

Western & Southern Area Planning Committee

20 July 2023 2023

Decision List

Application Reference: P/FUL/2023/01846

Application Site: Former Council Offices, North Quay, Weymouth, DT4 8TA

Proposal: Demolition of the existing (former council) building, alterations to the existing car park and provision for additional car parking spaces.

Recommendation: Grant subject to conditions.

Decision: Delegate authority to the Head of Planning and the Service Manager for Development Management and Enforcement to grant subject to the following conditions and a condition to protect the boundary walls during the demolition of the building, the wording of which shall first have been agreed with the chairman of the committee.

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

Location plan received 30/3/2023

Proposed Car Park Schematic Layout 70085295-WSP-00-XX-DR-C-0001 P05

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.This permission for use as an additional car parking area shall be limited to the period ending 31 July 2026. At the end of this period the use of the additional car parking area shall cease, and the land restored in accordance with a scheme which shall first have been submitted to and approved in writing by the local planning authority. The agreed restoration scheme shall be completed by 31st October 2026.

Reason: To exercise control over the temporary use and to enable review of the potential redevelopment of the site.

4. No development approved by this permission shall be commenced until a Demolition/Construction Management Plan (based on the already submitted CEMP) has been submitted to and approved in writing by the Local Planning Authority. The plan shall subsequently be implemented in accordance with the approved details and within an agreed timetable.

The plan shall include pollution prevention measures, (including details of any crusher equipment to be used), arrangements for the protection of local residents from noise, vibration and dust from the development and proposals to ensure that-

Hours of works are limited to-

08.00- 17.00 Monday-Friday

08.00-16.00 Saturday

No working on Sundays or Bank Holidays

The start up of vehicles and machinery is only carried out in a designated area, as far way from residential/sensitive areas as practicable.

The start up of vehicles/equipment etc. is limited to 30 minutes prior to the hours of demolition/construction only.

Details of the construction traffic shall be provided.

Reason: To protect residential amenity, to minimise the likely impact of construction traffic on the surrounding highway network, prevent pollution of the water environment and to protect water quality interests.

5. The surfacing of the additional car park area shall be similar to the existing car park in materials, finish and colour.

Reason: To protect the character of the conservation area

6. The car park extension hereby approved shall not be first brought into use until the surface water drainage scheme shall have been fully installed in accordance with for Surface Water Management Statement, by WSP, version 2, and dated 21 February 2023. The scheme shall thereafter be maintained in accordance with the Drainage Maintenance and Management Plan Report by WSP, ref DR001, rev 1 and dated 24 February 2023.

Reason: To ensure appropriate site drainage and its maintenance.

7. The detailed biodiversity mitigation, compensation and enhancement set out within the approved Biodiversity Plan dated 10/5/23 certified by the Dorset Council Natural Environment Team on 16/5/23 must be implemented in accordance with any specified timetable and completed in full (including photographic evidence of compliance being submitted to the Local Planning Authority in accordance with section J of the Biodiversity Plan prior to the substantial completion, or the first bringing into use of the development hereby approved, whichever is the sooner. The development shall subsequently be implemented entirely in accordance with the approved details and the mitigation, compensation and enhancement/net gain measures shall be permanently maintained and retained.

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

8. Prior to the commencement of any development hereby permitted, a scheme detailing arrangements for archaeological observation and recording that shall take place during any excavations (beyond the footprint of the building to be demolished) within the application site shall be submitted to the local planning authority for

approval. The development shall thereafter be carried out in accordance with the approved scheme of observation and recording.

Reason: To ensure any archaeology is correctly and adequately recorded.

9. Prior to the commencement of the development hereby approved the following information shall be submitted to and agreed in writing by the Local Planning Authority: 1) a 'desk study' report documenting the site history. 2) a site investigation report detailing ground conditions, a 'conceptual model' of all potential pollutant linkages, and incorporating risk assessment. 3) a detailed scheme for remedial works and measures to be taken to avoid risk from contaminants/or gases when the site is developed. 4) a detailed phasing scheme for the development and remedial works (including a time scale). 5) a monitoring and maintenance scheme to include monitoring the long-term effectiveness of the proposed remediation over a period of time. The Remediation Scheme, as agreed in writing by the Local Planning Authority, shall be fully implemented before the development hereby permitted first comes in to use. On completion of the development written confirmation that all works were completed in accordance with the agreed details shall be submitted to the Local Planning Authority.

Reason: To ensure potential land contamination is addressed.

