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WESTERN AND SOUTHERN AREA PLANNING COMMITTEE

MINUTES OF MEETING HELD ON THURSDAY 18 MAY 2023

Present: Cllrs Kelvin Clayton, Jean Dunseith (Vice-Chairman), Nick Ireland, Paul Kimber, David Shortell (Chairman) and John Worth

Apologies: Cllrs Dave Bolwell, Susan Cocking, Louie O'Leary, Sarah Williams and Kate Wheller

Officers present (for all or part of the meeting):

Ann Collins (Area Manager – Western and Southern Team), Charlotte Loveridge (Planning Officer), Philip Crowther (Legal Business Partner - Regulatory), Katrina Trevett (Development Management Team Leader), Elaine Tibble (Senior Democratic Services Officer), Joshua Kennedy (Apprentice Democratic Services Officer) and Joanne Langrish-Merritt (Planning Officer)

1. **Declarations of Interest**

No declarations of disclosable pecuniary interests were made at the meeting.

2. **Minutes**

The minutes of the meeting held on 20 April 2023 were confirmed and signed.

3. **Planning Applications**

Members considered written reports submitted on planning applications as set out below.

4. **Application No P/RES/2021/04848 - Land at Foundry Lea, Vearse Farm, Bridport**

This item was deferred until a later meeting due to technical reasons and was not determined at this committee meeting.

Application No P/OUT/2021/03226 481 Chickerell Road, Chickerell, Dorset, DT3 4DQ

The Development Management Team Leader presented the report for the erection of 6 no. 3 bedroom units in Chickerell. This application was originally submitted with 7 units, however it had been reduced to 6 following consultation with the Case Officer.

Members were shown the location of the site within Chickerell, as well as an aerial photograph and map highlighting the Defined Development

Boundary in Chickerell. Members were also shown a site plan and indicative floor plans and elevations of the units.

The Development Management Team Leader explained that although the application site was located outside of the Defined Development Boundary in Chickerell, it was considered that this was outweighed by the wildlife biodiversity benefits.

Members were shown a map outlining the 1.3 hectares of grassland adjacent to the application site, that had been agreed to be used for conservation purposes, due to the site being a likely travel area for Great Crested Newts, a European Protected Species. Therefore, the site in question was considered to be of national and European importance. The site would no longer be used for camping purposes and enhancement features would be installed to improve the biodiversity of the site, all secured by a S106 agreement.

The Development Management Team Leader also noted that this development did extend into the boundary of the Heritage Coast, however not as significantly as other nearby developments.

There was public representation from Ms Bruce, who spoke in support of the application as a representative of the applicant.

In response to questions from members the Development Management Team Leader informed the committee that:

- Dorset Council do currently have a 5-year housing land supply, however, didn't when this application was submitted.
- There would be no public access to the land, other than for ecologists, who will monitor the site and people carrying out biodiversity mitigation.
- All new dwellings will have to have windows agreed by condition to include soundproofing measures.

Several Councillors expressed concerns with this application being contrary to policy in the Neighbourhood Plan and felt that the habitat for Great Crested Newts was currently sufficient and the benefits of development did not outweigh the extra biodiversity measures.

Other members felt that this application was important for safeguarding this habitat for the future.

Proposed by Cllr Ireland and Seconded by Cllr Kimber.

Decision: That Delegated Authority be granted to the Head of Planning and Service Manager for Development Management & Enforcement to grant subject to a deed of variation to the S106 being completed to secure the correct GCN licensing regime and updated BP and subject to the conditions set out in the appendix to these minutes.

5. **Application No P/HOU/2023/00174 5 Overton Close, Timber Hill, Lyme Regis, DT7 3HQ**

The Development Management Team Leader presented the application to erect a first-floor extension to include a balcony as well as a front porch and associated works and landscaping.

The location of the site was shown within the northern area of Lyme Regis, as well as a photo of the single-storey bungalow under consideration and the surrounding properties.

Members were shown the proposed site plan, displaying the proposed elevations, roof line and floor plan of the property together with a photograph of the view from a neighbouring property, with the proposed roof line highlighted to show the extent of the application. The Development Management Team Leader explained that, a hedgerow would help to mitigate impacts on the neighbour's amenity and that the new roofline of 5 Overton Close would be approximately the same height as the hedgerow currently.

The Development Management Team Leader noted the application site was within the Defined Development Boundary and the Area of Outstanding Natural Beauty as well as showing pictures looking towards the site from The Cobb and Hill Road to highlight the limited impact from the increased roof height. The design and visual impact on amenity were considered to be acceptable and following the reduction in the roof height by 500mm to 1.3m above the existing roof line. The impact on neighbouring amenity was also considered to be acceptable and overcame previous refusal reasons.

Public representations were received from; Mr Offord, who spoke in opposition to this application, due to the impact it would have on the neighbouring properties; Ms Nokes, the applicant, who spoke in support of the application and Cllr Bawden, who spoke as the ward member in opposition to the application.

