

Application No: P/VOC/2023/02551
Site Address: Lyme Regis Golf Club Timber Hill Lyme Regis Dorset DT7 3HQ
Proposal: Modification of conditions of planning permission 1/D/13/000972 for improvements to existing golf driving range and practice area including amended scheme for the re-profiling of the playing surface through the importation and placement of uncontaminated sand, naturally occurring soils and inert waste (Variation of condition 3 of p.p. WD/D/17/000991– (Time Limit – Completion of Development) to extend the end date to 18/08/2023).
Applicant Name: Hansford Construction Ltd
Case Officer: Alice Paine
Ward Members: Cllr Bawden, Cllr Christopher

Publicity expiry date:	12 June 2023	Officer site visit date:	21/05/2025
Decision due date:	26/09/2025	Ext(s) of time:	26/09/2025
No. of Site Notices:	1		
SN displayed reasoning:	To inform local residents and highway users of the proposed development		

1. **Reason Application is Going to Committee**

Objection from Uplyme Parish Council.

2. **Summary of Recommendation**

Grant planning permission subject to conditions set out in section 17.

3. **Site Description**

- 3.1. This site comprises a 5 hectare field and associated access points situated approximately 3km north of Lyme Regis on the western side of the A3052. This road provides the main connection between Lyme Regis and the A35. Access to the driving range is from two points on the A3052, with customer car park access approximately halfway along the site's road frontage and landfill access from a second point on the northern boundary connected to the A3052 by a short section of private road.
- 3.2. The site lies on the eastern side of the Harcombe Valley with the land falling away to the west before rising up towards Rhode Hill on the opposite side of the Valley towards Uplyme. The application area is currently occupied by a mature hedgerow which provides screening for the field's driving range and landfilling activities. The county boundary with Devon runs through the Harcombe Valley approximately 600m west of the site.
- 3.3. The site lies within the Dorset National Landscape, which continues into the East Devon National Landscape at the boundary. It is also within the Wotton Hills Landscape Character Area, characterised by a patchwork of arable fields. There is tarmac footpath on the eastern side of the A3052 opposite the application site which runs through to the A35. This serves as an alternative route to the diverted South West Coast Path National Trail and this would cross the front of the application site.
- 3.4. The site in its current state is unfinished, with the reprofiling of approved phase 1 completed and work being undertaken on a smaller new phase 2 section leaving 50% of the site in use as a driving range.



Figure 1: view from the east of the site showing the reprofiled northern area and unprofiled southern area which is currently used as a driving range.

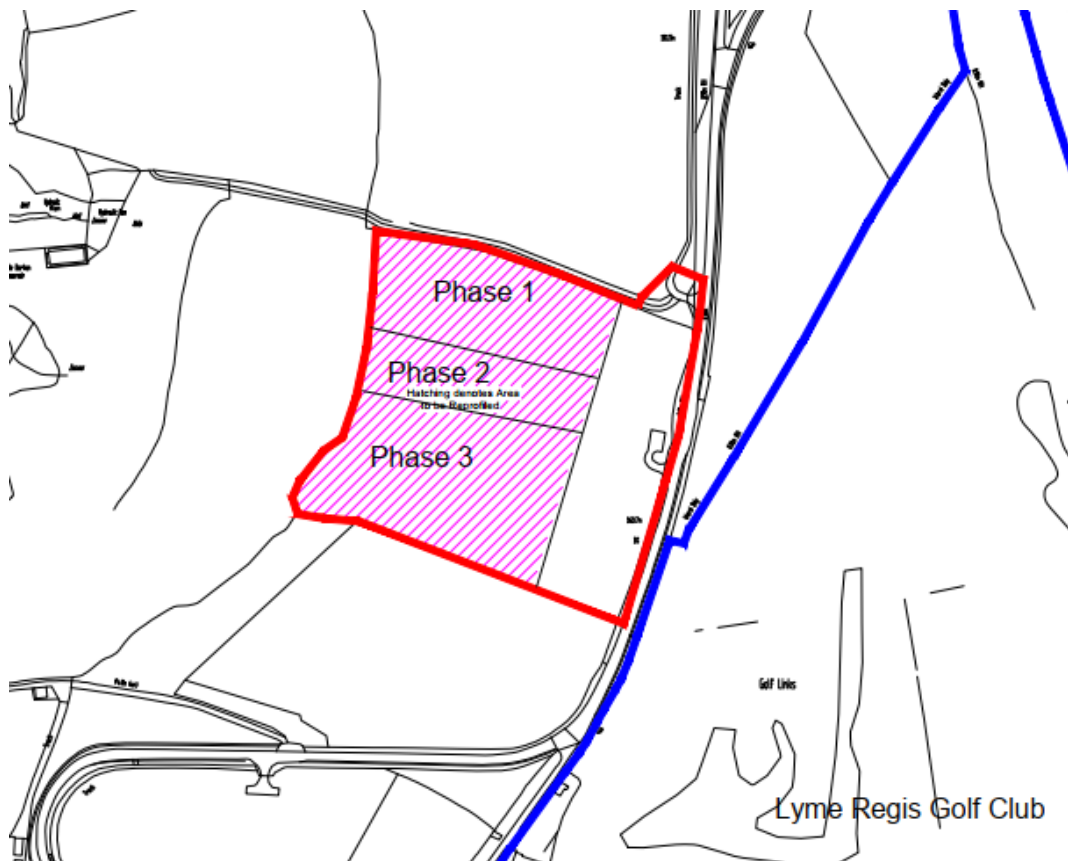


Figure 2: The site (outlined in red) and the other land under the applicant's control (blue).

4. **Description of Development**

- 4.1. The application seeks permission for an amendment of conditions relating to the extant application WD/D/17/000991 regarding the time limit and landscaping plan. The applicant proposes an extension of time from the original expiry date of 18/08/2023 to 31/12/2028 to allow for the completion of the second half of the scheme. They also propose that the original landscaping scheme submitted as part of the original application (1/D/13/000972) is outdated due to the natural growth of native planting over the last 12 years. The new landscape proposals would involve reduced planting in the hedgerows surrounding the site so as to not disturb the established foliage, and the implementation of a new wooded area on the western boundary of the site for ecological benefit and to screen the site from view to sensitive receptors across the valley.