10. In the event that contamination is found at any time when carrying out the approved development, it must be reported in writing immediately to the Local Planning Authority and an investigation and risk assessment must be undertaken in accordance with requirements of BS10175 (as amended). Should any contamination be found requiring remediation, a remediation scheme, including a time scale, shall be submitted to and approved in writing by the Local Planning Authority. The approved remediation scheme shall be carried out and once completed a verification report shall be submitted within two weeks of completion and submitted to the Local Planning Authority.

Reason: To ensure risks from contamination are minimised.

11. Prior to the commencement of any development hereby approved, all existing trees and hedges shown on approved plan 70085295-WSP-00-XX-DR-C-0001 P05 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

12. Before the development is utilised the accesses, geometric highway layout, turning and parking areas shown on Drawing Number 70085295-WSP-00-XX-DR-C-00001 Rev P05 must be constructed, unless otherwise agreed in writing by the Planning

Authority. Thereafter, these must be maintained, kept free from obstruction and available for the purposes specified.

Reason: To ensure the proper and appropriate development of the site.

13. The car park hereby approved shall not be first brought into use until a Flood Warning Plan and means of its implementation shall first have been submitted to and approved in writing by the local planning authority. Thereafter the development shall be carried out and maintained in accordance with the agreed details.

Reason: In the interests of minimising risk to public safety.

Informatives:

NPPF Approval.

For brownfield sites the Environment Agency also encourage any measures to improve the quality of surface water runoff. Table 26.2 of the CIRIA (753) SuDS manual, details a pollution hazard level for commercial roof land use, of 'Low' and lists a value for Total Suspended Solids, Metals and Hydrocarbons. The table also details a pollution hazard level for non-residential carparking land use, of 'Low' and lists a value for Total Suspended Solids, Metals and Hydrocarbons. Although the existing land use of the building and the proposed land use both have a 'Low' pollution hazard level, the proposed use (car park) has slightly higher values for Total Suspended Solids, Metals and Hydrocarbons. There may be opportunity to improve the quality of surface water runoff by fitting an oil separator, or gross pollutant traps to remove rubbish and sediment. There may be opportunity to install these within the drainage network when the site works are undertaken.

Application Reference: P/OUT/2021/05309

Application Site: Land Adjacent Broadmead Broadmayne

Proposal: Development of up to 80 residential dwellings, together with open space, allotments and enhanced drainage features (outline application to determine access only).

Recommendation: Refuse

Decision: The committee were minded to delegate authority to the Head of Planning and the Service Manager for Development Management and Enforcement to grant planning permission subject to the completion of a legal agreement and planning conditions and deferred the item to a later committee meeting to consider a report regarding suitably worded planning conditions.

Application Reference: P/FUL/2021/05255

Application Site: Land Adjacent Broadmead, Broadmayne

Proposal: Change of use of agricultural land to Suitable Alternative Natural Greenspace (SANG) and temporary formation of a construction haul road

Recommendation: Refuse

Decision: Deferred for consideration at a later meeting in order that the matter can be considered further by officers given member's resolution on the outline planning application.

Application Reference: P/FUL/2022/07710

Application Site: Land And Buildings Known As Newlands Farm Coldharbour Chickerell

Proposal: Part full and part retrospective application for the change of use of land and buildings from agricultural use to storage (B8) and the siting of up to 43 storage containers

Recommendation: Grant subject to conditions.

Decision: That the application be granted subject to the following conditions.

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

Location plan 3114/01

Site and location plans 3114/02 F

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

2. The use of the building and land hereby approved shall be only for purposes restricted to uses within Class B8 Storage & Distribution of the Town & Country Planning (Use Classes) Order 1987 (as amended) and for no other purpose, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order). A maximum of 43 storage containers shall be sited on the land in accordance with the positions and footprints shown on drawing no. 3114/02F and there shall be no stacking of storage containers on top of each other (double stacking).

Reason: To ensure the authorised use is clearly defined for the avoidance of doubt.

3. No vehicles shall access nor leave the site and no activity shall take place in connection with the storage (class B8) use outside the hours of 07.30 to 18.00 hours on Mondays to Fridays, and outside the hours of 08.00 to 18.00 hours on Saturdays and Sundays. No vehicles shall access nor leave the site and no activity shall take place in connection with the skip hire use outside the hours of 08.00 to 17.00 on Mondays to Fridays. Neither uses shall be operational on Public Holidays.

Reason: To safeguard the character and amenity of the area and living conditions of any surrounding residential properties.

4. Within 2 months of the date of this permission the areas shown on plan 3114/02 F for the manoeuvring, parking, loading and unloading of vehicles must be surfaced, marked out and made available for these purposes. Thereafter, these areas must be 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.

