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WESTERN AND SOUTHERN AREA PLANNING COMMITTEE

MINUTES OF MEETING HELD ON THURSDAY 17 JULY 2025

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

Apologies: Cllrs Pete Roper

Also present: Cllr Roland Tarr

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

Marianne Ashworth, Bob Burden (Senior Planning Officer), Ann Collins (Area Manager – Western and Southern Team), Philip Crowther (Legal Business Partner - Regulatory), Joshua Kennedy (Democratic Services Officer), James Lytton-Trevers (Lead Project Officer), Megan Rochester (Senior Democratic Services Officer), Katrina Trevett (Development Management Team Leader) and Louis Wicks (Democratic Services Officer Apprentice)

12. **Apologies**

An apology for absence was received from Cllr Pete Roper.

13. **Declarations of Interest**

Cllr Bell declared an interest in item 8 due to having a family member with a property nearby and did not participate in that item.

Cllr Bawden declared that she was pre-determined on item 7 and spoke as the Ward Member.

Cllr Wheller declared that item 8 had been considered by Weymouth Town Council, however she had not participated in the item when it was considered and was not pre-determined.

14. **Minutes**

The minutes of the meeting held on 12 June 2025 were confirmed and signed.

15. **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.

16. **P/FUL/2024/06791 Picnic Area Café New Street Lane Bridport DT6 6AS**

The Senior Planning Officer used plans and aerial photographs to identify the site and explained the proposal, relevant planning policies, and site context. It was explained that there was a range of alternative sites that were suitable for stopping in the nearby area for cars and that for HGV's the nearest sites for stopping were in Honiton and Dorchester, however there was no policy in the Neighbourhood Plan that required provision of stopping areas for HGVs.

The proposed plans and layout were shown to members and the trees that were proposed to be removed and the replacement trees were highlighted on the plans. Landscape sections were provided, which indicated that the site would be largely screened by planting.

The main planning issues were summarised and officers considered that the application was acceptable subject to conditions.

Ms Tilley spoke as the agent for the application, noting that National Highways had given careful consideration to the location of the development and this site had been identified as the most suitable. National Highways recognised the loss of the rest facility, however noted the positive benefits of the proposal including the creation of jobs.

Belinda Bawden left the Council Chamber from 10:27 – 10:30 and did not participate in the rest of the item.

Cllr Hartmann, representing Symondsburry Parish Council spoke in objection to the application. He noted that the roads had previously been serviced from a depot in Honiton and did not see why this could not continue. The site lay outside of the Development Boundary and within the National Landscape and it was felt that the development would be more intrusive than the current picnic area.

In response to a question from one member, the Senior Planning Officer clarified that 5 jobs were likely to be rolled over from other sites, which would result in the creation of approximately 13-18 new full-time jobs.

Several members expressed concern over the loss of the rest facility; however, it was explained by the Senior Planning Officer that alternative sites had been considered by the applicant and the reasons for the applicant not pursuing them were listed in the report.

It was proposed by Cllr Kimber and seconded by Cllr Northam to grant the application.

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

17. **WD/D/20/002002 Manor Farm Manor Farm Lane Winterbourne Abbas ST2 9LR**

The Lead Project Officer presented the application, which was for a development consisting of 32 dwellings and associated works. The existing buildings were identified on an aerial photograph of the site and photographs were also provided of the agricultural buildings and stone wall to the front of the site.

The proposed plans were shown to members, showing the design and scale of the proposed dwellings in each part of the site. It was explained that an attenuation basin was proposed to manage surface water run off and a dedicated play area and car park, to serve the nearby school, were to be built on site. 11 affordable dwellings could be secured through a Section 106 legal agreement.

The key planning issues were explained and it was considered that, while there were benefits of the proposal, it was unacceptable in terms of flood risk. The access to the site fell within flood zones 2 and 3 and the application failed the Sequential Test, as it was determined that there were other available alternative sites that would be at a lesser risk of flooding within the catchment area. Photographs of the site in a state of flooding were provided and the attenuation basin was proposed to assist the management of the current surface water flooding issues and this scheme had been approved by drainage engineers.

Mr Smythe spoke as the applicant for the application, noting that a significant amount of time and money had been spent on the application so far and that there were significant benefits to the proposal, including the provision of 32 dwellings, which the applicant intended to provide as 100% affordable housing.

Mr Moir spoke as the agent for the application, noting that all but one issue had been resolved by working with the Planning Authority and the real-world harm of the flooding issue would be minimal.

