore did not take part in the debate or vote.

2. Minutes

The minutes of the meeting held on 8 May 2025 were confirmed and signed.

3. 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.

4. P/OUT/2022/06846 - Colwell Shopping Centre, School Street, Weymouth, Dorset, DT4 8NJ

Cllr Bell left the Council Chamber 10:05.

With the aid of a visual presentation including plans and aerial photographs, the Senior Planning Officer identified the site and explained the proposal, which consisted of the demolition of a former shopping centre and the erection of a hotel and associated works.

The proposed plans were shown to members and it was explained that parts of the site fell within flood zone 3, therefore the floor level had been raised in response to comments from the Environment Agency and Lead Local Flood Authority. There would also be staff present on site at all times to alert guests in the event of a flood and a Flood Evacuation Plan was to be conditioned.

The proposed elevations were provided, showing a traditional design on the front elevation to be in keeping with the surrounding area. Members were also shown photographs of the building in its current state and in relation to the nearby residential dwellings and listed buildings.

It was not considered that there would be a harmful level of overlooking on the nearby residential properties and a contribution of approximately £14,310 was required to mitigate against the ecological impact of the development.

Cllr Northam left the room at 10:25.

Officers provided the following responses to members questions:

- It was understood that the commemorative plaque was to be retained on the front elevation of the building.
- As the new usage of the site would include sleeping accommodation greater weight was given to flood risk compared to its previous use as a shopping centre.
- Members would require a justifiable planning reason, if they were to impose a condition restricting the number of days a guest could stay in the hotel for.

Several members expressed support for the application, noting that it would replace an eyesore in the town centre with a modern development, although there was a concern about the lack of parking provision.

It was proposed by Cllr Eysenck and seconded by Cllr Kimber, that the application be granted.

Decision:

- A) That authority be delegated to the Service Manager for Development Management and Enforcement and the Development Management Area Manager Southern and Western Team to grant planning permission subject to the condition set out in the appendix to these minutes and the completion of a satisfactory planning obligation under s106 of the Town and Country Planning Act 1990 in a form to be agreed by the legal services manager to secure the following:
 1. £14,310.66 (index-linked) as a contribution for the mitigation of recreational pressures on the Chesil and Fleet European site.
- B) Refuse permission for the reasons set out in the appendix to these minutes if the legal agreement is not completed by 6 months from the date of committee or such extended time as agreed by the Service Manager for Development Management and Enforcement.

5. **P/FUL/2024/06334 - Abbotswell, Lyme Road, Uplyme, DT7 3TJ**

The item was deferred for technical reasons.

6. **P/VOL/2025/01557 - 4 & 5 Bedford Terrace, Long Bredy, DT2 9HW**

Cllr Bell and Cllr Northam returned to the Council Chamber at 10:45.

The Conservation and Design Officer presented the application for a variation of condition to improve the layout of the ground and first floor of two cottages. The application had come to committee for determination because one of the owners of the properties was a Dorset Council employee in the Development Management Service.

With the aid of site plans, photographs and floor plans, the details of the application were explained to members. It was considered that the proposed alterations were modest and would not cause harm to the street scene or Long Bredy Conservation Area.

It was proposed by Cllr O'Leary and seconded by Cllr Kimber, that the application be granted.

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

7. **P/VOC/2025/01606 - Uplyme Road Business Park, Uplyme Road, Lyme Regis**

The Senior Planning Officer presented the application for a variation of condition on a development consisting of 13 storage units. The application site was highlighted on a map of the area and photographs showing the current stage of development of the site were provided.

A plan of the previously approved layout and the proposed layout was shown to members and the change, that related to the location of the toilet block, was identified on the plan. There were not considered to be any adverse impacts from the proposed change.

It was proposed by Cllr Kimber and seconded by Cllr Monks, that the application be approved.

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

8. **P/FUL/2025/01232 The Lower Site Uplyme Road, Lyme Regis**

Cllr O'Leary left the Council Chamber at 10:59.

With the aid of a visual presentation including plans and aerial photographs, the Senior Planning Officer identified the site and explained the proposal, which was the change of use of a building from storage to industrial use.

The unit was proposed to be used by a water cutting business as a secondary site location and the permission would be limited to use by such companies in order to protect neighbouring amenity in the future, should a different business occupy the unit. There was also a condition included to limit the number of deliveries and collections to 4 trips per week within set hours, in order to protect neighbouring amenity.

It was proposed by Cllr Northam and seconded by Cllr Christopher, that the application be approved.

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

9. **Urgent items**

There were no urgent items.

10. **Exempt Business**

There was no exempt business.

