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Dorset Council

WESTERN AND SOUTHERN AREA PLANNING COMMITTEE

MINUTES OF MEETING HELD ON THURSDAY 8 OCTOBER 2026

Present: Cllrs Neil Eysenck (Chair), Ryan Holloway (Vice-Chair), Belinda Bawden, Simon Christopher, Peter Dickenson, Paul Kimber, Craig Monks, Pete Roper, David Taylor and Kate Wheller

Apologies: Cllrs David Northam and Louie O'Leary

Officers present (for all or part of the meeting):
Marianne Ashworth (Lawyer - Regulatory), Ann Collins (Area Manager – Western and Southern Team), Joshua Kennedy (Democratic and Governance Officer), Robert Parr (Planning Officer), Robert Piggot (Planning Officer), Steven Tapscott (Senior Planning Officer), Katrina Trevett (Development Management Team Leader) and Louis Wicks (Democratic Services Officer Apprentice)

32. **Declarations of Interest**

Cllr Dickenson declared an interest in application P/FUL/2026/02367 due to being a trustee of the Littlemoor Family Hub. He left the Council Chamber when this item was being considered.

33. **Minutes**

Cllr Bawden raised an error in the minutes of the previous meeting regarding application P/FUL/2026/01805 - Sailing Club, Marine Parade, Lyme Regis, DT7 3JF. The minutes state that the proposal made was to refuse the application, while it should have stated to grant planning permission.

The committee voted to amend the minutes to:

*Having had the opportunity to discuss the merits of the application and an understanding of all this entailed; having considered the officer's report and presentation; the written representations; and what they had heard at the meeting, a motion to **GRANT**, was proposed by Cllr David Northam, and seconded by Cllr Craig Monks.*

The amended minutes were signed.

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

There were no public speakers in attendance.

35. **P/FUL/2026/02912 - 11 Avon Close, Granby Industrial Estate, Chickerell,**

Weymouth, DT4 9UX

The Development Management Team Leader presented the application for the erection of an extension to the existing industrial unit, together with a canopy to infill the remaining frontage and the reformatting and formalisation of the existing outdoor hardstanding area at the front of the site. It was noted that the application had come to committee for determination because it was situated on Dorset Council owned land.

An aerial photograph was shown identifying the application site. Members were advised that the site comprised a large courtyard and parking area contained within its own compound, with Avon Close located to the south and Chickerell Link Road to the north.

Existing elevations of the building were displayed, followed by the proposed block plan. The proposed extension would project from the south-eastern side of the building and would provide an additional 339 square metres of Class B8 storage and distribution floorspace. The plans also included a new canopy, a pedestrian and cycle access, and a disabled parking space. Proposed elevations were shown and it was explained that the extension had been designed to match the scale, appearance and materials of the existing building.

Photographs of the site and access road were shown. It was noted that storage was currently taking place within areas of the site that could be used for parking. It was explained that approximately 30 parking spaces could currently be accommodated within the site, but following the formal remodelling of the courtyard, 19 spaces would remain available.

A trip assessment had been undertaken to analyse the operational needs of the business. This indicated that the maximum number of vehicles typically present on the site at any one time was around ten. The proposal was considered to represent a visual improvement to the site and was expected to generate only limited vehicle movements, with approximately 11 visits a day. No objections had been raised by the Highway Authority.

The Development Management Team Leader outlined the key planning considerations, which included the principle of development, visual amenity, flood risk and highway safety. The principle of the development was considered acceptable, and it was concluded that the proposal would not have an unacceptable impact on visual amenity. Flood risk impacts were also considered acceptable and would not be unduly increased as a result of the development.

In relation to highway safety, a third-party representation had raised concerns regarding parking and vehicle movements. The Highway Authority had acknowledged that operational demands could vary significantly between businesses and had exercised judgement when assessing the proposal. The submitted trip assessment was considered to provide a reasonable reflection of current site operations and, whilst tending towards the lower end of anticipated vehicle movements, was regarded as realistic for a development of this nature.

