

Application Number:	P/FUL/2024/06068
Webpage:	https://planning.dorsetcouncil.gov.uk/
Site address:	Weymouth Beach South West of The Pier Bandstand Opposite The Prince Regent Hotel
Proposal:	Change of use of land for the siting of a mobile wild sauna unit and ancillary shed.
Applicant name:	Weymouth Town Council
Case Officer:	Rob Piggot
Ward Member(s):	Cllr Orrell

1.0 This application is brought to committee as part of the application site is on Dorset Council owned land.

2.0 Summary of recommendation:

Grant subject to conditions.

3.0 Reason for the recommendation:

- The proposal is a continuation of a seasonal use of the application site, being in a sustainable location, being of wider economic and community benefit and complimentary to existing adjacent uses.
- The proposal is acceptable in its design, general visual impact, and impact on heritage assets.
- There is not considered to be any significant harm to neighbouring residential amenity.
- There is not considered to be any significant flood risk issues.
- There are no material considerations which would warrant refusal of this application

4.0 Key planning issues

Issue	Conclusion
Principle of development	Acceptable, being located in Weymouth Town Centre, in a sustainable location, not conflicting with any existing adjacent uses, and diversifying the commercial offering along the waterfront at Weymouth.
Scale, design, impact on character and appearance	Acceptable, diminutive and complimentary in form, being a continuation of use of the site from existing shepherds hut during the summer months, and appropriate alongside other existing waterfront attractions, offerings.

Impact on the living conditions of the occupants and neighbouring properties	Acceptable.
Impact on landscape and heritage assets	Acceptable, no harm to wider Conservation Area or settings of listed buildings, appearing reminiscent of similar historical buildings associated with bathing along the waterfront.
Flood risk and drainage	Acceptable, development would be water compatible in nature, with the sauna being located on top of a trailer and thus mobile. Users would be able to access safe routes of evacuation given the location of the sauna.
Highway impacts, safety, access and parking	Acceptable, sustainable location, with close proximity to active modes of transport, public transport, and car parking.

5.0 Description of Site

5.1 The application site is located on a small area of Weymouth Beach, approximately 3.4m wide x 5m long, to the immediate southwest of the Pier Bandstand. The site is directly adjacent to, and accessed from, Weymouth Esplanade/Southwest Coast Path.

5.2 The site is within the Weymouth Conservation Area, with Weymouth Cenotaph (Grade II) located immediately to the southwest, promenade shelter 135 (Grade II) to the south, and Prince Regent Hotel (Grade II) and Victoria Terrace (Grade II) located to the west of the site on the western side of The Esplanade/B3155.

5.3 The site is currently utilised to site an accessible beach hut (WP/19/00239/FUL) over the summer months – from 1st March to 31st October, with the site being unoccupied over winter months. Over summer months seasonal beach huts are located on the thin margin of beach to the southwest of the application site, with watercraft hire beyond this. The neighbouring pier bandstand to the northeast provides various entertainment and refreshments, along with public toilets. There is a mix of tourist accommodation, retail and residential properties in the built-up historical areas to the north and west.

6.0 Description of Development

6.1 The proposed development is the change of use of land for the siting of a mobile wild sauna unit and ancillary shed. The sauna unit is designed and built on a trailer which includes the sauna itself to seat up to 8 people and a small changing area. The trailer can be towed and delivered to the site like a caravan and so remains “mobile”. The dimensions are – total height (including trailer) 2800mm, width 1981mm and sauna length 3988mm (including trailer 5617mm). A small shed would be positioned adjacent to the sauna to provide shelter for staff.

6.2 The sauna has a half-glazed front/end elevation allowing exceptional views of the beach, the glass is tinted to protect the privacy of users and not disturb passers-by. The sauna uses a traditional wood stove to provide heat with volcanic stones to pour water over.

6.3 The sauna is built from Thermo Wood, which is highly sustainable with a far greater lifespan than untreated wood. In addition, it does not shrink or swell when subjected to large temperature differences or moisture. This means that it retains exceptional insulating properties ensuring that very little fuel is needed. Both the sauna and shed would have a timber finish stained to a walnut colour.

