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## WESTERN AND SOUTHERN AREA PLANNING COMMITTEE

### MINUTES OF MEETING HELD ON THURSDAY 18 APRIL 2024

**Present:** Cllrs David Shortell (Chairman), Jean Dunseith (Vice-Chairman), Kelvin Clayton, Nick Ireland, Paul Kimber, Louie O'Leary (Left the meeting at 16:10), Kate Wheller (Left the meeting at 13:09) and Sarah Williams

**Apologies:** Cllrs Dave Bolwell, Susan Cocking, Bill Pipe and John Worth

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

Penny Canning (Lead Project Officer), Ann Collins (Area Manager – Western and Southern Team), Mike Garrity (Head of Planning), Joshua Kennedy (Democratic Services Officer), James Lytton-Trevers (Lead Project Officer), Hannah Massey (Lawyer - Regulatory), Robert Parr (Planning Officer), Matthew Pochin-Hawkes (Lead Project Officer), Elaine Tibble (Senior Democratic Services Officer), Katrina Trevett (Development Management Team Leader), Thomas Whild (Senior Planning Officer) and Nicola Yeates (Conservation and Design Officer)

#### 92. **Declarations of Interest**

Cllr Wheller declared that she knew the applicant for item 5d, but that their relationship was strictly professional and did not impact her ability to take part in the deliberation of the item. Cllr Wheller also declared that she grew up near the application site of item 5b, but was not predetermined on the application and also that she would not take part in determining items 5 h, l & f as she hadn't attended the previous committee meetings for those items.

Cllr O'Leary declared that he would not take part in the debate or vote for item 5d, as he knew the owner of the Rugby Club.

Cllr Shortell declared that he hadn't been present at the previous committee meeting for item 5h, however he had since read the committee papers and watched the video recording of the meeting and therefore, would take part in determining that application.

#### 93. **Minutes**

The minutes of the meeting held on 14 March 2024 were confirmed and signed.

#### 94. **Planning Applications**

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

95. **Application P/FUL/2023/06544 Lakeside Superbowl St Nicholas Street Weymouth Dorset DT4 8AD**

The Lead Project Officer presented the application for the demolition of an unused bowling alley in Weymouth and the construction and temporary siting of a car park. The proposal included the demolition of the entirety of the existing building, which was no longer in use and the creation of a 57-space car park, accessed via the existing car park.

Members were shown the location of the site within Weymouth and photographs of the exterior of the existing building and surrounding area.

The key planning issues were summarised by the Lead Project Officer and it was explained that this was an interim stage in the possible future development of the site and that it would likely be proposed to be developed further in the future.

There was public representation received from Mr Christian, the agent for the application, who spoke in support of the proposal, stating that the demolition of the unused building would be a positive contribution to the area.

In response to a question from one member the Lead Project Officer informed the committee that there weren't concerns over harming archaeological finds on the site as the building would only be demolished to slab level and as such wouldn't impact anything under the surface. A condition requiring a programme of Archaeological works would further safeguard any minor intrusions that may occur from drainage works.

Having had the opportunity to discuss the proposal, members were in agreement that the removal of the vacant building from Weymouth town centre would be a positive contribution to the area and looked forward to the potential redevelopment of the site in the future.

Proposed by Cllr O'Leary and seconded by Cllr Ireland.

Decision: That the application be granted subject to the conditions set out in the appendix to these minutes and as per the update sheet attached to the agenda.

96. **Application P/MPO/2023/03270 Phases 2-4 Curtis Fields Land south of Chickerell Road Weymouth DT4 0TR**

The Lead Project Officer presented the application for the variation of a legal condition on a previously approved application, to reduce the affordable housing requirements from 30% to 26.24%. It was explained that a report had been produced by the independent District Valuer, which had determined that due to abnormal costs that had arisen during the development, the full affordable housing requirement of 30% was no longer viable and the alternative of 26.24% had been proposed. This equated to a loss of 18 affordable homes from the development.

Cllr Northam, a representative of Weymouth Town Council, spoke in objection to the application, stating that there was a serious need for affordable homes in the area and reducing the requirement could set a precedent for other developers to seek to reduce their contribution.

Having had the opportunity to discuss the application members expressed concerns over reducing the affordable housing requirement from the development, particularly due to the view that the applicant did not do their due diligence when estimating their costs initially. Members felt that approving this application could set a precedent for reducing affordable housing requirements, which they were reluctant to do and were minded to defer the application to allow officers to review the application with the applicant to explore whether there were any other options that the applicant could propose that would not result in a reduction of affordable housing provision

Adjournment 11:23 – 11:42

Proposed by Cllr Wheller and seconded by Cllr Williams.

Decision: That the application be deferred until a later meeting.

97. **Application P/VOC/2024/01066 4 Verne Road Weymouth DT4 0RX**

The Senior Planning Officer presented the application for the variation of condition to allow the planning permission to apply to the land rather than the applicant, following Dorset Council acquiring a former hostel. The application had been brought to committee for determination because Dorset Council was the applicant.