Reference was made to Dorset parking standards, which indicated that a Class B8 use of this size would require only two parking spaces. It was advised that parking provision would be more marginal if the building were to be used for general industrial purposes; however, a planning condition was proposed restricting the use of the extension to Class B8 storage and distribution only.

In response to questions from members the Development Management Team Leader provided the following responses:

- The application included cycle spaces that would allow the site to be connected to the cycle network as identified in the transport assessment.
- A business couldn't be prevented from using available on-street parking, however it was considered that parking within the site was sufficient to serve the business needs.

It was proposed by Cllr Wheller and seconded by Cllr Christopher that the application be granted as per the officer's recommendation.

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

36. **P/FUL/2026/00647 - Sticks And Bones, Hope Square, Weymouth, DT4 8TR**

The Planning Officer presented the application for the continued use of an outdoor seating area. It was explained that the site was situated within the Weymouth Conservation Area, with a Grade II listed building located to the south and a non-designated heritage asset located to the north. The site also lay within Flood Zone 3.

A block plan was shown illustrating the layout of the development. Members were advised that the existing arrangements included a lean-to shelter attached to the main premises, an outdoor seating area and timber planters forming the perimeter of the site. Elevations of the shelter were displayed, showing its timber construction, together with drawings and three-dimensional visualisations of the planters. Photographs taken in March 2026 showed the planters in situ, along with images of the lean-to shelter.

The key planning considerations were outlined. The site was located within the Defined Development Boundary, where this type of development was considered acceptable in principle. In terms of scale and character, the proposal was regarded as modest and proportionate to the host building.

The impact on residential amenity had been assessed, and it was noted that Environmental Protection officers had raised no objections. Whilst there were some residential properties in the surrounding area, conditions were proposed to control opening hours and protect neighbouring amenity.

The impact on heritage assets was also considered. Given the separation distance from the nearby listed building, together with the modest scale of the proposal, it was concluded that the structures would not adversely affect the setting of the listed building, the adjacent non-designated heritage asset or the character and appearance of the Conservation Area.

With regard to flood risk, the site was located within Flood Zone 3 and was also at risk from surface water flooding. However, the proposal related solely to an outdoor seating area and there was higher ground in close proximity which could provide a route of escape. Subject to a flood warning and emergency plan being secured, the proposal was considered acceptable.

The economic benefits associated with supporting the local night-time economy were also highlighted. Highway implications had been assessed and it was considered that sufficient routes through and around the site would remain available, allowing pedestrians to navigate the area safely. No biodiversity impacts were identified, as the development was located on existing hardstanding.

In response to questions from members the Planning Officer provided the following responses:

- As the shelter was already in place there would be no digging on the site that could risk damaging the nearby tree.
- The tree next to the site did not have a Tree Preservation Order, however as it was situated in the Conservation Area works to the tree would require consent. It was also noted that it was on council owned land.
- The business would also require a sitting out licence to operate on the public highway and that would determine which areas are designated to each business.

It was proposed by Cllr Christopher and seconded by Cllr Wheller, that the application be granted in line with the officer's recommendation.

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

37. **P/FUL/2026/02782 - 10A Grosvenor Road, Weymouth, DT4 7QL**

The Planning Officer presented the application for the installation of replacement bin storage units. It was noted that the application had been brought to committee for determination because the site was located on Dorset Council-owned land.

The application site location was shown on a map of the area, together with an aerial photograph. Members were advised that the site lay within the Defined Development Boundary and the Weymouth Neighbourhood Plan area. Photographs of the existing site were displayed, including the current bin storage arrangements.

It was explained that the proposal sought to replace the existing bin storage building with a new structure clad in anthracite grey fire-resistant materials. The proposal had been developed in response to recommendations arising from a fire risk assessment, with the aim of reducing fire-related risks.

It was advised that the impact on visual amenity was considered acceptable, and no adverse effects on neighbouring residential amenity had been identified. The replacement facility would provide a more secure and effective means of waste storage and disposal.

