

APPLICATION NUMBER: WP/19/00516/FUL

APPLICATION SITE: Land West of Roman Road and North of Spa Road, Weymouth

PROPOSAL: Erection of 13 no. houses and 6 no. flats with associated access and parking

DECISION:

Refuse permission for the following reasons:

The site is outside of the defined development boundary and the Council has declared a climate emergency, as such the development is therefore contrary to Policy SUS2 of the West Dorset, Weymouth and Portland Local Plan (2015). The site is a currently undeveloped green space with a copse and is within the Conservation Area. The site is considered to make a positive contribution to the character of the Conservation Area by virtue of its openness, trees and copse and the development would neither preserve or enhance the character of the Conservation Area contrary to Policies ENV2 and ENV4 of the West Dorset, Weymouth and Portland Local Plan (2015) and the National Planning Policy Framework (2019).

In the absence of a completed planning obligation the scheme would not ensure the affordable housing and affordable housing financial contribution are provided, nor the ecological financial contribution and nor would the replacement public footpath be provided and maintained. As such the development is contrary to Policies HOUS1, ENV2 and ENV11 of the West Dorset, Weymouth and Portland Local Plan (2015) and the National Planning Policy Framework (2019).

APPLICATION NUMBER: WD/D/19/002865

APPLICATION SITE: Land adjacent, Putton Lane, Chickerell

PROPOSAL: Erection of no.7 dwellings

DECISION: Grant permission, subject to the conditions below

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 - Drawing Number PP-01 received on 18/11/2019

Plots 6 & 7 Floor Plans - Drawing Number 6-7-P-001 received on 18/11/2019

Plots 6 & 7 Front & Side Elevations - Drawing Number 6-7-P-002 received on 18/11/2019

Plots 6 & 7 Rear Elevations & Section - Drawing Number 6-7-P-003 received on 18/11/2019

Plot 1-3 Ground Floor Plans - Drawing Number 1-3-P-001 received on 18/11/2019

Plot 1-3 First Floor Plans - Drawing Number 1-3-P-002 received on 18/11/2019

Plots 1 - 3 Front Elevations - Drawing Number 1-3-P-003 received on 18/11/2019

Plots 1-3 Rear Elevations - Drawing Number 1-3-P-004 received on 18/11/2019

Plots 1 & 3 Side Elevations & sections - Drawing Number 1-3-P-005 received on 18/11/2019

Plots 4 & 5 Floor Plans - Drawing Number 4-5-P-001 received on 18/11/2019

Plots 4 & 5 Front & Side Elevations - Drawing Number 4-5-P-002 received on 18/11/2019

Plot 4 & 5 Rear Elevations & Sections - Drawing Number 4-5-P-003 received on 18/11/2019

Plots 1 & 2 Garage Floor plans and Elevations - Drawing Number DG5-SD received on 18/11/2019

Site Plan - Drawing Number SP-001 A received on 17/01/2020

Street Elevations - Drawing Number SE-001 Revision 1 received on 17/01/2020

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

3) No development above Damp Proof Course (DPC) level shall be commenced until details and samples of all external facing materials for the walls and roofs shall have been submitted to, and approved in writing by, the Local Planning Authority. Thereafter, unless otherwise agreed in writing by the Local Planning Authority the development shall proceed in strict accordance with such materials as have been agreed.

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

4) Prior to the installation of the hard landscaping hereby approved details of the hard landscaping including the driveway, boundary treatments, pathways and patios shall have been submitted to, and approved in writing, by the Local Planning Authority. Thereafter, the development shall proceed in strict accordance with such materials as have been agreed.

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

5) 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 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.

6) No development above Damp Proof Course (DPC) level shall be commenced until a timetable for the implementation of the measures of the Biodiversity Mitigation & Enhancement Plan has been submitted and agreed in writing by the Local Planning Authority. Thereafter, the development shall be carried out in accordance with the agreed timetable and the approved Biodiversity Mitigation & Enhancement Plan, signed by Andrew McCarthy and dated 10/12/2019, and agreed by the Natural Environment Team on 17/01/2020, unless a subsequent variation is agreed in writing with the Council.

