

APPLICATION NUMBER: WP/2000467/OUT

APPLICATION SITE: The Heliport, Coode Way, Portland, DT5 1BL

PROPOSAL: Erection of building for servicing and maintenance of helicopters and additional facilities incidental to heliport use (Outline – access, appearance, layout and scale)

DECISION:

That authority be delegated to the Head of Planning to grant, subject to the completion of a legal agreement under Section 106 of the Town and County Planning Act 1990 (as amended) to secure a financial contribution for mitigation to the recreational impact to the Chesil and the Fleet European site and subject to planning conditions and that the Head of Planning determine the application accordingly.

1 No part of the development hereby approved shall commence until details of all reserved matters (landscaping) have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the satisfactory development of the site.

2 An application for approval of any 'reserved matter' must be made 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 92 of the Town and Country Planning Act 1990.

3 The development to which this permission relates must be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: This condition is required to be imposed by Section 92 of the Town and Country Planning Act 1990 (as amended).

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

Location Plan – drawing number PL-01

Proposed Site Plan – drawing number PL-03

Proposed Elevations – drawing number PL-04 Proposed

Ground Floor Plan – drawing number PL-06

Proposed First and Second Floor Plan – drawing number PL-07

Proposed Third Floor and Roof Plan – drawing number PL-08

Proposed Sections A-A & B-B – drawing number PL-09

Proposed Sections C-C, D-D, E-E – drawing number PL-10

Proposed Elevations – drawing number PL-04 Proposed

Ground Floor Plan – drawing number PL-06
Proposed First and Second Floor Plan – drawing number PL-07
Proposed Third Floor and Roof Plan – drawing number PL-08
Proposed Sections A-A & B-B – drawing number PL-09
Proposed Sections C-C, D-D, E-E – drawing number PL-10

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

5 No development above Damp Proof Course (DPC) level shall be commenced until details (including colour photographs) 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 the agreed details.

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

6 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 including a timetable for implementation, has been submitted to, and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with agree scheme and timetable for implementation.

REASON: To prevent increased flooding and to improve protected water quality.

7 No development shall take place until details of maintenance & management of both the surface water sustainable drainage scheme and any receiving system 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 maintenance of the surface water drainage system, and to prevent the increased risk of flooding.

8 The 12 student accommodation rooms hereby approved shall only be located on the first, second or third floor of the building hereby approved, with no overnight accommodation being located on the ground floor of the building hereby approved or the ground floor of any other building within the red and blue lines of the application site as shown on the Location Plan, drawing number PL-01.

REASON: In order to safeguard the accommodation from unnecessary flood risk.

9 No development above Damp Proof Course (DPC) level shall be commenced until a landscaping scheme shall have been submitted to, and approved in writing, by the Local

Planning Authority. The approved scheme shall include native planting suitable to the area and 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 shrubs and planting for a period of not less than 5 years.

REASON: In the interests of visual amenity

Informatives:

- 1 NPPF
- 2 S106

(B) That authority be delegated to the Head of Planning to refuse permission for the reasons set out below if the legal agreement is not completed within 6 months of the date of the committee resolution or such extended time as agreed by the Head of Planning and that the Head of Planning determine the application accordingly:

1. In the absence of a satisfactory completed Section 106 agreement the scheme failsto secure mitigation necessary to avoid unacceptable impacts through recreational pressures upon the Chesil and Fleet European Site contrary to policy ENV 2 of the West Dorset, Weymouth & Portland Local Plan (2015) and Section 15 of the National Planning Policy Framework (2021).

APPLICATION NUMBER: P/FUL/2021/00554

APPLICATION SITE: Stonebarrow Manor, Stonebarrow Lane, Charmouth, Dorset, DT6 6RA

PROPOSAL: Conversion of existing Manor House to 5 dwellings including extensions. Use Stonebarrow Barn as independent dwelling (removal of condition 4 of 1/W/2002/0886 – holiday employment occupancy link); erect new dwelling and modify existing vehicular access (Amended scheme).

DECISION:

(A): That authority be delegated to approve to the Head of Planning subject to planning conditions, and a planning obligation to address an affordable housing contribution of £36,228.62 and that the Head of Planning determine the application accordingly.

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

Proposed site plan MOD-85-05B

Proposed Floor plan and elevations MOD-85-04B

Proposed floor plan and elevations for new build dwellings MOD-85-06B

Existing and proposed street scenes MOD-85-07B

Location plan MOD-85-01A

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. No development above damp proof course shall take place until full details of the external walling and roofing materials for the development shall first have been submitted to and approved in writing by the local planning authority. No windows shall be replaced/installed until details of the materials and external finish shall first have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the agreed materials. The agreed external render colour of Stonebarrow Manor shall be permanently retained thereafter unless otherwise agreed in writing by the local planning authority.

REASON: In the interests of visual amenity, and to ensure a unified appearance to the Manor building.

4. No dwelling shall be first occupied until the means of enclosure for the site shall have been erected, all in accordance with details which shall first have been submitted to and approved in writing by the local planning authority. The agreed means of enclosure shall be permanently retained thereafter.

REASON: In the interests of visual amenity.

5. No development shall be commenced until the existing trees have been protected in accordance with the details set out in the Arboricultural Method Statement – 13/9/21 setting out how the existing trees are to be protected and managed before, during and after development. Thereafter the development shall be carried out in accordance with the Method Statement and the protections measures maintained for the duration of the development. The local planning authority shall be notified in writing within 1 week of the protective tree fencing having been erected.

