

Western & Southern Area Planning Committee

19 October 2023

Decision List

Application: P/FUL/2023/00384

Site Address: Highlands End Holiday Park Highlands End Eype DT6 6AR

Proposal: Installation 300 ground mounted photovoltaic (Solar Panels) to provide carbon free electricity for Park.

Recommendation: Refuse.

Decision: Delegate authority to the Head of Planning and the Service Manager for Development Management and Enforcement to grant subject to planning conditions the detailed wording of which shall have first been agreed in writing by the vice-chair of the Southern and Western Planning Committee (acting as chairman at today's meeting) to cover the following matters:

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. Approved plans list.
3. The detailed biodiversity mitigation, compensation and enhancement/net gain strategy set out within the approved Biodiversity Plan or Landscape Ecological Management Plan (LEMP) certified by the Dorset Council Natural Environment Team on xxx 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/ the LEMP) 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.

4. Before the development hereby approved commences a Construction Traffic Management Plan (CTMP) must be submitted to and approved in writing by the Planning Authority. The CTMP must include:

- construction vehicle details (number, size, type and frequency of movement)
- a programme of construction works and anticipated deliveries
- timings of deliveries so as to avoid, where possible, peak traffic periods
- a framework for managing abnormal loads
- contractors' arrangements (compound, storage, parking, turning, surfacing and drainage)
- wheel cleaning facilities
- vehicle cleaning facilities
- Inspection of the highways serving the site (by the developer (or his contractor) and DorsetHighways) prior to work commencing and at regular, agreed intervals during the construction phase
- a scheme of appropriate signing of vehicle route to the site
- a route plan for all contractors and suppliers to be advised on
- temporary traffic management measures where necessary

The development must be carried out strictly in accordance with the approved Construction Traffic Management Plan.

Reason: To minimise the likely impact of construction traffic on the surrounding highway network and prevent the possible deposit of loose material on the adjoining highway. This information is required prior to commencement of the development due to ensure that construction traffic is appropriately managed throughout the course of the development.

5. Prior to the commencement of any development hereby approved, a soft landscaping and planting scheme shall be submitted to, and approved in writing, by the Local Planning Authority. The approved 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 years. and thereafter shall be maintained and replaced in accordance with the approved scheme for 5 years following the completion of the approved landscaping scheme.

Reason: To ensure the adequate landscaping of the site to mitigate the impacts of the development upon the landscape and Dorset Area of Outstanding Natural Beauty. This information is required prior to

commencement as landscape and visual impacts will begin from the commencement of works.

6. The solar panel installation hereby approved shall be removed from the site in its entirety and the site shall be restored to agricultural land by XX, that being 40 years from the date of this planning consent.

Reason: To ensure the long term protection of the landscape.

7. No flood lighting or security lighting shall be installed until details of a scheme to control glare or stray lighting has been submitted to and approved in writing by the local planning authority; the scheme shall include timings of use of the artificial lights, shielding and angle of the head to reduce glare and light intrusion on land that it is not owned by the development as appropriate. Thereafter the lighting shall be installed, operated and maintained in accordance with the agreed details.

Reason: To protect visual amenities and avoid nuisance to adjoining properties.

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 applicants/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.
- The applicant was provided with pre-application advice.
- The application was acceptable as submitted and no further assistance was required.

2. 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.

3. The applicant is reminded of their responsibility to submit photographic evidence of compliance with the Biodiversity Plan or LEMP to Dorset Natural Environment Team in order to comply fully with requirements of condition 3.

Application: P/RES/2023/03059

Site Address: Land To The Rear Of 34-36A Canberra Road Weymouth

Proposal: Erection of 4no. dwellings (reserved matters application to determine appearance and landscaping following the grant of Outline planning permission number WP/20/00015/OUT)

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 and site plan 20.01 RevC

Site Plan floor plan and elevations 16/241/001 Rev B

Drainage scheme 2305/77/001 RevA

3. The external materials to be used for the walls and roof shall be as stated on the approved drawing 16/241/001 RevB and as detailed in the submitted Design and Access statement 16/241/DAS

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

4. The soft landscaping works detailed on approved drawing 16/241/001 Rev B must be carried out in full during the first planting season (November to March) following commencement of the development or within a timescale to be agreed in writing with the Local Planning Authority. 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.

5. The detailed biodiversity mitigation, compensation and enhancement/net gain strategy set out within the approved Biodiversity Plan or Landscape Ecological Management Plan (LEMP) (ref. DBAP23238NH) certified by the Dorset Council Natural Environment Team on 20th September 2023 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/ the LEMP) 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.

Informatives:

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. INFORMATIVE NOTE: Privately managed estate roads As the new road layout does not meet with the Highway Authority's road adoption standards or is not offered for public adoption under Section 38 of the Highways Act 1980, it will

remain private and its maintenance will remain the responsibility of the developer, residents or housing company.

3. INFORMATIVE NOTE: 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.

4. INFORMATIVE NOTE: Biodiversity plan

The applicant is reminded of their responsibility to submit photographic evidence of compliance with the Biodiversity Plan or LEMP to Dorset Natural Environment Team in order to comply fully with requirements of condition 6.

5. INFORMATIVE NOTE: Cycle Provision

The applicant is reminded that appropriate cycle parking provision should be made within the application site to encourage sustainable modes of transport. The proposed cycle parking provision must be constructed to a suitable standard, prior to the development being occupied, maintained thereafter and kept free from obstruction.

Application: P/FUL/2023/01319

Site Address: Bonscombe Farm, Bonscombe Lane, Shipton Gorge, Dorset, DT6 4LJ

Proposal: Conversion and change of use of an existing agricultural building to holiday let accommodation.

Recommendation: Refuse planning permission.

Decision: Delegate authority to the Head of Planning and Service Manager for Development Management and Enforcement to grant subject to the completion of a S106 agreement to tie the development to the agricultural holding such that they cannot be sold separately and subject to planning conditions, the detailed wording of which shall have been first agreed by the vice-chair (acting today as the chairman), to cover the following matters:

1. 3 year implementation
2. Plans list
3. This permission is for conversion and not for rebuild – submission of method statement for conversion works to enable building to be converted and not rebuilt.
4. Holiday accommodation use only and register to be kept of those staying.

5. Approval of material samples.
6. Remove pd rights for new windows, opening and rooflights, extensions and outbuildings.
7. No external lighting.
8. Implementation of biodiversity mitigation plan.
9. Submission and implementation of landscaping scheme and maintenance.
10. Provision of turning and parking area prior to first occupation.
11. Details of proposed boundary treatments including materials and height – to be retained as approved thereafter.

Application: P/HOU/2023/03047

Site Address: 73 Woolcombe Road Portland DT5 2JA

Proposal: Erect single storey front extension and bike shed to the side.

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 PP-12118855v1

Proposed elevations / floor / site plans: Drawing No. 2904:507/001 A

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

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended (or any order revoking and re-enacting that Order with or without modification), no additional window(s) or other opening(s) permitted by Class A of Schedule 2 Part 1 of the 2015 Order shall be constructed in the south elevation of the shed/garage building hereby approved.

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