

<b>Application Number:</b>	P/LBC/2021/05575		
<b>Webpage:</b>	<a href="https://planning.dorsetcouncil.gov.uk/">https://planning.dorsetcouncil.gov.uk/</a>		
<b>Site address:</b>	Mohuns Little Bridge Burton Road Dorchester Dorset		
<b>Proposal:</b>	Carry out repairs to Mohuns Little Bridge.		
<b>Applicant name:</b>	Dorset Council		
<b>Case Officer:</b>	Simon Sharp		
<b>Ward Member(s):</b>	Cllr Biggs		
<b>Publicity expiry date:</b>	28 <sup>th</sup> January 2022	<b>Officer site visit date:</b>	21 <sup>st</sup> January 2022
<b>Decision due date:</b>	18 <sup>th</sup> March 2022	<b>Ext(s) of time:</b>	

## 1.0 Reason application is going to committee

1.1 The bridge is part of the County highway

## 2.0 Summary of recommendation

2.1 Grant consent subject to conditions.

## 3.0 Reason for the recommendation

3.1 The works will preserve the architectural and historical qualities that this designated heritage asset possesses. There will be no harm to its significance.

## 4.0 Key planning issues

Issue	Conclusion
Heritage	The proposals will result in <b>no harm</b> to the significance of designated heritage assets.

## 5.0 Description of Site

5.1 The bridge carries the C12 Burton Road over one of the courses of the River Frome approximately 500m north of the northern edge of Dorchester.

5.2 The bridge is grade II listed. It is constructed of red brick in stretcher bond, with stone to the arches. It is aligned north to south, crossing the river with three elliptical-

headed arches that have dressed-stone voussoirs. The flanking arches are slightly narrower than the central one. The parapet walls are plain and have stone copings.

- 5.3 The listing advises that the significance of this asset is derived from the following:-
- a) Architectural interest: a well-constructed late-C18 bridge that is in original condition with some minor repairs;
  - b) Historic interest: for its association with the former Weymouth, Melcombe Regis and Dorchester turnpike and as one of several bridges along this route.

## **6.0 Description of Development**

- 6.1 The application documentation indicates numerous masonry defects and structural issues with the stone voussoirs and brick arches on the underside of the bridge. The proposed works are largely restricted to the replacement and repointing of loose or displaced masonry, as well as the installation of stainless steel structural ties to the underside of the arches to tie them back to the concrete core.
- 6.2 The application provides details of the proposed mortar mix for re-bedding and repointing, both of which are lime-based hydraulic mortars.

## **7.0 Relevant Planning History**

- 7.1 Listed building consent was granted in 1994 for the replacement of damaged & weathered masonry & provision of reinforced concrete relieving slab (reference no. 1/E/94/000293).

## **8.0 Consultations**

- 8.1 All consultee responses can be viewed in full on the website.
- a) Historic England – “No comments.”
  - b) Stinsford Parish Council – “Support.”
  - c) Dorchester Town Council – “No objection.”
  - d) DC Highways – “No objection.”
  - e) DC Conservation – Support subject to conditions. No harm.

## **9.0 Duties**

9.1 Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that, in considering whether to grant listed building consent for any works the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

9.2 Policy ENV5 of the West Dorset Weymouth & Portland adopted Local Plan is used with the provisions of the National Planning Policy Framework 2021 to inform the assessment against section 16 of the Act.

## **10.0 Human rights**

10.1 Article 6 - Right to a fair trial.

Article 8 - Right to respect for private and family life and home.

The first protocol of Article 1 Protection of property. This recommendation is based on assessment against the duties contained within the Planning (Listed Buildings and Conservation Areas) Act, the application of which does not prejudice the Human Rights of the applicant or any third party

## **11.0 Public Sector Equalities Duty**

11.1 As set out in the Equalities Act 2010, all public bodies, in discharging their functions must have “due regard” to this duty. There are 3 main aims:-

- Removing or minimising disadvantages suffered by people due to their protected characteristics
- Taking steps to meet the needs of people with certain protected characteristics where these are different from the needs of other people
- Encouraging people with certain protected characteristics to participate in public life or in other activities where participation is disproportionately low.

Whilst there is no absolute requirement to fully remove any disadvantage the Duty is to have “regard to” and remove or minimise disadvantage and in considering the merits of this listed building consent application the planning authority has taken into consideration the requirements of the Public Sector Equalities Duty.

The bridge is a vital link in the adopted, vehicular highway. If the works are not undertaken and the bridge closes, this will result in a longer detour for people reliant on public transport and private cars who are unable to use the adjoining foot/cycle bridge.

## **12.0 Assessment**

12.1 It is clear that repairs are required to secure the longevity of the structure and the methods proposed are considered acceptable insofar as they are not considered to be detrimental to the asset’s special interests. The works ensure that the bridge is preserved and enables it to continue to be used for its original purpose of carrying traffic along a highway.

12.2 The techniques proposed adhere to the principles of conservation with the interventions minimised to those necessary to secure the structural integrity of the bridge. Conditions are required for some of the details, but they don’t change the works in any material way. A condition is also required in the event that new brickwork or stonework is required as works progress.

12.3 There are clear public benefits arising from the works as they ensure that the bridge remains open to traffic. However, in this instance, there is no harm to the asset's significance. Therefore, there is no need to balance harm against public benefits.

### **13.0 Conclusion**

13.1 The works will preserve the architectural and historical qualities that this designated heritage asset possesses. There will be no harm to its significance.

### **14.0 Recommendation**

14.1 Grant consent subject to conditions.

#### Conditions

1. The work to which this listed building consent relates must be begun not later than the expiration of three years beginning with the date on which the consent is granted.

Reason: This condition is required to be imposed by reason of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

2. The works hereby consented shall be carried out in accordance with the following approved plans:

BS0498\_601 received 16/12/21  
Location Plan received 16/12/21  
Helifix Product Sheet PS/CT01 received 16/12/21  
Mortar Specification Sheet received 16/12/21

Reason: To preserve the architectural and historical qualities of the building.

3. Holes for structural ties are to be made good with pigmented mortar to match as close as possible the existing brick colours.

Reason: To preserve the architectural and historical qualities of the building.

4. All work to rake out and repoint the structure (including the preparation for such repointing) shall be carried out by hand tools only. No power-driven tools shall be used.

Reason: To preserve the architectural and historical qualities of the building.

5. In the event that any new brickwork or stonework is required, samples or product details of that brickwork or stonework will be submitted to and approved in writing by the local planning authority before its use in the works at the site. Only stonework or brickwork as agreed will be used for these works.

Reason: To preserve the architectural and historical qualities of the building.