

APPLICATION NUMBER: WP/18/00662/FUL

APPLICATION SITE: Land Off Verne Common Road and Ventnor Road, Portland

PROPOSAL: Develop vacant land by the demolition of garage, formation of vehicular access, erection of 25 dwellings & associated landscaping.

DECISION:

Grant, subject to conditions and the completion of a legal agreement under Section 106 of the Town and Country Planning Act 1990 (as amended) in a form to be agreed by the Legal Services Manager to secure the following:

The provision of five affordable rented units on site and a financial affordable housing contribution of £59,254 index-linked and a financial contribution for grassland compensation and management for the Local Nature Reserve of £15,638.

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 P01 received on 20/08/2018

Lower Tier - 3 Bed Terrace - Ground Floor Plan - Drawing Number P19 Rev A received on 25/11/2019

Lower Tier - 3 Bed Terrace - First Floor Plan - Drawing Number P20 received on 25/11/2019

Lower Tier - 3 Bed Terrace – Front Elevation - Drawing Number P21 Rev A received on 25/11/2019

Lower Tier - 3 Bed Terrace - Rear Elevation - Drawing Number P22 Rev A received on 25/11/2019

Lower Tier - 3 Bed – Rear & Side Elevations - Drawing Number P18 Rev A received on 25/11/2019

Lower Tier - 3 Bed – Front & Side Elevations - Drawing Number P17 Rev A received on 25/11/2019

Upper Tier - 3 Bed - Floor Plans - Drawing Number P08 Rev A received on 25/11/2019

Upper Tier - 3 Bed – Front & Side Elevations - Drawing Number P09 Rev A received on 25/11/2019

Upper Tier - 3 Bed – Rear & Side Elevations - Drawing Number P10 Rev A received on 25/11/2019

Upper Tier - 4 Bed - Floor Plans - Drawing Number P11 Rev A received on 25/11/2019

Upper Tier - 4 Bed – Front & Side Elevations - Drawing Number P12 Rev A received on 25/11/2019

Upper Tier - 4 bed – Rear & Side Elevations - Drawing Number P13 Rev A received on 25/11/2019

Middle Tier - 3 bed – Rear & Side Elevations - Drawing Number P14 Rev A received on 25/11/2019

Middle Tier - 3 bed – Front and Side Elevations - Drawing Number P15 Rev A received on 25/11/2019

Parking layout - Drawing Number P07 Rev C received on 01/03/2019

Proposed Street Elevation 04 - Lower Tier [east elevation] - Drawing Number P31 Rev B received on 25/11/2019

Proposed Street Elevation 02 - Middle Tier [west elevation] - Drawing Number P30 Rev B received on 25/11/2019

Lower Tier – 2 Bed Semi - Front & Side Elevations - Drawing Number P25 Rev B received on 25/11/2019

Lower Tier – 2 Bed Semi - Rear & Side Elevations - Drawing Number P26 Rev B received on 25/11/2019

Lower Tier – 2 Bed Semi - Ground Floor Plan - Drawing Number P23 Rev B received on 25/11/2019

Lower Tier – 2 Bed Semi - First Floor Plan - Drawing Number P24 Rev A received on 25/11/2019

Proposed Street Elevation 01 -Top Tier [west elevation] - Drawing Number P29 Rev C received on 25/11/2019

Lower Tier & Middle Tier - 3 Bed - Floor Plans - Drawing Number P16 Rev A received on 25/11/2019

Bin Store Floor Plans and Elevations - Drawing Number P57 received on 25/11/2019

Site Levels - Drawing Number P59 received on 25/11/2019

Proposed Site Plan - Drawing Number P04 Rev G received on 25/11/2019

Proposed Boundary Treatment - Drawing Number P55 Rev A received on 25/11/2019

Proposed Section dd - Drawing Number P58 received on 25/11/2019 Proposed Street Elevation 05 – Lower Tier [west elevation] – Drawing Number P50 received on 25/11/2019

Proposed Street Elevation 03 – Middle Tier [east elevation] – Drawing Number P49 received on 25/11/2019

Proposed Verne Common Street Elevation – Drawing Number P46 Rev A received 25/11/2019

Proposed Section cc – Drawing Number P53 received 25/11/2019

Proposed Site Section aa – Drawing Number P47 Rev A received 25/11/2019

Proposed Section bb – Drawing Number P28 Rev B received 25/11/2019

Proposed Section aa – Drawing Number P27 Rev B received 25/11/2019
Housing Mix – Drawing Number P06 Rev D received 25/11/2019
Massing Context Plan – Drawing Number P05 Rev D received 25/11/2019
Lower Tier – 3 Bed Terrace – Elevation 04 – Drawing Number P52 received on 25/11/2019
Lower Tier – 3 Bed Terrace – Elevation 03 – Drawing Number P51 received on 25/11/2019

