

Western & Southern Area Planning Committee

13 October 2022

Decision List

Application Reference: P/RES/2021/04983

Application Site: Land to the north of Littlemoor Road Weymouth

Proposal: Application for approval of reserved matters for access, layout, scale, appearance and landscaping of 500 dwellings and associated works in relation to outline applications WD/D/16/000739 and WP/16/00253/OUT comprising: up to 500 dwellings, including affordable housing; up to 8 ha of employment land (to include a new hotel, residential care home, car show rooms and other employment land); land for a new primary school; a new local centre; public open spaces, new accesses and roads, and associated infrastructure

Decision:

Grant subject to the following conditions:

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

Location Plan prepared by Boyle and Summers Architects

- 1001 - PL - Location Plan (dated June 2021)

Topographical Survey prepared by RPS Group

- JKK7461-3D-01 to 06 Rev A Topographical Survey (dated 04/06/2014)

Master Plans and supporting schedules prepared by Boyle and Summers Architects

- Master Plan Accommodation & Tenure – Part 1 Ref: 1401 Rev B (dated 16-08-22)
- Master Plan Accommodation & Tenure – Part 2 Ref: 1402 Rev B (dated 16-08-22)
- Master Plan Accommodation & Tenure – Part 3 Ref: 1403 Rev B (dated 16-08-22)
- Master Plan Building Heights - Ref. 1404 Rev B (dated 16-08-22)
- Master Plan Refuse Strategy – Part 1 Ref: 1408 Rev B (dated 16-08-22)
- Master Plan Refuse Strategy – Part 2 Ref: 1409 Rev B (dated 16-08-22)
- Master Plan Refuse Strategy – Part 3 Ref: 1410 Rev B (dated 16-08-22)
- Master Plan Roof Materials – Part 1 Ref: 1411 Rev B (dated 16-08-22)
- Master Plan Roof Materials – Part 2 Ref: 1412 Rev B (dated 16-08-22)
- Master Plan Roof Materials – Part 3 Ref: 1413 Rev B (dated 16-08-22)
- Master Plan Facing Materials – Part 1 Ref: 1414 Rev B (dated 16-08-22)
- Master Plan Facing Materials – Part 2 Ref: 1415 Rev B (dated 16-08-22)
- Master Plan Facing Materials – Part 3 Ref: 1416 Rev B (dated 16-08-22)
- Master Plan – Parking Zones Ref: 1419 Rev A (dated 16-05-22)

- Master Plan Phasing - Ref: 1421 Rev B (dated 16-08-22)
- Master Plan Density – Ref: 1422 (dated Aug 2022)
- Parking zone schedule Rev A (dated 17.05.2021)
- Plot schedule LIT-BSL-ZZ-XX-SH-A-8001-PL-Rev C (received 22 August 2022)

Proposed site layout, street scenes and house type plans prepared by Boyle and Summers Architects

- Proposed Site Layout - Ref: 2001 Rev B (dated 16-08-22)
- Proposed Site Layout – Part 1 Ref: 2002 Rev B (dated 16-08-22)
- Proposed Site Layout – Part 2 Ref: 2003 Rev B (dated 16-08-22)
- Proposed Site Layout – Part 3 Ref: 2004 Rev B (dated 16-08-22)
- Street Scene Location Plan Ref: 1418 Rev A (dated Oct 2021)
- LIT-BSL-ZZ-XX-DR-A-4101 PL - Street Scenes AA & BB (dated August 2021)
- LIT-BSL-ZZ-XX-DR-A-4102-PL - Street Scenes CC & DD (dated August 2021)
- LIT-BSL-ZZ-XX-DR-A-4103-PL - Street Scenes EE & FF (dated August 2021)
- LIT-BSL-ZZ-XX-DR-A-4104-PL - Street Scenes GG & HH (dated August 2021)
- LIT-BSL-ZZ-XX-DR-A-4105-PL Rev A Street Scenes JJ and KK (dated August 2021)

House type plans and drawings prepared by Boyle and Summers Architects

Type A

- LIT-BSL-A-ZZ-DR-A-3001-PL HT A (780) Floor Plans Layout 1 (dated May 2021)
- LIT-BSL-A-ZZ-DR-A-3002-PL Rev A HT A (780) Floor Plans Layout 2 & 3 (dated May 2021)
- LIT-BSL-A-XX-DR-A-4001-PL HT A (780) Elevations Option 1-A (dated May 2021)
- LIT-BSL-A-XX-DR-A-4002-PL HT A (780) Elevations Option 1-C1 (dated May 2021)
- LIT-BSL-A-XX-DR-A-4003-PL HT A (780) Elevations Options 2-A & 2-C1 (dated May 2021)
- LIT-BSL-A-XX-DR-A-4004-PL HT A (780) Elevations Option 3-C1 (dated August 2021)

Type B

- LIT-BSL-B-ZZ-DR-A-3001-PL HT B (904) Floor Plans Layout 1 (dated June 2021)
- LIT-BSL-B-ZZ-DR-A-3002-PL HT B (904) Floor Plans Layout 2 (dated June 2021)
- LIT-BSL-B-XX-DR-A-4001-PL HT B (904) Elevations Option 1-A (dated June 2021)
- LIT-BSL-B-XX-DR-A-4002-PL HT B (904) Elevations Option 1-C1 (dated June 2021)
- LIT-BSL-B-XX-DR-A-4003-PL HT B (904) Elevations Options 2-A & 2-C2 (dated June 2021)
- LIT-BSL-B-XX-DR-A-4004-PL HT B (904) Elevations Option 2-C4 (dated August 2021)