11. **Update Sheet**

Decision List

Duration of meeting: 10.00 - 11.13 am

Chairman

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Western and Southern Area Planning Committee
Thursday 12th June 2025
Decision List

Application: P/OUT/2022/06846

Application Site: Colwell Shopping Centre School Street Weymouth Dorset DT4 8NJ

Proposal: Demolition of the former shopping centre and the erection of a hotel with service areas, reception, restaurant and integral shopping outlet (outline application to determine access, appearance, layout and scale) (Amended plan-site area enlarged).

Summary of Recommendation:

Recommendation A:

Delegate authority to the Service Manager for Development Management and Enforcement and the Development Management Area Manager Southern and Western Team to grant planning permission subject to conditions and the completion of a satisfactory planning obligation under s106 of the Town and Country Planning Act 1990 in a form to be agreed by the legal services manager to secure the following:

1. £14,310.66 (index-linked) as a contribution for the mitigation of recreational pressures on the Chesil and Fleet European site.

Recommendation B:

Refuse permission for the reasons set out below if the legal agreement is not completed by 6 months from the date of committee or such extended time as agreed by the Service Manager for Development Management and Enforcement.

1. In the absence of a completed and signed s106 agreement the application would fail to provide the relevant financial contribution towards mitigating recreational pressures on the Chesil and Fleet SAC, SPA and RAMSAR, which would arise as a result of the proposed development. As such the development would adversely impact on the internationally important habitats and species at the site. Hence the proposal would be contrary to policy ENV2 of the adopted West Dorset, Weymouth and Portland Local Plan 2015 and paragraph 193 of the NPPF.

Decision: (A) Delegate approval to the Service Manager for Development Management and Enforcement and the Area Manager Southern and Western Team (Development Management) to grant planning permission subject to conditions and the completion of a satisfactory planning obligation under s106 of the Town and

Country Planning Act 1990 in a form to be agreed by the legal services manager to secure the following:

- to secure £14,310.66 (index-linked) as a contribution towards mitigating recreational pressures on the Chesil and Fleet European site.

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

Proposed location plan 0002 P03
Proposed site access plan 0004 P06
Proposed kitchen ventilation 0350 P01
Proposed west elevation 0278 P07
Proposed north elevation 0275 P05
Proposed east elevation 0277 p07
Proposed south elevation 0276 P06
Proposed location fire strategy plan 0300 P03
Proposed ground floor fire strategy plan 0301 P04
Proposed ground floor plan 0150 P09
Proposed first floor plan 0151 P03
Proposed third floor plan 0153 P03
Proposed second floor plan 0152 P02
Proposed roofscape 0154 P03
Proposed street elevations 0279 P06
Proposed second floor fire strategy plans 0303 P02

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

2. An application for approval of any 'reserved matter' must be made 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 92 of the Town and Country Planning Act 1990.

3. The development to which this permission relates must be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: This condition is required to be imposed by Section 92 of the Town and Country Planning Act 1990 (as amended).

4. No demolition works shall be commenced until details of a contract being agreed for the re-development of the site shall first have been provided in writing to the local planning authority.

Reason: In the interests of securing an appropriate and timely improvement to the conservation area.

5. No development shall be commenced until a detailed method statement shall have been submitted to and approved in writing by the local planning authority, setting out a plan for the demolition process and subsequent works for the replacement external wall finishes to ensure the protection of the adjacent listed building (No. 3 School Street). The works shall not be carried out otherwise than in accordance with the agreed method statement.

Reason: To safeguard this heritage asset.

6. Before the development hereby approved commences a Construction Method Statement (CMS) must be submitted to and approved in writing by the Planning Authority. The CMS must include:

- the parking of vehicles of site operatives and visitors
- loading and unloading of plant and materials
- storage of plant and materials used in constructing the development
- delivery, demolition and construction working hours

The approved Construction Method Statement shall be adhered to throughout the construction period for the development.

Reason: To minimise the likely impact of construction traffic on the surrounding highway network.

7. No demolition works to the frontage of the building shall be commenced until the historic tablet on the School Street frontage shall have been first removed and safely retained. The plaque shall be reinstated on the new frontage in accordance with details first submitted to and agreed in writing by the local planning authority. The plaque shall be reinstated prior to the use hereby approved being commenced. E plaque shall be in place prior to the use hereby approved being first commenced,

Reason: To ensure retention of this historic commemorative tablet.

8. No development shall take place until a detailed surface water management scheme for the site, based upon the hydrological and hydrogeological context of the development, and including clarification of how surface water is to be managed during construction, has been submitted to, and approved in writing by the local planning authority. The surface water scheme shall be fully implemented in accordance with the submitted details before the development is completed.