7.0 Relevant Planning History

WP/19/00239/FUL - Decision: GRA - Decision Date: 04/06/2019
Siting of shepherds hut with wheelchair access and terrace (between March to October) for daytime recreational use only by families with children who are disabled

WP/13/00208/FUL - Decision: GRA - Decision Date: 19/05/2013
Siting of shepherds hut and base

8.0 List of Constraints

General

WEY 1; Weymouth Town Centre Strategy; Weymouth Town Centre
SUS2; Defined Development Boundary; Weymouth
Wessex Water Treatment Works Catchment
Dorset Council Land (Freehold): DT355789 - Reference FH004434
Dorset Council Land (Freehold): DT376773 - Reference FH004439
Site of Special Scientific Interest (SSSI) impact risk zone

Flooding

Flood Zone 2
Flood Zone 3
Flood Risk Zone 3a
EA - Spatial Flood Defences

Heritage Assets

Weymouth Cenotaph (Grade II) located immediately to the southwest - List ID 1393111
Promenade Shelter 135 (Grade II) - List ID 1328298
Prince Regent Hotel (Grade II) – List ID 1365882
Victoria Terrace (Grade II) – List ID 1365870
Within Weymouth Town Centre Conservation Area
(statutory duty to preserve or enhance the significance of heritage assets under the Planning (Listed Buildings & Conservation Areas) Act 1990)

9.0 Consultations

All consultee responses can be viewed in full on the website.

Consultees

1. Highways

The promenade is wide with opportunities to be accessed via various active travel options, as well as sustainable transportation. The applicant should have due regard for Inclusive Mobility to comply with Equalities Act. The Highway Authority considers that the proposal does not present a material harm to the transport network or to highway safety and consequently has no objection.

3. Conservation Officers

Upon consideration of the submitted documentation it is considered that the proposal, albeit located within close proximity to many Listed buildings along the Esplanade and within the Weymouth Town Centre Conservation Area, would not be out of keeping with the various existing seafront facilities. Furthermore, by way of its design and scale, would not be considered detrimental to the significance of the Listed buildings nor the special character and local distinctiveness of the Conservation Area. There is no objection to this application.

4. Environment Agency

No comment, subject to Local Flood Risk Assessment.

5. Lead Local Flood Authority (LLFA) & Coastal Flood Team – Dorset Council

No objection. Scheme is considered acceptable from the perspective of the Local Lead Flood Authority (LLFA) given that the sauna would not provide for residential use/accommodation, would be mobile/transportable, with access to areas of low flood risk in close proximity.

Specific Advice from Coastal Flood Team: To sign up for the Environment Agency Flood Alerts. The waves can overtop at that location. And to advise them to have a plan for moving the sauna if there is a Flood Warning/Severe Flood Warning for large waves.

6. Env. Services – Protection

The smoke produced from the burning of fuel at this beach location should be dissipated so as not to cause nuisance. However, if Environmental Health receive complaints, there is a statutory duty to investigate the matter, and take action, if necessary.

A condition prohibiting the use of the site during the Cenotaph Service would seem respectful.

7. Weymouth Town Council

Support the application, raises no objection.

8. Melcombe Regis Ward

No comments received.

9. Building Control

No comment.

10. Wessex Water

No comments received.

11. Asset & Property

No comments received.

12. Dorset Fire & Rescue Service

No comments received.

Representations received

Total – Support: 16 representations have been received.

Total – Objections: None received.

Weymouth Civic Society - We are writing in support of the proposed siting of a sauna on Weymouth Beach in the same location and footprint as the shepherd's hut style beach hut for children with disabilities. This appears to us to be a valuable facility, in keeping with the seasonal summer use of the site, and a suitable winter use for the space. We also note the design, which is rather reminiscent of the earlier bathing machines which would have been seen on the beach.

General Comments from public representations –

- Mental and physical health benefits.
- Site provides for level, easy access, thus more accessible than other sauna sites in close proximity to Weymouth.
- Sauna/swim experience may build a community, being particularly beneficial with those who work from home.