Members were shown the location of the application site, as well as photographs of the building and the surrounding area. The condition linking the planning permission to the applicant rather than the land had been carried over from consent granted in 1991. The Senior Planning Officer explained that there was no specific justification for tying the consent to the applicant rather than the land and the condition fails the test of being necessary and reasonable, as such it was recommended to grant approval.

Vikki Jeffery spoke as the applicant, in support of the application, noting the building had been recently purchased by Dorset Council to be used as a hostel.

Proposed by Cllr Wheller and seconded by Cllr O'Leary.

Decision: That the application be granted.

98. **Application P/FUL/2024/00504 Weymouth Rugby Club Monmouth Avenue Weymouth DT 3 5HZ**

Cllr O'Leary left the Council Chamber at 12:05.

The Senior Planning Officer presented the application for the change of use of the Rugby Club car park to a café. An application for the site had been previously

refused at the February 2024 committee and had returned with the kiosk being situated in a different part of the car park, further away from the neighbouring residential properties, to address issues around noise and odour.

Members were shown the location of the application site and an aerial view of the site, with the location of the current kiosk and seating area highlighted, as well as photographs of the kiosk and seating area and the proposed area where the kiosk would be relocated to.

The main planning issues were summarised by the case officer and it was explained that previous concerns over the noise and odour produced by the café had been addressed by the relocation of the kiosk.

Public representation was received from the agent, Mr Williams, who spoke in support of the application.

In response to a question from one member, the Senior Planning Officer explained that the area where the kiosk and seating is currently located would be returned to car parking.

Proposed by Cllr Kimber and seconded by Cllr Ireland.

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

Cllr O'Leary returned to the Council Chamber at 12:19.

99. **Application P/FUL/2023/07288 Charmouth Road Park and Ride Car Park Charmouth Road Lyme Regis**

The Senior Planning Officer presented the application for the erection of a café, new vehicular access and the installation of 10 electric vehicle charging stations in the Charmouth Road Park and Ride car park. This application had come to the committee for determination because the application site was on land partially owned by Dorset Council.

Photographs of the existing Park and Ride site were provided to members, as well as various views from around the site and access to the site. The case officer provided plans for the proposal and indicated where the café building and car chargers would be located.

The main planning issues were summarised and it was explained that the scale of the facilities being proposed were considered to be disproportionate when considered against other facilities that served larger settlements and that insufficient evidence had been provided to demonstrate that the building is needed for the use of the park and ride. The application site also fell within the National Landscape, for which the council has the duty to enhance the natural beauty of the landscape and this application would introduce a permanent structure onto the site to service a seasonal park and ride.

Public representation in support for the application was received from Mr Cope, the agent for the application, Mr Green a representative of Lyme Regis Town Council and Cllr Bawden, the Ward Member.

The committee voted in favour of extending the meeting past 3 hours.

In response to questions from members the Senior Planning Officer explained that the Electric Vehicle charging stations had been considered as part of the application and were considered acceptable, but their benefit was outweighed by the harm caused by the erection of the café building. Members were also reshown a photograph of the existing site, showing the proximity and size of the neighbouring residential buildings.

Having had the opportunity to discuss the merits of the application, members felt that the facilities provided by this application were important to help facilitate the park and ride for the future and provide economic benefits to ensure its sustainability. In addition, they held the view that the café building wouldn't have a negative impact on the landscape, particularly when compared to the existing buildings nearby. The application also had support from the Town Council and the Ward Member.

The meeting adjourned to allow for planning officers to draft a set of conditions for the approval of the application. 13:09 – 14:00

The Senior Planning Officer presented the set of conditions and summarised them for members. The proposer and seconder agreed to the proposed conditions.

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.

Cllr Wheller left the meeting at 13:09

100. **Application P/FUL/2023/07162 Land Adjacent Round Hill Coppice Mythe Hill Quarry Entrance Mapperton To Junction Twinways Lane Melplash**

The Senior Planning Officer presented the application for the retrospective planning permission for the conversion of a barn to residential usage. It was explained that due to a revised National Planning Policy Framework, the requirement to demonstrate a 5-year housing land supply had been reduced to 4-years and the tilted balance would not apply to this application.

Members were shown the location of the site and an aerial photograph of the area, showing the building and surrounding land. Elevations of the building and floorplans were provided, as well as photographs, to give members an idea of the scale and design of the building.

The Senior Planning Officer summarised the main planning issues related to the application, noting that the application site fell outside of the Defined Development

Boundary and the justification provided by the applicant, of it being a rural workers dwelling was not considered sufficient as evidence for this had not been provided.

Public representation in support of the application was received from Ms Sturrock, Mr Winterson, the applicant Mr Tolkovsky, Cllr Rogers representing Netherbury Parish Council and Cllr Alford the Ward Member. Within their statements they highlighted the sustainable construction of the barn and the need for the rural location for the woodworking and education business ran by the applicant.

