

Application Number:	P/FUL/2022/01864		
Webpage:	https://planning.dorsetcouncil.gov.uk/		
Site address:	Kimmeridge Bay Car Park Kimmeridge Wareham BH20 5PE		
Proposal:	Seasonal change of use for parking of catering vehicles, providing a dining area and siting of associated temporary structures		
Applicant name:	Clavell Restaurant		
Case Officer:	Peter Walters		
Ward Member(s):	Cllr Brooks		
Publicity expiry date:	30 June 2022	Officer site visit date:	20 April 2022
Decision due date:	24 June 2022	Ext(s) of time:	None agreed

1.0 The application has been referred to committee by the nominated officer having gone through the Council's Scheme of Delegation Process.

2.0 Summary of recommendation:

REFUSE for the following reason(s):

- The proposal has a harmful impact on the landscape character of the area

3.0 Reason for the recommendation: as set out in paragraph 16 at end

The proposal is considered contrary to the Local Development Plan because it will result in harm to the character of the area by virtue of developing a piece of land that is otherwise characterised by its isolation and openness.

4.0 Key planning issues

Issue	Conclusion
Principle of development	Acceptable in principle subject to other considerations
Scale, design, impact on character and appearance	Harmful
Impact on AONB	The proposal would contribute to the economic growth within the AONB but the benefit is outweighed by harm to the landscape and scenic beauty.

Impact on setting of World Heritage Site	Acceptable
Impact on heritage assets	Acceptable
Impact on amenity	Acceptable – subject to a condition
Access and Parking	Acceptable
Economic benefits	Seasonal employment
Public Rights of Way (PROW)	Acceptable – no PROWs are obstructed by the proposal
Biodiversity	Acceptable – no protected species on site

5.0 Description of Site

- 5.1 The application site is a parcel of land forming part of the Kimmeridge Bay car park that has a site area of 1.4 hectares. The site constitutes the north western part of the existing car park and is mostly laid to grass with the exception of the south western part which is formed of the hard surfaced access road around the boundary of the car park and comprises approximately 500 square metres. The site is level, on a plateau above Kimmeridge Bay. At present there is no boundary treatment on the site.
- 5.2 To the west of the site, approximately 45m from the site boundary, are Gaulter Cottages, which are Grade II listed buildings. To the south of the site is the shoreline. Approximately 450m to the south and elevated on the cliff, on the other side of the bay, is Clavell Tower, a Grade II listed building. The coastline to the south east forms a Scheduled Ancient Monument, due to the historic industrial works that have taken place on site. To the south east is White House, a residential property, and a further car park and toilets are located beyond this property. To the north east is the main village of Kimmeridge, approximately 680m away. The site is accessed by a private road that leads from the village to the car park.
- 5.3 The site is situated within the Dorset Area of Outstanding Natural Beauty (AONB). In addition, it is within the Purbeck Heritage Coast and is adjacent to the Jurassic Coast UNESCO World Heritage Site.

6.0 Description of Development

- 6.1 The applicant is seeking planning permission to change the use of the land to allow seasonal parking of four 6.7m x 2.1m catering vehicles (clad in wood, with a maximum height of 3.5m) and to provide a dining area, partly under a canopy (formed by a 12m x 15m stretch tent with a maximum height of 4m). The proposal also includes the provision of portable toilets, bins and bin store, and the installation of a planted boundary along with post and rope barriers. The seating would provide for 100 customers.
- 6.2 The applicant intends for the proposed development to function in the same manner as a restaurant, whereby customers arrive at the host desk, and are given a table to sit at. The applicant is not proposing that takeaways would form part of the provision.
- 6.3 The applicant is applying for seasonal change of use, to allow the siting of the vehicles and associated infrastructure from mid April to mid September. The

application form does not identify opening hours but supporting documentation suggests that the intention would be for the proposed restaurant to be open for booking customers in the evening as well as walk-in customers during the day.