- Generate revenue for a well-established and reputable local business and will benefit and create revenue for surrounding businesses in town, such as cafes, etc.
- Benefits in terms of heating/warmth at an individual level, during winter months.
- A valued addition to the suite of saunas already on offer in wider Dorset area.
- Will be an attraction for tourists, and could be used in conjunction with swimming events, which have been proven to be successful, e.g. Water Fest (2024).
- Would not conflict with other uses of the beachfront and will be a welcome addition for the local sea swimming community.
- Accessible by foot or cycle, and easy access to carparking nearby.

10.0 Duties

s38(6) of the Planning and Compulsory Purchase Act 2004 requires that the determination of planning applications must be in accordance with the development plan unless material circumstances indicate otherwise.

Section 66 requires that when considering whether to grant planning permission for a development which affects a listed building or its setting, there is a general duty to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 72 requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of conservation areas.

11.0 Relevant Policies

Development Plan

Adopted West Dorset and Weymouth & Portland Local Plan:

COM4	- New or improved local recreational facilities
COM7	- Creating a safe & efficient transport network
ECON5	- Tourism Attractions and Facilities
ENV1	- Landscape, seascape & sites of other geological interest
ENV4	- Heritage assets
ENV5	- Flood Risk
ENV10	- The landscape and townscape setting
ENV12	- The design and positioning of buildings
ENV13	- Achieving High Levels of Environmental Performance
ENV16	- Amenity
INT1	- Presumption in favour of Sustainable Development

Material Considerations

Emerging Local Plans:

Paragraph 48 of the NPPF provides that local planning authorities may give weight to relevant policies in emerging plans according to:

- the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
- the extent to which there are unresolved objections to relevant plan policies (the less significant the unresolved objections, the greater the weight that may be given); and
- the degree of consistency of the relevant policies in the emerging plan to the NPPF (the closer the policies in the emerging plan are to the policies of the NPPF, the greater the weight that may be given).

The Draft Dorset Council Local Plan

The Dorset Council Local Plan Options Consultation took place between January and March 2021. Being at a very early stage of preparation, the relevant policies in the draft Dorset Council Local Plan should be accorded very limited weight in decision making.

Emerging Neighbourhood Plans

Weymouth Neighbourhood Plan (DRAFT)

National Planning Policy Framework

Paragraph 11 sets out the presumption in favour of sustainable development. Development plan proposals that accord with the development plan should be approved without delay. Where the development plan is absent, silent, or relevant policies are out-of-date then permission should be granted unless any adverse impacts of approval would significantly and demonstrably outweigh the benefits when assessed against the NPPF or specific policies in the NPPF indicate development should be restricted.

Other relevant NPPF sections include:

- Section 4 'Decision making': Para 38 - Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available...and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.
- Section 6 'Building a strong, competitive economy', paragraphs 88 and 89 'Supporting a prosperous rural economy' promotes the sustainable growth and expansion of all types of business and enterprise in rural areas, through conversion of existing buildings, the erection of well-designed beautiful new

buildings, and supports sustainable tourism and leisure developments where identified needs are not met by existing rural service centres.

- Section 11 'Making effective use of land'
- Section 14 'Meeting the challenges of climate change, flooding and coastal change'
- Section 16 'Conserving and Enhancing the Historic Environment'- When considering designated heritage assets, great weight should be given to the asset's conservation, irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance (para 205). The effect of an application on the significance of non-designated heritage assets should also be taken into account (para 209).

Other material considerations

Weymouth & Portland Urban Design (2002)

Landscape Character Assessment (Weymouth & Portland)

Dorset Council Interim Guidance and Position Statement Appendix B: Adopted Local Plan policies and objectives relating to climate change, renewable energy, and sustainable design and construction. December 2023.

12.0 Human rights

Article 6 - Right to a fair trial.

Article 8 - Right to respect for private and family life and home.

The first protocol of Article 1 Protection of property.

This recommendation is based on adopted Development Plan policies, the application of which does not prejudice the Human Rights of the applicant or any third party.

13.0 Public Sector Equalities Duty

As set out in the Equalities Act 2010, all public bodies, in discharging their functions must have "due regard" to this duty. There are 3 main aims:-

- Removing or minimising disadvantages suffered by people due to their protected characteristics
- Taking steps to meet the needs of people with certain protected characteristics where these are different from the needs of other people
- Encouraging people with certain protected characteristics to participate in public life or in other activities where participation is disproportionately low.