The Senior Planning Officer reiterated that the applicant had not provided details to justify the need for a rural workers dwelling and it was not clear that there was a need for accommodation on the site, as the business had previously been run from a different location.

Having had the opportunity to discuss the merits of the application, members felt that the application did not pose significant harm to the landscape and expressed concerns over security, due to there having been 3 instances of theft from the site in the past.

The meeting adjourned from 15:33 – 15:48.

Based on the evidence presented by the public speakers and within the officer's report, members felt that there were significant security concerns due to the isolated location of the business that would require the siting of on-site accommodation.

Planning conditions that were required, should members approve the application were presented to members. The proposer and seconder agreed the conditions presented.

Proposed by Cllr O'Leary and seconded by Cllr Kimber.

Decision: That authority be delegated to the Head of Planning and Service Manager for Development Management and Enforcement to grant subject to the conditions as set out in the appendix to these minutes.

101. **Application P/LBC/2024/00492 The Warwick Guest House The Warwick 9 The Esplanade Weymouth DT4 8EB**

The Conservation and Design Officer presented the application for listed building consent to relocate the main SSN electricity service line cut-out board from the ground floor to the first floor. The application had come to committee for determination because Dorset Council was the landowner.

Members were shown the location of the application site within Weymouth. The case officer summarised the proposal and explained that the proposed location would allow for better access and prevent any damage from damp issues. The application was not considered to cause any harm to the heritage asset.

Proposed by Cllr Williams and seconded by Cllr O’Leary.

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

102. **Application P/FUL/2023/01319 Bonscombe Farm Bonscombe Lane Shipton Gorge Dorset DT6 4LJ**

Cllr O’Leary left the meeting at 16:10.

Cllr Kimber and Cllr Shortell confirmed that they had read the report from the October 2023 meeting of the committee, where they were not present.

The Development Management Team Leader presented the application for the conversion and change of use of an existing agricultural building to holiday let accommodation. It was explained that although this application had been determined previously by the committee in October 2023, since then there had been various changes in relation to material planning considerations, so the application was being brought back to committee to determine if these changes impacted the decision of the committee.

The changes in material planning considerations were highlighted to members and it was explained that the revised statutory duty to AONB’s was the relevant change to the application. The revised duty requires Local Planning Authorities to seek to further the purposes of conserving and enhancing the AONB (National Landscape),

The application was summarised by the case officer, with detailed plans provided including elevations and floorplans, as well as photographs of the site.

Public representation was received from the applicant, Ms Benedict, who stated that the repurposing of an old derelict building would enhance the landscape and provide important economic benefits.

Proposed by Cllr Ireland and seconded by Cllr Clayton.

Decision: That authority be delegated to the Head of Planning and Service Manager for Development Management and Enforcement to grant subject to the completion of a S106 agreement and the conditions set out in the appendix to these minutes.

103. **Application P/FUL/2023/04091 Dower House Parnham House Parnham Beaminster DT8 3LZ**

The Lead Project Officer presented the application, it was explained that officers had sought to agree the terms of the S106 agreement since the committee had resolved to grant approval of the application at the February 2024 committee meeting, however the applicant had advised that the terms of the S106 agreement would prohibit them from acquiring funding for the works due to a legal agreement tying the proposed holiday let to the wider Parnham estate.

The application was summarised by the case officer, who provided plans of the development and photographs of the application site. It was explained that the application sought to tie the proposed holiday let to the Dower House and other land within the same title and commits the applicant to landscape management of the grounds and early restoration work to the historic gates and driveway.

The main planning issues were summarised and it was highlighted that the application was in conflict to policy ECON6, as the holiday let could be sold off separately, so there was a risk of fragmentation of the estate. There were however, heritage benefits from the landscape management and restoration works.

Public representation was received from the agent for the applicant, Mr Grant, who highlighted the need for the applicant to acquire funding for this part of the development and hoped that the agreement to carry out other works would help offset the change to the proposed legal agreement.

Having had the opportunity to discuss the merits of the application, members felt that the application would provide economic benefits to the area. They felt that the application would also facilitate the restoration of the rest of the estate, by providing a revenue stream for the applicant. Furthermore, it was considered that the heritage benefits of the restoration of the historic gates and landscaping works would outweigh the harm done by not tying the holiday accommodation to the wider Parnham Estate.

The Lead Project Officer presented the draft conditions to members and the proposer and seconder confirmed that they accepted the conditions.

Proposed by Cllr Ireland and seconded by Cllr Kimber.

Decision: That authority be delegated to the Head of Planning or the Service Manager for Development Management and Enforcement to grant planning permission subject to the completion of a legal agreement under section 106 of the Town and County Act 1990 (as amended) in a form to be agreed by the Legal Services Manager to secure:

- i. Landscape management and maintenance within the title plan, including the tree lined avenue, to ensure the development would improve the quality and appearance of the site and part of the Estate.
- ii. Tying the proposed holiday-let to the existing Dower House and associated title (including entrance and access drive) so that it cannot be sold off separately.