The following answers were provided in response to members questions:

- There had been a successful appeal on a planning application elsewhere in respect of the sequential test, however it wasn't considered that this set a precedent, as there were different circumstances to this application, namely that the Local Authority did not have a five-year housing land supply in that case.
- The applicant had not yet entered into a S106 legal agreement, as there were costs associated with doing so and the application was being recommended for refusal.
- There was safe pedestrian access out of the site that would be available, should the road access be flooded.
- The catchment area for the sequential test was a 3-mile radius and sites within that area were considered for alternative locations.
- The Environment Agency does not apply the Sequential Test, which was why they did not comment on that aspect of the application.

Members had the opportunity to debate the merits of the application, having asked technical questions of the planning officers. Members were generally in agreement that the scheme was well designed and made good use of a currently derelict site. They emphasised the benefits of additional housing provision, even if only 11 could be secured as affordable housing via a S106 legal agreement.

One member raised a concern about the access for emergency vehicles in a situation where the access to the site was flooded and saw this as a significant risk to the safety of the residents in the development.

The meeting adjourned to allow officers to present draft conditions for the committee to consider 11:54 – 12:08

It was proposed by Cllr Monks and seconded by Cllr Northam that the application be granted, for the reason that the significant benefits of the scheme, including the provision of 32 dwellings, 11 of which would be secured as affordable, the car park for the school, the play area and improvements to the footpath outweighed the risk of the 1 in 30 year flooding event that would impact the access to the site.

Decision: That authority be delegated to the Service Manager for Development Management and Enforcement and the Area Manager for the Southern and Western Area Team to grant subject to the completion of a S106 agreement and planning conditions to be first agreed in writing by the Chairman of the committee.

18. P/VOC/2024/06786 5 Overton Close Timber Hill Lyme Regis DT7 3HQ

Cllr Monks and Cllr O'Leary left the meeting at 12:20

The meeting adjourned from 12:20 – 13:00.

Cllr Bawden moved to the public speaking section of the Council Chamber.

The Development Management Team Leader presented the application, which was to vary a condition on a previously approved application to change the ridge height on the dwelling from an increase of 1.3m to 1.6m.

The site within Lyme Regis was identified on a map and the nearby South West Coast Path and the entrance to the Spittles were highlighted. Photographs were provided of the other properties in the area, showing a variety of different styles in the area.

The proposed plans were shown to members and were overlaid against the original plans, to give a sense of the proposed change in the height of the dwelling, which was 300mm. Various photographs from the street and footpath looking towards the site were provided, which showed that the site would benefit from the screening of trees in the summer to minimise views of the site and it was not considered that there would be a significant impact on the landscape as a result of the proposed change.

The key planning issues were summarised and although it was recognised that the higher ridgeline would impact on the views of a neighbouring property, it was not considered to be overwhelmingly overbearing.

Mr Offord, a nearby resident, spoke in objection to the application, stating that the dwelling was too large and overly dominant for the area. He stated that the large size of dwelling detracted from the National Landscape and South West Coast

Path and that the dwelling would be significantly larger than the other chalet bungalows in the area.

Mr Bastin spoke in support of the application, he explained that there had been a mistake with the original drawings, which resulted in the dwelling being built 300mm higher than intended and the higher ridge height was not intentional.

Ms Wells spoke as the agent for the application. She noted that the design and style of the dwelling had previously been approved and the application was just to vary the height of the dwelling by 300mm. It was explained that this had been a genuine mistake in the construction of the dwelling, however the higher ridge height was not a significant change to the previously approved application.

Cllr Bawden spoke as the Ward Member for Lyme and Charmouth. She explained that the Town Council had also objected to this application and that the comparison to the nearby former care home was misleading as the other chalet bungalows in the area were of a modest size and this dwelling would be completely out of character for the road. She disagreed with the views that the application wouldn't result in harm to area.

Cllr Bell left the meeting at 13:31.

Cllr Bawden left the Council Chamber 13:38.

Several members asked for the photographs to be brought back so they could get a better idea of the appearance of the dwelling from various viewpoints. In response to one member's question the Development Management Team Leader explained that a previous application had been refused due to both the height and proximity of the dwelling to neighbours and this application was not considered to be overbearing at the proposed height.

Several members expressed support for the application, noting the relatively modest change in the height of the dwelling, compared to what was originally proposed, however one member stated that they believed that there was harm being caused by the dwelling to the setting of the area and the Spittles.

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

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

19. P/FUL/2025/000780 46 St Davids Road Weymouth DT4 9LP

Cllr Bawden and Cllr Monks returned to the Council Chamber at 13:56.

Cllr Christopher left the meeting at 13:57.

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 3 disused garages and the erection of a 3-bedroom, 1.5 storey dwelling, with associated parking and ground works.