Whilst there is no absolute requirement to fully remove any disadvantage the Duty is to have "regard to" and remove or minimise disadvantage and in considering the merits of this planning application the planning authority has taken into consideration the requirements of the Public Sector Equalities Duty.

This proposal is considered to impact upon persons with protected characteristics, by virtue of it not being fully accessible, where some form of mobility would be required to use the facility. Alongside the fact that the design and size of the sauna would limit accessibility, it will be accessed by steps from the beach, with door

thresholds to be stepped over to access the main sauna area. Handrails to the steps will be provided to ensure those some accessibility needs are catered for.

The above notwithstanding, the benefits of the scheme, these relating to economic benefits, the provisions of a community facility and the potential for benefits to health and wellbeing, are considered to outweigh the lack of accessibility for some users.

14.0 Financial benefits - None

15.0 Environmental Implications

The proposal will contribute to additional CO2 emissions from the construction materials and build stage. Furthermore, the use of a small wood burning stove, for heat generation, will contribute to CO2 emissions. However, the sauna would be directly accessible by foot, cycle or public transport, being located centrally on the Esplanade, with several bus stops in close proximity. Additionally, the sauna would be constructed from thermally treated Scandinavian spruce, being a renewable material, where treating would lengthen the durability and thus life of the wood, with it being more stable to temperature changes, having improved insulating qualities and thus ensuring the sauna itself is more energy efficient.

Furthermore, the logs used in the stove would be locally sourced, being 100% sustainably sourced and kiln dried, being certified under Woodsure Ready to Burn certification. Alongside this, it has been confirmed that the stove to be installed in the sauna would be new and thus would need to comply with various industry and Government standards associated with efficiency and cleanliness, such as HETAS and DEFRA.

Lastly, it should be noted that the scale of the operation is such that it would represent a small amount of overall emissions, potentially no more than a single residential log burning stove, over which planning legislation has limited or indeed no control.

16.0 Planning Assessment

Principle of Development

16.1 Policy COM4 of the West Dorset, Weymouth & Portland Local Plan (2015) supports schemes for new or improved local recreational facilities subject to a number of criteria.

16.2 It is considered that the sauna does fall within this policy consideration as a recreational facility. It does not undermine the commercial viability of any adjacent community facilities (Pier Bandstand food and retail outlets); it is considered likely that users of the sauna may frequent these more as a result. Furthermore, the sauna unit is not intrusive within the landscape which is explained further herein nor is it detrimental to amenities. It will not significantly intensify vehicle movements, given it can be accessed by the adjacent footpath, cycleway and by public transport. As such

it is considered that the proposed development accords with Policy COM4 of the adopted local plan.

16.3 Policy ECON5 is relevant, being that the development would contribute to the overall offering of facilities to visitors.

ECON5. TOURISM ATTRACTIONS AND FACILITIES

i) Proposals for new, or extensions to, tourism attractions and facilities will be encouraged and supported, particularly where they would:

- enhance an existing attraction or facility; or*
- provide wider environmental benefits, such as helping maintain an historic building; or*
- provide wider community benefits, such as a new recreational facility that will be used by the local community as well as visitors; or*
- increase the quality and diversity of the tourism offer in the local area and benefit the local economy.*

ii) Development should, where possible and practicable, be located within or close to established settlements, or make use of existing or replacement buildings.

iii) Major tourism attractions should preferably be located within the towns and will be expected to provide adequate visitor facilities, such as parking and toilets, rather than relying on community facilities in the area

16.4 It is considered that the sauna would enhance the existing waterfront and potentially act as a facilitator for wider revenue generation where patrons may use surrounding businesses, such as accommodation, cafes, etc. Furthermore, it is considered to provide wider community wellbeing benefits, by encouraging physical activity and supporting local swim groups, e.g. Bluetits of Weymouth Bay, etc. It is considered to also increase the diversity of the tourist offering along the Esplanade. Lastly, it is considered to be well located in terms of being in Weymouth Town Centre, near to existing facilities, and accessible by all forms of transport, there being active, private and public transport modes within close proximity. Accordingly, officers consider that the proposal complies with policies COM4 and ECON5.