Although the site was located within a Conservation Area, officers considered that the proposal would not result in harm to its character or appearance. There would be no impact on highway safety, as the development would not result in the loss of parking spaces or affect vehicular movements within the area.

In response to a question from one member, the Planning Officer confirmed that there were separate food waste bins and they were enclosed.

It was proposed by Cllr Wheller and seconded by Cllr Kimber, that the application be granted in line with the officer's recommendation.

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

38. **P/FUL/2026/02367 - Littlemoor Youth Centre, Louviers Road, Weymouth, DT3 6AY**

Cllr Peter Dickenson left the meeting at 10:59.

The Senior Planning Officer presented the application for the insertion of new doors and windows, the erection of external canopies, the installation of a 2-metre-high enclosure, the installation of air source heat pumps, and the construction of a new path. It was noted that Dorset Council was both the applicant and the landowner.

The site was identified on an aerial photograph and was described as being located outside the Defined Development Boundary in the open countryside. Access to the site was already established from Louviers Road. Residential properties were located to the north of the site, and the existing use of the building was well established.

Details of the proposed development were presented. These included the insertion of new doors and windows, the erection of a 2-metre-high mesh fence at the rear of the site, and the construction of an 85-centimetre-high gabion wall along the eastern boundary. It was explained that the gabion wall fell outside the application red line and was considered permitted development. Two entrance canopies were proposed, together with a new path on the western side of the site. Provision was also shown for 12 cycle parking spaces and three air source heat pumps. Members were advised that the enclosures, path and cycle hoops were all considered permitted development.

Existing and proposed elevations were shown, along with details of a photovoltaic solar array, which it was explained had been omitted from the drawings in error. The positions of the three air source heat pumps were also identified.

Photographs of the building and its surroundings were displayed, including views of the rear of the building showing the proximity of existing vegetation and views from Lorton Valley.

It was advised that, although the site was located outside the Defined Development Boundary, the proposal was considered acceptable under Policy

SUS2 of the Local Plan and paragraph S5 of the National Planning Policy Framework. It was explained that Policy S5 supported development unless the adverse impacts significantly and demonstrably outweighed the benefits. Reference was also made to Policies COM2 of the Local Plan and W52 of the Neighbourhood Plan, which sought to protect community facilities. Relevant policies relating to renewable energy had also been considered, and no policy conflict or harm had been identified.

In terms of visual impact, it was advised that no concerns had been raised. The Highway Authority had not objected to the proposal, although it had noted that one of the cycle hoops appeared to be positioned too close to the building. No amended plans had been sought as the cycle hoops did not require planning permission and were not considered essential to the assessment of the application. No vegetation loss was proposed, and the Natural Environment Team had raised no objections. Biodiversity Net Gain requirements were not applicable as the proposal did not meet the relevant threshold.

It was concluded that no adverse effects had been identified. The benefits of the proposal included improvements to an existing community facility and the provision of renewable energy infrastructure, both of which were considered significant benefits.

In response to members questions the Planning Officer provided the following responses:

- Environmental Health had raised no concerns with the location of the air source heat pumps and the 68m separation distance, combined with the building acting as a barrier to sound was considered sufficient to ensure that there would be no adverse impact on neighbours.
- If the air source heat pumps were to be replaced they would be required to be of the same noise level.
- Carbon saving benefits were a material consideration but there was no requirement in the NPPF to quantify those benefits or to demonstrate the need for renewables.

It was proposed by Cllr Christopher and seconded by Cllr Bawden, that the application be granted in line with the officer's recommendation.

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

39. **Urgent items**

There were no urgent items.

40. **Exempt Business**

There was no exempt business.

41. **Update Sheet**

Decision List

Duration of meeting: 10.00 - 11.23 am

Chairman

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Western and Southern Area Planning Committee
Thursday 08 October 2026
Decision List

Application: P/FUL/2026/02912

Application Site: 11 Avon Close Granby Industrial Estate Chickerell Weymouth DT4 9UX

Proposal: Erection of an extension to the existing industrial unit and canopy to infill the remaining frontage. Reformatting and formalising the existing outdoor hardstanding to the frontage of the site.