REASON: In the interests of biodiversity mitigation and enhancement.

7) Before the development hereby approved is occupied or utilised the turning and parking shown on Drawing Number SP-001 A must have been constructed. Thereafter, these areas must be permanently maintained, kept free from obstruction and available for the purposes specified.

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

8) Before the development is occupied or utilised the first 5.0 metres of each vehicular access, measured from the rear edge of the highway (excluding the vehicle crossing – see the Informative Note), must be laid out and constructed to a specification submitted to and approved in writing by the Planning Authority.

REASON: To ensure that a suitably surfaced and constructed access to the site is provided that prevents loose material being dragged and/or deposited onto the adjacent carriageway causing a safety hazard.

9) No development above damp proof course level shall take place until a detailed scheme to enable the charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations within the development has been submitted and approved in writing with the local planning authority. The scheme shall include a

timetable for implementation. Thereafter the development shall be carried out in accordance with such details as have been approved by the Local Planning Authority including the timetable for implementation.

REASON: To ensure that adequate provision is made to enable occupiers of and visitors to the development to be able to charge their plug-in and ultra-low emission vehicles.

10) No development shall take place until a construction management plan has been submitted to and approved in writing by the Local Planning Authority. The approved management plan shall be adhered to throughout the construction period. The management plan shall provide for:

- Location for loading/uploading and storage of plant, waste or construction materials;
- Hours of operation
- Parking of vehicle of site operatives and visitors (including measures taken to ensure satisfactory access and movement of existing occupiers of neighbouring properties during construction)
- Routes of construction traffic
- Arrangements for turning vehicles
- Arrangement to receive abnormal loads of unusually large vehicles.

REASON: In the interests of road safety and neighbouring amenity.

Informatives:

1) NPPF Statement

2) INFORMATIVE NOTE: Dorset Highways

The vehicle crossing serving this proposal (that is, the area of highway land between the nearside carriageway edge and the site's road boundary) must be constructed to the specification of the Highway Authority in order to comply with Section 184 of the Highways Act 1980. The applicant should contact Dorset Highways by telephone at Dorset Direct (01305 221000), by email at dorsetdirect@dorsetcc.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.

3) CIL

4) Terms of the S106 dated, 18 August 2011 that are of potential relevance to the permission and which may impact upon it.

Reasons for the Decision:

- Site is not considered suitable for a doctor's surgery
- Absence of 5 year land supply
- The location is considered to be sustainable and the proposal is acceptable in its design and general visual impact.
- It is not considered to result in any significant harm to neighbouring residential amenity.
- There are no material considerations which would warrant refusal of this application.

APPLICATION NUMBER: WD/D/19/001056

APPLICATION SITE: Trafalgar Farm, 34 Portesham, Weymouth DT3 4ET

PROPOSAL: Erect single storey dwelling

DECISION: Grant Permission, subject to the conditions below

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

Plans and elevations 16/004/002 REV C

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. The development hereby approved shall be constructed of natural timber and natural slate roof. No development shall be commenced until details and samples and details of colour of stain or finish of the timber shall have been submitted to, and approved in writing by the Local Planning Authority and shall be constructed and retained as agreed.

REASON: In the interest of visual amenity.

4. No development shall take place until full details of hard and soft landscape proposals including boundary treatments have been submitted to and approved in writing by the Local Planning Authority (L.P.A). These details shall include planting plans, written specifications and schedules of plants, noting species, planting sizes, proposed numbers/densities where appropriate and implementation timetables. A schedule of landscape maintenance proposals shall also be submitted to and approved in writing by the L.P.A prior to commencement of the development and the said maintenance shall be carried out in accordance with the approved schedule for a minimum period of 5 years following completion of the dwelling hereby approved.

REASON: To ensure the provision of amenity afforded by appropriate landscape design and maintenance of existing and/or new landscape features.