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

9. Prior to occupation of the development, details of maintenance & management of both the surface water sustainable drainage scheme and any receiving system shall be submitted to and approved in writing by the local planning authority. The scheme

shall be implemented and thereafter managed and maintained in accordance with the approved details. These shall 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.

10. Prior to the commencement of any development hereby approved, above damp course level, details of the hard (and any soft) landscaping of the site have been submitted to and approved in writing by the Local Planning Authority, together with a schedule of landscape maintenance (if applicable) covering a minimum period of five years following substantial completion of the development (including details of the arrangements for its implementation) shall be submitted to and approved in writing by the Local Planning Authority. The landscaping shall be carried out and maintained in accordance with the approved landscaping scheme and schedule.

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

11. No construction above damp-proof course shall take place until details/samples of the external materials for the walls and roof (including natural slate) shall first have been submitted to and agreed in writing by the local planning authority. The development shall not be carried out otherwise than in complete accordance with the agreed materials.

Reason: To protect the character of the conservation area.

12. Prior to their installation detailed drawings and specifications showing the design and construction of all external doors, shop front and windows (at a scale no less than 1:10) shall be submitted to the Local Planning Authority and agreed in writing. The windows/doors/shopfronts on the front elevation shall be of painted timber. Thereafter, the development shall be carried out in accordance with the agreed details and retained as such.

Reason: To preserve or enhance the character and appearance of the heritage asset.

13. The development shall be carried out in accordance with the Flood Risk Assessment/SUDS Report (Doc no. C2900-R1-REV-F) dated February 2025.

Reason: In the interests of minimising flood-risk.

14. The development shall not be first occupied until a Flood Warning and Evacuation Plan shall first have been submitted to and approved in writing by the

local planning authority. Such details as are agreed shall be implemented on first occupation and retained thereafter.

Reason: To minimise flood risk to occupiers.

15. Before the development is occupied or utilised the areas shown on Drawing Number 0004 P06 for the manoeuvring, parking, loading and unloading of vehicles must be surfaced, marked out and made available for these purposes. Thereafter, these areas must be maintained, kept free from obstruction and available for the purposes specified.

Reason: To ensure the proper and appropriate development of the site and to ensure that highway safety is not adversely impacted upon.

16. Before the development hereby approved is occupied or utilised, a Travel Plan must be submitted to and approved in writing by the Planning Authority. The Travel Plan, as submitted, will include:

- Targets for sustainable travel arrangements.
- Effective measures for the on-going monitoring of the Travel Plan.
- A commitment to delivering the Travel Plan objectives for a period of at least five years from first occupation of the development.
- Effective mechanisms to achieve the objectives of the Travel Plan by the occupiers of the development

The development must be implemented and carried out only in accordance with the approved Travel Plan.

Reason: In order to reduce or mitigate the impacts of the development upon the local highway network and surrounding neighbourhood by reducing reliance on the private car for journeys to and from the site.

17. The development hereby permitted shall be implemented strictly in accordance with the recommendations and requirements in the ecology report titled Preliminary Roost Assessment (PRA) dated 29/5/25. The development hereby approved shall not be first brought into use unless and until:

- i) the recommendations detailed in section 4 of the approved ecology report have been completed in full, in accordance with any specified timetable, unless otherwise agreed in writing with the Local Planning Authority, and
- ii) evidence of compliance has been supplied to the Local Planning Authority prior to the substantial completion, or the first bringing into use of the development hereby approved, whichever is the sooner. The swift bricks, bat tubes and bee bricks shall be located as indicated in Appendix E of the PRA.

Thereafter the approved mitigation, compensation and enhancement measures must be permanently maintained and retained in accordance with the approved details.

Reason: To mitigate and compensate for impacts on ecological receptors, and to provide biodiversity gains.

18. In the event that contamination is found at any time when carrying out the approved development, it must be reported in writing immediately to the Local Planning Authority and an investigation and risk assessment must be undertaken in accordance with requirements of BS10175 (as amended). Should any contamination be found requiring remediation, a remediation scheme, including a time scale, shall be submitted to and approved in writing by the Local Planning Authority. Any required remediation shall be carried out in accordance with the approved scheme and timescale and on completion of the approved remediation scheme a verification report shall be prepared and submitted within two weeks of completion and submitted to the Local Planning Authority.

Reason: To ensure risks from contamination are minimised.

(B) Refuse permission for the reasons set out below if the legal agreement is not completed by 6 months from the date of committee or such extended time as agreed by the Service Manager for Development Management and Enforcement.