And subject to conditions set out in the appendix to these minutes.

**104. Application P/HOU/2023/04785 3 Pump Cottages West Road, Bridport Dorset DT6 6AE**

The Planning Officer presented the application to retain and alter an ancillary building. The committee were reminded of the update on the application, which



was a representation from a neighbour objecting to the application based on impact on character and impact on privacy due to overlooking.

Members previously considered the application in November 2023 and resolved to delegate authority to the Head of Planning to grant subject to the completion of a legal agreement and were now asked to consider an amended scheme, the only difference being the decking area.

The location of the application site within Bridport was highlighted and an aerial photograph of the property and garden was shown to members. A photograph of the existing building and raised decking area was provided, in addition to a floor plan of the building. The Planning Officer summarised the key planning issues and noted that the proposal was considered to be acceptable in planning terms.

Public representation was received from Mr Tuck, who opposed the application because of the increased size of the decking area, which he felt would lead to an unacceptable level of overlooking on neighbouring gardens. Mr Ludgate, the agent for the application, spoke in support of the application.

Having had the opportunity to discuss the merits of the application, members felt that the application was acceptable and didn't pose any issues.

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.

105. **Urgent items**

There were no urgent items.

106. **Exempt Business**

There was no exempt business.

107. **Update Sheet**

**Decision List**

**Duration of meeting:** 10.00 am - 5.08 pm

**Chairman**

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## Western & Southern Area Planning Committee 18 April 2024 Decision List

**Application:** P/FUL/2023/06544

**Site Address:** Lakeside Superbowl St Nicholas Street Weymouth Dorset DT4 8AD

**Proposal:** Demolition of existing building and restoration of the site through the construction of a temporary surface car park.

**Recommendation:** GRANT subject to conditions.

**Decision:** That the application be granted subject to the planning conditions set out below.

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

Location Plan, drawing no. 23.039.001

Demolition Plan, drawing no. 23.039.002

Site Layout Plan, drawing no. 23.039.010

Proposed General Arrangement Plan, drawing no. 60704201-ACM-WB-XX-DR-C-0100 Rev P02

Temporary Car Park Drainage Strategy, drawing no. 60704201-ACM-WB-XX-DR-C-0500 Rev P02

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 30th April 2027. 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 30th July 2027.

Reason: To exercise control over the temporary use and to enable review of the potential redevelopment of the site, and in the interests of securing biodiversity enhancements.

4. Prior to commencement of development (including demolition works) an updated Construction and Environmental Management Plan (CEMP) based on the submitted CEMP shall first be submitted to and agreed in writing by the Local Planning Authority. The updated CEMP shall include provisions as set out within the submitted Ecological Impact Assessment and Biodiversity Plan. Thereafter, development shall proceed in strict accordance with the submitted CEMP, as has been agreed, for the full duration of the construction period.

Reason: To minimise the likely impact of construction traffic on the surrounding highway network and in the interests of safeguarding the residential amenity of the site and Biodiversity.

5. The car park extension hereby approved shall not be first brought into use until the demolition works have been completed in full, in accordance with the submitted Demolition Site Layout Plan as shown on Drawing 23.039.010.

Reason. To ensure the proper and appropriate demolition of the site.

6. Prior to commencement of development (including demolition works), a scheme showing the precise details of the design, specification and position of wheel washing facilities must be first submitted to and approved in writing by the Local Planning Authority. Thereafter, the wheel washing facilities as have been agreed shall be maintained in full working order for use throughout during the demolition, excavation, site preparation and construction stages of the development.

Reason: To prevent the likely deposit of loose material on the adjoining highway.

7. The car park extension hereby approved shall not be first brought into use until the accesses, geometric layout, turning and parking areas shown on drawing 'Proposed General Arrangement' plan, drawing P02, have been constructed in accordance with the drawing. Thereafter, the parking area must be maintained, kept free from obstruction and available for the purposes specified.

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

8. Prior to commencement of development (including demolition works), a programme of archaeological work in accordance with a written scheme of investigation shall first be submitted to, and approved in writing by, the Local

Planning Authority. This scheme shall cover archaeological fieldwork together with post-excavation work and publication of the results. Thereafter, the development shall proceed in strict accordance with the approved scheme.

REASON: In the interests of safeguarding the heritage value of the site.

9. The development hereby approved (including demolition works) shall be carried out in strict accordance with the submitted Biodiversity Plan dated 28 Feb 2024.

REASON: In the interests of safeguarding protected species.

10. The car park extension hereby approved shall not be first brought into use until details of the surfacing finish, levels, and boundary treatments shall have first be submitted to and agreed in writing by the Local Planning Authority. Thereafter, the development shall proceed in strict accordance with the approved details.

Reason: In the interests of preserving the character of the Conservation Area, in the interests of Inclusive Mobility, and to ensure off-site flood risk is appropriately minimised.

11. 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 drawing 60704201-ACM-WB-XX-DR-C-0500 P02, and until a Drainage Maintenance and Management Plan has been first submitted to and agreed in writing by the Local Planning Authority. The scheme shall thereafter be maintained in accordance with the Drainage Maintenance and Management Plan as has been agreed.