Plans of the site and proposed dwelling were shown to members and the relative distances to the neighbouring properties were provided. Photographs of the site in its current condition were also shown, as well as photographs from the garden of a neighbouring property, to give members an indication of the level of impact that the new dwelling would have on neighbouring amenity.

The application was considered to be acceptable in terms of design and amenity and highways had confirmed they were happy with the two off-road parking spaces provided. It was not considered that the proposal would have a significant adverse impact on neighbouring amenity.

Mr Le Lerre spoke in objection to the application, as a resident of one of the neighbouring properties, he expressed that although he had no objection to the principle of development, the proposed dwelling was too large for the size of the plot and would result in loss of outlook and loss of sunlight for the neighbouring properties.

Mr Twigg spoke on behalf of Mr Tufnail, who was a resident of one of the neighbouring properties. He stated that the dwelling would cover half of the garden boundary to the neighbouring property and that the dwelling would also have a very small garden and cramped parking spaces.

Ms Rasch spoke in support of the application. She stated that the application fell within the Defined Development Boundary and that no detrimental impact would be caused to the neighbouring properties, as the view from the dormer window would look out towards the front of the property and all other windows were on the ground floor.

The Vice-chair read out a statement on behalf of Cllr Webb, a Ward Member for Rodwell and Wyke, who could not be present at the meeting. She noted that there was significant concern amongst the local residents about the scale and mass of the dwelling. She also raised concerns about procedural process for the application and cited the lack of a noise impact assessment, and no tree survey or asbestos report.

The Senior Planning Officer clarified that a noise impact assessment wasn't required following consultation with the applicant, the garages already had consent to be demolished and the tree officer had determined that an on-site survey wasn't required.

The following responses were provided to members questions:

- It was considered that there was sufficient outside amenity space for occupiers of the dwelling to use.
- There were two roof lights at a high level in the dwelling that would not allow a view of the neighbouring properties and a single dormer window to the front of the property, therefore officers did not consider there to be an issue with overlooking onto neighbouring properties.

- The garden was approximately 34sqm, which was considered a sufficient size and there were two parking spaces available to the front of the property.

Several members raised concerns with the application, that included the size of the dwelling in relation to the size of the plot it was located on and a lack of outside space and the impact on neighbouring amenity from the construction of a large dwelling in close proximity to the existing neighbouring properties.

However, other members expressed that although they understood the concerns raised by other members of the committee, they did not feel that their concerns warranted refusal of the application.

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

Upon being put to a vote the motion fell.

The meeting adjourned from 14:50 – 15:00.

It was proposed by Cllr Wheller and seconded by Cllr Bawden, that the application be refused for the reason that the dwelling was oversized for the site resulting in a lack of amenity space and that it was out of keeping with the local area.

Upon being put to the vote the motion fell.

It was proposed by Cllr Northam and seconded by Cllr Monks, that the application be granted.

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

20. **P/VOC/2025/01396 The Pavilion Complex The Esplanade Weymouth DT4 8ED**

The Senior Planning Officer presented the application, which was for the variation of condition on an approved application, granted in 2017. The location of the site was identified on a map and aerial photograph. The approved elevation plan was shown in comparison to the proposed and the changes were highlighted to members. The sign was proposed to be rebuilt and raised and was already situated on site in the new location and it was no longer proposed for there to be a balcony and terrace area and the first-floor extension would instead extend across this area. Photographs of the building and the sign were shown.

The planning issues were summarised and the application was considered to be acceptable.

It was proposed by Cllr Northam and seconded by Cllr Wheller, that the application be granted.

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

21. **Urgent items**

There were no urgent items.

22. **Exempt Business**

There was no exempt business.

23. **Update Sheet**

Decision Sheet

Duration of meeting: 10.00 am - 3.21 pm

Chairman

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Western and Southern Area Planning Committee
Thursday 17 July 2025
Decision List

Application: P/FUL/2024/06791

Application Site: Picnic Area Cafe New Street Lane Bridport DT6 6AS

Proposal: Demolition and removal of existing buildings and structures and the construction of a new highway depot, including a single-storey office building, 3,000 tonne salt barn, and garages with associated parking and landscaping

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:

Location plan 240777-PEV-ZZ-ZZ-DR-C-0102 P04

Demolition and Site Clearance 240777-PEV-ZZ-ZZ-DR-C-0110 P01

Proposed site layout 240777-PEV-ZZ-ZZ-DR-C-3701 P06

Proposed site levels 240777-PEV-ZZ-ZZ-DR-C-0600 P02

Proposed ground floor - office PL0001

Proposed ground floor - garage PL0002

Proposed roof plan -office PL0003

Proposed roof plan -garage PL0004

Proposed east and west elevations PL 0005

Elevations-office P0006

Proposed garage elevations PL0007

Proposed salt barn LD-25-4P5-30

Landscape general arrangement plan 240777-PEV-XX-00-DR-L-0201 P06

Tree pit details 240777-PEV-XX-XX-DR-L-1001 P02

Landscape sections 240777-PEV-XX-XX-DR-L-1201 P04

Site layout 240777-PEV-ZZ-ZZ-DR-C-3701 P10 (in Transport Statement)