5. The soft landscaping works detailed on approved drawing 3114/02 F must be carried out in full during the first planting season (commencing November 2023) and completed by December 31/12/2023. The soft landscaping shall be maintained in accordance with the agreed details and any trees or plants which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure the satisfactory landscaping of the site and enhance the biodiversity, visual amenity and character of the area.

6. Prior to November 2023 a landscape management plan shall be submitted to and approved in writing by the Local Planning Authority and shall include maintenance schedules for the landscape areas. The subsequent management of the development's landscaping shall accord with the approved plan.

Reason: To ensure that due regard is paid to the continuing enhancement and maintenance of amenity afforded by the landscape features of communal, public, nature conservation or historical significance.

7. The storage of skips shall only occur in the area hatched green on drawing no. 3114/02F.

Reason: In the interests of visual amenity.

Informatives:

NPPF
EA informative

Application Reference: P/FUL/2023/01475

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

Proposal: Provision of additional car parking spaces, vehicular circulation space, footpath alteration, together with associated hard and soft landscaping works to include EV charging, air source heat pump and additional boundary fencing and gates.

Recommendation: Grant planning permission subject to conditions

Decision: That the application be 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

General Arrangement Plan – Dwg No. DSE-UBU-XX-XX-DR-L-0100 Rev: P05

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

3. 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.

4. The fencing and gates shall be finished in the colour black and the materials to be used shall be the product Zaun Duo 8 Perimeter Fence System as set out in the approved plans and in the supporting Zaun Limited product information sheet Version 20220817 submitted on the 10/03/2023 with this application.

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

5. The three air source heat pumps as shown on Dwg No. DSE-UBU-XX-XX-DR-L-0100 Rev: P05 and hereby approved, shall be AMICUS LT Air Source Heat Pumps model code: LAHP-412LTS, unless otherwise first agreed in writing by the Local Planning Authority. Thereafter, the development shall be carried out in accordance with the agreed details.

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

6. Prior to the occupation or use of the development hereby approved, two electric vehicle charging points shall be installed as shown on Dwg No. DSE-UBU-XX-XX-DR-L-0100 Rev: P05 and these shall be Rolec Service Ltd Basic Charge Units, unless otherwise first agreed in writing by the Local Planning Authority.

Thereafter, the development shall be carried out in accordance with the agreed details.

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

Informatives

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.

Informative: Contact Dorset Highways

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.

Informative: Electric vehicle charging points

The applicant is advised that prior to the development being brought into use, it must comply with the requirements of Building Regulations Approved Document S: Infrastructure for the charging of electric vehicles.

Application Reference: P/FUL/2023/00766

Application Site: The Town Mill, Mill Lane, Lyme Regis, DT7 3PU

Proposal: Alterations include:- Replace wooden gates with metal gates. Replace closed gate and install access stairs. Replace railings with hooped railings. Replace and enlarge main entrance with glass door. Replace archway to car park.

Recommendation: Grant subject to conditions

Decision: That the application be 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. C2254.01A
A- Replacement gates	-	Dwg No. C2254.03
B- New gate and stairs	-	Dwg No. C2254.04B
C- Replacement railings	-	Dwg No. C2254.05C
E- Replacement door	-	Dwg No. C2254.06C
F- Archway details	-	Dwg No. C2254.07C
Proposed site plan	-	Dwg No. C2254.08C

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

- 3 Prior to installation on site of the new Archway from Broad Street Car Park, detailed drawings and specifications showing the design and construction of the new Archway (at a scale no less than 1:10) shall be provided to the Local Planning Authority and agreed in writing. Details and drawings shall include colour and materials which shall match those set in Dwg No. C2254.07C unless otherwise first agreed in writing by the Local Planning Authority. Thereafter, the development shall be carried out in accordance with the agreed details.

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

- 4 Prior to installation on site of the gates to the Millers Garden and the gate to the Millers Garden from The Lynch, detailed drawings and specifications, showing the design, materials, colour and construction of the gates (at a scale no less than 1:10) shall be provided to the Local Planning Authority and agreed in writing. Thereafter, the development shall be carried out in accordance with the agreed details.

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

- 5 Prior to installation of the external door, detailed drawings and specifications showing the design and construction of the external door (at a scale no less than 1:10) shall be provided to the Local Planning Authority and agreed in writing. Thereafter, the development shall be carried out in accordance with the agreed details.

Reason: To preserve or enhance the character and appearance of the heritage asset.

6. All metal railings hereby approved shall have fixings secured into mortar joints and not stonework.

Reason: To protect and safeguard the fabric of the heritage asset.