Type C

- LIT-BSL-C-ZZ-DR-A-3001-PL HT C (1134) Floor Plans Layout 1 (dated April 2021)

- LIT-BSL-C-XX-DR-A-4001-PL HT C (1134) Elevations Option 1-C1 (dated April 2021)

Type D

- LIT-BSL-D-ZZ-DR-A-3001-PL HT D (663) Floor Plans Layout 1 (May 2021)
- LIT-BSL-D-ZZ-DR-A-3002-PL Rev A HT D (663) Floor Plans Layout 2 (dated May 2021)
- LIT-BSL-D-XX-DR-A-4001-PL HT D (663) Elevations Options 1-A & 2A (dated May 2021)
- LIT-BSL-D-XX-DR-A-4002-PL HT D (663) Elevations Option 1-C1 (dated May 2021)

Type E

- LIT-BSL-E-ZZ-DR-A-3001-PL HT E (859) Floor Plans Layout 1 & 2 (June 2021)
- LIT-BSL-E-XX-DR-A-4001-PL HT E (859) Elevations Options 1-B & 1-C3 (dated June 2021)
- LIT-BSL-E-XX-DR-A-4002-PL Rev A HT E (859) Elevations Option 1-C4 (dated August 2021)
- LIT-BSL-E-XX-DR-A-4003-PL HT E (859) Elevations Option 2-B & 2-C3 (dated June 2021)

Type F

- LIT-BSL-F-ZZ-DR-A-3001-PL HT F (912) Floor Plans Layout 1 & 2 (dated May 2021)
- LIT-BSL-F-XX-DR-A-4001-PL HT F (912) Elevations Option 1-1C (dated July 2021)
- LIT-BSL-F-XX-DR-A-4002-PL HT F (912) Elevations Option 2-C1 (dated July 2021)
- LIT-BSL-F-XX-DR-A-4003-PL HT F (912) Elevations Option 1-C5 (dated May 2021)
- LIT-BSL-F-XX-DR-A-4004-PL HT F (912) Elevations Option 2-C5 (dated July 2021)
- LIT-BSL-F-XX-DR-A-4005-PL HT F (912) Elevations Option 1-F (dated May 2021)

Type G

- LIT-BSL-G-XX-DR-A-4001-PL HT G (1134) Elevations Options 1-C2 & 2-C2 (dated May 2021)
- LIT-BSL-G-ZZ-DR-A-3001-PL HT G (1134) Floor Plans Layout 1 (dated June 2021)

Type H

- LIT-BSL-H-ZZ-DR-A-3001-PL HT H (1338) Floor Plans Layout 1 (dated May 2021)
- LIT-BSL-H-XX-DR-A-4001-PL Rev A HT H (1338) Elevations Option 1-C (dated May 2021)
- LIT-BSL-H-XX-DR-A-4002-PL HT H (1338) Elevations Option 1-D (dated May 2021)

Type J

- LIT-BSL-J-ZZ-DR-A-3001-PL HT J (779) Floor Plans Layout 1 (dated May 2021)
- LIT-BSL-J-XX-DR-A-4001-PL HT J (779) Elevations Options 1-D & 2-D (dated May 2021)
- LIT-BSL-J-XX-DR-A-4002-PL HT J (779) Elevations Options 1-E & 2-E (dated May 2021)

Type K

- LIT-BSL-K-ZZ-DR-A-3001-PL HT K (1120) Floor Plans Layout 1 (dated Mat 2021)
- LIT-BSL-K-XX-DR-A-4001-PL HT K (1120) Elevations Option 1-D (dated Mat 2021)
- LIT-BSL-K-XX-DR-A-4002-PL HT K (1120) Elevations Option 2-E (dated Mat 2021)

Type L

- LIT-BSL-L-ZZ-DR-A-3001-PL Rev A HT L (809) Floor Plan Layout 1 & 2 (dated June 2021)
- LIT-BSL-L-XX-DR-A-4001-PL HT L (809) Elevations Options 1-A & 1-C1 (dated June 2021)
- LIT-BSL-L-XX-DR-A-4002-PL HT L (809) Elevations Option 2-C1 (dated June 2021)

Type P

- LIT-BSL-P-ZZ-DR-A-3001-PL HT P (1161) Floor Plan Layout 1 (dated June 2021)
- LIT-BSL-P-XX-DR-A-4001-PL HT P (1161) Elevations Options 1-C1 (dated June 2021)

Type Q

- LIT-BSL-Q-ZZ-DR-A-3001-PL Rev A HT Q (664) Floor Plan Layout 1 (dated June 2021)
- LIT-BSL-Q-XX-DR-A-4001-PL Rev A HT Q (664) Elevations Option 1-D (dated June 2021)

