

**APPLICATION NUMBER:** WD/D/20/000109

**APPLICATION SITE:** Woodroffe School, Uplyme Road, Lyme Regis, DT7 3LX

**PROPOSAL:** Erect new school building with associated landscaping.

**DECISION:** Grant permission 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:

Existing Site Location Plan and Block Plan - Drawing Number P001 Rev D received on 14/01/2020

Proposed Lower Ground Floor Plan - Drawing Number P004 Rev D received on 14/01/2020

Proposed North West Elevation - Drawing Number P009 Rev D received on 14/01/2020

Proposed North East Elevation - Drawing Number P006 Rev D received on 14/01/2020

Drainage Layout - Drawing Number SK-02 Rev P1 received on 14/01/2020

Proposed Upper Ground Floor Plan - Drawing Number P005 Rev E received on 14/01/2020

Tree Removal Plan - Drawing Number 882-TR-01 received on 14/01/2020

Proposed Site Plan - Drawing Number P003 Rev E received on 14/01/2020

Proposed Section - Drawing Number P010 Rev I received on 14/01/2020

Landscape Plan - Drawing Number 882-MP-01 Rev A received on 14/01/2020

Proposed South East Elevation - Drawing Number P007 Rev D received on 14/01/2020

Proposed South West Elevation - Drawing Number P008 Rev D received on 14/01/2020

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

3) Before any development is carried out above damp proof course level details and samples of all facing and roofing materials shall be submitted to, and approved in writing by, the Local Planning Authority and the development shall be completed in accordance with these details.

Reason: To ensure that the external appearance of the completed development is sympathetic to its locality.

4) The development shall be carried out in accordance with the Tree Report and Tree Removal Plan 882-TR-01 received on 14<sup>th</sup> January 2020 and the recommendations of the Preliminary Ecological Appraisal of Nikki Taylor dated 9 August 2018 along with the accompanying Biodiversity Mitigation & Enhancement Plan received on 14<sup>th</sup> January 2020 unless agreed otherwise in writing with the local planning authority. The works shall be carried out prior to the occupation of any part of the development.

REASON: In the interests of nature conservation.

5) The development shall be carried out in accordance with the landscaping scheme received 14<sup>th</sup> January 2020 drawing number 882-MP-01 REV and the Proposed External Lighting Plan received 14<sup>th</sup> January 2020. The works shall be carried out in the first available planting season or prior to the occupation of any part of the development.

REASON: In the interests of enhance the visual amenities of the locality.

6) Hours of construction shall be limited to the following hours:

Monday to Friday 08:00 - 18:00

Saturday 08:00 - 13:00

Not at all on Sundays or Bank Holidays

Reason: In the interests of neighbouring amenity

7) All collected surface water shall be discharged to a piped drainage system or harvested in some way so that it does not drain to soakaway.

REASON: In the interests of land stability

#### **INFORMATIVE NOTE TO APPLICANT**

In view of the previous use of this site, the planning authority will have to satisfy itself that it is able to fully discharge its liabilities in respect of contaminated land. It is recommended that, should consent be granted, a suitable condition is applied which requires the applicant, in the event that ground contamination is encountered during construction, to cease operations and seek specialist advice; operations should not recommence without the written consent of the planning authority. The planning authority may wish to advise the applicants or their agents that the planning authority will in these circumstances be guided by:

BS 10175:2001 Investigation of potentially contaminated sites - Code of Practice Guidance for the Safe Development of Housing on Land Affected by Contamination (Environment Agency).

**APPLICATION NUMBER:** WD/D/19/003024

**APPLICATION SITE:** WINSHAM BRIDGE, WINSHAM

**PROPOSAL:** Repairs to stone work of bridge & replacement of stone rip-rap river bed through arch with stone filled gabion.

**DECISION:**

a) That Dorset Council issues a Lawful Development Certificate for the works proposed that fall within the Dorset Council area only because the works are considered to not affect the character of the listed building as a building of special architectural or historic interest and therefore the proposed works would be lawful.