Informatives

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/LBC/2023/00767

Application Site: The Town Mill, Mill Lane, Lyme Regis, DT7 3PU

Proposal: Alterations include- Replace wooden gates with metal gates. Replace closed gate and install access stairs. Replace railings with hooped railings. Replace and enlarge main entrance with glass door. Install serving hatch. Replace archway to car park.

Recommendation: Grant subject to conditions.

Decision: That the application be granted subject to the following conditions.

1. 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).

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

Location plan	–	Dwg No. C2254.01A
D- Replacement gates	-	Dwg No. C2254.03
E- New gate and stairs	-	Dwg No. C2254.04B
F- Replacement railings	-	Dwg No. C2254.05C
E- Replacement door	-	Dwg No. C2254.06C
F- Archway details	-	Dwg No. C2254.07C
Proposed site plan	-	Dwg No. C2254.08C
6 – Serving hatch	-	Dwg No. C2254.09

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

3. Prior to installation on site of the new Archway from Broad Street Car Park, detailed drawings and specifications showing the design and construction of the new Archway (at a scale no less than 1:10) shall be provided to the Local Planning Authority and agreed in writing. Details and drawings shall include colour and materials which shall match those set in Dwg No. C2254.07C unless otherwise first agreed in writing by the Local Planning Authority. Thereafter, the works shall be carried out in accordance with the agreed details.

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

4. Prior to installation on site of the gates to the Millers Garden and the gate to the Millers Garden from The Lynch, detailed drawings and specifications, showing the design, materials, colour and construction of the gates (at a scale no less than 1:10) shall be provided to the Local Planning Authority and agreed in writing. Thereafter, the works shall be carried out in accordance with the agreed details.

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

5. Prior to installation of the external door, detailed drawings and specifications showing the design and construction of the external door (at a scale no less than 1:10) shall be provided to the Local Planning Authority and agreed in writing. Thereafter, the works shall be carried out in accordance with the agreed details.

Reason: To preserve or enhance the character and appearance of the heritage asset.

6. All metal railings hereby approved shall have fixings secured into mortar joints and not stonework.

Reason: To protect and safeguard the fabric of the heritage asset.

7. All demolition (or alteration by way of partial demolition) work pursuant to this consent shall be carried out by hand and/or by tools held in the hand. No power-driven tools shall be used.

Reason: To protect and safeguard the fabric of the heritage asset.

Application Reference: P/ADV/2023/01041

Application Site: The Town Mill, Mill Lane, Lyme Regis, DT7 3PU

Proposal: Replace existing entrance sign with new entrance sign over footpath.

Recommendation: Grant subject to conditions.

Decision: That the application be granted subject to the following conditions.

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

Location plan	–	Dwg No. C2254.01A
F- Archway details	-	Dwg No. C2254.07C

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

2. Notwithstanding the details of the design on drwg no. C2254.07C prior to installation on site of the new Archway from Broad Street Car Park, detailed drawings and specifications showing the design and construction of the new Archway (at a scale no less than 1:10) shall be submitted to the Local Planning Authority and agreed in writing. Details and drawings shall include colour and materials which shall match those detailed on Dwg No. C2254.07C unless otherwise first agreed in writing by the Local Planning Authority. Thereafter, the development shall be carried out in accordance with the agreed details.

Reason: In the interests of public safety.

3. 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.

4. 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.

5. 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.

6. 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.

7. 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.

8. The advertisement sign(s) hereby permitted shall not be displayed until the existing advertisement sign(s) as shown on drawing number C2254.07C has/have been removed from the site.

Reason: In the interests of amenity and public safety

Informatives

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/LBC/2023/01913

Application Site: Greenhill Chalet Building, Weymouth

Proposal: Change of colour of the painted metalwork from the existing blue to the original grey

Recommendation: Grant subject to conditions.

Decision: That the application be 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 – TQRQM23088112102856 DATED 29 Mar 2023

Existing Elevations – GCB 001

Existing Elevations – GCB 002

Proposed Elevations – GCB 003

Proposed Elevations – GCB 004

Design, Access and Heritage Statement (submitted 30/03/2023)

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

3. Prior to the commencement of the work(s) hereby approved details of the Micaceous Iron Oxide (MIO) coating and semi-gloss MIO finish shall be submitted to the Local Planning Authority and a test area prepared on site for inspection by the Local Planning Authority. Thereafter the development shall not proceed until the details and test area have been agreed in writing by the Local Planning Authority and the development shall thereafter be carried out in accordance with the agreed details.

Reason: To ensure a satisfactory visual appearance and finish of the proposed works in the interests of the historic asset.