Apartment Block 1

- LIT-BSL-B1-ZZ-DR-A-2501-PL Rev A Block 1 Bin Cycle Store - Floor Plan & Elevations (dated July 2021)
- LIT-BSL-F1-ZZ-DR-A-3001-PL Rev A Flat Block 1 (F1) Ground Floor Plan (dated June 2021)
- LIT-BSL-F1-ZZ-DR-A-3002-PL Rev A Flat Block 1 (F1) First Floor Plan (dated June 2021)
- LIT-BSL-F1-ZZ-DR-A-3003-PL Rev A Flat Block 1 (F1) Second Floor Plan (dated June 2021)
- LIT-BSL-F1-ZZ-DR-A-3004-PL Flat Block 1 (F1) Roof Plan (dated June 2021)
- LIT-BSL-F1-XX-DR-A-4001-PL Flat Block 1 (F1) East & North Elevations (dated June 2021)
- LIT-BSL-F1-XX-DR-A-4002-PL Flat Block 1 (F1) West & South Elevations (dated June 2021)

Apartment Block 2

- LIT-BSL-B2-ZZ-DR-A-2502-PL Rev A Block 2 Bin Cycle Store - Floor Plan & Elevations (dated July 2021)
- LIT-BSL-F2-ZZ-DR-A-3001-PL Flat Block 2 (F2) Ground & First Floor Plans (dated June 2021)
- LIT-BSL-F2-ZZ-DR-A-3002-PL Flat Block 2 (F2) Second Floor & Roof Plans (dated June 2021)
- LIT-BSL-F2-XX-DR-A-4001-PL Flat Block 2 (F2) South & East Elevations (dated June 2021)
- LIT-BSL-F2-XX-DR-A-4002-PL Flat Block 2 (F2) North & West Elevations (dated June 2021)

Apartment Block 3

- LIT-BSL-B3-ZZ-DR-A-2503-PL Rev A Block 3 Bin Cycle Store - Floor Plan & Elevations (dated July 2021)
- LIT-BSL-F3-ZZ-DR-A-3001-PL Rev A Flat Block 3 (F3) Ground & First Floor Plans (dated June 2021)
- LIT-BSL-F3-ZZ-DR-A-3002-PL Rev A Flat Block 3 (F3) Second Floor & Roof Plans (dated June 2021)
- LIT-BSL-F3-XX-DR-A-4001-PL Flat Block 3 (F3) West & South Elevations (dated June 2021)
- LIT-BSL-F3-XX-DR-A-4002-PL Flat Block 3 (F3) East & North Elevations (dated June 2021)

Apartment Block 4

- LIT-BSL-B4-ZZ-DR-A-2504-PL Rev A Block 4 Bin Cycle Store - Floor Plan & Elevations (dated July 2021)
- LIT-BSL-F4-ZZ-DR-A-3001-PL Rev B Flat Block 4 (F4) Ground & First Floor Plans (dated June 2021)
- LIT-BSL-F4-ZZ-DR-A-3002-PL Rev A Flat Block 4 (F4) Second Floor & Roof Plans (dated June 2021)
- LIT-BSL-F4-XX-DR-A-4001-PL Flat Block 4 (F4) West & South Elevations (dated June 2021)
- LIT-BSL-F4-XX-DR-A-4002-PL Flat Block 4 (F4) East & North Elevations (dated June 2021)

Garages

- LIT-BSL-G1-ZZ-DR-A-2501-PL Twin Garage Eaves Front – Floor Plan & Elevations (dated July 2021)
- LIT-BSL-G2-ZZ-DR-A-2501-PL Twin Garage Gable Front – Floor Plan & Elevations (dated July 2021)
- LIT-BSL-G3-ZZ-DR-A-2503-PL Single Garage Eaves Front – Floor Plan & Elevations (dated July 2021)
- LIT-BSL-G4-ZZ-DR-A-2504-PL Single Garage Gable Front – Floor Plan & Elevations (dated July 2021)

Landscape Drawings prepared by *Richard Sneesby Landscape Architects*

Landscape planting zones

- Landscape Masterplan Planting Ref: 100 (dated 01.09.2022)
- Planting zones Ref 301 (dated 01.09.2022)
- Planting Zones North Ref: 311 (dated 01.09.2022)
- Planting Zones Northern Boundary Ref: 312 (dated 01.09.2022)
- Planting Zones Attenuation West Ref: 321 (dated 01.09.2022)
- Planting Zones Attenuation Central Ref: 322 (dated 01.09.2022)
- Planting Zones Attenuation East Ref: 323 (dated 01.09.2022)
- Planting Zones Phase 1 homes Ref: 331 (dated 01.09.2022)
- Planting Zones Phase 1 planting Ref: 361 (dated 01.09.2022)

Tree Plans

- Tree Planting Overview Ref: 350 (dated 01.09.2022)
- Tree Planting Zones North Ref: 351 (dated 01.09.2022)
- Tree Planting Zones Northern Boundary Ref: 352 (dated 01.09.2022)
- Tree Planting Zones Attenuation West Ref: 353 (dated 01.09.2022)
- Tree Planting Zones Attenuation Central Ref: 354 (dated 01.09.2022)
- Tree Planting Zones Attenuation East Ref: 355 (dated 01.09.2022)
- Tree Pit Staking Details Ref: 356 (dated 01.09.2022)
- Tree Planting Sections Ref: 505 (dated 07.07.2022)

Neighbourhood Equipped Area for Play

- NEAP Ref: 201 (dated 23.09.2022)

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

2. No development above damp proof course level within a phase of development shall take place until samples of materials to be used in the construction and finish of walls and roofs for the relevant phase have been made available on site for the inspection and approved in writing by the Local Planning Authority. The samples must include sample panels measuring 1 metre by 2 metres of each principal facing material, which must include details of coursing, mortar mix and pointing. The sample panels must be retained on-site until they have been approved in writing by the Local Planning Authority. The development shall thereafter accord with the approved materials.