Visibility splays H01-P2 (in Transport Statement)

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 Prior to the commencement of any development hereby approved, all existing trees and hedges shown on approved plan 240777-PEV-XX-00-DR-L-0201 P06 to be retained, shall be fully safeguarded in accordance with BS 5837:2005 (Trees in relation to construction - recommendations) or any other Standard that may be in force at the time that development commences and these safeguarding measures shall be retained for the duration of construction works and building operations. No unauthorised access or placement of goods, fuels or chemicals, soil or other material shall take place within the tree protection zone(s).

Reason: To ensure that trees and hedges to be retained are adequately protected from damage to health and stability throughout the construction period and in the interests of amenity.

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
- location of construction site access
- contractors' arrangements (compound, storage, parking, turning, surfacing and drainage)
- wheel cleaning facilities
- vehicle cleaning facilities
- 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.

Thereafter 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.

5 Prior to the commencement of the development hereby approved the following information shall be submitted to and agreed in writing by the Local Planning Authority:

- 1) a 'desk study' report documenting the site history.
- 2) a site investigation report detailing ground conditions, a 'conceptual model' of all potential pollutant linkages, and incorporating risk assessment.
- 3) a detailed scheme for remedial works and measures to be taken to avoid risk from contaminants/or gases when the site is developed.
- 4) a detailed phasing scheme for the development and remedial works (including a time scale).
- 5) a monitoring and maintenance scheme to include monitoring the long-term effectiveness of the proposed remediation over a period of time.

The Remediation Scheme, as agreed in writing by the Local Planning Authority, shall be fully implemented before the development hereby permitted first comes in to use or is occupied. On completion of the development written confirmation that all works were completed in accordance with the agreed details shall be submitted to the Local Planning Authority.

Reason: To ensure potential land contamination is addressed.

6 Prior to the installation of any gates at the site a scheme showing precise details (including the technical specification) for the provision of the electric gate(s) must be submitted to the Local Planning Authority and approved in writing. The approved scheme must be constructed before any part of the development hereby permitted is occupied or utilised. Thereafter, the electric gate(s) must be maintained and available for the purpose specified.

Reason: To ensure the free and easy movement of vehicles through the access and to prevent any likely interruption to the free flow of traffic on the adjacent public highway.

7 Prior to the commencement of any development hereby approved, an Arboricultural Method Statement (AMS) prepared by a qualified tree specialist providing comprehensive details of construction works in relation to trees that have the potential to be affected by the development must be submitted to and approved in writing by the Council. All works must be carried out in accordance with the approved details. In particular, the method statement must provide the following where appropriate:

- a) a specification for protective fencing to trees and hedges during both demolition and construction phases which complies with BS5837 (2012) and a plan indicating the alignment of the protective fencing;
 - b) a specification for scaffolding of building works and ground protection within the tree protection zones in accordance with BS5837 (2012);
 - c) a schedule of tree work conforming to BS3998;
 - d) details of the area for storage of materials, concrete mixing and any bonfires;
 - e) plans and particulars showing proposed cables, pipes and ducts above and below ground as well as the location of any soakaway or water or sewerage storage facility;
 - f) details of any no-dig specification for all works within the root protection area for retained trees;
 - g) details of the supervision to be carried out by the developers tree specialist.
- Reason: This information is required to be submitted and agreed before any work starts on site to ensure that the trees and hedges deemed worthy of retention on-site will not be damaged prior to, or during the construction works.

8 Prior to the commencement of development, a Construction Environmental Management Plan (CEMP) (Biodiversity) must be submitted to and approved in writing by the local Planning Authority. The CEMP must include the following:

- a) Risk assessment of potentially damaging construction activities.
- b) Identification of "biodiversity protection zones".
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
- d) The location and timing of sensitive works to avoid harm to biodiversity features.
- e) The times during construction when specialist ecologists need to be present on site to oversee works.
- f) Responsible persons and lines of communication.
- g) The role and responsibilities on site of an ecological clerk of works (ECOW) or similarly competent person.
- h) Use of protective fences, exclusion barriers and warning signs

Thereafter the development shall take place strictly in accordance with the approved CEMP.