5. **Relevant Planning History**

Previous Permitted Planning Applications and Certificates of Lawful Use			
Reference	Decision	Date	Description
1/W/85/000756	Refused	19/12/1985	Develop land by the erection of a dwelling for agricultural work.
1/W/89/000231	Granted	22/06/1989	Use land to dispose of surplus spoil from Charmouth By-Pass.
1/W/04/001294	Invalid	13/07/2004	Erect timber golf driving range and provide minimum of 12 additional car parking spaces.
1/W/04/000893	Refused	24/09/2004	Erect timber golf driving range and extend car park.
1/D/10/000480	Refused	17/05/2010	Certificate of lawfulness for proposed use as 26 allotment gardens.

1/D/12/001667	Invalid	04/12/2012	Improvements to the driving range field using inert waste, topsoil and reseeded.
1/D/13/000972/D	No Objection	19/09/2013	Landfill with inert material to facilitate improvements to golf driving range and practice area.
1/D/13/000972	Granted	01/07/2014	Landfill with inert material to facilitate improvements to golf driving range and practice area. Revised Scheme.
WD/D/17/000991	Temporary Grant	18/08/2017	Modification of conditions of planning permission 1/D/13/000972 for improvements to existing golf driving range and practice area including amended scheme for the re-profiling of the playing surface through the importation and placement of uncontaminated sand, naturally occurring soils and inert waste.

6. **Constraints**

P/VOC/2023/02551 is proposed on land which is subject to the following constraints. Where distance is 0, the constraint is either touching the site boundary or the site is within the constraint area. All distances are in metres.

6.1. **Neighbouring Local Authorities**

- Devon County - Distance: 543.71
- East Devon District – Distance: 543.71

6.2. **Environmental Designations**

- Area of Outstanding Natural Beauty (AONB): Dorset; - Distance: 0
- Higher Potential ecological network - Distance: 0

- Site of Special Scientific Interest (SSSI) impact risk zone; - Distance: 0
- Radon: Class: 3 - 5% - Distance: 0

6.3. **Rights of Way**

- Right of Way: Bridleway W2/8; - Distance: 14.28

6.4. **Landfill Sites**

- Authorised Landfill Site name and operator: Lyme Regis Golf Club, Driving Range And Practice Area - Hansford Construction Ltd - Distance: 0
- Authorised Landfill Site name and operator: Penn Cross Landfill - Day A D - Distance: 19.36

7. **Duties**

- 7.1. 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.
- 7.2. Clause 85 of the Countryside and Rights of Way Act (2000) requires Local Planning Authorities to seek to further the purposes of conserving and enhancing the natural beauty of National Landscape (AONB).

8. **Relevant Policies**

Development Plan

8.1. **[Bournemouth, Christchurch, Poole and Dorset Waste Plan \(December 2019\)](#)**

- Policy 1 – Sustainable waste management
- Policy 4 – Applications for waste management facilities not allocated in the Waste Plan
- Policy 8 – Inert waste recovery and disposal
- Policy 12 – Transport and access
- Policy 13 – Amenity and quality of life
- Policy 14 – Landscape and design quality

- Policy 18 – Biodiversity and geological interest
- Policy 23 – Restoration, aftercare and afteruse

8.2 West Dorset, Weymouth & Portland Local Plan 2015

- Policy INT1 – Presumption in Favour of Sustainable Development.
- Policy ENV1 – Landscape, Seascape and Sites of Geological Interest.
- Policy ENV2 – Wildlife and Habitats.
- Policy ENV9 – Pollution and Contaminated Land
- Policy ENV10 – The Landscape and Town Setting
- Policy ENV15 – Efficient and Appropriate Use of Land
- Policy ENV16 – Amenity
- Policy ECON5 – Tourism Attractions and Facilities
- Policy COM4 – New or Improved Local Recreational Facilities
- Policy COM7 – Creating a Safe and Efficient Transport Network
- Policy LYME2 – Land around Lyme Regis

9. Other Material Considerations

9.1. **Emerging Dorset Council Local Plan:**

Paragraph 49 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 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.

9.2. 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 5 'Delivering a sufficient supply of homes' outlines the government's objective in respect of land supply with subsection 'Rural housing' at paragraphs 82-84 reflecting the requirement for development in rural areas.
- 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 12 'Achieving well designed and beautiful places' indicates that all development to be of a high quality in design, and the relationship and visual impact of it to be compatible with the surroundings. In particular, and amongst other things, Paragraphs 131 – 141 advise that:

The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development.

Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design.

- Section 14 'Meeting the challenges of climate change, flooding and coastal change'
- Section 15 'Conserving and Enhancing the Natural Environment'- In Areas of Outstanding Natural Beauty (National Landscapes) great weight should be given to conserving and enhancing the landscape and scenic beauty (para 182). Decisions in Heritage Coast areas should be consistent with the special character of the area and the importance of its conservation (para 184). Paragraphs 185-188 set out how biodiversity is to be protected and encourage net gains for biodiversity.
- 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).

9.3. **National Planning Policy for Waste**

- Section 7: Determining planning applications
- Appendix A: The Waste Hierarchy
- Appendix B: Locational Criteria

9.4. **Supplementary Planning Guidance**

Dorset AONB Landscape Character Assessment

Dorset AONB Management Plan 2019-2024

10. **Consultation Responses**

10.1. The first consultation was undertaken on 22/05/2023, and further consultation undertaken on 02/05/2025 based on submission of a new landscaping plan. Consultees contacted during the reconsultation for comment were:

- DC – Landscape
- DC- Natural Environment Team
- East Devon District Council
- DC – National Landscapes
- Lyme Regis Town Council
- Cllr Christopher

10.2 **Natural England**

No Comment (received 13/06/2023)

10.3 **Environment Agency**

No Objection (received 02/06/2023)

10.4. **DC – Landscape**

First Comment: Objection (received 20/06/2023)

- It is considered that the landscape impacts of the current development are far reaching and therefore the duration of works should be kept to the minimum.
- Concerns that original conditions to split the site into 3 to reduce landscape impacts are not being adhered to.
- Concerns that the extension period is longer than necessary, and suggestion that it should be reduced.