Reason: To safeguard the character of the locality.

3. No development above damp proof course level within a phase of development shall take place until a scheme showing details of all external vents, flues, soil and vent pipes and utility meter boxes and substations for the relevant phase has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter accord with the approved scheme.

Reason: In order to ensure that the details are of sufficient standard and design quality.

4. Before each plot listed in this condition is first occupied the following windows shown on the relevant approved house type drawings shall be fitted with

obscure glass and shall either be fixed shut or hung in such a way as to prevent the overlooking of immediately adjacent dwellings and shall thereafter be permanently retained as such:

- Plot 18 – east elevation
- Plot 81 – north elevation
- Plot 155 – north elevation
- Plot 168 – south elevation
- Plot 189 – north elevation
- Plot 170 – south elevation
- Plot 171 – north elevation
- Plot 199 – west elevation
- Plot 199 – east elevation
- Plot 187 – west elevation
- Plot 188 – east elevation
- Plot 221 – bathroom and en-suite rooms
- Plot 222 – bathroom and en-suite rooms
- Plot 225 – bathroom and en-suite rooms
- Plot 297 – south elevation
- Plot 257 – east elevation
- Plot 485 – south elevation
- Plot 459 – south elevation

If windows are not fixed shut, details of window hanging shall be submitted to and approved in writing by the Local Planning Authority prior to installation.

Reason: To preserve the amenity and privacy of occupiers of adjacent dwellings.

5. Dwelling plots 1, 400, 417, 418, 447, 463, 464 and 474 within 10m of the southern boundary of the site shall be constructed with high specification glazing and provided with alternative means of ventilation in accordance with Chapter 9 of the Environmental Statement (April 2016) submitted in association with WP/16/00253/OUT. The details of these measures shall be submitted to and approved in writing by the Local Planning Authority prior to the construction of the relevant plots above damp course level and thereafter the development shall be carried out and the measures permanently maintained in accordance with the approved details.

Reason: In the interests of residential amenity.

6. Notwithstanding the details shown on the Boundary Treatments Masterplan drawing (ref. LIT-BSL-ZZ-XX-DR-A-1423-PL), no development above damp proof course shall be carried out within a phase of development until details of the means of enclosure to the plot boundaries for each relevant dwelling and (where relevant) apartment block together with details of any frontage boundaries to provide privacy for occupants have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the proposed height and materials for the relevant phase. Masonry garden walls shall be provided on the boundary with Littlemoor Road unless otherwise first agreed in writing under the terms of this condition. Thereafter the dwellings

and apartment blocks shall not be first occupied until the associated means of enclosure and boundary treatments have been provided in accordance with the approved details.

Reason: In the interests of visual amenity and to ensure appropriate residential amenity in compliance with the Design Code.

- 7 Notwithstanding the details shown on the NEAP drawing ref. 201 dated 23 September 2022 and set out within the updated NEAP Overview, Specification and Maintenance/Management Plan dated September 2022, details of the following shall be submitted to and approved in writing by the Local Planning Authority prior to construction of the NEAP: fencing; surfacing; and seating. Thereafter, the NEAP shall be constructed in accordance with the approved details and the play equipment specification detailed on the NEAP drawing ref. 201 dated 23 September 2022 and updated NEAP Overview, Specification and Maintenance/Management Plan dated September 2022 unless otherwise first agreed in writing under the terms of this condition

Reason: In order to ensure that the details are of sufficient standard and design quality.

8. Before the relevant phase of development hereby approved is first occupied or utilised the following associated junction works shall have been constructed to the agreed written specification of the Local Planning Authority: the western access junction serving Phases 1 and 2: and the eastern access junction serving Phases 3 and 4, as shown on Drawing refs. 2121 Rev PL02 and 2122 Rev PL02 that shall have been first submitted to and approved in writing by the Local Planning Authority.

Reason: These specified works are seen as a pre-requisite for allowing the development to proceed, providing the necessary highway infrastructure improvements to mitigate the likely impact of the proposal.

9. External lighting shall be provided and operated in accordance with the Street Lighting Strategy (4270-LB-EX-XX-DR-E-7080-61 Rev P02 and 4270-LB-EX-XX-DR-E-7080-62 Rev P02).

Reason: To minimise light spill and associated disturbance in the interests of amenity and ecology.

10. 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 roof enlargement(s) or alteration(s) of the dwellinghouses on plots 227-229, 276-278, 306-312, 333-344, 351, 363 and 364 hereby approved, permitted by Class B and Class C of Schedule 2 Part 1 of the 2015 Order, shall be erected or constructed.

Reason: To protect the character of the area within AONB.

11. With the exception of preliminary works comprising site investigations, remediation, installation of services and construction site set up, details of the proposed finished floor levels of all buildings within a phase shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development within the relevant phase. The submitted levels details shall be measured against a fixed datum and shall show the existing and finished ground levels. Thereafter, the development of the relevant phase shall be carried out in accordance with the approved finished floor levels.

Reason: For the avoidance of doubt and in the interests of proper planning and to protect the character of the area within AONB.