Reason: To ensure appropriate site drainage and its maintenance.

12. 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 which covers contamination and the risk of unexploded bombs. 3) a detailed scheme for remedial works and measures to be taken to avoid risk from contaminants/or gases/or unexploded bombs 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.

13. 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. On completion of the approved remediation scheme a verification report shall be prepared and submitted within two weeks of completion and submitted to the Local Planning Authority.

Reason: To ensure risks from contamination are minimised.

14. The car park hereby approved shall not be first brought into use until a more detailed Flood Warning Plan and means of implementation shall first have been submitted to and approved in writing by the local planning authority. This shall include details of the relevant actions and procedure following a flood alert, including implementation timeframe; means of warning car park users; and timescales and method for full closure/reopening. 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.

15. The car park extension hereby approved shall not be first brought into use until the cycle facilities as shown on drawing 60704201-ACM-WB-XX-DR-C-0100 P02 shall have been installed on site. Thereafter, the cycle facilities shall be retained and kept available for their intended use.

Reason: In the interests of Inclusive Mobility.

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 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.

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

3. Prior to demolition, the applicant is advised to obtain any necessary consent required under Section 61 of the Control of Pollution Act 1974 having regard to noise from demolition.

4. The proposed retaining wall will require the approval of the Highway Authority in accordance with Section 167 of the Highways Act 1980 and the applicant / developer is required to submit plans, sections and specifications of the retaining wall for approval, prior to construction works commencing

**Application:** P/MPO/2023/03270

**Site Address:** Phases 2-4 Curtis Fields Land south of Chickerell Road Weymouth DT4 0TR

**Proposal:** Modify section 106 agreement dated 17 August 2016 - Relating to Phases 2-4 at Curtis Fields (WP/14/00777/OUT) - to modify a portion of the affordable housing requirements from 30% to 26.24% following receipt of independent viability report (revised description).

**Recommendation:** Delegate authority to the Head of Planning and the Service Manager for Development Management and Enforcement to approve subject to the completion of a deed of modification of the s106 dated 17th August 2016 to secure 26.24% affordable housing.

**Decision:** That the application be deferred until a later meeting.

**Application:** P/VOC/2024/01066

**Site Address:** 4 Verne Road Weymouth DT4 0RX

**Proposal:** Renewal of permission for change of use to hostel (permanent approval requested) - Variation of condition 2 of planning permission 4/91/0110T to allow the use to apply to the land rather than the applicant.

**Recommendation:** Grant

**Decision:** That the application be granted.

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 application was acceptable as submitted and no further assistance was required.

**Application:** P/FUL/2024/00504

**Site Address:** Weymouth Rugby Club Monmouth Avenue Weymouth DT 3 5HZ

**Proposal:** Change of use of a sector of the Rugby club car park to a cafe with seating area.

**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:

001 Site Location Plan

CS 2024 002 Proposed Site Plan Floor Plan and Elevations

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

3. The premises shall not be open to customers outside the hours of 09:00 to 18:00 Monday to Saturday and 09:00 to 12:00 on Sundays.

Reason: In the interests of the amenities of adjoining and nearby residential 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. It is the applicant's responsibility to ensure that foul water is disposed of appropriately and legally, and with any appropriate permission from Wessex Water which may be required.

**Application:** P/FUL/2023/07288

**Site Address:** Charmouth Road Park and Ride Car Park Charmouth Road Lyme Regis

**Proposal:** Erect public toilets/cafe and form a new vehicular access. Install ten electric vehicle charging stations.

**Recommendation:** Refuse.

**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:

C2313.04 Highways Access Plan  
C2313.01A Location Plan  
C2313.02A Block Plan  
C2313.03A Elevations and Floor Plans  
C2313.05 Gate & EV charging details

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 commencement of any development hereby approved, above damp course level, 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.

Reason: In the interest of visual amenity.

5. 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 5 March 2024 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.

6. Before the development is occupied or utilised the first 20.00 metres of the vehicle access, measured from the rear edge of the highway (excluding the vehicle crossing - see the Informative Note below), must be laid out and constructed to a specification 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.

7. Before the development hereby approved is occupied or utilised the turning/manoeuvring and parking shown on Drawing Number C2313.02A 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.

8. Before the development hereby approved is occupied or utilised the visibility splay areas as shown on Drawing Number C2313.04 must be cleared/excavated to a level not exceeding 0.60 metres above the relative level of the adjacent carriageway. The splay areas must thereafter be maintained and kept free from all obstructions.

Reason: To ensure that a vehicle can see or be seen when exiting the access.

9. Before the development is occupied or utilised the Entry Only/Exit Only accesses, geometric highway layout, turning, parking areas and associated signage shown on Drawing Number C2313.02A 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 safe entry and exit to and from the site onto the highway and to ensure the proper and appropriate development of the site.