Reason: To protect biodiversity during the construction phase.

9 Prior to the commencement of development a detailed surface water management scheme for the site, based upon the hydrological and hydrogeological context of the development, and providing clarification of how drainage is to be managed during construction and a timetable for implementation of the scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme should have regard to the guidance set out in the current DEFRA national standards Sustainable Drainage Systems (SuDS). The surface water scheme shall thereafter be implemented in accordance with the approved details including the timetable for implementation.

Reason: To prevent the increased risk of flooding and to protect water quality.

10 The development shall be carried out in accordance with the Ecological Impact Assessment Rev C dated March 2025 and its appendices. Such measures as are included shall be retained at the site thereafter.

Reason: In the interests of safeguarding ecological interests.

11. A landscape and ecological management plan (LEMP) shall be submitted to, and be approved in writing by, the local planning authority prior to any works above damp proof course. The ecology/landscape features shall be managed for a minimum of 5 years. The content of the LEMP shall include the following:

- a) Description and evaluation of features to be managed.

- b) Ecological trends and constraints on site that might influence management.
- c) Aims and objectives of management.
- d) Appropriate management options for achieving aims and objectives.
- e) Prescriptions for management actions.
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
- g) Details of the body or organization responsible for implementation of the plan.
- h) Ongoing monitoring and remedial measures.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery.

The LEMP shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.

The approved LEMP must be implemented in accordance with the approved details.

Reason: To protect the landscape character of the area and to mitigate, compensate and enhance/provide net gain for impacts on biodiversity.

12 Prior to development above damp proof course level, details and samples of all external facing materials for the wall(s) and roof(s) shall be submitted to, and approved in writing by, the Local Planning Authority. This shall include Barkwood Brown colouring for the salt barn exterior unless otherwise first agreed in writing by the local planning authority. Thereafter, the development shall proceed in accordance with such materials as have been agreed.

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

13 Prior to the occupation of the development details of maintenance and management of 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 should have regard to the guidance set out in the current DEFRA national standards Sustainable Drainage Systems (SuDS). The scheme shall be 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 the future maintenance of the surface water drainage system, and to prevent the increased risk of flooding.

14 Before the development is occupied or utilised the areas shown on Drawing Number 240777 P10 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.

15 Before the development hereby approved is occupied or utilised visibility splays must be provided at the access from a driver position of 2.40 metres and a stopping sight distance (SSD) of 24 metres to the east and 34m to the west as shown on Drawing Number H-01 P2 (in Transport Statement) Thereafter the visibility splay areas must be maintained and kept free from obstruction. All land within the area of any visibility splay must be cleared/excavated to a level not exceeding 0.60 metres above the relative level of the adjacent carriageway.

Reason: To ensure that a vehicle can see or be seen when exiting the access.

16 Prior to first use of the lighting a schedule of lighting times and lighting levels shall first have been submitted and approved in writing by the local planning authority. The site lighting shall be carried out in accordance with the submitted External Lighting Assessment and Strategy dated 29/10/24. There shall be no lighting of the site other than in accordance with the details approved under this condition.

Reason: In the interests of minimising necessary lighting and to safeguard biodiversity.

17 No fixed plant is to be used on the premises until full details of this shall first have been submitted to and approved in writing by the local planning authority. The submitted details shall be in accordance with the "Rating Levels" and the contents of Section 6.2 regarding cumulative noise levels of the Acoustics Planning Report 0063928-BHE-RP-YA-0001 P02 dated 8/11/24. The agreed fixed plant shall be permanently retained thereafter.

Reason: In the interests of the amenity of the area.

18 The soft landscaping works detailed on approved drawings; Landscape general arrangement plan 240777-PEV-XX-00-DR-L-0201 P06; Tree pit details 240777-PEV-XX-XX-DR-L-1001 P02; Landscape sections 240777-PEV-XX-XX-DR-L-1201 P04 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.

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

19 The development shall be carried out in accordance the Hard and Soft Landscape Specification document 240777-PEV-XX-XX-SP-L-1401 dated 13 September 2024, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure appropriate landscaping.

Informatives:

1. This application is subject to Biodiversity Net Gain. A Section 106 Agreement is likely to be required to secure the maintenance and monitoring of any Biodiversity Gain Plan or Habitat Management and Monitoring Plan (HMMP) approved by the Council.

Biodiversity Net Gain

2. The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the 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 require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements listed below are considered to apply.