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 wall(s) and roof(s) 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) No development above Damp Proof Course (DPC) level shall be commenced until a timetable for the implementation of the measures of the Biodiversity Mitigation Plan has been submitted and agreed in writing by the Local Planning Authority. Thereafter, the development shall be carried out and maintained in accordance with the agreed timetable and the approved Biodiversity Mitigation Plan signed by dated 23/05/2019 and agreed by Natural Environment Team on 23/05/2019, unless a subsequent variation is agreed in writing with the Council.

REASON: In the interests of biodiversity mitigation and enhancement.

5) 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/unloading and storage of plant, waste or debris and construction materials;
- Details of construction lighting;
- Hours of operation;
- Parking of vehicle of site operative 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;
- Arrangements to receive abnormal loads or unusually large vehicles;
- Methods of communicating the Construction Management Plan to staff, visitors and neighbouring residents and businesses.

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

6) No development above Damp Proof Course (DPC) level shall be commenced until a landscaping and tree planting scheme shall have been submitted to, and approved in writing, by the Local Planning Authority. The approved scheme shall be implemented during the first planting season November – March inclusive, immediately following commencement of the development. The scheme shall include provision for the maintenance and replacement as necessary of the trees and shrubs for a period of not less than 5 years.

REASON: In the interests of visual amenity.

7) No development shall take place until a detailed and finalised surface water management scheme for the site, based upon the hydrological and hydrogeological context of the development, and with due consideration of the construction phase and including a timetable for the implementation of the scheme, has been submitted to, and approved in writing by the local planning authority. The necessary detailed design shall include all required clarification and substantiation of the proposed surface water management scheme and it shall thereafter be implemented in accordance with the submitted details and timetable.

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

8) No development shall take place until details of responsibility; maintenance and management of the surface water sustainable drainage scheme and associated infrastructure have been submitted to and approved in writing by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. These 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 future operation and maintenance of the surface water drainage system, and to prevent the increased risk of flooding.

9) Before the development is occupied or utilised the access, geometric highway layout, turning and parking areas shown on the approved plans must be constructed, unless otherwise agreed in writing by the Local Planning Authority. Thereafter, these must be maintained, kept free from obstruction and available for the purposes specified.

REASON: To ensure the proper and appropriate development of the site.

10) Before the development hereby approved is occupied or utilised the turning and parking shown on the submitted plans 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.

11) 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.

Informatives –

NPPF informative

Section 106 informative

Highways

The applicant is advised that, notwithstanding this consent, if it is intended that the highway layout be offered for public adoption under **Section 38 of the Highways Act 1980**, the applicant should contact the Development team. They can be reached by telephone at 01305 225401, by email at dli@dorsetcc.gov.uk, or in writing at Development team, Infrastructure Service, Dorset Council, Hall, Dorchester, DT1 1XJ.

Rights of Way

The applicant is advised that the granting of planning permission does not override the need for existing rights of way affected by the development to be kept open and unobstructed until the statutory procedures authorising closure or diversion have been completed. Developments, in so far as it affects a right of way should not be started until the necessary order for the diversion has come into effect.

Land Instability

The applicant should be satisfied that the proposals have been suitably designed and will not result in instability and approved construction practices should be followed in a responsible, safe manner. The applicant should seek appropriate technical advice and ensure the necessary geotechnical investigations are undertaken to confirm the construction methodology is sound.

There should be continual monitoring of ground conditions during any construction work and particularly during any earthwork operations with particular attention to any ground movement or groundwater conditions.

APPLICATION NUMBER: WP/21/00021/FUL

APPLICATION SITE: Land west of Branscombe Close, Portland

PROPOSAL: Erection of 4 dwellings.

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:

Planning Application Sheet 1 - 16/102/200 Rev A

Planning Application Sheet 2 - 16/102/201 Rev A

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

3) Prior to development above damp proof course level, details (including colour photographs) of all external facing materials for the wall(s) and roof(s) shall have been 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) Prior to commencement of the development details of the finished floor level(s) of all the building(s) hereby approved shall have been submitted to and approved in writing by the Local Planning Authority. Such levels shall be relative to an ordnance datum or such other fixed feature as may be agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity

5) 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.

- 6) Details of 4 number of bat/bird boxes shall be submitted to and agreed in writing by the Local Planning Authority which shall be erected as agreed prior to first occupation or use of the development hereby approved.