In response to a question from one member, the Development Management Team Leader explained that the proposed height of the extended property was such that there would still be long standing views from the neighbouring property over the top of the extension, which was not considered to have an overbearing impact on neighbouring amenity.

Proposed by Cllr Ireland and seconded by Cllr Worth.

Decision: That the application be granted subject to the conditions set out in the appendix to these minutes.

6. **Application No P/FUL/2022/07866 - Upton Manor Farmhouse, Uploders Road, Uploders, Dorset, DT6 4PQ**

The Planning Officer presented the report for both applications no P/FUL/2022/07866 and P/LBC/2022/07865 for the retention of a stone boundary wall.

Members were shown the site location and photographs of the stone wall, which had been in situ since 2018 and was constructed of natural stone. The wall was located within the Conservation Area and adjacent to Upton Manor Farm House, a Grade II* listed building.

It was explained that although no objections had been made by the Conservation Officer, they did raise issues with the panels on the wall and this was the reason the application had come to the committee for determination.

The wall was not considered to be harmful to the nearby listed buildings or the wider Conservation Area, as such the application was recommended for approval.

Public representation was heard from the ward member Cllr Alford, who spoke in support of the application.

Proposed by Cllr Ireland and seconded by Cllr Kimber.

Decision: That the application be granted subject to the conditions set out in the appendix to these minutes.

7. Application No P/LBC/2022/07865 - Upton Manor Farmhouse, Uploders Road, Uploders, Dorset, DT6 4PQ

Proposed by Cllr Ireland and seconded by Cllr Kimber.

Decision: That the application was granted subject to the conditions set out in the appendix to these minutes.

8. Application No P/FUL/2023/01474 - Dorset Fire and Rescue Service, Clay Lane, Beaminster, DT8 3BU

The Planning Officer presented the application to erect a side extension to the Fire Station in Beaminster. It was explained that this application had come to the committee for determination because the application site was on land that was partially owned by Dorset Council.

Members were shown the location of the site within Beaminster and the boundaries of the Beaminster conservation area, which the application site was located outside of.

The site plan of the proposed extension was shown to members, and the Planning Officer explained that this would provide space for a lecture room and the current welfare facilities would be upgraded to provide separate showering facilities and an accessible toilet.

Proposed by Cllr worth and seconded by Cllr Clayton.

Decision: That the application was granted subject to the conditions set out in the appendix to these minutes.

9. **Urgent items**

There were no urgent items.

10. **Exempt Business**

There was no exempt business.

Decision List

Duration of meeting: 10.00 - 11.43 am

Chairman

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Western & Southern Area Planning Committee 18 May 2023 Decision List

Application Reference: P/OUT/2021/03226

Application Site: 481 Chickerell Road Chickerell Dorset DT3 4DQ

Proposal: Outline application for the erection of 6 no. 3 bedroom units (all matters reserved except access).

Recommendation: Delegate Authority to the Head of Planning and Service Manager for Development Management & Enforcement to grant subject to a deed of variation to the S106 being completed to secure the correct GCN licensing regime and updated BP and subject to conditions:

Decision: That Delegated Authority be granted to the Head of Planning and Service Manager for Development Management & Enforcement to grant subject to a deed of variation to the S106 being completed to secure the correct GCN licensing regime and updated BP and subject to the following conditions.

1. The development to which this permission relates must be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: This condition is required to be imposed by Section 92 of the Town and Country Planning Act 1990 (as amended)..

2. Applications for approval of 'reserved matters' must be made not later than the expiration of three years beginning with the date of this permission.
Reason: To safeguard the character and amenity of the area and living conditions of any surrounding residential properties.

Reason: This condition is required to be imposed by Section 92 of the Town and Country Planning Act 1990.

3. No part of the development hereby approved shall commence until details of all reserved matters (landscaping, layout, scale, appearance) have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the satisfactory development of the site.

4. The development hereby permitted shall be carried out in accordance with approved plan: 1484/01, 1484/06 Rev A.

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

5. The detailed biodiversity mitigation, compensation and enhancement/net gain strategy set out within the approved Biodiversity Plan certified by the Dorset Council Natural Environment Team on 26 September 2022 must be strictly adhered to during the carrying out of the development.

The development hereby approved must not be first brought into use unless and until:

- i) the mitigation, compensation and enhancement/net gain measures detailed in the approved biodiversity plan or LEMP have been completed in full, unless any modifications to the approved Biodiversity Plan or LEMP as a result of the requirements of a European Protected Species Licence have first been submitted to and agreed in writing by the Local Planning Authority, and
- ii) evidence of compliance in accordance with section J of the approved Biodiversity Plan/the LEMP has been supplied to the Local Planning Authority.

Thereafter the approved mitigation, compensation and enhancement/net gain measures must be permanently maintained and retained in accordance with the approved details.

Reason: To mitigate, compensate and enhance/provide net gain for impacts on biodiversity.