Read more about Biodiversity Net Gain and Biodiversity Gain Plans at <https://www.dorsetcouncil.gov.uk/w/biodiversity-net-gain> and <https://www.gov.uk/guidance/submit-a-biodiversity-gain-plan>

3. Statutory Exemptions and Transitional Arrangements in respect of the Biodiversity Gain Plan

1. The application for planning permission was made before 12 February 2024.

2. The planning permission relates to development to which section 73A of the Town and Country Planning Act 1990 (planning permission for development already carried out) applies.

3. 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; or

(ii) the application for the original planning permission* to which the section 73 planning permission relates was made before 12 February 2024.

4. The permission which has been granted is for development which is exempt being:

4.1 Development which is not ‘major development’ (within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015) where:

i) the application for planning permission was made before 2 April 2024;

ii) planning permission is granted which has effect before 2 April 2024; or

iii) planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 where the original permission to which the section 73 permission relates* was exempt by virtue of (i) or (ii).

4.2 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).

4.3 Development which is subject of a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. A “householder application” means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

4.4 Development of a biodiversity gain site, meaning development which is undertaken solely or mainly for the purpose of fulfilling, in whole or in part, the Biodiversity Gain Planning condition which applies in relation to another development, (no account is to be taken of any facility for the public to access or to use the site for educational or recreational purposes, if that access or use is permitted without the payment of a fee).

4.5 Self and Custom Build Development, meaning development which:

i) consists of no more than 9 dwellings;

ii) is carried out on a site which has an area no larger than 0.5 hectares; and

iii) consists exclusively of dwellings which are self-build or custom housebuilding (as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015).

4.6 Development forming part of, or ancillary to, the high speed railway transport network (High Speed 2) comprising connections between all or any of the places or parts of the transport network specified in section 1(2) of the High Speed Rail (Preparation) Act 2013.

* “original planning permission means the permission to which the section 73 planning permission relates” means a planning permission which is the first in a sequence of two or more planning permissions, where the second and any subsequent planning permissions are section 73 planning permissions.

4. The applicant's attention is drawn to the Scotia Gas Networks letter dated 27/11/24 on the Dorset Council website.

Application Site: Manor Farm, Manor Farm Lane, Winterbourne Abbas, Dorchester, DT2 9LR

Proposal: Erection of 32.no dwellings with parking, demolition works, provision of public open space, public off-road parking, bio-diversity provisions and off-site flood storage measures and modify existing vehicular access.

Summary of Recommendation: Refuse.

Decision: That authority be delegated to the Service Manager for Development Management and Enforcement and the Area Manager for the Southern and Western Area Team to grant subject to the completion of a S106 agreement to secure:

- 35% affordable dwellings
- Local Area of Play provision and its maintenance and management
- Provision, maintenance and management of attenuation pond
- Biodiversity mitigation and maintenance and management of the barn for the bat colony

And subject to planning conditions to be first agreed in writing by the Chairman of the committee.

Conditions to cover:

- Commencement 3 years;
- Plans list;
- Development to be carried out in accordance with the approved Flood Risk Assessment (FRA);
- A flood warning and evacuation plan in a flooding emergency;
- a scheme for water efficiency;
- a Construction Environmental Management Plan to cover hours of noisy work, bonfires, dust, storage and machinery
- the improvement of the access onto the A35 trunk road is completed in accordance with the preliminary design drawing 8130001.002 Revision B;
- a detailed design schedule for the treatment of surface water drainage at the access, which should have regard to the DEFRA National Standards for SuDS
- maintenance and management of the surface water drainage schemes;
- a construction traffic management plan;
- A method statement for the demolition of Buildings 3 and 5;
- Details of proposed structural repairs to retained buildings;
- Samples of materials;
- A sample panel;
- Conservation rooflights;
- New boundary walls constructed from some salvaged stone;
- Details of windows and external doors and rainwater goods;
- Construction of the private estate road and the provision, maintenance and retention of parking in accordance with approved plans.
- Provision of footpath through site prior to first occupation of any dwelling.
- Fence to be installed to prevent vehicular access to and from Manor Farm Lane.
- Arboricultural Impact Assessment (AIA) and an Arboricultural Method Statement (AMS) dated 27th July 2020 being implemented
- Details of a noise assessment and noise mitigation measures for the dwellings;
- Contamination to be addressed should it be encountered;
- finished floor levels for residential properties to be 600mm above any adjacent flood level;
- Details including sections and fencing where required of the attenuation basin;
- level of tinting of windows;
- EV charging and cycle parking in barn;
- Mitigation to for nutrient neutrality;
- Securing Ecological Assessment recommendations;

- Hard and soft landscaping and its maintenance and replacement for a period of 5 years.