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

2. Informative: The applicant is reminded of the need to ensure all relevant conditions on the outline planning permission WP/16/00253/OUT are addressed.

3. Informative: This permission is subject to an agreement made pursuant to Section 106 of the Town and Country Planning Act 1990 dated 4 December 2020 including obligations relating to affordable housing, financial contributions towards community infrastructure, open space provision, play space and crossings over Littlemoor Road.

4. Informative: The highway improvement(s) referred to in the recommended condition above must be carried out to the specification and satisfaction of the Highway Authority in consultation with the Planning Authority and it will be necessary to enter into an agreement, under Section 278 of the Highways Act 1980, with the Highway Authority, before any works commence on the site. The applicant should contact Dorset Council's Development team. They can be reached by email at dli@dorsetcc.gov.uk, or in writing at Development team, Infrastructure Service, Dorset Council, County Hall, Dorchester, DT1 1XJ.

5. Informative: Street Naming and Numbering

Informative: 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

Application Reference: P/FUL/2022/03801

Application Site: Weymouth Angling Society, Commercial Road Weymouth DT4 8NF

Proposal: Erect extension to form cellar

Decision:

Grant planning permission, subject to the following conditions:

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: This condition is required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

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

2904: 405/001 Rev A

2904: 405/003 Rev A

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

3. Prior to first use of the cellar extension hereby approved, the flood resilience measures as outlined at paragraph 9.2 of the Flood Risk Assessment shall have been installed/carried out and thereafter shall be retained.

Reason: To ensure the approved extension remains resilient to existing/future flooding.

Application Reference: P/FUL/2021/04548

Application Site: Waitrose and Partners 42-44 West Street Bridport DT6 3QP

Proposal: Removal of existing boundary and internal walls, and creation of 6 no. parking spaces for home delivery vans and associated electric charging points, 2 no. customer collection parking spaces and 2 no. taxi waiting spaces. Erection of free standing canopy in loading bay area, replacement trolley and staff shelters and associated development including boundary treatments and access.

Decision:

Delegate authority to the Service Manager for Development Management and Enforcement to grant subject to conditions will shall have first been agreed in writing with the chair of the Southern and Western Area Planning Committee. The conditions shall cover the following:

1. Time limit
2. Plans List
3. Informative plaque
4. Fencing finish
5. Turning, parking and manoeuvring
6. EV charging installation
7. Taxi rank provision

Application Reference: P/FUL/2022/04612

Application Site: Boat Shed Boat Park George Street West Bay DT6 4EY

Proposal: Demolition of existing and erection of replacement boat shed.

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:
22/008/01 Location & Block Plan
22/008/03 Proposed floor plans & elevations

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

3. Prior to the installation of the walls and roof, details of the colour of the profiled steel sheeting to be used in the construction of the building shall be submitted to and approved in writing by the Local Planning Authority. Development shall thereafter proceed in accordance with the approved details.

Reason: To ensure a visually satisfactory form of development.

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 application was acceptable as submitted and no further assistance was required.

2. Please check that any plans approved under the building regulations match the plans approved in this planning permission or listed building consent. Do not start work until revisions are secured to either of the two approvals to ensure that the development has the required planning permission or listed building consent.

Application Reference: P/FUL/2021/05299

Application Site: Parnham Estate Parnham Beaminster DT8 3LZ

Proposal: Erect 4.No. River Lodges and realignment of the existing access track.

Decision:

A) Delegate authority to the Head of Planning or the Service Manager for Development Management and Enforcement to grant subject to planning conditions as set out in this report 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 tying of the development to Parnham House so that it cannot be sold off separately.

And the following conditions:

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

Proposed Location Plan – drawing number 101-A-B11-PR-000 B

Proposed Location Plan – drawing number 101-A-B11-PR-001 B

Proposed Site Plan – Roof – drawing number 101-A-B11-PR-002 B

Proposed Site Plan – Ground Floor – drawing number 101-A-B11-PR-003 B

Proposed Site Section – drawing number 101-A-B11-PR-004 B

Proposed General Elevation – drawing number 101-A-B11-PR-005 A

Proposed Ground Floor Plan – Type A – drawing number 101-A-B11-PR-100 B

Proposed First Floor Plan – Type A – drawing number 101-A-B11-PR-101 B

Proposed Roof Plan – Type A – drawing number 101-A-B11-PR-102 B

Proposed Section – Type A/B – drawing number 101-A-B11-Pr-200 B

Proposed West & East Elevations – Type A – drawing number 101-A-B11-PR-300 B

Proposed South Elevation – Type A – drawing number 101-A-B11-PR-301 B

Proposed Ground Floor Plan – Type B – drawing number 101-A-B11-PR-103 B

Proposed First Floor Plan – Type B – drawing number 101-A-B11-PR-104 B

Proposed Roof Plan – Type B – drawing number 101-A-B11-PR-105 B

Proposed East Elevation – Type B – drawing number 101-A-B11-PR-304 B
Proposed North Elevation – Type B – drawing number 101-A-B11-PR-302 B
Proposed West Elevation – Type B – drawing number 101-A-B11-PR-303 B
Proposed South Elevation – Type B – drawing number 101-A-B11-PR-305 B

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. (i) The river lodges shall be occupied for holiday purposes only and
(ii) The river lodges shall not be occupied as a person's sole, or main place of residence;
(iii) the owners/operators must maintain an up-to-date register of the names of all owners/occupiers of the river lodges on the site, and of their main home addresses, and must make this information available at all reasonable hours at the request of a duly authorised officer of the Local Planning Authority.