Impact on visual amenity

16.5 The sauna is considered to be a modest addition to the waterfront where it would be in a similar functional and utilitarian form as the shepherds hut sited in summer months, being read alongside existing facilities – notably the Pier Bandstand. The ancillary shed, to also be constructed from timber and to sit

alongside the sauna for use by staff, is considered to be diminutive and modest in scale and form.

16.6 The development is considered to accord with Policies ENV10 and ENV12 of the West Dorset, Weymouth and Portland Local Plan (2015).

Heritage Impact

16.7 As noted by the Conservation Officer, the sauna would not be out of keeping with existing seafront facilities, and, by virtue of its design and scale, it would not be considered to harm the setting of nearby listed buildings, nor the special character and distinctiveness of the Conservation Area.

16.8 The development is considered to accord with Policy ENV4 of the West Dorset, Weymouth and Portland Local Plan (2015) and Section 16 of the NPPF.

Impact on Residential Amenity and Environmental Health

16.9 Given the minor scale of the sauna, being located in an already busy area of the waterfront, the main focus of assessment in terms of residential amenity is the operation of a wood burning stove, as the source of energy/heat for the sauna.

16.10 The Council's Environmental Protection Team have reviewed the application, having no objections, stating that the smoke produced by the sauna 'should be dissipated so as to not cause nuisance'. It should be noted that the nearest buildings, mainly consisting of hotel/tourist accommodation use, are approximately 43m to the west and 60m to the north.

16.11 No neighbour objections were received to the application. Many homes within Weymouth will have log burners fitted and therefore the impacts are little different to a residential property using such a means of heating on a regular basis. Furthermore, the stove being installed would still need to comply with British Standards and HETAS Guidance on efficiency and emissions, although this is not a planning requirement.

16.12 It is therefore considered that there would no adverse impact on residential amenity arising from the development but should there be complaints regarding emissions from the stove at a future date the Environmental Protection Team would investigate and take action if necessary.

16.13 The development is considered to accord with Policy ENV16 of the West Dorset, Weymouth and Portland Local Plan (2015).

Impact on Highway Safety

16.14 It is not considered that there would be any impact to highway safety given that there is adequate public parking nearby, in front of the Pier Bandstand – approximately 13m to the northwest, with the sauna being directly accessible by foot, cycle and public transport – approximately 52m to the bus stop to the southwest and

100m to a bus stop to th3 north. There has been no objection raised by the Council's Highways Team.

16.15 As such the development accords with Policy COM7 of the West Dorset, Weymouth and Portland Local Plan (2015).

Flooding

16.16 The application site is identified as being within Flood Zones 2, 3 and 3a, being subject to coastal flooding. Given the nature of the development the Environment Agency has screened it out of their consultation list and have noted that the Local Flood Risk Standing Advice applies. Accordingly, a Flood Risk Assessment has been submitted to support this application.

16.17 The proposed development would fall under what is defined within Annex 3: Flood Risk Vulnerability Classification of the NPPF as 'Water-compatible Development', being associated with 'Water-based recreation', where the use would not involve either residential use or the facilitation of sleeping accommodation. On this basis, in accordance with Section 14, Footnote 60 of the NPPF, this assessment would also not require a Sequential Test, given that the proposal is not for a change of use to a caravan, camping or chalet site, nor mobile home or park home site.

16.18 The Flood Risk Assessment provided indicates that the site would be subject to coastal flooding, with an estimated tide level for a 1 in 200-year event at 3.6 – 4.4m AOD (2133). A cumulative risk figure of 1.21m has been applied (2000 - 2125), and where the trailer would be sited approximately 975mm above beach level. It is noted that it would not be possible to raise the trailer higher. Notwithstanding the fact that the trailer unit would be potentially subject to flooding, importantly the unit is raised and thus water can pass under it, however, more importantly, it is also mobile and could be removed prior to a flooding event. Similar, when a flood warning/alert is in place the operator of the site has control over the use of the sauna such that a responsible operator would be expected to advise people who had booked a sauna session not to travel to the sauna. Were flooding to occur when in use, any users of the sauna could evacuate the unit being directly adjacent to areas in front of Prince Regent Hotel which are not designated as high-risk flood zones.