1. In the absence of a completed and signed s106 agreement the application would fail to provide the relevant financial contribution towards mitigating recreational pressures on the Chesil and Fleet SAC, SPA and RAMSAR, which would arise as a result of the proposed development. As such the development would adversely impact on the internationally important habitats and species at the site. Hence the proposal would be contrary to policy ENV2 of the adopted West Dorset, Weymouth and Portland Local Plan 2015 and paragraph 193 of the NPPF.

Application: P/FUL/2024/06334

Application Site: Abbotswell Lyme Road Uplyme DT7 3TJ

Proposal: Retention of Shepherds Hut

Summary of Recommendation: Refuse

Decision: The item was deferred for technical reasons.

Application: P/VOL/2025/01557

Application Site: 4 & 5 Bedford Terrace, Long Bredy DT2 9HW

Proposal: Demolition of existing rear extensions, erection of ground and first floor rear extensions. Erection and relocation of ancillary buildings. Other internal and external works and addition of modern low energy services. (with variation to condition 2 and 5 of planning permission P/LBC/2023/07124 to improve overall layout of ground and first floors and to allow for the inclusion of steel as a construction format for the ground floor extension windows and doors to improve overall appearance and design of the rear extension).

Summary of Recommendation: Grant subject to conditions.

Decision: Approve subject to the following conditions:

15.1 Grant subject to the following conditions:

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

2301_s_e-4000 - The location plan

2301_s_p-1003 - Proposed Roof plan

2301_s_p-2001 - Proposed Front Elevations

2301_s_p-2002 A Proposed Rear Elevations

2301_s_p-2003 - Proposed Side Elevation

2301_s_p-2004 - 4 Bedford Terrace Proposed Outbuilding

2301_s_p-2005 - 5 Bedford Terrace Proposed Outbuilding

2301_s_p-2006 - 5 Bedford Terrace Proposed Carport

2301_s_p-3001 - Proposed Cross section

2301_s_p-4001 - Proposed Site plan

1001 C Proposed Ground Floor Plans

1002 B Proposed First Floor Plans

Elevations: Proposed Ground Floor Extension Window and Doors dated 18/02/2025

Elevations and Sections: Proposed Ground Floor Extension Window and Doors
Details dated 18/02/2025

Reason: To preserve the architectural and historical qualities of the building.

2. External materials shall be in accordance with the materials schedule submitted on 10 April 2024 under application P/LBC/2023/07124.

Reason: To ensure a satisfactory visual appearance of the listed building.

3. Battened sheep's wool and a lathe and plaster finish must be used for the internal wall insulation and shall not be an adhered method (as clarified by the email from the applicant dated 01 February 2024).

Reason: To protect and safeguard the fabric of the heritage asset.

4. Prior to their installation detailed drawings and specifications showing the design, colour and construction of external doors and windows (at a scale no less than 1:10) shall be submitted to the Local Planning Authority and agreed in writing. Thereafter, the works shall be carried out in accordance with the agreed details.

Reason: To preserve or enhance the character and appearance of the heritage asset.

5. All new and replacement rooflights shall be top hung metal Conservation rooflights with vertical glazing bar and fitted flush to the roof plane.

Reason: To preserve or enhance the character and appearance of the heritage asset.

Informative:

1. Informative: National Planning Policy Framework Statement

In accordance with paragraph 39 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. [OBJ]

In this case:

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

Application: P/VOC/2025/01606

Application Site: Uplyme Road Business Park Uplyme Road Lyme Regis

Proposal: Construction of 13 Storage Units (with variation of condition 2 of Planning permission P/FUL/2023/06865 - amended plan to reposition footprint of storage units) (with variation to condition 1 of planning permission P/VOC/2024/02912 to relocate toilet block)

Summary of Recommendation: GRANT, subject to conditions.

Decision: Grant, subject to the following conditions:

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

C2344.01B: location and block plan

C2344.02C: storage buildings A and B floorplan, roof plan and elevations.

C2344.03C: storage building C floorplan, roof plan and elevations.

C2344.04B: proposed site plan.

C2344.05C: proposed sections 1.

C2344.06B: proposed sections 2.

C2344.07B: proposed sections 3.

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

2. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended, and the Town & Country Planning Use Classes Order 1987 as amended (or any order revoking and re-enacting those Orders with or without modification) the premises the subject of this permission shall not be used other than for storage uses falling within Use Class B8 and shall not be used for distribution.

Reason: in the interests of amenity and to ensure that the use remains compatible with surrounding land uses in the area.