7.0 Relevant Planning History

6/1989/0072 – Lay hardcore over existing car parking areas and new trackway - Granted

8.0 List of Constraints

- Within the Purbeck Heritage Coast
- Near Grade II listed buildings (statutory duty to preserve or enhance the significance of heritage assets under the Planning (Listed Buildings & Conservation Areas) Act 1990)
- Adjacent to UNESCO World Heritage Site
- Within the Dorset AONB (statutory protection in order to conserve and enhance the natural beauty of their landscapes - National Parks and Access to the Countryside Act of 1949 & Countryside and Rights of Way Act, 2000)
- DERC - Wildlife species: insect - beetle (Coleoptera) noted in the area;
- Within a Minerals and Waste Safeguarding Area
- The following Public Rights of Way are adjacent of within the site area:

RoW: Footpath SE15/5;

RoW: Footpath SE15/7;

RoW: Footpath SE15/6;

9.0 Consultations

All consultee responses can be viewed in full on the website.

Consultees

Natural England (received 3 May 2022)

- Advise consulting AONB Team on proposal

Historic England (received 25 May 2022)

- Advise consulting Conservation Officers on proposal

Jurassic Coast Trust (received 30 May 2022)

7 September 2022

- No objections
- Understanding and experiential setting of World Heritage Site not harmfully impacted by the proposal.

Dorset AONB Team (received 30 May 2022)

- No overriding objection to the principle of development
- Refer to Landscape Architect for comments on impact on landscape
- Fencing and landscaping would not conserve coastal character
- 5 month season results in a meaningful alteration to character of the site
- Evening use difficult to support
- Concerns about the displacement of parking
- Advise a time limited consent to fully assess impact.

Dorset Council Landscape Architect (received 7 June 2022)

- Object to the proposals due to reduced tranquillity and formalisation of the area.
- Fails to maintain character of undeveloped coast and fails to protect valued landscape, contrary to paragraph 174 of the NPPF.

Dorset Council Highways (received 20 April 2022)

- No objection

Dorset Council Natural Environment Team (received 5 May 2022)

- No objections subject to conditions

Dorset Council Minerals & Waste Policy (received 12 April 2022)

- No objections subject to access to nearby oil well being maintained.

Dorset Council Conservation Officers (received 22 June 2022)

- Proposal not considered to be harmful to setting of heritage assets subject to the proposals being temporary.

Dorset Council Licensing (received 1 April 2022)

- If the applicant wishes to sell alcohol or provide regulated entertainment they would need to apply for a premises licence.

Kimmeridge Parish Council (received 22 April 2022)

- No objections to proposal – recommend approval

Comments from chairman received 4 July in response to Landscape Architect's consultation response raise the following points:

- Parish Council was unanimous in support having considered impact on landscape.
- Consider that sense of tranquillity has been eroded by the existing car park which is busy for much of the summer.
- Café would not detract from an already busy landscape
- Would not detract from appearance of Gaulter Cottages which have extensions on the eastern elevation and are separated by scrub growth
- Alum Works Scheduled Ancient Monument would not be affected by the proposed development
- Setting of Clavell Tower – no more materially intrusive than other man made items in the area
- Do not consider that the coast is undeveloped for the purposes of the NPPF
- Proposal makes a neutral contribution to landscape character and biodiversity but would improve the sustainability of this rural settlement.
- Materials chosen for their colours – might be considered a point of interest and would sit within landscape
- Parts of site have at various times had hedgerow boundaries

Representations received

No representations were received from third parties during the public consultation period which was advertised by site notices.

10.0 Duties

s38(6) of the Planning and Compulsory Purchase Act 2004 requires that the determination of planning applications must be in accordance with the development plan unless material circumstances indicate otherwise.

The Planning (Listed Buildings and Conservation Areas) Act 1990- section 66 includes a general duty to 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.

Relevant Development Plan Policies

Purbeck Local Plan Part 1:

Policy CO: Countryside

Policy D: Design

Policy LHH: Landscape, Historic Environment and Heritage

Policy BIO: Biodiversity and Geodiversity

Policy DH: Dorset Heaths International Designations

Policy CE: Coastal Erosion

Policy IAT: Improving Accessibility and Transport

Policy E: Employment

Other material considerations

Emerging Purbeck Local Plan

Paragraph 48 of the NPPF provides that local planning authorities may give weight to relevant policies in emerging plans according to:

- (a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
- (b) the extent to which there are unresolved objections to relevant plan policies (the less significant the unresolved objections, the greater the weight that may be given); and
- (c) the degree of consistency of the relevant policies in the emerging plan to the NPPF (the closer the policies in the emerging plan are to the policies of the NPPF, the greater the weight that may be given).

The Dorset Council Local Plan Options Consultation took place between January and March 2021. Being at a very early stage of preparation, the Draft Dorset Council Local Plan should be accorded very limited weight in decision making.