Summary of Recommendation: Grant subject to conditions.

Decision: That the application be granted subject to the conditions set out below:

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

    Site Location Plan – drawing number 1002 C01

    Site Block Plan – drawing number 1003 C02

    Ground Floor General Arrangement Plan – drawing number 1001 C03

    General Arrangement Elevations – drawing number 1010 C01

    General Arrangement Sections – drawing number 1030 C01

    Parking Plan – drawing number 1040 C02

    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. 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 extension hereby approved shall only be for purposes falling within use Class B8.

    Reason: To ensure that the use remains compatible with surrounding land uses and the application has been considered on this basis.

4. Before the extension hereby approved is first brought into use the flood mitigation measures as included in the section 5.5 Flood Risk Assessment & Drainage Considerations of the submitted Planning Statement, dated May 2026 must have been completed.

    Reason: To ensure the development is safeguarded from unnecessary flood risk.

5. Before the extension hereby approved is first brought into use the turning/manoeuvring and parking shown on Drawing Number 104-C02 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.

6. Before the extension hereby approved is first brought into use the cycle parking facilities shown on Drawing Number 104-C02 must have been constructed. Thereafter, these must be maintained, kept free from obstruction and available for the purposes specified.

Reason: To ensure the proper construction of the parking facilities and to encourage the use of sustainable transport modes.

7. Before the extension hereby approved is first brought into use the pedestrian access shown on Drawing Number 1001-C03 must have been constructed. Thereafter, the access must be maintained, kept free from obstruction and available for the purposes specified.

Reason: To provide safe access for pedestrians and cyclists and to encourage the use of sustainable transport modes.

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. The approved remediation scheme shall be carried out and on completion, 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

In accordance with policy DM3 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 application was acceptable as submitted and no further assistance was required.

2. 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.

3. Biodiversity Net Gain

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 in full in a subsequent informative 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 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).

4. 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.

4.7 Developments with a redline site boundary of 0.2 hectares or below

4.8 Temporary developments if:

the whole development is temporary

planning permission is granted for 5 years or less

* “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.

Application: P/FUL/2026/00647

Application Site: Sticks And Bones, Hope Square, Weymouth, DT4 8TR

Proposal: Continue use for outdoor seating 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 Plan - Sticks Dwg no. b90g/uk/1387311/1858755

   Planters – Dwg no. 003_DWD_SB_PLANTER_REV2 Rev: 0002

   Outdoor Seating Area – Dwg no. 001_DWD_SB_OSA_PLAN (page:001 of 002) Rev: 0001

   Outdoor Seating Area – Dwg no. 001_DWD_SB_OSA_PLAN (page:002 of 002) Rev: 0001

   Lean To Shelter (Plan) – Dwg no. 002_DWD_SB_LEAN_TO_REV2 Rev: 0002

   Lean To Shelter – Dwg no. 002_DWD_SB_LEAN_TO_REV2 (page:002 of 003) Rev: 0002

   Lean To Shelter – Dwg no. 002_DWD_SB_LEAN_TO_REV2 (page:001 of 003) 0002

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

2. Within 1 month of the date of this decision a flood warning and response plan (FWRP), which must include an emergency evacuation plan shall be submitted to the Local Planning Authority for approval. The development thereafter shall be carried out in accordance with the approved FWRP and shall be and managed and maintained in accordance with it. If the FWRP is not submitted to the Local Planning Authority within 1 month of this decision or the Local Planning Authority confirms in writing that it does not agree the FWRP within 2 months of its submission the use of the land for the purposes the subject of this planning permission shall immediately cease and shall not re-commence unless and until a FWRP has been submitted to and approved in writing by the Local Planning Authority or approved following an appeal. If the FWRP is submitted to the LPA in accordance with this condition and the LPA does not respond within 2 months of its submission, the development shall be carried out, managed and maintained in accordance with the submitted FWRP.

   Reason: In order to safeguard and minimise the risk posed to the site and its users from flooding.