Second Comment: No Objection (received 11/06/2025)

- The updated plan (dwg no. GDR/10/25) addresses all previous concerns over the proposed landscaping scheme.

10.5. **DC – Natural Environment Team**

First Comment (received 16/05/2025)

- Concerns over the clarity of the updated planting scheme
- Support for the planting of woodland within the site.

Second Comment (received 10/06/2025)

- Recommendation that the scheme is implemented via condition.

10.6. **DC – National Landscapes (formerly AONB)**

First Comment: Objection (received 12/06/2023)

- Concern that the application would lead to significant extension to the duration of operations in a highly sensitive and exposed location.
- It is considered that the duration proposed would not be conducive to the conservation and enhancement of the National Landscape
- It is noted that the proposed extension of time would result in a total landfilling period of 11.5 years from the commencement date which is a significant increase from the originally proposed scheme.
- It is considered that the development undermines multiple National Landscape Special Qualities and Policies as per the 'Dorset AONB (National Landscape) Management Plan 2019 – 2024.

- Concerns that a second extension of time would undermine the purpose of previous consents to mitigate harm to the National Landscape through limited duration, and that a greatly reduced extension may be necessary.

Second Comment (received 13/05/2025)

- Concerns over the extension of the duration of the development, and minimising of this being part of the original permission.
- Request for evaluation of the need based on public interest grounds.
- Request for clarification for the new planting area in the west of the site.

Third Comment (received 09/09/2025)

- Confirmation that the clarified planting scheme does not generate any significant concerns.

10.7. **DC – Highways**

No Objection (received 06/06/2023)

10.8. **DC – Flood Risk Management**

No Objection (received 23/05/2023)

10.9. **East Devon District Council**

First Comment (received 06/10/2023)

- Concerns from the original application over impact to the National Landscape, traffic, noise, dust, and odour as well as operating hours and lack of justification for the development are still considered to be relevant and would be exacerbated by the proposed extension.
- It is considered that the limited justification in support of the extension of time does not justify the proposal.
- Request that any extension is fully justified and kept to the minimum time necessary to reduce impact on local residents and landscape, and that conditions are appropriately monitored.

Second Comment: Objection (received 12/05/2025)

- Reiteration of previous concerns, including extension period and lack of justification for previous extensions.
- It is considered that the adjustments to the scheme do not justify the case for extension.
- Suggestion that the extension of time compared to the duration of works completed so far on the site are insufficient and therefore not feasible at current importation rates and local source material.
- Agreement with National Landscape Officer that the site is detrimental to the appearance and characteristics of the landscape and suggestion that it is in the public interest to therefore bring them to a close.
- Request for further assurances from the developer that works will be completed by the deadline.

10.10. Lyme Regis Town Council

Comments (received 01/09/2023)

- Members have received several local complaints about the use of the site, volume of material being deposited and height of the bank created.
- Concern that the material being deposited is not from local sites, which is against the originally proposed 'local need' for the development.
- Request that the site be closely monitored to ensure compliance with conditions.
- No formal objection.

10.11. Uplyme Parish Council

First Comment: Objection (received 17/06/2024)

- The proposal is considered to have a major and adverse potential impact on the residents of the area, and would reduce their amenity.
- Concerns that the hedgerow would not recover, and that hedge removal for an extra access would be unnecessary to the proposal.

Second Comment: Objection (received 19/05/2025)

- It is considered that the development has had major impact on the amenity of the residents of Uplyme Parish.
- Concerns that the deposition of materials is not being adequately monitored, causing visual impact to the East Devon National Landscape

11. **Representations received**

11.1. Five representations have been received from neighbours and members of the community referring to the application, all of which were objections. The issues raised by these submissions include:

- The continuation of historic objections to the landfill since the initial proposal of the development in 2013;
- Perceived misrepresentation of the scheme as a local amenity and in the public interest;
- Belief that the project is being poorly managed;
- Concerns that the following conditions are not being adhered to:
 - 1 (development in accordance with approved plans)
 - 2 (notification of progress of operations)
 - 11 (dust management)
 - 12 (limitation on type of materials to be brought onto site)
 - 15 (daily levelling of imported material)
 - 19 (operating hours)
 - 20 (noise)
 - 24 (agreed location for overnight parking of plant);
- A consensus that the scheme's original approval was not given appropriate consideration, and that the improvement of a driving range was insufficient to warrant approval;
- Suggestion that the scheme is not in accordance with policies set out in the waste plan or NPPF;
- A sense of injustice for sensitive visual receptors outside the Dorset County boundary;

- Frustration at the continuous delay and prolonged impact on the National Landscape for reasons deemed inadequate; and
- Concerns that approval of a second extension of time would be followed by a further application in 2028 and would allow for further disregard of planning conditions.

12. **Habitat Regulations Assessment**

12.1. This application was screened and it was concluded that no habitats regulations assessment was necessary.

13. **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.

13.1. This recommendation is based on adopted development plan policies, the application does not prejudice the human rights of the applicant or any third party.

14. **Public Sector Equality Duty**

14.1. 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.

14.2. 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 current application is not considered to have any impact upon those with a protected characteristic.

15. **Planning Assessment**

Principle of Development

- 15.1. This planning application is a request for an extension of time to continue an existing landfilling operation at Lyme Regis Golf Club Driving Range. The original planning permission was granted in 2014 (1/D/13/000972). The applicant has cited difficulty obtaining a Permit from the Environment Agency as a significant cause of delay in beginning and continuing the project. Due to this delay, a further application was submitted in 2017 requiring a further extension of time to complete the proposal. This application (WD/D/17/000991) was approved in 2017 with a new end date for completion by 2023. The applicant states that there have been significant subsequent delays since 2017 on account of the COVID-19 pandemic and difficulty obtaining inert waste for landfilling that is sourced close to the site.
- 15.2. Currently, the site is approximately half-finished, and though the applicant claims that they have ongoing difficulty obtaining material for landfilling locally, importation is continuing. It is apparent that the site is in need of restoration, as in its current half-finished state it has a negative impact on the Dorset National Landscape and amenity of local residents.