Application: P/VOC/2024/06786

Application Site: 5 Overton Close Timber Hill Lyme Regis DT7 3HQ

Proposal: Erect a first floor extension to include balcony, front porch and associated works and landscaping (with variation of condition 2 of P/HOU/2023/00174 - to amend ridge height, include solar panels and additional roof light and amend landscaping scheme; and discharge condition 3 to agree external facing materials).

Summary of Recommendation: Grant subject to conditions.

Decision: That the application be granted subject to the following conditions:

1. Plans list condition

119 STEP 2_06 C Site Location & Block Plan

119 STEP 2_05 B Proposed Site Plan

119 STEP 2_01 H Proposed Basement, Ground & First Floor Plan

119 STEP 2_03 H Proposed Site Sections

119 STEP 2_02 J Proposed Elevations

119 STEP 3_08 D Section A-A, B-B, C-C & D-D

2. The single bat box or integrated bat box as detailed in the Arbtech Preliminary Roost Assessment submitted 6 December 2021 which has been installed on site, shall be retained.

Reason: To enhance or protect biodiversity.

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) (with or without modification) no roof enlargement(s) or alteration(s) of the dwellinghouse hereby approved, permitted by Classes B and C of Schedule 2 Part 1 of the 2015 Order, shall be erected or constructed.

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

Informatives:

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.

In this case:

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

Application: P/FUL/2025/00780

Application Site: 46 St Davids Road Weymouth DT4 9LP

Proposal: Demolition of disused garages and the erection of a three bed domestic dwelling with associated parking and grounds

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:

Site Location Plan – drawing number PLA01

Proposed Block Plan – drawing number PLA09 A

Proposed Site Plan – drawing number PLA04 C

Proposed Plans – drawing number PLA05 A

South West and South East Elevations – drawing number PLA06 A

North West and North East Elevations – drawing number PLA07 A

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

3. Prior to development above damp proof course level, details of all external facing materials for the walls, roof and boundary wall shall be submitted to, and approved in writing by, the Local Planning Authority. Thereafter, the development shall proceed in accordance with such materials as have been agreed.

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

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) (with or without modification) no enlargement(s) of the dwellinghouse hereby approved, permitted by Class A and Class B of Schedule 2 Part 1 of the 2015 Order, shall be erected or constructed.

Reason: To protect the amenity of neighbouring properties and to ensure outside amenity space is retained for future occupiers.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) (with or without modification) no roof alteration(s) of the dwellinghouse hereby approved, permitted by Class C of Schedule 2 Part 1 of the 2015 Order, shall be erected or constructed.

Reason: To protect the amenity of neighbouring properties.

6. The existing close boarded wooden fencing at the boundary of the development site and the adjacent electrical substation shall be retained or replaced with a fence/wall of the same height and constructed to achieve at least the same acoustic insertion loss as the existing fence and maintained as such thereafter.

Reason: To protect the amenity of the occupants of the proposed dwelling.

7. Before the development hereby approved is first occupied or utilised the turning and parking shall be constructed in accordance with the approved plans. 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 in the interest of highway safety.

8. 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. 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.

Informatives:

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.

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: Street Lighting Team

If the access is likely to impact the proximity of the streetlight (within 0.5-1metre), the applicant should contact the relevant department via the Dorset Highways Informative Note to ensure that any relevant consents or checks are conducted by the Street Lighting team, any associated costs for any works are wholly at the applicant's expense.

3. Informative: 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: Contact Dorset Highways

The applicant should contact Dorset Highways by telephone at 01305 221020, by email at dorsethighways@dorsetcouncil.gov.uk, or in writing at Dorset Highways, Dorset Council, County Hall, Dorchester, DT1 1XJ, before the commencement of any works on or adjacent to the public highway, to ensure that the appropriate licence(s) and or permission(s) are obtained.

5. Informative: New Dwelling – Street Naming & Numbering

The Council is responsible for street naming and numbering within our area. This helps to effectively locate property to deliver post and for access by emergency services. New or changed addresses must be registered with the Council. This link has more information.
<https://www.dorsetcouncil.gov.uk/planning-buildings-land/street-naming-and-numbering/street-naming-and-numbering>

6. Informative: Biodiversity Gain Plan – Exempt

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>

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

1. The application for planning permission was made before 12 February 2024.
2. The planning permission relates to development to which section 73A of the Town and Country Planning Act 1990 (planning permission for development already carried out) applies.
3. 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; or
- (ii) the application for the original planning permission* to which the section 73 planning permission relates was made before 12 February 2024.

4. The permission which has been granted is for development which is exempt being:

4.1 Development which is not 'major development' (within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015) where:

- i) the application for planning permission was made before 2 April 2024;
- ii) planning permission is granted which has effect before 2 April 2024; or
- iii) planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 where the original permission to which the section 73 permission relates* was exempt by virtue of (i) or (ii).