Reason: To enhance or protect biodiversity.

- 7) Details of the means of enclosure to the plot boundaries of the dwelling(s) including height and materials shall be submitted to and approved in writing by the Local Planning Authority. No dwelling shall not be first occupied until the agreed means of enclosure for its plot boundaries have been erected.

Reason: In the interests of visual and residential amenity.

- 8) 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 amenity and the character of the area.

- 9) 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 fences walls or other means of enclosure permitted by Class A of Schedule 2 Part 2 of the 2015 Order shall be erected or constructed.

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

Informative Notes:

- Informative: 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 County Highway Authority in order to comply with Section 184 of the Highways Act 1980. 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
- Informative: 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.
- Street Naming and Numbering
The Council is responsible for street naming and numbering within our district. This helps to effectively locate property for example, to deliver post or in the case of access by the emergency services. You need to register the new or changed address by completing a form. You can find out more and download the form from our website www.dorsetcouncil.gov.uk/planning-buildings-land/street-naming-and-numbering
- Informative: National Planning Policy Framework Statement
In accordance with paragraph 38 of the NPPF the council, as local planning authority, takes a positive approach to development proposals and is focused on providing sustainable development.
The council works with applicants/agents in a positive and proactive manner by:
 - offering a pre-application advice service, and
 - as appropriate updating 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.

APPLICATION NUMBER: P/FUL/2021/02334

APPLICATION SITE: Adult Education Centre, 45 Dorchester Road, Weymouth, DT4 7JT

PROPOSAL: Temporary demolition and reinstatement of a section of the existing front wall to widen entrance. Carry out repairs to wall.

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:

006496 L103 Rev P1

006496 L104 Rev P1

006496 L105 Rev P1

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

3. All bricks and stone arising from the demolition of the wall shall be stored securely on site and be re-used in the reinstatement of the wall. Where new or additional reclaimed materials are required, details and samples shall be submitted to and approved in writing by the local planning authority prior to their use.

Reason: to safeguard the character of the conservation area.

4. All pointing will be carried out in mortar to match the colour and texture of retained part of the boundary wall.

Reason: To ensure the satisfactory appearance of the reinstated wall.

5. No part of the development approved under planning consent ref WP/20/00477/FUL shall be occupied until such time as the boundary wall has been reinstated.

Reason: To ensure the timely reinstatement of the wall and prevent harm to the conservation area.

Informative Notes:

- Informative: National Planning Policy Framework Statement

In accordance with paragraph 38 of the NPPF the council, as local planning authority, takes a positive approach to development proposals and is focused on providing sustainable development.

The council works with applicants/agents in a positive and proactive manner by:

- offering a pre-application advice service, and
- as appropriate updating 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

APPLICATION NUMBER: WP/21/00196/FUL

APPLICATION SITE: Land adjacent to former gatehouse west way, Southwell Business Park, Portland

PROPOSAL: Erection of 8 dwellings following approval of Permission in Principle application no WP/19/00162/PIP

DECISION: Grant technical details consent subject to the following conditions

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

1734 PL01 REV A location Plan and block plan

1734 Plots 3-8 elevations REV C

1734 Plots 3-8 floor plans REV C

1734 PL02 site layout REV C

1734 Plots 1 and 2 REV C

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

2. Prior to development above damp proof course level, details (including colour photographs) of all external facing materials for the wall(s) and roof(s) shall have been 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.

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 enlargement(s) or roof alterations of the dwellinghouse hereby approved, permitted by Class A, B, or 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.

4. Prior to occupation of any of the dwellings hereby approved, the footpath on the south west side of the access road/junction with West Way, shown coloured black on the 1:500 block plan shall be extended to meet the highway of Sweethill Road and shall be constructed to a specification which shall have first been agreed in writing by the Local Planning Authority.

Reason in the interests of highway and pedestrian safety

5. 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.

6. Before the commencement of development unless otherwise agreed by the Local Planning Authority, full details of hard and soft landscaping (including boundary treatments, finished floor levels, hard surfacing materials and maintenance arrangements for the soft landscaping) shall be submitted to and approved in writing by the Local Planning Authority. All hard and soft landscaping shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme of implementation that shall have first been agreed in writing by the Local Planning Authority.

Reason: Landscaping is considered essential in order to preserve and enhance the visual amenities of the locality.

7. The soft landscaping shall be maintained in accordance with the details agreed under condition no. 6 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, unless the Local Planning Authority gives written consent to any variation.