- 15.3. Policy 1 (sustainable waste management) of the Bournemouth, Christchurch, Poole and Dorset Waste Plan (The Waste Plan) states that proposals for the development of waste management facilities must conform with, and demonstrate how they support the delivery of the waste hierarchy, self sufficiency and proximity.



Figure 3: The waste hierarchy

- 15.4. The proposal is classed as a waste disposal facility on a non-allocated site and is not co-located with any other waste management facilities, as it is part of the Lyme Regis Golf Club and its continuing use is as a golf driving range. It is therefore at the bottom of the waste hierarchy as it is disposal and does not contribute to the circular economy. The applicant has also advised that procuring the appropriate inert waste for filling the site is challenging due to the lack of construction projects in the local area and competition between sites. Therefore, the proposal does not meet the requirements of Policy 1 of the Waste Plan.
- 15.5. Policy 4 (Applications for waste management facilities not allocated in the Waste Plan) of the Waste Plan states that waste management facilities will only be permitted where there is no available allocated site or there are advantages to the non-allocated site, and that the proposed site should comply with the relevant policies of this plan. The site is not allocated within the waste plan and does not hold any notable advantages over potential other sites allocated within the waste plan. Therefore, the proposal does not meet the requirements of Policy 4 of the Waste Plan.

- 15.6. Policy 8 (Inert waste recovery and disposal) of the Bournemouth, Christchurch, Poole and Dorset Waste Plan requires that proposals demonstrate that waste is being managed at the highest practicable level of the waste hierarchy and that there is a clear engineering, agricultural, landscape or recreation amenity justification for the development. It also states that proposals for the disposal of inert waste will not be permitted unless it is demonstrated that there is a clearly established need which cannot be met at existing permitted waste management facilities, having regard to the proximity principle. Proposals for inert waste land recovery or disposal must also demonstrate that they meet all of the following criteria:
- a. as far as reasonably practicable all materials capable of producing high quality recycled aggregates have been removed for recycling;*
 - b. the minimum amount of waste is being used to achieve the intended benefit; and*
 - c. they will not prejudice the restoration of existing or permitted mineral or waste sites.*
- 15.7. There is no recycling facility present on site, and no evidence of the imported inert waste being recycled before importation is evident. Furthermore, the use of inert waste to raise the levels of the driving range is likely to prejudice the use of materials at other sites. However, the volume of waste being used to fill the site is considered to be appropriate for the intended use as a driving range, creating a more useable and user-friendly facility. Overall, the proposal does not meet the requirements of Policy 8 of the Waste Plan.
- 15.8. However, Policies 1, 4 and 8 are about the principle of the development which already has the benefit of planning permission. They therefore attract little weight for this application which is for an extension of time.
- 15.9. As part of the original application (1/D/13/000972) the need for a waste disposal facility in this locality, within the National Landscape was considered. It was concluded that there was an unfulfilled need for an inert waste disposal facility to serve the Lyme Regis area. Since then, due to local competition and scarcity the material used for filling the site has been collected from further afield, and no longer serves the local community need that it was originally intended to. In its current state, the site does not serve local need and contributes to negative impact in multiple ways explored later in this assessment. Therefore, it is considered now that the need for an inert waste

disposal facility identified in the original permission is now outweighed by the requirement to restore the land in a manner which is acceptable for its location within the National Landscape.

Landscape and Restoration

- 15.10. In their original consultation response, the National Landscape officer states that the already delayed operation of the existing development and potential extension of time are not conducive to the conservation and enhancement of the National Landscape. They also state that the proposed extension of time coupled with the already approved extension of time would result in a total length of 11.5 years instead of the originally proposed duration of 5 years. In their comments, they consider that the development undermines the National Landscape Special Qualities and Policies outlined in the Dorset AONB Management Plan 2019 – 2024 and that an extension of time would undermine previous efforts to mitigate harm through limited duration. Another concern is that this proposed extension of time cannot guarantee the completion of the development by 2028.
- 15.11. Policy C1 of the Dorset AONB Management Plan states that the AONB (National Landscape) and its setting shall be conserved and enhanced by good planning and development. Policy C2 of the Dorset AONB Management Plan states that landscape assessment and monitoring shall be effective and support good decision making. Policy C3 of the Dorset AONB Management Plan states that necessary development shall be supported. Policy C4 of the Dorset AONB Management Plan states that development which has negative effects on the natural beauty of the AONB, its special qualities, ecosystem flows and natural processes shall be avoided.
- 15.12. The site as it currently stands, in its half-finished state, is against landscape and National Landscape Policy, as the workings do not conserve or enhance the National Landscape in its setting and it has visual negative effects on the area's natural beauty, special qualities, ecosystem flows and natural processes. Although extending the time to complete the development would see negative impact continued, it would facilitate the proper and appropriate final restoration of the site in alignment with its setting within the National Landscape. The final completion of the site is considered necessary for the National Landscape to be conserved and enhanced, and to restore and

enhance the disrupted ecosystem flows and natural processes by way of new planting as part of the scheme. It is considered that the need for restoration of the site outweighs the visual impact of the development in its current half-finished state upon the National Landscape whilst it is ongoing. It is necessary in order to complete the development to achieve the desired standard of restoration. Therefore, although the site in its current state does not meet the requirements of the Dorset AONB Management Plan, the proposed extension of time to allow for the final restoration of the site would meet the requirements of policies C1, C2, C3 and C4 of the Dorset AONB Management Plan.