6. 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 enlargement(s) of the dwellinghouse hereby approved, permitted by Class A of Schedule 2 Part 1 of the 2015 Order, shall be erected or constructed.

Reason: To protect amenity and the character of the area.

7. 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 dwellinghouse 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 amenity and the character of the area.

8. Before the commencement of development the precise levels of the finished floor slabs of the buildings hereby approved, with reference to a plan of a scale not less than 1:200 showing the fixed datum point, shall be submitted to and agreed in writing by the local planning authority. Thereafter the development shall be constructed in accordance with the agreed plan.

Reason: To ensure that the buildings relate properly to neighbouring buildings and road levels in the locality and to safeguard the character and visual amenity of the area.

9. Before the development is occupied or utilised the turning/manoeuvring and parking shown on the submitted plan 1484/06 Rev A. 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. Before the development is occupied or utilised, the first 5.00 metres of the northern access crossing and drive must be constructed to a gradient not exceeding 1 in 12.

Reason: To ensure that the public highway can be entered safely.

11. Before the development is occupied or utilised the first 5.0 metres of the vehicle access, measured from the rear edge of the highway and into the site, must be laid out and constructed to a specification which shall have first been submitted to and approved in writing by the 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.

12. Prior to the commencement of development, a detailed surface water management scheme for the site, based upon the hydrological and hydrogeological context of the development, and providing clarification of how drainage is to be managed during construction shall be submitted to and approved in writing by the Local Planning Authority. The surface water scheme shall be implemented in accordance with the submitted details before the development is completed.

Reason: To prevent the increased risk of flooding and to protect water quality.

13. No development shall commence until details of the enhanced sound insulation (for example double glazing with secondary glazing or triple glazing) to all windows in the development and details of the acoustic insulation performance of these windows compared to typical window elements shall have been submitted to, and approved in writing by, the Local Planning Authority. Thereafter the windows shall be installed in accordance with the approved details and shall be retained as approved and if any windows are replaced

these shall as a minimum have the same sound insulation properties as the approved units.

Reason: In order to protect the living conditions of future residents of the new dwellings having regard to neighbouring land uses.

Informatives:

1. Vehicle Crossings
2. Privately managed estate roads
3. S106
4. Public Right of Way
5. New dwellings (Street naming & numbering)
6. CIL
7. NPPF

Application Reference: P/HOU/2023/00174

Application Site: 5 Overton Close, Timber Hill, Lyme Regis, DT7 3HQ

Proposal: Erect a first-floor extension to include balcony, front porch and associated landscaping works.

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:

119 STEP2_01 Rev E Proposed ground, basement and first floor plan and roof plan

119 STEP2_02 Rev E Elevations proposed

119 STEP2_03 Rev C proposed site section

119 STEP2_04 Rev C Proposed site section

119 STEP2_05 Proposed site Plan

119 STEP2_06 The location Plan

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

3. Prior to development above damp proof course level, 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 approved.

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

4. A single bat box or integrated bat box as detailed in the Arbtech Preliminary Roost Assessment submitted 6 December 2021 shall be erected prior to first occupation or use of the extension hereby approved and thereafter maintained and retained for the lifetime of the development.

Reason: To enhance or protect biodiversity.

Informative:

Informative- Geo technical information/condition

It is noted that this development may coincide with a scheme at 1 Overton Close. It is recommended that any ground related issues which emerge during the groundwork site assessment stage, for which ever development is first carried out, should be communicated to the Peter Chapman Ltd and the Local Planning Authority to ensure risk of instability to the wider area is minimised.

Application Reference: P/FUL/2022/07866

Application Site: Upton Manor Farmhouse Uploders Road Uploders Dorset DT6 4PQ

Proposal: Retain stone boundary wall.

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 DAS-21-74-01

Location and Block Plan DAS-21-74-01A

Floor Plans DAS-21-74-02

Elevations DAS-21-74-03

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

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

Location, Site, Proposed floor plans & elevations 16/208/001 Rev B

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

Application Reference: P/LBC/2022/07865

Application Site: Upton Manor Farmhouse Uploders Road Uploders Dorset DT6 4PQ

Proposal: Retain stone boundary wall

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 DAS-21-74-01

Location and Block Plan DAS-21-74-01A

Floor Plans DAS-21-74-02

Elevations DAS-21-74-03

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

Application Reference: P/FUL/2023/01474

Application Site: Dorset Fire and Rescue Service, Clay Lane, Beaminster, DT8 3BU

Proposal: Erect side extension to existing fire station and creation of 2no. off street parking spaces

Recommendation: Grant planning permission 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. 7003

Existing and Proposed Site and Floor Plans – Dwg No. 004 Rev B

Existing and Proposed Elevations – Dwg. No. 005 Rev D

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

3. Before the development is occupied or utilised the first 5.00 metres of the vehicle access, measured from the rear edge of the highway and into the site,

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.

4. Before the development hereby approved is occupied or utilised the turning/manoeuvring and parking shown on Drawing Number 004 Rev B 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.

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.

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.

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