10. Before the development hereby approved is occupied or utilised any entrance gates must be hung so that the gates do not open over the adjacent public highway.

Reason: To ensure that any gates do not cause a safety hazard on the highway.

11. The café and toilet building hereby approved shall not be open to the public except when the park and ride is in operation.

Reason: The justification provided for a cafe in this location is reliant upon the ongoing support that it would provide for the park and ride.

12. The café and toilet building shall not be utilised until the EV Charging facilities have been provided in accordance with the approved plans.

Reason: to ensure that the EV charging facilities are provided in a timely manner.

13. 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.

14. Prior to the commencement of development above ground level details of a scheme for the prevention of crime shall be submitted to and approved in writing by the local planning authority. The development shall thereafter be completed in accordance with the approved details.

Reason: To ensure that the risks to the site from crime are appropriately managed.

**Application:** P/FUL/2023/07162

**Site Address:** Land Adjacent Round Hill Coppice Mythe Hill Quarry Entrance  
Mapperton To Junction Twinways Lane Melplash

**Proposal:** Retain conversion of barn to residential use.

**Recommendation:** Refuse.

**Decision:** That authority be delegated to the Head of Planning and Service Manager for Development Management and Enforcement to grant subject to planning conditions the wording of which shall have first been agreed in writing by the chairman and the following conditions.

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

23/150/01 Site location and block plan  
JH 11/23 Plans and elevations

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

2. The occupation of the dwelling hereby approved shall be limited solely to the applicants and any of their dependents and shall only be occupied while the business, operated from the site by the applicant, is trading.

Reason: The site is in a location where new housing would not normally be supported and is justified on the basis of the applicant's individual circumstances.

3. The turning, manoeuvring and parking shown on the submitted plans 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.

4. Any gates at the entrance to the site must be set back a minimum distance of 5.00 metres from the edge of the carriageway and hung so that the gates can only open inwards. Thereafter, the gates must be retained at their approved position, maintained and kept free from obstruction.

Reason: To enable a vehicle to be parked clear of the public highway whilst the gates are opened or closed, preventing possible interruption to the free flow of traffic.

5. The visibility splay areas shown on the submitted plans must be maintained and kept free from all obstructions exceeding 0.6m above the relative level of the adjacent carriageway and maintained as such thereafter.

Reason: To ensure that a vehicle can see or be seen when exiting the access.

6. No lighting shall be installed until details of the lighting scheme have been submitted to and agreed in writing by the Local Planning Authority. Thereafter the lighting scheme shall be installed operated and maintained in accordance with the agreed details.

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

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

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

**Application:** P/LBC/2024/00492

**Site Address:** The Warwick Guest House The Warwick 9 The Esplanade Weymouth DT4 8EB

**Proposal:** Relocation of main electricity service line cut-out board by SSEN from lower ground floor to first floor of the property adjacent to already existing electricity board.

**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:  
PP-10374087v1 Location plan  
FBS577 1 Detail Drawing- Scottish & Southern Electricity Networks

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

**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 application was acceptable as submitted and no further assistance was required.

**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:** Members are requested to consider the revised material considerations and resolve whether they change the resolution of the 19 October 2023 Western and Southern Area Planning Committee to approve planning permission subject to planning conditions and a S106 legal agreement.

**Decision:** That authority be delegated 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 holiday accommodation to the agricultural holding such that they cannot be sold separately and the following planning 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:

P-001 – Site Location Plan

P-005 – Proposed Plans

P-006 – Proposed Elevations and Section

P-003 – Proposed Site Plan and Section A-A

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

3. Notwithstanding details already submitted within the Structural Inspection Report P0131w0001, Planning Statement and approved plans; no development shall be commenced until a method statement for the conversion works to the barn has been submitted to and approved in writing by the Local Planning Authority. The method statement shall include details of the existing fabric of the original building that will be retained, such that the building shall be converted and not rebuilt. The development shall thereafter be carried out only in accordance with the approved method statement.

Reason: To ensure that development is a conversion of the existing building and not a re-build/new building.

4. The dwelling hereby approved shall be occupied for holiday purposes only; shall not be occupied as a person's sole, or main place of residence; and the owners/operators must maintain an up-to-date register of the names of all owners/occupiers of the dwelling and of their main home addresses, and must make this information available at all reasonable hours at the request of a duly authorised officer of the Local Planning Authority.

Reason: To ensure that the approved dwelling is not used for permanent residential occupation as the development is in an area where a new unfettered dwelling would be contrary to the adopted local plan.

5. Prior to development above damp proof course level, details (including colour photographs) of all external facing materials for the walls, roof and doors/windows 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 and the Dorset AONB.

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 roof enlargement(s) or alteration(s) (including installation of further new windows/rooflights of the dwellinghouse hereby approved), permitted by Class A and Class C of Schedule 2 Part 1 of the 2015 Order, shall be erected, installed or constructed.

Reason: To safeguard the character, visual amenity and dark night skies of the Dorset AONB.