- 15.13. Policy 14 (Landscape and design quality) of the Waste Plan states that proposals for waste management facilities will be permitted where they are compatible with their setting and would conserve or enhance the character and quality of the landscape, and that this must be achieved through sympathetic design and location, appropriate scale and avoidance or mitigation of adverse landscape impacts.
- 15.14. Policy ENV1 (Landscape, Seascape and Sites of Geological Interest) of the West Dorset, Weymouth, & Portland Local Plan (The Local Plan) states that exceptional landscapes will be protected, and that development which would harm the character, special qualities or natural beauty of the Dorset AONB (National Landscape) will not be permitted. Policy ENV10 (The Landscape and Town Setting) states that all development proposals should be informed by the character of the site and its surroundings and that opportunities to incorporate features that would enhance local character should be taken where appropriate.
- 15.15. Section 85 of the Countryside and Rights of Way (CROW) Act 2000 states that when determining an application an authority must seek to further the purpose of conserving and enhancing the natural beauty of the area of outstanding natural beauty. In addition, the Levelling-Up and Regeneration Act (LURA) 2023 requires public authorities through planning and decision making to ensure that proactive steps are taken to achieve positive outcomes for National Landscapes.
- 15.16. This application now proposes changes to the original approved landscaping plan to include a climate change resistant tree planting area. Dorset Council's Landscape Officer considers that this would contribute to the preservation and enhancement of the landscape and its character as it would contribute to mitigation of visual impact on

the National Landscape once the development is completed and the trees have matured. It is also considered that the proposal for an extension of time to allow the project to be completed would contribute to the preservation, protection and enhancement of the landscape as the site is currently half finished. Therefore, the optimum overall solution for this site, taking into account its location in the National Landscape, is for it to be completed in a timely fashion. It is clear that whilst this development is ongoing that it does not comply with Policy 14 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan, Policy ENV1 and ENV10 of the Local Plan or Section 85 of the CROW Act 2000 as the continuation of the construction of the development is not able to enhance or conserve the National Landscape. However, neither does the site in its half-finished state, and it is considered that once the development is complete Policies 14, ENV1, ENV10, section 85 and the requirements of the LURA with regard to National Landscapes will be complied with.

Biodiversity

- 15.17. Policy 18 (Biodiversity and geological interest) of the Waste Plan states that proposals for waste management facilities will only be permitted where adverse impacts on biodiversity and/or geodiversity will be avoided and/or mitigated, or compensation (in that order of preference) for the enhancement of biodiversity is provided where adverse impacts are unavoidable.
- 15.18. Policy INT1 (Presumption in Favour of Sustainable Development) of the Local Plan states that there will be a presumption in favour of sustainable development that will improve the economic, social and environmental conditions in the area.
- 15.19. Policy ENV2 (Wildlife and Habitats) of the Local Plan states that proposals that conserve or enhance biodiversity should be supported, and that opportunities to incorporate and enhance biodiversity in and around developments should be encouraged. It also states that development in major sites should take opportunities to help connect and improve the wider ecological networks.
- 15.20. This application incorporates a wedge of trees on the western boundary of the site which has already been partially planted. These trees are of climate change resistant species and connect to an existing wooded area to the southwest. Dorset Council's NET advises that the addition of this wooded area provides a positive contribution to

the biodiversity of the area by expanding existing ecological networks and enhancing biodiversity on the site. Therefore, the proposal meets the requirements of Policy 18 of the Waste Plan and Policies INT1 and ENV2 of the Local Plan.

Amenity

15.21. Policy 13 (Amenity and quality of life) of the Waste Plan states that proposals for waste management facilities will be permitted where it is demonstrated that any potential adverse impacts on amenity arising from the operation of the facility and any associated transport can be satisfactorily avoided or mitigated to an acceptable level, having regard to sensitive receptors. Considerations include noise, dust, odour, visual impact and site related traffic impacts.

15.22. Policy ENV16 (Amenity) of the Local Plan states that proposals for development should be designed to minimise their impact on amenity and will only be permitted provided they do not result in a level of activity or noise that will detract from the character and amenity of the area or quiet enjoyment of residential properties.

15.23. The existing landfill operation on site involves the importation of inert waste and soils, which does not typically produce any significant odour and no odour has been observed on any site visit. The current site operation is being carried out in accordance with existing conditions as per permission WD/D/17/000991 for the following:

- Management of dust (condition 11)
- Type of material imported (condition 12)
- Operating hours (condition 19)
- Noise (condition 20)
- Reversing alarms (condition 21)
- Maximum loaded vehicle movements (condition 25)
- Vehicle cleaning (condition 27)
- Progressive landscaping of the site (condition 30)
- Landscape maintenance (condition 31)

15.24. These conditions are proposed to be carried forward for this proposal, together with some new proposed conditions to ensure completion by the end date and it is considered that with these conditions in place, that the continuation of the development

will be acceptable. The operation of the development that has taken place so far under these conditions has not resulted in any complaint regarding noise, and although when operational, there is some limited noise produced. Overall, it is considered that the development is not harmful in relation to noise or amenity and complies with Policy 13 of the Waste Plan and Policy ENV16 of the Local Plan.

15.25. Although the need to restore the site in accordance with its location within the National Landscape is afforded significant weight in the assessment of this application, it is noted that the negative impact on the landscape and visual amenity will continue up to final completion. The original application (1/D/13/000972) gave a time limit of 5 years for the purpose of limiting the medium-term impacts of the development, which has been superseded by the subsequent extension of time permission (WD/D/17/000991) for a further 5 years, and this current application for another 5 years up to 2028. Currently, as the site is unfinished, there is a step where the non-filled area meets the filled area approximately halfway up the site running from east to west. It is necessary for importation to continue to complete the development as not doing so would leave the site with a poor landscape form and an inability of the Lyme Regis Golf Club to utilise the land as a driving range, as per Policies ECON5 and ENV15 of the Local Plan, explored below.

Locality

15.27. Policy ECON5 (Tourism Attractions and Facilities) of the Local Plan states that proposals for extensions to tourism attractions and facilities will be encouraged and supported, particularly where they would enhance an existing facility or provide wider environmental benefits.