16.19 The Lead Local Flood Authority has confirmed it has no objections to the scheme, on the basis that the applicant signs up to EA Flood Alerts – which it has indicated it will do - and a plan is put in place for moving the sauna if there is a Flood Warning/Severe Flood Warning for large waves. An Emergency Flooding Plan will be required as a pre-commencement condition, to be approved by the Local Planning Authority, which should provide detail of how a flooding event will be managed, this will include a commitment to sign up to the EA Flood Warning and any procedures involved with the removal of the sauna in a flood event.

16.20 It is understood that over time, flood levels will increase and the need to monitor the usage of the site (in the interests of safety) from flooding is required. A condition limiting the permission to a period of 10 years is therefore proposed and has been agreed with the applicant

16.21 The proposal is considered to be in accordance with policy ENV5 of the of the West Dorset, Weymouth and Portland Local Plan (2015) and Section 14 of the NPPF.

Operational Use

16.22 It is not proposed to restrict the hours of operation given that the use is limited in size and extent and is in a publicly accessible area 24 hours a day and not sited immediately adjacent to any residential properties. However, the siting of the sauna and shed is proposed to be restricted to the 1st November to 28th February, thus not conflicting with the use of the site for an all access Shepherds Hut, from the months of 1st March to the 31st October.

17.0 Conclusion

17.1 The proposal, to use the application site for the siting of a sauna and timber structure for part of the year is considered to be acceptable in principle, being in a sustainable location in Weymouth Town Centre, where it would be of wider economic and community benefit.

17.2 The sauna and ancillary shed would not be visually intrusive, sitting alongside other waterfront attractions and commercial outlets, nor would it harm the wider historic setting given its diminutive form, being reminiscent of historical waterfront facilities. It would have an acceptable impact on residential amenity and it would be acceptable in terms of flood risk, given that the sauna would not be used as accommodation and could be removed, given it is on a trailer and therefore mobile. The proposal is therefore considered acceptable and to accord with the development plan.

18.0 Recommendation

18.1 Grant 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 (submitted on 18/10/2024)

Block Plan (submitted on 18/10/2024)

Plans and Elevations (submitted on 26/11/2024)

Site Plan (submitted on 26/11/2024)

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

3. An Emergency Flood Plan shall be submitted to and approved in writing by the Local Planning Authority prior to the siting of the sauna at the site. It shall include details of how, in the event of a flood occurrence/flood warning happening whilst the sauna and shed are positioned on the site, the sauna and shed shall be managed or removed in such an event. Following the written approval from the Local Planning Authority of the Emergency Flood Plan the development hereby approved shall be undertaken in accordance with the approved Plan and shall do so for each period in which the sauna is operational on the site hereby approved.

Reason: To ensure the safe operation of the sauna in respect to any flood risk.

4. The Sauna unit and ancillary shed hereby approved shall be used as a recreational Sauna only and not for any form of residential use including holiday accommodation; it shall appear in scale and design as approved on the submitted Elevation and Block Plans submitted on 18 October 2024, with only one Sauna unit being permitted by this approval. Furthermore, and notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 (or any subsequent revisions to that Order), no other temporary structures/units/caravans/food outlets are permitted within the red line shown on the approved Location Plan, Submitted on 18 October 2024.

Reason: To prevent the Sauna from becoming an unrestricted residential unit and to safeguard amenities within the Heritage Coast/Dorset National

5. The Sauna unit hereby approved shall be removed and the land restored to its former condition on or before 10 years from the date of this permission.

Reason: To enable the ongoing monitoring of flooding/coastal recession/instability issues and to ensure safety of users of the sauna.

6. The sauna and ancillary shed hereby approved shall only remain on the site from 1 November to 28th February in any one calendar year.

Reason: To ensure that other uses of the site are not in conflict.

7. 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.

8. No additional paving, decking, verandahs, or other features not shown on the approved plans shall be erected around or on the hut.

Reason: These features would be detrimental to the character and appearance of the conservation area in accordance with policy ENV4 of the West Dorset, Weymouth and Portland Local Plan 2015.

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.