Reason: To ensure that approved holiday accommodation is not used for unauthorised permanent residential occupation.

4. Prior to development above damp proof course level, samples and product details of all external materials for the walling, cladding, roofing (including covered entrance porches) and balustrading shall have been submitted to and agreed in writing by the Local Planning Authority. Thereafter, the development shall proceed in strict accordance with the agreed materials and retained as such thereafter.

Reason: To ensure a satisfactory visual appearance of the development and the setting of the heritage assets.

5. Prior to the installation of any external windows or doors, detailed drawings and specifications showing the design and construction of external doors and windows (elevations at 1:10, sections 1:5) shall be submitted to and agreed in writing by the Local Planning Authority. Thereafter, development shall be carried out in accordance with the agreed details and retained as such thereafter.

Reason: To ensure a satisfactory visual appearance of the development and the setting of the heritage assets.

6. Prior to installation of any extracts, vents and drainage outlets, detailed drawings showing their locations, materials and colours shall be submitted to and agreed in writing by the Local Planning Authority. Thereafter, development shall be carried out in accordance with the agreed details and retained as such thereafter.

Reason: To ensure a satisfactory visual appearance of the development and the setting of the heritage assets.

7. Prior to commencement of development, a method statement detailing the process and materials for the installation of the pad foundations shall be submitted to and agreed in writing by the Local Planning Authority. Thereafter, the development shall be carried out in strict accordance with the agreed details.

Reason: To protect the designated heritage asset during construction.

8. Prior to the installation of any hard surfacing around the lodges hereby approved or for the new vehicular access track, samples and product details shall be submitted to and agreed in writing by the Local Planning Authority. Thereafter, development shall be carried out in accordance with the agreed details and retained as such thereafter.

Reason: To ensure a satisfactory visual appearance of the development and the setting of the heritage assets.

9. Prior to any works to the boundary wall, a method statement detailing the knocking through of the boundary wall including proposed materials and mortar mixes for making good shall be submitted to and agreed in writing by the Local Planning Authority. Thereafter, development shall be carried out in accordance with the agreed details and retained as such thereafter.

Reason: To ensure a satisfactory visual appearance of the development and the setting of the heritage assets.

10. Prior to development above damp proof course level, a soft landscaping and planting scheme shall be submitted to, and agreed in writing, by the Local Planning Authority. The approved scheme shall be implemented in full during the first planting season November-March following completion of the river lodges or within a timescale to be agreed in writing with the Local Planning Authority. The scheme shall include details of the green walls and roof of the lodges, all trees, hedgerows and other planting to be retained; a planting specification to include numbers, size, species and positions of all new trees and shrubs, details of proposed protective stock/deer proof fencing and the provision for maintenance and replacement as necessary of the green walls and roofs, trees and shrubs for a period of not less than 5 years. Maintenance and replacement as necessary of the trees and shrubs shall be carried out in accordance with the approved soft landscaping and planting scheme.

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

11. Prior to commencement of the development a meeting will be held with the Local Planning Authority to agree the contents of an arboricultural supervision statement. The arboricultural supervision statement shall include the content agreed at the meeting and shall be submitted to and agreed in writing by the Local Planning

Authority prior to the first use of the lodges. The development shall be carried out in accordance with the approved arboricultural supervision statement.

Reason: To safeguard trees and natural features which are important to the visual amenities of the area.

12. The development hereby approved shall be carried out in accordance with the details to protect and manage the trees before, during and after development as set out in the Arboricultural Method Statement, Version 6, dated April 2022.

Reason: To safeguard trees and natural features which are important to the visual amenities of the area.

13. The development shall be carried out in accordance with the submitted flood risk assessment (prepared by Simpson tws, Issue 04 dated 16th November 2022), and drawing 101_A_B11_PR_003 Rev B, including the following measures:

- Finished floor levels shall be set no lower than 43.90m AOD for the lodges, and the access route shall be no lower than 43.50m AOD.
- There shall be no temporary or permeant ground raising on existing land below the FRA's estimated 1 in 100-year flood level of 43.20m AOD.
- The layout will be in line with the proposed site plan 101_A_B11_PR_003 Rev B and no additional structures or hard landscaping will be located within 8 metres of the top of the bank of the river Brit.

These mitigation measures shall be fully implemented prior to occupation retained and maintained thereafter throughout the lifetime of the development.

Reason: To reduce flood risk to future users and prevent increasing flood risk elsewhere.

14. Before the development hereby approved is occupied a Flood Warning and Evacuation Plan shall be submitted to and agreed in writing by the Local Planning Authority. The approved Flood Warning and Evacuation Plan must be displayed in each of the river lodges before any part of the development hereby permitted is occupied or is brought into use. Thereafter, the Flood Warning and Evacuation Plan must be permanently displayed in the lodges.

Reason: To minimise the impact of future occupiers to the risk of flooding.

15. Prior to commencement of development, a Construction Environmental Management Plan that identifies the steps and procedures that will be implemented to avoid or mitigate constructional impacts on special habitats including addressing the impacts of storage of construction materials/chemicals and equipment, dust suppression, chemical and/or fuel run off from construction into the nearby watercourse, waste disposal, noise and vibrational impacts shall be submitted to and agreed in writing by the Local Planning Authority. Thereafter, the construction shall be carried out in accordance with the agreed Construction Environmental Management Plan.