15.28. Policy ENV15 (Efficient and Appropriate Use of Land) of the Local Plan states that development should optimise the potential of the site and make efficient use of land, subject to the limitations inherent in the site and impact on local character.

15.29. Policy COM4 (New or Improved Local Recreational Facilities) of the Local Plan states that proposals for new or improved open space recreation facilities will be permitted provided that the proposal is well located to be accessible to its main catchment population and would not generate significant single purpose trips by private car. It

also states that these facilities will only be permitted if they require a countryside location and their scale is in keeping with the surrounding environment. Such proposals must not be intrusive in the landscape or cause unacceptable impacts to local amenity or through increased vehicle movements.

15.30. Policy LYME2 (Land Around Lyme Regis) of the Local Plan states that the district council will work with East Devon District Council, Lyme Regis Town Council and Uplyme Parish Council to undertake joint evidence gathering, including on constraints.

15.31. The existing development is for the raising and re-levelling of the Lyme Regis Golf Club Driving Range, which the applicant states is to improve the golfing experience for club members. It is considered that although this is a material benefit, it is outweighed by the harmful visual character and amenity impacts created during construction. It is unfortunate that, for the reasons explained earlier, the works have not yet completed and as a result negative impact on the visual character of the area persists. It is considered that the request for the extension of time to allow for the completion of the development would improve the current state of the driving range and optimise its potential by bringing the entire site to the same level. Therefore, the proposed development meets the requirements of Policies ECON5 and ENV15 of the Local Plan.

15.32. The site is located just outside Lyme Regis, a 5-minute car journey or a 9-minute bus journey, which means that the site can be accessed without single purpose trips by private car. Whilst works are being undertaken, it is accepted that the works are intrusive to the landscape. However, it is considered that the extension of time will allow for the suitable completion of the ongoing development and would therefore meet the requirements of Policy COM4 of the West Dorset, Weymouth, & Portland Local Plan.

15.33. In assessing this application, East Devon District Council, Lyme Regis Town Council and Uplyme Parish Council have been consulted. Therefore, the consideration of this planning application meets the requirements of Policy LYME2 of the West Dorset, Weymouth, & Portland Local Plan.

Transport and site operation

15.34. Policy 12 (Transport and access) of the Bournemouth, Christchurch, Poole and Dorset Waste Plan states that proposals for waste management facilities which could have

an adverse impact as a consequence of the traffic generated will be permitted where it is demonstrated that a safe access is provided.

15.35. Policy COM7 (Creating a Safe and Efficient Transport Network) of the Local Plan states that development should be located where the volume of traffic likely to be generated can be accommodated on the local highway network without exacerbating community severance and will not be permitted where the residual cumulative impact on the efficiency of the transport network is likely to be severe.

15.36. The proposal is for an extension of time to the existing landfilling operation on the site. As part of the original application (1/D/13/000972) a separate access for HGVs and driving range users was designed and implemented, and the number of HGV movements allowed to be associated with the development increased from 20 to 30 in the subsequent permission (WD/D/17/000991). The access point and HGV movements associated with the development have been considered acceptable by the Highway Authority and would remain unchanged as part of this application. Therefore the proposal meets the requirements of Policy 12 of the Waste Plan and Policy COM7.

16. **Conclusions**

16.1. In conclusion, having considered national, local and waste policy, the development does not meet the requirements of policies 1, 4, 8, and 14 of the Waste Plan or policies ENV1 or ENV10 of the Local Plan, and therefore is not in accordance with the development plan as a whole. This is due to the impact of the existing operation on the Dorset National Landscape and local amenity as a waste management site. However, the principle of development has been established and this application is concerned only with extending the time for this development so that work can be completed in a timely manner that is appropriate for its setting within the Dorset National Landscape and reduce visual and ecological impact via new planting.

16.2. It is considered that the proper completion of this land raising development is necessary in order to minimise impact in the locality. Once the golf driving range is fully operational again it is considered that there would be no lasting impact on the landscape. The proposed extension of time to enable completion would provide landscape and biodiversity benefits in the form of new climate-change resistant tree

planting on the western portion of the site, and by allowing the development to be completed in accordance with approved plans, the driving range would be improved and fully functional and visual amenity would be restored.

- 16.3. If permission for this extension of time is approved, the existing adverse visual impact on the National Landscape taking place currently, whilst the proposal is under construction, would be mitigated once the development is completed and landscaping has begun to mature. Overall, it is considered that the completion of the development and the final restoration of the site in accordance with the proposed scheme would be a significant improvement of this sensitive site in the National Landscape compared to its current half-finished state. Therefore, despite being contrary to the development plan, the material considerations set out above outweigh that conflict and it is therefore considered that planning permission should be granted.

17. **Recommendation**

That planning permission be GRANTED subject to the following conditions:

Development in Accordance with Approved Plans and Documents

1. Unless otherwise required by the conditions of this permission, the development hereby permitted shall be carried out in accordance with the approved plans and documents comprising:
- 'Hansford Construction Ltd Dust Management Plan for Lyme Regis Golf Club';
 - Drawing No. GDR/3/13 Rev A titled 'DRIVING RANGE SURFACING REPROFILING PROPOSALS – LOCATION PLAN' dated MAR 2017;
 - Drawing No. GDR/4/13 titled 'DRIVING RANGE SURFACE REPROFILING PROPOSALS - AREA PLAN' dated APR 2017;
 - Drawing No. GDR/1/10 Rev. F titled 'DRIVING RANGE SURFACE REPROFILING PROPOSALS – PLAN' dated MAR 2017;
 - Drawing No. GDR/2/10 Rev. F titled 'DRIVING RANGE SURFACE REPROFILING PROPOSALS – SECTIONS' dated MAR 2017;

Applications Report for Minor Development and Others

- Drawing No. GDR/9/24 Rev A titled "DRIVING RANGE FILL – PROPOSED NEW ACCESS TRACK TO FACILITATE TIPPING IN FINAL PHASE OF SITE" dated JULY 2025; and
- Drawing No. GDR/10/25 titled 'UPDATED LANDSCAPE PLAN dated JUN 2025.
- Drawing No. GDR/10/25A titled 'UPDATED LANDSCAPE PLAN WITH AREAS dated JUN 2025.

and in accordance with the details set out in the Planning Statement dated April 2017 submitted in support of the application including Figure 2 showing proposed site arrangements.