5. Notwithstanding the provisions of Schedule 2, Part 1, Classes B and C of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any other Order revoking or re-enacting that Order with or without modification) no roof enlargement or alteration shall be carried out to the dwelling without a further application for planning permission being approved by the Local Planning Authority.

Reason: In order to protect neighbouring residential properties from the possible impact of such enlargements or alterations in terms of possible overlooking.

Informative Notes

National Planning Policy Framework Statement

In accordance with paragraph 38 of the NPPF the council, as local planning authority, takes a positive approach to development proposals and is focused on providing sustainable development. The council works with applicants/agents in a positive and proactive manner by:

- offering a pre-application advice service, and
- as appropriate updating applications/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

In this case:

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

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.

Reasons for the Decision:

- Absence of 5 year land supply and the National Planning Policy Framework (NPPF) sets out that permission should be granted for sustainable development unless specific policies in the NPPF indicate otherwise.
- The location is considered to be sustainable despite the sites location outside of but adjoining the defined development boundary of Portesham
- The design, layout, scale, mass, appearance access and materials are acceptable and would not have a negative impact on the setting of the street scene or nearby listed building.
- There is no significant harm to neighbouring residential amenity, nor to the character and appearance of the surroundings and AONB.
- There are no material considerations which would warrant refusal of this application

APPLICATION NUMBER: WD/D/19/002093

APPLICATION SITE: OLD SCHOOL HOUSE, LOOKE LANE, PUNCKNOWLE,
DORCHESTER, DT2 9BD

PROPOSAL: Erect a double storey extension and alterations

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:

Proposed Elevations - Drawing Number 19/106/04 Rev A received on 16/08/2019

Proposed Floor Plan - Drawing Number 19/106/03 Rev A received on 16/08/2019

Block/Roof, Site & Location Plan - Drawing Number 19/106/01 Rev A received on 16/08/2019

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

3. External materials shall comprise of natural stone and rendered walls with a natural slate roof and uPVC fenestration as specified on the application form

REASON: To ensure the satisfactory appearance of the development

APPLICATION NUMBER: WD/D/19/001397

APPLICATION SITE: SUNNYSIDE COTTAGE, HIGHGATE LANE, WEST KNIGHTON, DORCHESTER, DT2 8PE

PROPOSAL: Erection of double garage with annexe accommodation

DECISION: Grant permission, subject to the conditions below

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

Location Plan received on 28/05/2019

558.04A received on 13/08/2019

558/03A received on 13/08/2019

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

REASON: In the interests of the character of the Conservation Area and the special architectural and historic interest of the listed building.

4. Prior to development above damp proof course level detailed sections (scale 1:5) and elevations (scale 1:10) of all windows and doors, in the development shall have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall proceed in strict accordance with such details as have been agreed.

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

5. Prior to the occupation of the development hereby approved the proposed highway access, parking and turning areas must have been completed in accordance with the details shown on plan 558/03A received 13/08/2019. Thereafter, these areas must be maintained, kept free from obstruction and made available for the access, egress, turning and parking of vehicles in perpetuity.

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

6. The development hereby permitted shall not be used as a sole or main place of residence and shall only be occupied for purposes as a garage/residential annexe

incidental to the enjoyment of the main residence known as Sunnyside Cottage and indicated as being within the red line on the approved plan as a single residential unit.

REASON: The accommodation is not considered suitable for separate use, because of the relationship between it and adjacent dwelling

Reasons for the Decision:

- The principle of the proposed development in the proposed location is acceptable.
- The siting, scale and form of the proposed building would maintain a strong sense of place by reflecting and respecting the areas defining characteristics and would also conserve the setting of the listed building and the character of the conservation area.
- The proposal would create and protect a good standard of amenity for the occupants of the existing and proposed buildings and their surrounding areas.
- The parking and movement of associated vehicles would not harm highway safety.
- The proposal would not have an adverse effect on the integrity of the Dorset Heaths International Designation due to its location within an existing residential curtilage.
- The proposal would not result in an unacceptable risk to ground water due to its residential nature which is unlikely to produce pollutants.
- The proposal, because of its residential nature, would not have an adverse impact on the integrity of the Poole Harbour wildlife site.