The *Purbeck Local Plan (2018-2034) Submission January 2019* ('the Submitted Draft Purbeck Local Plan') was submitted for examination in January 2019. At the point of assessing this application, examination of the Submitted Draft Purbeck Local Plan is ongoing, hearing sessions and consultation on *Proposed Main Modifications* and

additional consultation on *Further Proposed Main Modifications* having been undertaken and a further public hearing session held on 19 July 2022. Updates on the latest position on the plan's examination and related documents (including correspondence from the Planning Inspector, Dorset Council and other interested parties) are published on Dorset Council website (www.dorsetcouncil.gov.uk/planning-buildings-land/planning-policy/purbeck-local-plan/purbeck-local-plan-latest-news).

Having regard to the plan's progress through the examination and Dorset Council's position following consultation on the Proposed Main Modifications and the Further Proposed Main Modifications, at this stage only limited weight should be given to the Emerging Draft Purbeck Local Plan.

In the preparation of this report, account has been taken of the following draft policies of the Emerging Draft Purbeck Local Plan, but these policies should be accorded little weight in the determination of the application

Policy E1: Landscape

Policy E7: Conservation of protected sites

Policy E8: Dorset heathlands

E10: Biodiversity and geodiversity

Policy E12: Design

Policy I2: Improving accessibility and transport

National Planning Policy Framework

Chapter 4: Decision making

Chapter 12: Achieving well-designed places

Chapter 14: Meeting the challenge of climate change, flooding and coastal change

Chapter 15: Conserving and enhancing the natural environment – particularly paragraph 174

Chapter 16: Conserving and enhancing the historic environment

- Purbeck District Design Guide Supplementary Planning Document adopted January 2014.
- Dorset Area of Outstanding Natural Beauty Management Plan
- The Dorset Heathlands Planning Framework 2020-2025 adopted March 2020
- Purbeck Strategic Flood Risk Assessment 2018

- Dorset Biodiversity Appraisal and Mitigation Plan.
- National Character Profile 136: South Purbeck – prepared by Natural England
- National Planning Practice Guidance

11.0 Human rights

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 adopted Development Plan policies, the application of which does not prejudice the Human Rights of the applicant or any third party.

12.0 Public Sector Equalities Duty

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 planning application the planning authority has taken into consideration the requirements of the Public Sector Equalities Duty.

- Temporary paving will be placed to facilitate wheelchairs and buggies.

13.0 Financial benefits

What	Amount / value
Material Considerations	
Part time employment	15 jobs

14.0 Climate Implications

- 14.1 The proposed development could encourage additional trips to this otherwise isolated location but will also reduce the amount of parking provision available during the summer months.

15.0 Planning Assessment

- 15.01 Officers have screened the development and concluded that it does not fall within the parameters of Schedule 1 or Schedule 2 of the Environmental Impact Assessment Regulations 2017 and therefore no Environmental Statement has been required.

The main considerations are:

- The principle of development
- Scale, design, impact on character and appearance
- The impact on the Area of Outstanding Natural Beauty (AONB)
- Impact on setting of World Heritage Site
- Impact on heritage assets
- Impact on amenity
- Access and Parking

These and other considerations are set out below.

Principle of development

- 15.02 The site is situated in the open countryside. Policy CO: Countryside of the Purbeck Local Plan Part 1 states (inter alia) that development will be permitted outside of settlement boundaries where it does not have a significant adverse impact either individually or cumulatively on the environment, visually, ecologically, or from traffic movements, where:
- "...it is a new sensitive small-scale employment or tourism use ideally well related to a settlement or a complex of buildings..."

- 15.03 The factors raised in Policy CO will be considered in greater detail in the report, as they need to be met for the principle of development to be considered acceptable.

Scale, design, impact on character and appearance

- 15.04 The proposed change of use will alter the appearance of the site during its period of operation (mid-April to mid-September). The site is in a highly sensitive area, given the exposed nature of the location. At present the site forms part of the car park, which is informal in nature, being largely grassed, allowing cars to park where they wish. The proposed development would formalise the use of the site and change its appearance for a period of five months of the year. As such, for a significant amount of the year, the character of the site would be fundamentally altered.
- 15.05 Paragraph 174 of the NPPF states:

"Planning policies and decisions should contribute to and enhance the natural and local environment by:

a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan)...

c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;"

15.06 This being the case, it is appropriate to consider whether the proposal protects and enhances what is considered to be a valued landscape and also whether it maintains the character of a stretch of coastline that is largely undeveloped. The proposal must also comply with the Purbeck Local Plan Part 1, particularly Policy CO, which states that development is permissible if it does not have a significant adverse impact on the environment, visually, ecologically, or from traffic movements. The proposal also needs to comply with Policy D: Design, by positively integrating with its surroundings.