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 garages, sheds or other outbuildings permitted by Class E of Schedule 2 Part 1 of the 2015 Order shall be erected or constructed.

Reason: To protect amenity and the character of the area and visual amenity of the Dorset AONB.

8. No external lighting shall be installed until details of the lighting scheme have been submitted to and agreed in writing by the Local Planning Authority. Thereafter the lighting scheme shall be installed, operated and maintained in accordance with the agreed details.

Reason: To safeguard the character, visual amenity and dark night skies of the Dorset AONB.

9. 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 01/03/2023 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.

10. Reason: To mitigate, compensate and enhance/provide net gain for impacts on biodiversity. Prior to the commencement of any development hereby approved, above damp course level, 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 first 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 the maintenance and replacement of the planting shall thereafter be carried out in accordance with the approved scheme.

Reason: To safeguard the character and visual amenity of the Dorset AONB.

11. Before the development hereby approved is first occupied or utilised the turning and parking shall be constructed in accordance with the approved plan P-003. 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.

12. Prior to the commencement of any development hereby approved above damp course level, details of all proposed means of enclosure, boundary walls and fences to the site, including details of materials and height, shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall thereafter be implemented in full accordance with the approved details and the means of boundary treatment retained.

Reason: To safeguard the character and visual amenity of the Dorset AONB.

**Application:** P/FUL/2023/04091

**Site Address:** Dower House Parnham House Parnham Beaminster DT8 3LZ

**Proposal:** Erection new dwelling. Construct swimming pool and pool plant house. Alterations and extensions to Dower House to provide enhanced internal accommodation; part demolition including existing boiler room, utility room, conservatory, garage, walling, structures within courtyard and detached outbuilding. Reinstatement of carriageway, gates and piers and boundary enclosure; erection of bike stores.

**Recommendation:** Refuse planning permission.

**Decision:**

Delegate authority to the Head of Planning or the Service Manager for Development Management and Enforcement to grant planning permission subject to the completion of a legal agreement under section 106 of the Town and County Act 1990 (as amended) in a form to be agreed by the Legal Services Manager to secure:

- i. Landscape management and maintenance within the title plan, including the tree lined avenue, to ensure the development would improve the quality and appearance of the site and part of the Estate.

- ii. Tying the proposed holiday-let to the existing Dower House and associated title (including entrance and access drive) so that it cannot be sold off separately.

And subject to the following planning conditions:

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

241392-PUR-04-00-DR-A-1000 P03 Site location plan

241392-PUR-04-GF-DR-A-2110 P03 Proposed Ground Floor plan - Dower House extension

241392-PUR-04-01-DR-A-2111 P02 Proposed First Floor plan Dower House extension

241392-PUR-04-RF-DR-A-2112 P02 Proposed Roof Plan Dower House extension

241392-PUR-04-ZZ-DR-A-2210 P03 Proposed Elevations Dower House extension

241392-PUR-04-00-DR-A-2000 P03 Proposed Site Location plan

241392-PUR-04-00-DR-A-2001 P03 Proposed Site Block plan

241392-PUR-04-RF-DR-A-2002 P03 Proposed wider Roof plan - New Dower Houses

241392-PUR-04-GF-DR-A-2100 P03 Proposed Ground Floor plan - Mirrored Dower House

241392-PUR-04-01-DR-A-2101 P03 Proposed First Floor plan Dower House

241392-PUR-04-RF-DR-A-2102 P03 Proposed Roof plan - New Dower Houses

241392-PUR-04-ZZ-DR-A-2200 P03 Proposed North & East Elevations New Dower House

241392-PUR-04-ZZ-DR-A-2201 P03 Proposed South & West Elevations New Dower House

241392-PUR-04-ZZ-DR-A-2202 P03 Proposed East & West site Elevations Dower Houses

241392-PUR-04-ZZ-DR-A-2300 P01 Proposed Pool House Floor & elevations

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 14 February 2026.

Reason: This condition is required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended). The reduced time limit aligns with the latest implementation date of other built tourist accommodation at

Parnham Park (i.e. P/FUL/2021/05746) and is required to ensure the development intensifies and improves accommodation at Parnham Park in accordance with West Dorset, Weymouth and Portland Local Plan (2015) Policy ECON6.

3. The new dwelling hereby approved and shown on approved drawing 241392-PUR-04-00-DR-A-2001 Rev P3 shall be occupied for holiday purposes only; shall not be occupied as a person's sole, or main place of residence; and the owners/operators must maintain an up-to-date register of the names of all owners/occupiers of dwelling and of their main home addresses, and must make this information available at all reasonable hours at the request of a duly authorised officer of the Local Planning Authority.

Reason: To ensure that approved dwelling is not used for unauthorised permanent residential occupation.

4. Prior to development of the new dwelling or extension of the existing dwelling hereby approved above damp proof course level, details and samples of all external facing materials for the walls and roofs 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 agreed.

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

5. Prior to the installation of any windows or external doors in the new dwelling or extension of the existing dwelling hereby approved, a schedule and detailed drawings (elevations at 1:10 and sections at 1:5) of all new windows and external including cross references to their positions on the plans 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.