3. The premises shall not be accessed for storage use and no vehicle movements shall be permitted on the site outside the hours of 0700 to 2200 on Mondays to Fridays and 0800 to 2000 on Saturdays, Sundays and Public Holidays.

Reason: to safeguard the character and amenity of the area and living conditions of any surrounding residential properties.

4. There shall be no external storage of items or materials at the site.

Reason: in the interests of residential and visual amenity.

5. There shall be no external lighting at the site, including security lighting, without details of the proposed lighting scheme, including details of the number of lights, location, design and luminance having first been submitted to and approved in writing by the Local Planning Authority. Thereafter, the lighting shall be installed in accordance with the approved scheme.

Reason: in the interests of visual and residential amenity.

6. The development shall be carried out in accordance with the planting scheme detailed on the approved site plan. The planting shall be implemented in full during the first planting season November - March following any of the units being brought into first use, or within a timescale to be agreed in writing with the Local Planning Authority. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the Local Planning Authority.

Reason: in the interest of visual amenity.

7. Before the development hereby approved is occupied or utilised the turning/manoeuvring and parking shown on the approved site plan must have been constructed. Thereafter, these areas must be permanently maintained, kept free from obstruction and available for the purposes specified.

Reason: to ensure the proper and appropriate development of the site and to ensure that highway safety is not adversely impacted upon.

8. Prior to first use of the development hereby approved, the cycle parking facilities shown on the approved site plan shall be constructed and made available. Thereafter, these shall be maintained, kept free from obstruction and available for the purposes specified.

Reason: to ensure provision of adequate cycle parking to support sustainable transport.

9. All surface water from the development hereby approved shall be discharged to a piped drainage system and not to a soakaway.

Reason: in the interests of ground stability and flood risk.

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 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.

2. Informative: Statutory Exemptions and Transitional Arrangements in respect of the Biodiversity Gain Plan

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition (biodiversity gain condition) that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan, if one is required in respect of this permission would be Dorset Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are listed below.

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements in the list below is/are considered to apply.

- The planning permission was granted on an application made under section 73 of the Town and Country Planning Act 1990 and

- (i) the original planning permission to which the section 73 planning permission relates* was granted before 12 February 2024.

Read more about Biodiversity Net Gain at
<https://www.dorsetcouncil.gov.uk/w/biodiversity-net-gain>.

Application: P/FUL/2025/01232

Application Site: The Lower Site Uplyme Road Lyme Regis

Proposal: Change of use of building from storage (use class B8) to industrial (use class B2)

Summary of Recommendation: GRANT, subject to conditions.

Decision: 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:

C2445.01 location and block.

C2445.04 proposed floorplan.

C2445.05 proposed elevations.

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, and the Town & Country Planning Use Classes Order 1987 as amended (or any order revoking and re-enacting those Orders with or without modification) the site shall not be used other than by a waterjet cutting business.

Reason: in the interests of residential amenity, to ensure that the use remains compatible with surrounding land uses in the area and to ensure that vehicular movements and types remain at an acceptable level.

4. The premises shall not be used outside the hours of 0800 to 1800 Monday to Friday or at any time on Saturdays, Sundays and public holidays.

Reason: to safeguard the character of the area and the living conditions of surrounding residential properties.

5. Any water jet machines, roller door and roof of the building must comply with section 4.2 and table 3 of the submitted Noise Impact Assessment ref. 41625150, dated 30/04/25

Reason: in the interests of residential amenity.

6. No more than a total of four deliveries or collections shall be made to the application site per week. Those deliveries or collections shall be limited to vehicles no larger than vans.

Reason: in the interests of safety and residential amenity.

7. There shall be no external storage of items or materials at the site.

Reason: in the interests of residential and visual amenity.

8. There shall be no external lighting at the site, including security lighting, without details of the proposed lighting scheme, including details of the number of lights, location, design and luminance having first been submitted to and approved in writing by the Local Planning Authority. Thereafter, any agreed lighting shall be installed in accordance with the approved scheme.

Reason: in the interests of visual and residential amenity.

9. All surface water from the development hereby approved shall be discharged to a piped drainage system and not to a soakaway.

Reason: in the interests of ground stability and flood risk.

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 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.

2. Informative: Statutory Exemptions and Transitional Arrangements in respect of the Biodiversity Gain Plan

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition (biodiversity gain condition) that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan, if one is required in respect of this permission would be Dorset Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are listed below.

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements in the list below is/are considered to apply.

- Development below the de minimis threshold, meaning development which:
 - i) does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and
 - ii) impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric).

Read more about Biodiversity Net Gain at
<https://www.dorsetcouncil.gov.uk/w/biodiversity-net-gain>