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

8. Prior to first occupation or use of the development hereby approved the mitigation measures as detailed in the Biodiversity Mitigation Plan dated 27.4.21 shall be completed in full.

Reason: To minimise impacts on biodiversity.

9. Prior to commencement of development hereby approved a Construction Traffic Management Plan and programme of works shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall include construction vehicle details (number, size, type and frequency of movement), vehicular routes, delivery hours and contractors' arrangements (compound, storage, parking, turning, surfacing, drainage and wheel wash facilities). The development shall thereafter be carried out strictly in accordance with the approved Construction Traffic Management Plan.

Reason: In the interests of road safety and to ensure the normal functioning of the business park, hotel and school.

10. Prior to commencement of development hereby approved a Construction Environmental Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall include measures as detailed in the BMP namely control of movement of machinery, storage of machinery, working hours, lighting and light spill, re-fuelling areas, spill pads and dust suppression. The development shall thereafter be carried out strictly in accordance with the approved Construction Environmental Management Plan

Reason: In the interests of prevention of negative effects upon the SNCI and wildlife.

Informatives:

a) Street Naming and Numbering. The Council is responsible for street naming and numbering within our district. This helps to effectively locate property for example, to deliver post or in the case of access by the emergency services. You need to register the new or changed address by completing a form. You can find out more and download the form from our website www.dorsetcouncil.gov.uk/planningbuildings-land/street-naming-and-numbering.

b) Informative: National Planning Policy Framework Statement
In accordance with paragraph 38 of the NPPF the council, as local planning authority, takes a positive approach to development proposals and is focused on providing sustainable development.

The council works with applicants/agents in a positive and proactive manner by:

- offering a pre-application advice service, and
- as appropriate updating 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.

c) Informative: 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.

d) Note that the site is covered in part by a section 106 agreement dated 5th March 2014 and attached to planning permission WP/13/00101. This agreement which deals with the school travel plan is still binding unless modified in future.

APPLICATION NUMBER: WP/21/00111/FUL

APPLICATION SITE: Weymouth Railway Station, King Street, Weymouth, Dorset, DT4 7BN.

PROPOSAL: Reconfiguration of station forecourt including alteration to access and parking arrangements, formation of new vehicular exit and public realm works together with formation of pocket park linking King Street and Jubilee Retail Park

DECISION: Grant subject to the following conditions

(1) Time Limit – Commencement of Development

The development hereby permitted shall be begun not later than the expiration of three years from the date of this permission.

Reason: In accordance with section 91 of the Town and Country Planning Act 1990 (as amended).

(2) Development in Accordance Approved Plans and Drawings

Unless otherwise required by the conditions of this permission, the development hereby permitted shall be carried out in accordance with the following plans and drawings submitted as part of the application:

- (i) P01 dated 29/01/2021 and titled DRAINAGE LAYOUT POCKET PARK;
- (ii) WSP DRAWING No: 70076910-WSP-GEN-SWI-DR-CH-00001 Rev C03 dated 22/07/2021 and titled SURFACE CONTOUR LAYOUT FORECOURT, CAR PARK AND KING STREET;
- (iii) WSP DRAWING No: 70076910-WSP-HDG-SWI-DE-CD-00031 Rev C03 dated 22/07/2021 and titled DRAINAGE DETAILS SHEET 1 OF 2;
- (iv) WSP DRAWING No: 70076910-WSP-HDG-SWI-DE-CD-00032 Rev C03 dated 22/07/2021 and titled DRAINAGE DETAILS SHEET 2 OF 2;
- (v) WSP DRAWING No: 70076910-WSP-HDG-SWI-DR-CD-00 Rev P01 dated 29/01/2021 and titled CATCHMENT LAYOUT POCKET PARK;
- (vi) WSP DRAWING No: 70076910-WSP-HDG-SWI-DR-CD-00001 Rev C03 dated 22/07/2021 and titled SURFACE WATER LAYOUT PLAN FORECOURT, CAR PARK AND KING STREET;
- (vii) WSP DRAWING No: 70076910-WSP-HDG-SWI-DR-CD-00021 Rev C03 dated 22/07/2021 and titled DRAINAGE SCHEDULES FORECOURT, CAR PARK AND KING STREET;
- (viii) WSP DRAWING No: 70076910-WSP-HDG-SWI-DR-CD-00041 Rev C03 dated 22/07/2021 and titled EXISTING CATCHMENT PLAN FORECOURT, CAR PARK AND KING STREET;
- (ix) WSP DRAWING No: 70076910-WSP-HDG-SWI-DR-CD-00051 Rev C03 dated 22/07/2021 and titled PROPOSED CATCHMENT PLAN FORECOURT, CAR PARK AND KING STREET;
- (x) WSP DRAWING No: 70076910-WSP-HGN-SWI-DE-CH-00011 Rev C03 dated 22/07/2021 and titled HIGHWAYS DETAILS SHEET 1 OF 2;