6. Notwithstanding the approved plans, details and drawings of the final design of the gates, finials and piers (including how the new gate piers will match the existing in materials and mouldings) are to be submitted and approved in writing by the Local Planning Authority prior to of development of the new dwelling hereby approved above damp proof course level. Thereafter, the works shall be carried out in accordance with the agreed details and the gates, finials, piers and carriageway leading towards Parnham House shall be completed prior to occupation of the new dwelling hereby approved.

Reason: In the interests of visual amenity and the setting of the heritage assets.

7. All new and replacement rainwater goods shall be constructed of half round profile cast metal and painted in a colour to be agreed in writing by the Local Planning Authority prior to installation. Thereafter, the development shall be carried out in accordance with the agreed details.

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

8. Prior to the commencement of any development hereby approved, above damp course level, full details of hard and soft landscape proposals shall be submitted to and approved in writing by 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. The approved soft landscaping proposals 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.

Reason: In the interests of visual amenity and the setting of the heritage assets.

9. Prior to commencement of development, an updated Arboricultural Method Statement (AMS) and associated Tree Constraints Plan, Tree Removals Plan and Tree Protection Plan shall be submitted and approved in writing by the Local Planning Authority. The submitted information shall:
  - a) Identify the retention of T5 (London Plane Tree) and establish appropriate management measures to ensure retention.
  - b) Provide details for the protection of the Root Protection Areas (RPA) of trees numbered T4, T4, T19–T22, T23-T25 and T28-T31, including timescales for the installation and removal of protection.
  - c) Specify no access through the RPAs of trees numbered T4, T4, T19–T22, T23-T25 and T28-T31 for any construction activities. AMS to specify details of the re-alignment of any tree protective fencing to facilitate the new access tracks. This is to include recommendations for a phased approach to installing tracks and parking.
  - d) Identify recommendations for works to large area of laurel alongside A3066.

Thereafter, the development shall proceed in strict accordance with the approved details and a site meeting with the Local Planning Authorities' Tree Officer shall take place prior to commencement of works (including site clearance and demolition).

Reason: To ensure the avoidance of damage to existing trees and natural features during the construction phase and in the absence of up-to-date details at the planning application stage.

10. Prior to commencement of development a scheme must be submitted to the Local Planning Authority to show how the secondary access drive leading to Parnham House from the new dwelling hereby approved will be permanently obstructed to prevent use by motor vehicles other than in emergencies. Any such scheme requires approval to be obtained in writing from the Planning Authority. The approved scheme must be constructed before the development hereby approved is occupied or utilised and, thereafter, must be permanently maintained for the purpose specified.

Reason: To ensure no net increase in vehicles using the access and prevent other vehicles other than those associated with the emergency services using the access onto the A3066.

11. Before the development hereby approved is occupied or utilised the turning/manoeuvring and parking areas shown on Drawing Number 241392-PUR-04-00-DR-A-2001 P03 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.

12. Before the development is occupied or utilised the first 5.0 metres of the vehicle access, measured from the rear edge of the highway (excluding the vehicle crossing), must be laid out and constructed to a specification 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.

13. Before the development commences a scheme showing precise details (including the technical specification) for the provision of the electric gate(s) must be submitted to the Local Planning Authority. Any such scheme requires approval to be obtained in writing from the Local Planning Authority. The approved scheme must be constructed before any part of the development hereby permitted is occupied or utilised. Thereafter, the electric gate(s) must be maintained and available for the purpose specified.

Reason: To ensure the free and easy movement of vehicles through the access and to prevent any likely interruption to the free flow of traffic on the adjacent public highway.

14. Before the development hereby approved is occupied or utilised any entrance gates must be hung so that the gates do not open over the adjacent public highway.

Reason: To ensure that any gates do not cause a safety hazard on the highway.

15. Prior to commencement of development a Biodiversity Plan (BP) shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the BP certified by the Dorset Council Natural Environment Team 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 BP has been completed in full, unless any modifications to the approved Biodiversity Plan 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 BP 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.

16. Prior to occupation of the extensions to the existing dwelling hereby approved, the proposed Air Source Heat Pump shown on the approved drawings shall be installed and made available for use.

Reason: In the interests of sustainability and to ensure sufficient public benefits to overcome the identified less than substantial harm to heritage assets.

**Application:** P/HOU/2023/04785

**Site Address:** 3 Pump Cottages West Road Bridport Dorset DT6 6AE

**Proposal:** Retain and alter ancillary building.

**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:

- Block/Roof & Location Plan – Dwg No. 22/067/10
- Proposed Floor Plan and Elevations – Dwg No. 22/067/12 Rev: B

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

2. The development permitted shall not be occupied or used at any time other than for purposes ancillary to the use of the residential dwelling known currently as No. 3 Pump Cottages.

Reason: The development is in an area where a separate dwelling would be contrary to the adopted local plan.

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.