3. The development hereby approved shall not be used for the purposes hereby permitted outside the hours of 10:00am to 12am (midnight) from Monday to Saturday and the hours of 10am to 11:30pm on Sundays or Bank Holidays.

   Reason: To safeguard the character and amenity of the area and living conditions of nearby residential properties.

4. The finished external colours of the timber planters and timber frame lean-to shelter hereby approved, shall be the same or similar to the colours shown on the approved plans for the development. The finished colours shall be retained thereafter for the life of the development.

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

Informatives

1. Informative: National Planning Policy Framework

In accordance with policy DM3 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 was provided with pre-application advice.

2. 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. The Highway Authority's operational and asset management teams consider different matters when determining licences or permissions relating to occupation of highway land, and the existence (or otherwise) of planning permission should not be interpreted as confirmation that any necessary highway licence, pavement licence, consent or agreement would be granted. Equally, the grant of planning permission should not be taken as indicating that the Highway Authority would support, or that there would be a reasonable prospect of success for, any

subsequent application to stop up or extinguish highway rights pursuant to section 257 of the Town and Country Planning Act 1990 (or otherwise). Such applications are subject to their own statutory tests and procedures, and the suitability of highway land for stopping up would require separate consideration having regard to the continuing need for highway rights, the function of the route within the wider highway network, accessibility considerations, and the public interest.

3. Biodiversity Net Gain

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 in full in a subsequent informative 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 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

4. 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.

Application: P/FUL/2026/02782

Application Site: 10A Grosvenor Road Weymouth DT4 7QL

Proposal: Installation of bin storage units.

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:

Location Plan PP-14931936v2

Proposed Elevations Rev 03

Proposed Site Plan Rev 03

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

3. For the avoidance of doubt, the material finish and colour of the approved bin storage units shall be as detailed on the drawing Front Elevations and Plan View Proposed Rev 3 drawing and shall be retained as such thereafter.

Reason: In the interests of protecting the visual amenity and character of the street scene and conservation area.

Informative Notes:

1. Biodiversity Net Gain

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 in full in a subsequent informative 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 are considered to apply.

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

• 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).

• Developments with a red line site boundary of 0.2 hectrares or below.

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

2. 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.

4.7 Developments with a redline site boundary of 0.2 hectares or below

4.8 Temporary developments if:

the whole development is temporary

planning permission is granted for 5 years or less

* "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.

3. Informative: National Planning Policy Framework

In accordance with policy DM3 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/2026/02367

Application Site: Littlemoor Youth Centre, Louviers Road, Weymouth, DT3 6AY

Proposal: Insert new doors and windows; erect external canopy; install 2m high enclosure; install air-source heat pumps; and install new path

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:

Location plan ref. EPA-ZZ-ZZ-DR-A-0002 rev. P01.

Proposed ground floor ref. EPA-ZZ-GF-DR-A-0111 rev. P01.

Proposed north and south elevations ref. EPA-ZZ-GF-DR-A-0402 rev. P01.

Proposed east and west elevations ref. EPA-ZZ-GF-DR-A-0403 rev. P01.

Proposed landscaping ref. EPA-ZZ-ZZ-DR-A-0004 rev. P02.

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

3. The air-source heat pumps hereby approved (including any future replacement) shall be a Y Series Twin Fan PUMY-P200YKM3, as shown on the specifications submitted on 02/06/26, or any similar product, provided the decibel levels of any alternative are no higher than those of the Y Series Twin Fan PUMY-P200YKM3.

Reason: for the avoidance of doubt, and to ensure that any alternative or future replacement air-source heat pump(s) avoids adverse impacts on residential amenity and protected species through noise.

Informatives

National Planning Policy Framework

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In this case:

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

Cycle hoops

The applicant is advised that the 12 cycle hoops shown on the plans will not fit in the space identified, and it is common for them to be manufactured in groups of 10. The provision of 10 cycle hoops in the same location is acceptable to the Local Planning Authority.

Biodiversity Net Gain

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 in full in a subsequent informative 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 are considered to apply.

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