Reason

For the avoidance of doubt and to control the approved development in the interests of amenity and the environment having regard to saved Policies 1, 3, 4, 13, 21 and 41 of the Bournemouth, Dorset and Poole Waste Local Plan and Policies INT1, ENV1, ENV2, ENV5, ENV7, ENV9, ENV10 and COM7 of the adopted West Dorset, Weymouth & Portland Adopted Local Plan 2015.

Notification of Progress of Operations

2. The developer shall notify the Waste Planning Authority in writing within one week of the date of each of the following:
 - The commencement of work on phase 3 as shown on Dwg. No. GDR/9/24 Rev A dated July 2025 submitted in support of the application;
 - The completion of the deposit of imported material in each phase; and
 - The completion of the replacement of site soils in each phase.

Reason

To assist the Waste Planning Authority in monitoring the approved development having regard to saved Policies 1, 3 and 4 of the Bournemouth, Dorset and Poole Waste Local Plan and Policies INT1 and ENV1 of the adopted West Dorset, Weymouth & Portland Adopted Local Plan 2015.

Applications Report for Minor Development and Others

Time Limit - Completion of Development

3. The development hereby permitted shall, subject to condition 30 be completed and landscaped in accordance with the Landscape Proposals detailed on approved Drawing No. GDR/10/25 no later than 31st December 2028, by which time the importation and deposit of material shall have ceased and the site shall have been cleared of all items of plant and machinery.

Reason

To limit the impact of the development on the surrounding area which is part of the Dorset National Landscape having regard to saved Policies 1, 3 and 4 of the Bournemouth, Dorset and Poole Waste Local Plan and Policies INT1 and ENV1 of the adopted West Dorset, Weymouth & Portland Adopted Local Plan 2015.

Means of Access

4. Notwithstanding the details shown on the approved reprofiling proposals plan (Drawing N0. GDR/1/10 Rev. F) vehicular access to the reprofiling works shall be by means on the existing northern access from the A3052 outlined in green on approved area plan (Dwg. No. GDR/413) and the connecting internal Temporary Access Track (Dwg No. GDR/9/24 Rev. A) dated July 2024 submitted in support of the application only and no new temporary access to the A3052 shall be constructed.

Applications Report for Minor Development and Others

Reason

For the avoidance of any doubt and to minimise disturbance to the established roadside boundary having regard to saved Policies 1, 3 and 4 of the Bournemouth, Dorset and Poole Waste Local Plan and Policies INT1, ENV1 and ENV10 of the adopted West Dorset, Weymouth & Portland Adopted Local Plan 2015.

Construction of Internal Temporary Access Track

5. Prior to the stripping on any soils within phase 3 within the AREA FOR REPROFILING as shown on approved Drawing No. GDR/9/24 Rev A, that part of the Temporary Access Track shown on Dwg No. GDR/9/24 Rev. A as required to access and egress the site and any associated access track shall be constructed in accordance with approved details. The Temporary Access Track and associated platforms shall thereafter be maintained as necessary to provide access in accordance with the approved details.

Reason

To limit impact on the landscape having regard to saved Policies 1, 3 and 4 of the Bournemouth, Dorset and Poole Waste Local Plan and Policies INT1, ENV1 and ENV10 of the adopted West Dorset, Weymouth & Portland Adopted Local Plan 2015.

Installation of Protective Fencing

6. Prior to the stripping of any soils within the Phase 3 area, as shown on Drawing GDR/9/24, dated July 2024, protective fencing shall be installed to protect existing trees and hedgerows. The protective fencing shall be maintained in a condition that will prevent vehicles entering the protected area between the fencing and any adjacent hedgerow for the duration for the reprofiling and improvement works hereby permitted.

Reason

To protect existing boundary vegetation from damage having regard to saved Policies 1, 3 and 4 of the Bournemouth, Dorset and Poole Waste Local Plan and Policies INT1,

Applications Report for Minor Development and Others

ENV1 and ENV10 of the adopted West Dorset, Weymouth & Portland Adopted Local Plan 2015.

Retention of Control Stations

7. The two spot levels identified as STN 1 and STN 2 on approved Drawing Number GDR/1/10 Rev. F shall be retained and left undisturbed throughout the life of this permission.

Reason

To provide two identifiable fixed reference points to use in the monitoring of the site having regard to saved Policies 1, 3 and 4 of the Bournemouth, Dorset and Poole Waste Local Plan and Policies INT1, ENV1 and ENV10 of the adopted West Dorset, Weymouth & Portland Adopted Local Plan 2015.

Soil Stripping

8. All soil stripping shall only be undertaken when the soil is in a dry and friable condition and stockpiled in a location within the phase 3 area, in accordance with approved plan Dwg. No. GDR/9/24 Rev A.

Reason

To protect site soils and ensure that resultant levels accord with the approved scheme and blend in with the surrounding landscape having regard to saved Policies 1, 3 and 4 of the Bournemouth, Dorset and Poole Waste Local Plan and Policies INT1, ENV1 and ENV10 of the adopted West Dorset, Weymouth & Portland Adopted Local Plan 2015.

Survey on Completion of Reprofilng

9. On completion of the reprofiling of each phase as numbered 1 to 3 on Dwg. No. GDR/9/24 Rev A dated July 2025 submitted in support of the application, the surface levels of that phase shall be ascertained by a competent surveyor and any discrepancy between actual levels and those approved shall be immediately made known to the

Applications Report for Minor Development and Others

local planning authority. Any remedial action requested in writing by the local planning authority shall be implemented in full within 1 month of that request.

