

# Western & Southern Area Planning Committee

## 19 January 2023

### Decision List

**Application Reference:** P/FUL/2022/00228

**Application Site:** Old Dairy Site Rope Walks Bridport DT6 3RH

**Proposal:** Erect building to be used for storage, offices and associated ancillary uses

**Recommendation:** GRANT, subject to conditions.

**Decision:** **GRANTED subject to the conditions outlined below**

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:
  - C2114.03 A Proposed Ground Floor Plan
  - C2114.04 A Proposed First Floor Plan
  - C2114.05 C Proposed Elevations
  - C2114.06 A Proposed Site Plan
  - C2114.01 Location & Block Plan
  - C2114.07 Proposed Roof Plan

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

3. 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.

4. Prior to the installation of any windows or external doors, a schedule and detailed drawings and sections (at a scale of 1:5, 1:10 or 1:20 as appropriate) of all new windows/doors in the development; including additional information relating to (i) the method of opening, (ii) the depth of the reveal from the face of the wall and (iii) the product number where the window is supplied from a manufacturers standard range (copy of catalogue to be included) shall be submitted to and approved in writing by the Local Planning Authority.

Thereafter, the development shall proceed in accordance with such details as have been agreed.

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

5. Prior to the commencement of any development hereby approved, above damp course level, full details of hard landscape proposals shall be submitted to and approved in writing by the Local Planning Authority. These details shall include proposed finished levels or contours, means of enclosure including elevations and materials of the proposed boundary wall and hard surfacing materials. The development shall be carried out in accordance with the approved details prior to the first occupation of the development.

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

6. Before the development hereby approved is first occupied the first 5.0m of the vehicular access, measured from the nearside edge of the highway (excluding the vehicle crossing - see the informative note below), must be laid out, constructed, and surfaced, to a specification which shall have been submitted to, and agreed in writing by, the Local Planning Authority.

Reason: In the interest of highway safety.

7. Before the development hereby approved is first occupied or utilised the turning and parking shall be constructed in accordance with the approved plans. Thereafter, these areas must be permanently maintained, kept free from obstruction and available for the purposes specified.

Reason: To ensure the proper and appropriate development of the site in the interest of highway safety.

8. The development hereby approved shall not be first occupied or brought into use until facilities to enable the charging of plug-in and other ultra-low emission vehicles in safe within the parking area within the development shall first have been provided.

Reason: To promote the use of more sustainable transport modes

**Informative Notes:**

1. 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](mailto: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.

2. 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.

**Application Reference:** P/FUL/2022/02129

**Application Site:** Le Petit Canard Dorchester Road Maiden Newton Dorset DT2 0BE

**Proposal:** Change of use from restaurant (Class E) to a single dwelling (Class C3).

**Recommendation:** Refuse

**Decision:**

Delegate authority to the Head of Planning and the Service Manager for Development Management and Enforcement to approve subject to conditions which shall have first been agreed with the Chairman for the Western and Southern Area Planning Committee.

**Application Reference:** P/CLP/2022/06165

**Application Site:** Atlantic Academy Portland, Lerret Road, Portland, Dorset, DT5 1FN

**Proposal:** Erection of additional 2no. classrooms within courtyard of existing school; Erection of storage building; Replacement of external windows and doors

**Recommendation:** Grant Certificate of Lawfulness

**Decision:** GRANTED Certificate of Lawfulness

Dorset Council HEREBY certifies that on 6 October 2022 the proposed development described in the First Schedule hereto in respect of the land specified in the Second Schedule hereto and edged with a red line on the plan attached to this Certificate, would have been lawful within the meaning of Section 192 of the Town and Country Planning Act 1990 (as amended) for the following reason(s):

The proposed development as set out on the following plans:

Location Plan

Proposed Ground Floor Plan – Dwg No. FSS0888-STL-00-00-DR-A-0100 Rev: S1\_P14

Proposed Roof Plan – Dwg No. FSS0888-STL-00-R1-DR-A-01002 Rev: S1\_P14

Proposed Elevations – Main Building 1 – Dwg No. FSS0888-STL-00-22-DR-A-02002 Rev: S1\_P14

Proposed Elevations – Main Building 2 – Dwg No. FSS0888-STL-00-22-DR-A-02003  
Rev: S1\_P14

Proposed Elevations – Main Building 3 – Dwg No. FSS0888-STL-00-22-DA-A-02004  
Rev: S1\_P14

Proposed Elevations – Courtyard Building – Dwg No. FSS0888-STL-25-22-DR-A-02001  
Rev: S1\_P14

Is 'permitted development' as the proposal meets the criteria and conditions as set out in Schedule 2, Part 7 Class M of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).