

Western & Southern Area Planning Committee

17 November 2022

Decision List

Application Reference: P/FUL/2022/03511

Application Site: Station Yard Car Park, Station Yard, West Bay, DT6 4EW

Proposal: Erection of disabled changing room extension to existing public toilets

Recommendation: Grant subject to conditions.

Decision: Granted 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:

Location Plan – Dwg No. TQRQM22151143736782 / 2215

Block Plan – Dwg No. TQRQM22162163702643 / 2215

Ground Floor Plan – Dwg No.2130-05

South and West Elevations – Dwg No.2130-06

East Section and Elevation – Dwg No.2130-07

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

3. The external materials to be used for the wall(s) and roof(s) shall be similar in colour and texture to the existing building(s).

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

Informative

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.

Application Reference: P/FUL/2022/04600

Application Site: Beach Control Office, The Esplanade, Weymouth, Dorset, DT4 7AN

Proposal: Installation of two roof mounted solar arrays on the south and west facing roof slopes

Recommendation: Grant subject to conditions

Decision: **Granted 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:

Location Plan

Proposed Roof Plan – Dwg No. PW/BC/01F

Proposed Elevations North and East – Dwg No.PW/BC/01C

Proposed Elevations South and West – Dwg No.PW/BC/01D

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

Informative

1. 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, to ensure that the appropriate licence(s) and or permission(s) are obtained.
2. 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.

Application Reference: P/FUL/2022/04176

Application Site: Lodmoor Country Park, Main Car and Coach Park (public toilets)
Greenhill, Weymouth, DT4 7SX

Proposal: Install 15 Panel Roof Mounted Solar Array

Recommendation: Grant subject to conditions.

Decision: Granted 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:

Location Plan

Block Plan

Proposed Elevations – Dwg No. PW/LT/01B

Proposed Roof Plan – Dwg No. PW/LT/01D

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

Informative

1. 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.

Application Reference: P/RES/2022/03490

Application Site: Land south of Langdon Green, Marrowbone Lane, Bothenhampton, Bridport, DT6 4BU

Proposal: Erection of 1 dwelling with access (reserved matters application to determine appearance, landscaping, layout and scale following the grant of outline planning permission number WD/D/20/002660)

Recommendation: Grant subject to conditions.

Decision: Granted subject to the following conditions.

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

- 20 122 01D - Site location & block plan
- 20 122 07 - Proposed site section
- 20 122 03B - Proposed site plan
- 20 122 05B - Proposed elevations
- 20 122 04B - Proposed floor plans

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

2. Prior to development above damp proof course level, details (including colour photographs) of all external facing materials for the wall(s) and roof(s) shall have been submitted to, and approved in writing by the Local Planning Authority. Thereafter, the development shall proceed in accordance with such materials as have been agreed.

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

3. Prior to the commencement of any development hereby approved, above damp course level, a soft landscaping and planting scheme and confirmation of the self binding gravel colour shall be submitted to, and approved in writing, by the Local Planning Authority. The approved planting scheme shall be implemented in full during the planting season November - March following commencement of the development or within a timescale to be agreed in writing with the Local Planning Authority. The scheme shall include provision for the maintenance and replacement as necessary of the trees and shrubs for a period of not less than 5 year and the landscaping shall be maintained/replaced in accordance with the scheme for 5 years following completion of the scheme. The self binding gravel colour shall be as agreed and retained.

Reason: In the interest of visual amenity within the AONB.

4. Prior to the commencement of any development hereby approved, all existing trees and hedges shown on approved plan 20/122/03 Rev B to be retained, shall be fully safeguarded in accordance with BS 5837:2005 (Trees in relation to

construction - recommendations) or any other standard that may be in force at the time that development commences and these safeguarding measures shall be retained for the duration of construction works and building operations. No unauthorised access or placement of goods, fuels or chemicals, soil or other material shall take place within the tree protection zone(s).

Reason: To ensure that trees and hedges to be retained are adequately protected from damage to health and stability throughout the construction period and in the interests of amenity

5. No meter boxes shall be erected on the front (west) facing elevation of the dwelling hereby approved.

Reason: To preserve the visual finish of the dwelling in the interests of visual 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 application was acceptable as submitted and no further assistance was required.

2. 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.

3. 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.

Application Reference: P/ADV/2022/05237

Application Site: 116 The Esplanade, Weymouth, Dorset, DT4 7EJ

Proposal: Installation of 1no. illuminated hanging box sign and 1no. bump top sign

Recommendation: Grant subject to conditions.

Decision: Granted subject to the following conditions.

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

Location plan
Hotel Signage
Internal Hotel Signage
Hotel Signage

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

2. The illuminated sign hereby approved shall not be illuminated outside of the hours of 0:700 hours to 23:00 hours each day.

Reason: In the interests of amenity.

3. Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

Reason: As is required by Regulation 14 and Schedule 2 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

4. Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

Reason: As is required by Regulation 14 and Schedule 2 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

5. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.

Reason: As is required by Regulation 14 and Schedule 2 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

6. The permitted advert and its illumination must be static, have no moving parts, no flashing lights, no animation, no reflective material and no images that could lead it to be confused with a formal road sign.

Reason: To prevent possible distraction and confusion to drivers.

7. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

Reason: As is required by Regulation 14 and Schedule 2 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

8. No advertisement shall be sited or displayed so as to: a) danger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military); b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or c) hinder the operation of any device used for the purposes of security or surveillance or for measuring the speed of any vehicle.

Reason: As is required by Regulation 14 and Schedule 2 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

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.

2. 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, to ensure that the appropriate licence(s) and or permission(s) are obtained.

Application Reference: P/LBC/2022/05238

Application Site: 116 The Esplanade, Weymouth, Dorset, DT4 7EJ

Proposal: Alterations to facilitate the installation of internal & external signage

Recommendation: Grant subject to conditions.

Decision: Granted subject to the following conditions.

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

- Location plan
- Hotel Signage
- Hotel Signage
- Hotel Signage

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

2. 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).

3. Existing cabling is to be used for the external illuminated light box along with existing holes and timber battening to be re-used to affix the signage.

Reason: To safeguard the significance of the heritage asset and its setting and to protect historic fabric.

Application Reference: P/FUL/2022/05488

Application Site: The Boat, DSK2 Kiosk opposite 41-42 The Esplanade, Weymouth

Proposal: Use of beach to extend existing decking area.

Recommendation: Grant subject to conditions.

Decision: Granted 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:

2022 005 01

2022 005 02

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

3. The timber to be used for the decking extension hereby approved shall be similar in colour and texture to the existing decking.

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