- (xi) WSP DRAWING No: 70076910-WSP-HGN-SWI-DE-CH-00012 Rev C03 dated 22/07/2021 and titled HIGHWAYS DETAILS SHEET 2 OF 2;
- (xii) WSP DRAWING No: 70076910-WSP-HGN-SWI-DR-CH-00 Rev P02 dated 29/01/2021 and titled GENERAL ARRANGEMENT POCKET PARK;
- (xiii) WSP DRAWING No: 70076910-WSP-HGN-SWI-DR-CH-00001 Rev C04 dated 22/07/2021 and titled GENERAL ARRANGEMENT FORECOURT, CAR PARK AND KING STREET;
- (xiv) WSP DRAWING No: 70076910-WSP-HGN-SWI-DR-CH-00021 Rev C03 dated 22/07/2021 and titled SECTION FORECOURT, CAR PARK AND KING STREET;
- (xv) WSP DRAWING No: 70076910-WSP-HKF-SWI-DR-CH-00 Rev P01 dated 29/01/2021 and titled KERBS, FOOTWAYS & PAVED AREAS POCKET PARK;
- (xvi) WSP DRAWING No: 70076910-WSP-HKF-SWI-DR-CH-00001 Rev C03 dated 22/07/2021 and titled KERBS, FOOTWAYS & PAVED AREAS FORECOURT, CAR PARK AND KING STREET;
- (xvii) WSP DRAWING No: 70076910-WSP-HMK-SWI-DR-CH-00 Rev P01 dated 29/01/2021 and titled SIGNS AND ROAD MARKINGS POCKET PARK;
- (xviii) WSP DRAWING No: WSP DRAWING No: 70076910-WSP-HMK-SWI-DR-CH-00001 Rev C03 dated 22/07/2021 and titled ROAD MARKINGS FORECOURT, CAR PARK AND KING STREET;
- (xix) WSP DRAWING No: 70076910-WSP-HSC-SWI-DR-CH-00 Rev P01 dated 29/01/2021 and titled SITE CLEARANCE POCKET PARK;
- (xx) WSP DRAWING No: 70076910-WSP-HSC-SWI-DR-CH-00001 Rev C03 dated 22/07/2021 and titled SITE CLEARANCE FORECOURT, CAR PARK AND KING STREET; and
- (xxi) WSP DRAWING No: 70076910-WSP-HSN-SWI-DR-CH-00001 Rev C03 dated 22/07/2021 and titled SIGNS FORECOURT, CAR PARK AND KING STREET.

Reason: To regulate the proposed development having regard to policies ENV1, ENV2, ENV4, ENV5, ENV10, COM7, COM8, WEY1 and WEY3 of the adopted Weymouth and Portland Local Plan 2015.

(3) Retention and Re-use of Existing Railway Gates

The existing railway gates located at northern end of the pocket park area shown to be removed on approved DRAWING No: 70076910-WSP-HSC-SWI-DR-CH-00 Rev P01 shall be retained on site and shall be installed as entrance features at the northern and southern ends of the pocket park.

Reason: To secure the preservation and re-use of surviving features of the Weymouth Quay branch line in the interests of the historic environment having regard to policies ENV4 and ENV10 of the adopted Weymouth and Portland Local Plan 2015.

(4) Implementation of Biodiversity Mitigation and Enhancement Measures

All biodiversity mitigation and enhancement measures detailed in the Preliminary Ecological Appraisal dated 15th October 2020 submitted in support of the application shall be implemented and thereafter maintained in accordance with the arrangements detailed in that appraisal.

Reason: To adequately mitigate biodiversity impact and to secure net gain for biodiversity having regard to policy ENV2 (Wildlife and Habitats) of the adopted Weymouth and Portland Local Plan 2015.

Informative Notes to be Included on Decision Notice

(1) Statement of Positive Involvement

In accordance with the National Planning Policy Framework, as the local planning authority, Dorset Council takes a positive and proactive approach to development proposals focused on solutions. Dorset Council worked with the applicant in a positive and proactive manner by:

- (i) providing a pre-application advice service;
- (ii) updating the applicant of issues as they arose in the processing of the application;
- (i) providing the applicant with the opportunity to address issues of concern with a view to facilitating a recommendation to grant permission, and
- (iii) allowing amendments to be made to the application proposal