15.07 The site is identified in Natural England's National Character Area Profile (NCAP) as an area of tranquillity, this is acknowledged in the Landscape and Visual Impact Assessment (LVIA) submitted by the applicant in support of the application. The NCAP also noted that the area is almost entirely free of 20th Century clutter. The NCAP identifies opportunities for the further enhancement of the area, this includes:

"managing the coastal strip and hinterland to ensure that new or existing developments neither impact upon the setting or visual coherence of the coast nor pose a future threat to continued unimpeded natural processes."

15.08 SEO2 of the NCA deals with the protection, management and enhancement of the diverse but coherent landscape character and tranquillity of this rural NCA through a number of methods including:

"- Avoiding development that detracts from the character, natural beauty and tranquillity of the NCA...."

15.09 SEO4 of the NCA Profile refers to heritage assets – and advises "maintaining the principally rural setting in which these assets are found and within which most of them have their best context".

15.10 The applicant states that in response to the sensitive nature of the site, the development has been designed to be as minimally visually intrusive as possible. To achieve this, the food vehicles will be timber clad. The canopy tent will be coloured beige, as the applicant considers that this would help it to integrate more successfully into the landscape. Officers consider that the cladding of the food vehicles could assist in integrating them more successfully into the landscape, however, as these are temporary structures and the planning permission is to change the use of the land, officers have concerns about the ability to control this element of the proposal.

15.11 The beige canopy is considered by officers not to integrate well into the area. Prominent views of the canopy will be available from the south east, by Clavell Tower, the south east, along the South West Coast Path, and along the access road

that approaches the car park from the north and east. The canopy would be prominent against the scrub that is immediately to the west when viewed from the south east and it would equally be prominent against farmland to the north when viewed from the south west. When viewed from the access road, the canopy would be prominent against the skyline and seascape given its maximum height of 4m. It is acknowledged that this is offset to a degree when viewed from the access road as the height of the road is greater than the height of the canopy. Nonetheless, it is still considered that this will introduce a new element that will harmfully impact on the local character by introducing a large manmade structure, albeit constructed of canvas, into the open area.

- 15.12 The applicant notes that the car park is often well used with cars parking on the application site that alter the character of the area. The visual impacts of the lawful use are acknowledged, however, the majority of vehicles are only present through the day and not overnight. The numbers of cars parking in the car park also vary significantly depending on the day (weekends and school holidays typically being busier). The case officer visited the site on 20th April (near the beginning of the proposed period of use) and the Landscape Architect visited in May. In both instances, the site was not fully occupied by cars. The case officer visited in the afternoon and by the end of the visit the number of vehicles on site had reduced. However, the proposed development would result on the site being permanently in use between mid April and mid September, with existing vehicular parking consolidated into the remaining parking area, which would materially alter the character of the area for a significant period of the year.
- 15.13 In addition to this, the applicant is proposing to introduce hedgerow and tree planting on the northern and eastern peripheries. This change would be permanent and would enclose an area that is characterised as being open. The applicant has subsequently submitted amended plans removing the proposed eastern hedgerow, however, concerns remain in relation to the northern hedgerow.
- 15.14 Officers also note that the site area identified by the location plan covers a larger area than that which is shown to be utilised as set out on the site layout plan. As the application is to change the use of the land, the applicant would be able to place the vehicles, canopy and benches anywhere within the application site. This could further exacerbate the visual impact of the proposal.
- 15.15 Policy D of the Purbeck Local Plan Part 1 requires development to positively integrate with its surroundings. For the reasons outlined above, it is considered that the proposal would fail to achieve this. Policy LHH: Landscape, Historic Environment and Heritage of the Purbeck Local Plan Part 1 requires proposals to conserve the appearance, setting, character, interest, integrity, health and vitality of landscape (including trees and hedgerows) assets. As outlined above, it is considered that the proposal fails to achieve this.
- 15.16 In addition, the proposal is considered to fail to protect and enhance valued landscapes and erodes the character of the undeveloped coast to a greater degree

than is already experienced by the siting of the car park on this site. Officers consider therefore that the proposal is contrary to paragraph 174 of the NPPF.