Reason: In the interests of biodiversity.

16. Prior to the erection of any external lighting on the lodges hereby approved or surrounding the lodges or access track, a lighting scheme shall be submitted to and agreed in writing by the Local Planning Authority. Thereafter, the external lighting shall be carried out in accordance with the agreed scheme.

Reason: In the interests of visual amenity.

17. Prior to commencement of development a timetable for the implementation of the measures of the Biodiversity Plan has been submitted to and agreed in writing by the Local Planning Authority. Thereafter, the development shall be carried out in accordance with the agreed timetable and the approved Biodiversity Plan, signed by Guy Lowndes, dated 21/07/2022, and agreed by the Natural Environment Team on 26/07/2022, unless a subsequent variation is agreed in writing with the Council.

Reason: In the interests of biodiversity.

Informatives:

Informative: NPPF

Informative: Legal Agreement

Informative: CIL

Informative: Environmental Permit

All works (permanent and temporary) in, under, over or within 8m of the Main River will be subject to our Environmental Permitting process. An Environmental Permit is separate to and in addition to any planning permission granted. Further details and guidance are available on the GOV.UK website: <https://www.gov.uk/guidance/flood-riskactivities-environmental-permits>. To discuss the scope of the controls please contact the Environment Agency on 03708 506 506.

Informative: Building Control

The application needs to be aware that concerns have been raised by Building Control regarding fire brigade access, this will need to be investigated by the applicant and any solution agreed by the Fire Authority during consultation as part of the Building Control application.

B) Delegate authority to the Head of Planning or the Service Manager for Development Management and Enforcement to refuse planning permission for the reasons set out below if the agreement is not completed within 6 months if the committee resolution or such extended time as agreed by the Head of Planning or Service Manager for Development Management and Enforcement:

1. In the absence of a satisfactory completed legal agreement to secure the tying of the development to Parnham House to ensure it cannot be sold off separately, the

development cannot be considered intensification of an existing hospitality business and would be new built tourist accommodation in an unsustainable location outside of any defined development boundary contrary to policy ECON6 of the West Dorset, Weymouth and Portland Local Plan (2015).

Application Reference: P/RES/2021/01944

Application Site: Land North of Broadwindsor Road, Beaminster DT8 3PP

Proposal: Application for approval of reserved matters of appearance, landscaping, layout and scale of Outline approval WD/D/18/000115 for 100 dwellings with associated infrastructure and public open space

Decision:

Approve Reserved Matters with conditions

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

Site location Plan LP01.Rev A

Site Layout SL01.Rev A12

Affordable Housing Plan AHP.01 Rev B

Coloured Street Elevations CSE.01 Rev C

Dwelling and Boundary Materials Plan DBML.01 Rev E

Open Space Plan OSP.01 Rev E

Parking Plan PAP.01 Rev B

Site Sections SS01.Rev B

Surface Finishes Plan SFP.01 Rev B

Waste Collection Plan WCP.01 Rev B

House Type Elevations and Floor Plans:

HT.1B2P-END-1.e Rev A

HT.1B2P-END-1.p Rev A

HT.1B2P-END-2.e Rev C

HT.1B2P-END-2.p Rev A

HT.1B2P-END-3.e Rev A

HT.2B4P-END.pe Rev C

HT.2B4P-MID-1.pe Rev C

HT.2B4P-MID-2.pe Rev A

HT.2B4P-SEM.e Rev B

HT.2B4P-SEM.p Rev A

HT.3B5P-END-2.pe Rev B
HT.3B5P-MID.pe Rev A
HT.3B5P-SEM.p Rev A
HT.3B5P-SEM-1.e Rev A
HT.3B5P-SEM-2.e Rev A
HT.3B5P-SP.pe Rev B
HT.4B6P-END.e Rev D
HT.4B6P-END.p Rev B
HT.BLA.pe Rev B
HT.COR-DET-1.pe Rev B
HT.COR-DET-2.pe Rev C
HT.COR-DET-3.pe Rev B
HT.HOC-DET.p Rev A
HT.HOC-DET-1.e Rev B
HT.HOC-DET-2.e Rev B
HT.HOC-DET-3.e Rev C
HT.KEN-SEM.e Rev D

HT.KEN-SEM.p Rev D
HT.LAK-DET-1.pe Rev A
HT.LAK-DET-2.pe Rev C
HT.LAK-DET-3.pe Rev C
HT.LAK-END.pe Rev A
HT.LONG-DET.pe Rev B
HT.LONG-SEM.p. Rev B
HT.LONG-SEM -1.e B
HT.LONG-SEM- 2.e Rev A
HT.long A Det 2.pe B
HT.long Det.pe C
HT.STE-DETSP-1.pe Rev C
HT.STE-DETSP-2.pe Rev D
HT.STE-DETSP-3.pe Rev A
HT.STE-ENDSP.pe Rev D
HT.TAVY-DET-1.e Rev B

HT.TAVY-DET-1.p Rev A

HT.TAVY-DET-2.pe Rev C

HT.TAVY-DET-3.pe Rev C

HT.TAVY-DET-4.pe Rev B

Flat Block Elevations and Floor Plans:

