

# Western & Southern Area Planning Committee

## 20 June 2024

### Decision List

**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 variation of the s106 dated 17th August 2016 to secure 26.24% affordable housing.

**Decision:** That the application be refused for the following reason:

Having regard to Policy HOUS1 (iii) of the West Dorset, Weymouth & Portland Local Plan (2015) and the information submitted with the application, it is considered that requiring 30% affordable housing and financial contributions in accordance with the extant permission and legal agreement would not make the development economically unviable and hence the proposal is contrary to Policy HOUS1 of the adopted local plan.

**Application:** P/HOU/2023/06594

**Site Address:** 18 Osbourne Road Bridport Dorset DT6 3AN

**Proposal:** Erect residential annexe.

**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:

Block Plan Rev 7 - 05/06/2024

Floorplan, Elevation and Roof Drawings Rev 07 - 05/06/2024

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

3. The development permitted shall not be occupied at any time other than for purposes ancillary to the residential dwelling known currently as 18 Osbourne Road.

Reason: The accommodation is not considered suitable as a separate dwelling, because of the relationship with adjacent dwelling(s), the single point of access to the site and its location outside of a defined development boundary.

4. Prior to first occupation of the development hereby approved, the windows in the north elevation and west elevation that are illustrated as being obscure glazed on the elevation plan titled Floorplan, Elevation and Roof Drawings Rev 07 - 05/06/2024 shall obscure glazed to a minimum Pilkington glazed obscurity level of 3 and shall be retained as such thereafter.

Reason: To protect residential amenity.

**Informative:**

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.

**Application:** P/LBC/2024/01189

**Site Address:** Weymouth Seafront, The Esplanade, Weymouth

**Proposal:** Installation of 6 downlighters to each of the 7 Victorian shelters along the Esplanade.

**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:

2024 03 01 Location site plan

2024 03 02 Location site plan, floor plan and elevations

2024 03 03 Proposed details plan

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

### **Informative Notes:**

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In this case:

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

**Application:** P/LBC/2024/01599

**Site Address:** 9 The Esplanade, Weymouth, Dorset DT4 8EB

**Proposal:** Modifying internal basement layout; relocation of bathroom and kitchen; creating utility/laundrette; creating access through doorway to coal shed from kitchenette; changes to electrical lines and water pipes.

**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-12908829v1 Location Plan  
Basement existing and proposed floorplans

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

**Informative Notes:**

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In this case:

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

2. Informative: Vents and Flues

If during the works the need for any new vents or flues is found, an application for Listed building consent will be required and the applicant should consider whether planning permission will also be required.

**Application:** P/FUL/2024/01216

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

**Proposal:** Erect 15m mast for CCTV.

**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 and Block Plan C2405.01

Proposed Site Plan C2405.02

Proposed Elevations C2405.04

Proposed Mast Details C2405.05

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

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In this case:

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

**Application:** P/ADV/2024/01585

**Site Address:** Fence on land running adjacent to the entrance to Bradford's Building Supplies Sea Road South Bridport DT6 3DW.

**Proposal:** Display a non-illuminated vinyl banner on a hard backed board advertising Bridport Leisure Centre and what it offers - Swim, Gym, Classes. It will display the Centre logo along with what exit to take at the approaching Crown Roundabout.

**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:

TQRQM24103113811852 V01 Location and Block Plan  
Proposed banner  
01 V01 Banner Elevation Dimensions

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

2. The permitted advert must be static, have no moving parts, no flashing lights, no animation, no reflective material and no images that could lead it to being confused with a formal road sign.

Reason: To prevent possible distraction and confusion to drivers.

3. No associated external lighting and/or floodlighting shall be installed at the site.

Reason: To ensure that drivers aren't dazzled or distracted by the light, and that there is no harm to residential amenity.

4. 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.

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. 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.

8. 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.

**Informative Notes:**

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- The applicant/agent was updated of any issues and provided with the opportunity to address issues identified by the case officer.

**Application:** P/FUL/2023/02429

**Site Address:** Part Of Tout Quarry Priory Road Portland

**Proposal:** Enhancement of existing aggregates pathway in the Tout Quarry Sculpture Park & Nature Reserve with geological interpretation spaces & erection of Portland stone archway to be relocated from Grade II listed building at 81 Fleet Street, London.

**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. PSQT\_001 Rev: D

Arch details, Elevation and Plan - Dwg No. PSQT\_002 Rev: B  
Proposals Plan – Dwg No. PSQT\_003 Rev: D

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

3. 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
  - a framework for managing abnormal loads
  - contractors' arrangements (compound, storage, parking, turning, surfacing and drainage)
  - wheel cleaning facilities
  - vehicle cleaning facilities
  - 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.

4. 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 02/02/2024 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.

5. Scrub clearance required to be carried for the development hereby approved must be undertaken outside the nesting season of March to August.

Reason: To enhance or protect biodiversity.

### Informatives

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**Informative Note: Contact Dorset Highways**

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.