4.2 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).

4.3 Development which is subject of a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. A "householder application" means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

4.4 Development of a biodiversity gain site, meaning development which is undertaken solely or mainly for the purpose of fulfilling, in whole or in part, the Biodiversity Gain Planning condition which applies in relation to another development, (no account is to be taken of any facility for the public to access or to use the site for educational or recreational purposes, if that access or use is permitted without the payment of a fee).

4.5 Self and Custom Build Development, meaning development which:

- i) consists of no more than 9 dwellings;
- ii) is carried out on a site which has an area no larger than 0.5 hectares; and
- iii) consists exclusively of dwellings which are self-build or custom housebuilding (as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015).

4.6 Development forming part of, or ancillary to, the high speed railway transport network (High Speed 2) comprising connections between all or any of the places or parts of the transport network specified in section 1(2) of the High Speed Rail (Preparation) Act 2013.

* “original planning permission means the permission to which the section 73 planning permission relates” means a planning permission which is the first in a sequence of two or more planning permissions, where the second and any subsequent planning permissions are section 73 planning permissions.

8. Informative: Community Infrastructure Levy

This development constitutes Community Infrastructure Levy 'CIL' liable development. CIL is a mandatory financial charge on development, and you will be notified of the amount of CIL being charged on this development in a CIL Liability Notice. To avoid additional financial penalties, it is important that you notify us of the date you plan to commence development before any work takes place and follow the correct CIL payment procedure.

9. Please be advised that health and safety issues related to demolition activities, including the handling and removal of asbestos, fall under the jurisdiction of the Health and Safety Executive (HSE). These matters are not the responsibility of the Council's Environmental Health department.

Application: P/VOC/2025/01396

Application Site: The Pavilion Complex The Esplanade Weymouth DT4 8ED

Proposal: Erect extensions & alterations to Pavilion building including first floor extension with lift shaft, alterations to existing sun deck, replacement windows, external decorations & replacement roof coverings (with variation of condition 2 of planning permission WP/17/00218/FUL to enclose proposed balcony/terrace area)

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:

Location and Site/Block Plan – drawing number 1711-01

Proposed Ground Floor Plan – drawing number VOC04

Proposed First Floor Plan – drawing number VOC01 A

Proposed Elevations 1 & 2 – drawing number VOC02 A

Proposed Elevations 3 & 4 – drawing number VOC03

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

2. All external doors and windows in the extension hereby approved shall be of a design, detail and colour pallet to be first agreed in writing with the local planning authority. A section plan and elevation plan of a scale of at least 1:50 shall be provided and agreed by the Local Planning Authority in writing prior to their installation. Thereafter the development shall be carried out in accordance with the approved details.

Reason: To ensure that this aspect of the design is in keeping with the character and appearance of this significant building.

3. Prior to any rendering of the extension hereby approved details including a colour pallet of the render shall be submitted to and agreed in writing by the Local Planning Authority and the development shall be completed in accordance with the approved details.

Reason: To ensure that the external appearance of the overall building is sympathetic to its locality and character.

4. Prior to the lift hereby approved being brought into use details of flood prevention measures to ensure the lift continues to operate in the event of a flood shall be submitted to and approved in writing by the local planning authority. The agreed flood prevention measures shall be implemented prior to the first use of the lift and maintained in accordance with the approved details.

Reason: In order to mitigate flood risk.

Informatives:

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.

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: Biodiversity Gain Plan – Exempt

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 permission which has been granted is for development which is exempt being:

- Development which is not ‘major development’ (within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015) where:

- i) the application for planning permission was made before 2 April 2024;
- ii) planning permission is granted which has effect before 2 April 2024; or
- iii) planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 where the original permission to which the section 73 permission relates* was exempt by virtue of (i) or (ii).

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- 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
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Read more about Biodiversity Net Gain at
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4.4 Development of a biodiversity gain site, meaning development which is undertaken solely or mainly for the purpose of fulfilling, in whole or in part, the Biodiversity Gain Planning condition which applies in relation to another development, (no account is to be taken of any facility for the public to access or to use the site for educational or recreational purposes, if that access or use is permitted without the payment of a fee).

4.5 Self and Custom Build Development, meaning development which:

- i) consists of no more than 9 dwellings;
- ii) is carried out on a site which has an area no larger than 0.5 hectares; and
- iii) consists exclusively of dwellings which are self-build or custom housebuilding (as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015).

4.6 Development forming part of, or ancillary to, the high speed railway transport network (High Speed 2) comprising connections between all or any of the places or parts of the transport network specified in section 1(2) of the High Speed Rail (Preparation) Act 2013.

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