FB-A.pe Rev C

FB-B.e Rev B

FB-B.p Rev B

FB-C.e Rev A

FB-C.p Rev A

Carport, Garages, Sub Station Elevations and Floor Plans:

CP01. pe Rev A

GAR.01.pe Rev A

GAR.02.pe Rev A

GAR.06.pe Rev A

GAR.07.pe.Rev A

SGAR.01.pe Rev A

SUB.01.pe Rev A

Soft Landscape Proposals 1 of 2 - drawing ref. 13796/P01 Rev G

Soft Landscape Proposals 2 of 2 - drawing ref. 13796/P01 Rev G

Proposed Levels 1 of 2 – E051508 C 102 Rev H

Proposed Levels 1 of 2 – E051508 C 103 Rev H

Impermeable Areas and Flood Routing 1 of 2 – drawing ref E05158 C 120 Rev B

Impermeable Areas and Flood Routing 1 of 2 – drawing ref E05158 C 121 Rev B

Proposed Site Layout 1 of 2 - E051508 C 106 Rev E

Proposed Site Layout 2 of 2 - E051508 C 107 Rev E

Proposed Highway Longitudinal Sections 1 of 3 - E051508 C 122 Rev A

Proposed Highway Longitudinal Sections 2 of 3 - E051508 C 123 Rev A

Proposed Highway Longitudinal Sections 3 of 3 - E051508 C 124 Rev A

Proposed Vehicle Tracking – E051508 C 130 Rev A

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

2. Prior to development above damp proof course level, full details and samples of all external facing materials for the wall(s) and roof(s) shall be 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. The dwelling boundary enclosure materials shall be as indicated on plan DBML.01 E. Prior to the commencement of any dwelling hereby approved above damp course level, details of the design of the means of enclosure, shall first be submitted to, and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in full accordance with the approved details unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of the amenities of the area.

4. The landscaping shall be carried out in accordance with the submitted landscaping drawings (1 of 2, 2 of 2) 13796/PO1 Rev G unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that due regard is paid to the continuing enhancement and maintenance of amenity and the protection of the Area of Outstanding Natural Beauty.

5. 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.

6. Before the development is occupied or utilised the first 15 metres of the vehicle access, measured from the rear edge of the highway (excluding the vehicle crossing – see informative noted) must be laid out and constructed to a specification which shall have first been submitted to and approved in writing by the Local Planning Authority.

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

Informatives-

This Reserve Matters approval shall be read in conjunction with the outline approval WD/D/18/000115 dated 21/11/2019 and the associated s106 agreement.

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.

Informative: 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.

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

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

Application Reference: P/FUL/2022/03702

Application Site: West Bay Holiday Park Forty Foot Way West Bay DT6 4HB

Proposal: Development to provide 16 glamping pitches and associated parking area

Decision:

Grant, subject to the following conditions:

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

Location Plan – drawing number 8380-LPA

Proposed Site Plan – drawing number 8380-05

Tent Base Details – drawing number 080513/001 A1

End and Side Section – drawing number WPT1

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 glamping pitch and/or safari tent hereby approved shall be occupied at any time between 15th January and 28th February, inclusive, in any year.

Reason: To ensure that the scheme does not result in a worsening of flood risk or recreational impact on the Special Area of Conservation (SAC), Chesil & the Fleet.

4. No more than 16 glamping pitches (safari tents) in total shall be permitted on the site and no other holiday caravans/cabins/tents/units. The glamping pitches (safari tents) hereby approved shall be used for holiday purposes only and not used as a person's main or permanent residence.

Reason: The site is considered unsuitable for permanent residential development and to protect visual amenity within the AONB.

5. A register of all persons occupying the safari tents hereby approved shall be kept by or on behalf of the owners of the safari tents. The said register shall be made available for inspection during all reasonable hours at the request of a duly authorised officer of the Local Planning Authority.

Reason: To ensure that the accommodation is used for holiday purposes only.

6. The bases on which the safari tents shall be pitched shall be no larger than 10m by 5.5m and the safari tent no higher than 3.5m above ground level.

Reason: In the interests of clarity and to protect the visual appearance and the AONB.

7. Prior to the erection of any the safari tents hereby approved details of the finished external canvas colour shall be submitted to and agreed in writing by the Local Planning Authority. Thereafter, the safari tents shall be maintained in accordance with the agreed details.

Reason: In the interests of visual amenity and to protect the visual appearance of the AONB.

8. Prior to the erection of any external lighting on the glamping pitches (safari tents) or surrounding the pitches, a lighting scheme shall be submitted to and agreed in writing by the Local Planning Authority. Thereafter, the external lighting shall be carried out in accordance with the agreed scheme and retained as such thereafter.

Reason: In the interests of visual amenity and biodiversity.

9. Before the development is occupied or utilised the manoeuvring 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.

10. Prior to first use of the glamping pitches (safari tents) a timetable for the implementation of the measures of the Biodiversity Plan shall have been submitted to and agreed in writing by the Local Planning Authority. Thereafter, the development shall be carried out in accordance with the agreed timetable and the approved Biodiversity Plan, signed by Richard Bates, dated 11/06/2022, and agreed by the Natural Environment Team on 23/08/2022, unless a subsequent variation is first agreed in writing with the Council.

Reason: In the interests of biodiversity.