Impact on AONB

- 15.17 The site is situated within the Dorset AONB. The site is within the Corfe Valley Landscape Character Area, a clay valley. The character area is defined as having a settled rural character with coastal influences. The landscape condition is defined in the AONB Management Plan as good and this condition is considered to be stable.
- 15.18 The AONB Management Team have provided feedback on the scheme. They have no overriding objection to the principle of limited seasonal activity. One of the aims of the management plan is to sustainably encourage economic growth. They do, however, consider that the use of the land for this purpose for five months of the year represents a meaningful alteration to the site, as outlined in the assessment above.
- 15.19 A number of concerns have been raised by the AONB Management team regarding the proposal. The landscaping and enclosure of the site is not considered to conserve the open coastal character. They note that although the site has been used for similar schemes in the past, utilising permitted development for a temporary change of use for 28 days of the year, the number of structures that are proposed exceeds that which has previously been trialled and the number of units will add to the visual impact. They have significant concerns regarding the use of the land in the evening and some concerns regarding the displacement of parking spaces. In addition, if the application were to be supported, they would wish to see further details in relation to the scale and appearance of the tent and the other structures. Officers consider that the evening use of the site, introducing lighting and increasing the intensity of additional recreational activity, would reduce the tranquillity that is characteristic of the area and forms part of the special quality of the AONB. Hours of operation might be controlled by condition, but the structures would remain throughout the season of use.
- 15.20 In light of the concerns raised, the AONB Management Team advocate a temporary planning permission to allow further assessment of the impacts of the scheme before a permanent decision is made. While officers note this suggestion, given the impacts of the proposal upon the landscape, it is considered that the proposal in its current form cannot be supported and is contrary to Policy LHH: Landscape, Historic Environment and Heritage of the Purbeck Local Plan Part 1.

Impact on setting of World Heritage Site

- 15.21 The site is adjacent to the Jurassic Coast UNESCO World Heritage Site, approximately 10m from the site at its closest point. Kimmeridge Bay is an important locality in the context of the geological history that is exposed. The Jurassic Coast Trust have been consulted and they have concluded that the ability to appreciate the stratigraphy and structure that surrounds the site will not be impacted by the

proposal. Further, the area is significant for its palaeontological record, however, these again are not considered to be harmfully impacted by the proposals.

- 15.22 The area is considered to be important for ongoing scientific investigation and educational use, and for understanding the role in the history of science. The public rights of way that cross the site will not be impeded by the proposals and therefore the development is not considered to impact on the ability for continuing investigation.
- 15.23 In relation to the experiential setting of the World Heritage Site (WHS), it is important to manage the area to protect the Outstanding Universal Value of the area, this includes the sensory experience of the site. The Jurassic Coast Trust consider that the development will not have a significant impact on the experiential setting of the WHS. Taking all of the above into the account, the proposal is not considered to have a harmful impact on the setting of the World Heritage Site.

Impact on heritage assets

- 15.24 The site is situated within close proximity to heritage assets, notably the Grade II listed Gaulter Cottages to the west of the site, the Grade II listed Clavell Tower to the south and the Alum Works to the south which form a Scheduled Ancient Monument (SAM). The proposed development has the potential to affect the setting of these three designated heritage assets. There is a statutory duty to preserve or enhance the setting and historic interest of listing buildings, policy LHH requires that heritage assets are preserved and NPPF chapter 16 requires that great weight should be given to their conservation.
- 15.25 Gaulter Cottages, former coastguard cottages are the nearest of the heritage assets to the development site. The development will not impact on the cottages' spatial and functional relationship to the sea or the track down to it, which provides historical context to the cottages. At present, the cottages are in an isolated location and the installation of the development will result in a reduction in the perceived isolation of them.
- 15.26 The proposal will be partially visible from the Alum Works SAM. The Council's Conservation Officer considers that the introduction of planting proposed would reduce the impact, although, as stated above, the planting would alter the open character of the area which in itself is harmful. The views from Clavell Tower towards the car park will also be impacted by an increase in development and a loss of isolation.
- 15.27 Officers have identified that there will be a degree of impact resulting from the proposed development upon the setting of nearby designated heritage assets, but this will be limited within the wider landscape setting and due to the temporary nature of the development, so is not judged to represent harm. The proposal will preserve the significance of heritage assets as required by statute and policy so Officers have no objection to the proposal on these grounds.