Reason: To ensure thorough consideration of the impacts of development on the existing trees.

6. Prior to the commencement of any development hereby approved, above damp course level, full details of both hard and soft landscape works and a timetable for implementation shall be submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. The soft landscaping details shall include a new native species roadside hedge and a specimen landscape tree to replace T1. These details shall include where relevant: proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; retained landscape features. If within a period of 5 years from the date of the planting of any tree/plant, that tree/plant or any tree/plant planted in replacement for it, is removed, uprooted or destroyed or dies (or becomes in the opinion of the Local Planning Authority seriously damaged or defective) another tree/plant of the same species and size as that originally planted shall be replanted in the first available planting season unless the Local Planning Authority agrees in writing to any variation. The submitted details shall include details of the management and maintenance of the soft landscaping and the landscaping shall be maintained in accordance with the approved details.

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

7. Prior to the commencement of the development hereby approved a detailed surface water sustainable drainage scheme for the site, based on an assessment of the hydrological and hydrogeological context of the development including details of the maintenance and management of the surface water sustainable drainage scheme and any receiving system and shall be designed to include a plan for the

for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the surface water drainage scheme, and a timetable for implementation shall have been submitted to and approved in writing by the local planning authority.

The approved scheme shall be fully implemented in accordance with the submitted details and timetable for implementation. The scheme shall be managed and maintained thereafter in accordance with the approved details.

REASON: To prevent the increased risk of flooding and to ensure the future maintenance of the surface water drainage system.

8. The development thereby approved shall be carried out in accordance with the submitted Flood-risk Assessment Statement received 29/9/21.

REASON: To minimise flooding risk.

9. No development above damp proof course level shall take place until a detailed scheme to show how collected surface/rainwater is to be discharged to a piped drainage system on the site shall first have been submitted to and approved in writing by the local planning authority (soakaways are not permitted). The development shall not be first occupied until the agreed scheme shall have been installed. The scheme shall be permanently retained thereafter.

REASON: To assist satisfactory surface water drainage and minimise land stability risk.

10. The development hereby approved shall be carried out in accordance with the PCRM Ground Stability Assessment and Recommendations (6/10/21).

REASON: To minimise risk of land instability.

11. No development above damp-proof course level shall be carried out 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 to and approved in writing by the local planning authority. The submitted details shall include a timetable for the implementation of the scheme. Thereafter the development shall be carried out in accordance with such details and timetable as have been approved by the local planning authority.

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.

12 The development hereby approved shall be carried out in accordance with approved the biodiversity plan dated 14/10/21. The nesting/habitat-related boxes/bricks shall be installed prior to first occupation of any dwellings hereby approved. The planting element shall be carried out in accordance with a timetable to be first agreed in writing by the local planning authority prior to development above damp proof course level. The agreed measures shall be permanently retained thereafter.

REASON: In the interests of enhancing biodiversity.

13. 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) (except for the alterations permitted by this application) there shall be no external alterations or enlargements to the front (north) elevation of Stonebarrow Manor without the prior written approval of the local planning authority.

REASON: In the interests of ensuring an overall unified visual appearance to the front elevation of the Manor.

14. Before the development hereby approved is occupied or utilised the turning and parking shown on the approved 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.

15. Before the development hereby approved is occupied or utilised the visibility splay areas as shown on the submitted plans must be cleared/excavated to a level not exceeding 0.6 metres above the relative level of the adjacent carriageway. The splay areas must thereafter be maintained and kept free from all obstructions.

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

16. There must be no gates hung so as to form obstruction to the vehicular access serving the site.

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

Informatives-

- NPPF approval
- S106/UU
- CIL
- Street-numbering

(B): Delegate authority to the Head of Planning to refuse permission for the reasons set out below if the legal agreement is not completed within 6 months of the date of the committee resolution or such extended time as agreed by the Head of Planning:

In the absence of a satisfactory and completed section 106 agreement or unilateral undertaking the scheme would make no provision for a contribution to affordable housing in the locality and as such the development is contrary to Policy HOUS1 of the West Dorset, Weymouth and Portland Local Plan (2015) and the National Planning Policy Framework (2021).

APPLICATION NUMBER: P/FUL/2021/02664

APPLICATION SITE: 10 Kirtleton Avenue, Weymouth, Dorset, DT4 7PT

PROPOSAL: Change of use from Class C2 residential institution to Class C3 residential dwelling houses and C4(a) houses in multiple occupation.

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:

Block & Site Location Plan - A010 P2
Floor Layout Plans as Proposed A104 P4
Proposed Ground Floor Plan A105 P4
Proposed First Floor Plan A106 P4
Proposed Second Floor Plan A107P4
Existing and proposed lower ground floor - A108 P2

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

3. 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.

4. Prior to use or occupation of development hereby approved, the cycle parking facilities shown on drawing number A104 shall be constructed and made available. Thereafter, these shall be maintained, kept free from obstruction and available for the purposes specified.

Reason: To ensure provision of adequate cycle parking to support sustainable transport; in the interests of highway safety and residential amenity.

Informative Notes:

1. 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.
- The applicant was provided with pre-application advice.
- The application was acceptable as submitted and no further assistance was required