APPLICATION NUMBER: WD/D/19/002027

APPLICATION SITE: THE MOUND, QUAYSIDE, WEST BAY

PROPOSAL: Removal of shipping container and erection of a building used to house and refill diving tanks.

DECISION: Grant permission, subject to the conditions below:

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

Location Plan, Drawing No. 10717/02 received 8th August 2019
Existing and Proposed floor plans and elevations, Drawing No. 10560/01A received 3rd February 2020

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 building works, excluding demolition of the fence and removal of the shipping container, a sample of the proposed external facing material(s) shall have been erected on site, and approved in writing by the Local Planning Authority. Thereafter, the development shall proceed in strict accordance with such materials as have been agreed.

REASON: To ensure a satisfactory visual appearance of the development

Reason for the Decision:

It is considered that with the proposed conditions the proposal would be acceptable in relation to design, heritage, amenity, highway and flood risk.

APPLICATION NUMBER: WD/D/19/002947

APPLICATION SITE: LAND ADJACENT TO RAILWAY STATION, OFF STATION ROAD, MAIDEN NEWTON, DORCHESTER

PROPOSAL: Construction of three metre wide multi-use path between Station Road and the former Branch Line to Bridport

DECISION: Approve subject to the conditions below:

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 - Drawing Number HI1122-500-01G

Section - Drawing Number HI1122-503-01

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

3. The development hereby approved shall not be first brought into use without complying with the provisions of the submitted Biodiversity Mitigation and Enhancement Plan (BMEP) produced by Danny Alder Ecology and Conservation, and, certified approved on 18 November, 2019, by Dorset Council – Natural Environment Team. The works and specifications outlined in this approved plan must be completed in full, unless any modifications to the agreed mitigation as a result of the requirements of a European Protected Species Licence have first been agreed in writing by the local planning authority. Thereafter, the approved mitigation measures shall be permanently maintained and retained in accordance with these approved details, unless otherwise first agreed in writing by the local planning authority.

REASON: To ensure the protection and enhancement of natural habitat and any European Protected Species (EPS) on the application site, in the interests of nature conservation and in accordance with the provisions of Regulation 9(1) of the Amended Conservation Regulations 2012; and, to make provision for protected species in accordance with the National Planning Policy Framework.

4. 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.

Should any contamination be found requiring remediation, a remediation scheme shall be submitted to and approved by the Local Planning Authority. The approved remediation scheme shall be carried out to a timescale to be first agreed with the Local Planning Authority. Following completion of measures identified in the approved

remediation scheme a verification report must be prepared and submitted which is subject to the approval in writing of the Local Planning Authority.

REASON: To ensure risks from contamination are minimised.

Informatives

National Planning Policy Framework Statement

In accordance with paragraph 38 of the NPPF the council, as local planning authority, takes a positive approach to development proposals and is focused on providing sustainable development. The council works with applicants/agents in a positive and proactive manner by:

- offering a pre-application advice service, and
- as appropriate updating applications/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

In this case:

- The applicant was provided with pre-application advice.
- The application was acceptable as submitted and no further assistance was required.

Reasons for the Decision:

- The full application seeks planning permission for the Construction of a three metre wide multi-use path between the station approach road – Bull Lane – to Maiden Newton Railway Station and the former Branch Line to Bridport track bed which is a cycle track/footpath. The site lies in the DDB for Maiden Newton and the proposal promotes accessibility to sustainable transport development – walking and cycling use – the principle of development is acceptable.
- The layout and design details are acceptable.
- There would be no significant harm to neighbouring residents' amenity.
- There would be some loss of self-set trees on the site and an impact on wildlife habitat in respect of reptiles. A certified approved Biodiversity Mitigation Environment Plan accompanies the application.
- There are no material considerations which would warrant refusal of this application.