Impact on neighbouring amenity

- 15.28 The site is rural but there are pockets of residential development in the area. The nearest residential properties are Gaulters Cottages which are approximately 45m from the boundary to the west. Given the distances between the properties and the application site officers are satisfied that there will not be any harmful overlooking and the proposal will not be overbearing on the neighbouring properties.
- 15.29 The applicant has indicated their intention that noise levels will be kept to a minimum. It is accepted that during the day, the existing car park generates a degree of noise from vehicular movements and noise associated with people accessing the beach, picnicking etc. Officers have been in discussion with colleagues from the Environmental Health Team regarding the potential impact of noise on nearby residents. It is noted the restaurant would be serviced by existing electricity points, negating the need for generators. Further, extraction units would not be required due to the open nature of the units allowing natural ventilation. The use of the restaurant in the evenings is likely to result in an increase in the background noise experienced. However, this could be limited by controlling the hours of operation and number of covers. It is also noted that the neighbouring Gaulter Cottages are situated on a lower ground level than the restaurant, and therefore any odour emanating from the development would be unlikely to impact the cottages. This being the case, the relationship with neighbouring residential properties is considered to be acceptable.

Access and Parking

- 15.30 The proposed site forms part of the car park providing access to Kimmeridge Bay. Granting of planning permission would result in the loss of part of the car park during the busiest months for visitors. Due to the informal nature of the parking the exact number of parking spaces that would be lost cannot be calculated. Officers have discussed the loss of parking provision with the applicant who has advised that the car park always has sufficient capacity, even during the peak tourist season.
- 15.31 The car park is privately owned and managed, therefore it is at the applicant's discretion to decide whether they wish to reduce the capacity of the car park in order to provide space for this development. Officers would not be likely to support a future application for the expansion of the car park or for the change of use of additional land for car parking arising from the loss of capacity as a result of the development.

Economic Benefits

- 15.32 The applicant has indicated in the application form that the proposed development would provide 15 part time employees. Policy E: Employment of the Purbeck Local Plan Part 1 states that small scale employment will be encouraged. As such, the provision of seasonal part time employment arising from the proposal is given some weight in favour of the application.

Public Rights of Way (PROW)

- 15.33 Two public rights of way run to the south and west of the site respectively. The proposed development will not encroach onto either of the public rights of way and will not obstruct them. In this respect the development is considered to be acceptable.

Biodiversity

- 15.34 The applicant has submitted a biodiversity survey for the proposal which indicates that there are no protected species present within the application site. The site is also considered to be unlikely to be suitable as a habitat for protected species due to the use of the site as a car park. The survey advises that if the application is to be supported, a condition relating to the use of external lighting should be included. The Council's Natural Environment Team concur with this and advise that other enhancements in the report should be the subject of planning conditions.

16.0 Conclusion

The proposal is considered to result in harm to the character of the Area of Outstanding Natural Beauty by virtue of developing a piece of land in a sensitive location that is otherwise characterised by its isolation and openness. The benefit arising from the creation of part-time seasonal employment is not judged sufficient to outweigh the harm.

17.0 Recommendation: Refuse for the following reasons.

Reasons For Refusal:

1. The proposal, by virtue of its scale and form would result in a harmful alteration to the character of the presently undeveloped landscape within the Dorset Area of Outstanding Natural Beauty due to a seasonal temporary loss of the open nature of the site and introduction of uncharacteristic planting. It is therefore contrary to Policies CO, LHH and D of the Purbeck Local Plan Part 1 and Paragraphs 174 and 176 of the National Planning Policy Framework.

Informative Notes:

1. The plans that were considered by the Council in making this decision are: 3180_L_LP_0_01, 3180_L_SL_0_02, 3180_L_ELE_0_01 rev C, 3180_L_SL_0_01 rev B, 3180_L_SL_0_01 rev C and 3181_L_SL_02
2. National Planning Policy Framework
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

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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 did not take the opportunity to enter into pre-application discussions.
- The applicant was advised that the proposal did not accord with the development plan and that there were no material planning considerations to outweigh these concerns.

Background Documents:

NB For full details of all papers submitted with this application please refer to the relevant Public Access pages on the Council's website.