Reason

To ensure that the resultant landform blends in with the surrounding landscape having regard to saved Policies 1, 3 and 4 of the Bournemouth, Dorset and Poole Waste Local Plan and Policies INT1, ENV1 and ENV10 of the adopted West Dorset, Weymouth & Portland Adopted Local Plan 2015.

Topsoil Storage

10. Stripped topsoil that is not directly placed on reprofiled areas shall be stockpiled in the locations indicated on Dwg. No. GDR/9/24 Rev A submitted in support of the application. No topsoil shall be removed from the application site. The stockpiled soil shall be permanently retained on site for the purposes of restoration, and stockpiles shall not exceed 2m in height above ground level. All stockpiles shall be kept free of pernicious agricultural weeds (such as thistle, dock, Japanese knotweed and ragwort).

Reason

To ensure that any available topsoil is saved for use as part of the reprofiling scheme having regard to saved Policies 1, 3 and 4 of the Bournemouth, Dorset and Poole Waste Local Plan and Policies INT1, ENV1 and ENV10 of the adopted West Dorset, Weymouth & Portland Adopted Local Plan 2015.

Dust Management

11. During the stripping of soils, placing of imported soils and other operations within all Phase areas of the site, as illustrated on Drawing GDR/9/24, dated July 2024, the dust control measures and management details, as set out in Hansford Construction Ltd 'Dust Management Plan for Lyme Regis Golf Club', shall be implemented throughout the duration of the reprofiling and improvement works hereby permitted. In the event that significant levels of dust are raised, the operations shall be halted until such time as the site or weather conditions change so as to reduce the generation of dust.

Reason

Applications Report for Minor Development and Others

To protect the amenities of the surrounding area having regard to saved Policies 1, 3 and 4 of the Bournemouth, Dorset and Poole Waste Local Plan and Policies INT1, ENV1 and ENV16 of the adopted West Dorset, Weymouth & Portland Adopted Local Plan 2015.

Limitation on Type of Materials to be Brought onto Site

12. Only clean uncontaminated soils, sub-soils, sand, gravel, stones, aggregates and other inert wastes (including mixtures of inert waste with pre-crushed concrete, bricks, tiles and ceramics, shall be brought onto the site for use in the reprofiling works. Any waste brought to the site that is not inert shall be stored in a designated container prior to being removed off site as soon as is practicable.

Reason

In accordance with the application proposal and to ensure that the material deposited on the site does not present a pollution risk having regard to saved Policies 1, 3, 4 and 13 of the Bournemouth, Dorset and Poole Waste Local Plan and Policies INT1, ENV1, ENV9, ENV10 and ENV16 of the adopted West Dorset, Weymouth & Portland Adopted Local Plan 2015.

No Waste Processing on Site

13. No crushing, screening or recycling of imported waste materials shall take place on the site.

Reason

In accordance with the application proposal and to protect the receiving environment and local amenity having regard to having regard to saved Policies 1, 3, 4 and 13 of the Bournemouth, Dorset and Poole Waste Local Plan and Policies INT1, ENV1, ENV9, ENV10 and ENV16 of the adopted West Dorset, Weymouth & Portland Adopted Local Plan 2015.

Soil Handling

Applications Report for Minor Development and Others

14. Soils shall not be removed or handled unless they are in a dry friable condition and contain sufficient moisture to prevent degradation of the soil structure.

Reason

To prevent soil damage and ensure satisfactory restoration of the site having regard to saved Policies 1, 3 and 4 of the Bournemouth, Dorset and Poole Waste Local Plan and Policies ENV1, ENV10 and ENV16 of the adopted West Dorset, Weymouth & Portland Adopted Local Plan 2015.

Daily Levelling of Imported Material

15. Any material imported for deposit on the site shall be spread and bladed out before the end of each working day and no imported material shall be left in spoil heaps overnight.

Reason

To limit landscape impact having regard to saved Policies 1, 3 and 4 of the Bournemouth, Dorset and Poole Waste Local Plan and Policies ENV1, ENV10 and ENV16 of the adopted West Dorset, Weymouth & Portland Adopted Local Plan 2015.

Layering of Deposited Material

16. No brick or concrete rubble shall be placed in any phase within a depth of 0.3 metres of the planned surface level.

Reason

To ensure satisfactory restoration of the site is achieved having regard to saved Policies 1, 3 and 4 of the Bournemouth, Dorset and Poole Waste Local Plan and Policies ENV1, ENV10 and ENV16 of the adopted West Dorset, Weymouth & Portland Adopted Local Plan 2015.

Maximum Importation of Material

Applications Report for Minor Development and Others

17. The maximum amount of material imported to the site shall not exceed 30,000 tonnes in any one calendar year.

Reason

In accordance with the application proposal and to protect the amenities of the surrounding area having regard to saved Policies 1, 3 and 4 of the Bournemouth, Dorset and Poole Waste Local Plan and Policies ENV1, ENV10 and ENV16 of the adopted West Dorset, Weymouth & Portland Adopted Local Plan 2015.

Limitation on Extent of Disturbed Area

18. No more than one phase as numbered 1 to 3 on Dwg. No. GDR/9/24 Rev A dated July 2025 submitted in support of the application shall be subject to reprofiling with imported material at any one time and no other phase shall be stripped of topsoil unless within a period of 5 working days of the proposed transition from one phase to the next. (If an remedial restoration scheme has been submitted under the terms of condition 31, this condition shall not apply).

Reason

To limit landscape impact having regard to saved Policies 1, 3 and 4 of the Bournemouth, Dorset and Poole Waste Local Plan and Policies ENV1, ENV10 and ENV16 of the adopted West Dorset, Weymouth & Portland Adopted Local Plan 2015.

Operating Hours

19. No deliveries of material to the site or the operation of machinery on the site shall take place outside the hours of 0700 to 1800 Monday to Friday and at no times during Weekends, Public or Bank Holidays. For the avoidance of any doubt, the operation of machinery shall be taken to include preparatory site work, topsoil stripping, the deposit and/or levelling of any imported materials and any subsequent landscaping work.

Reason

To protect the character of the surrounding area having regard to saved Policies 1, 3 and 4 of the Bournemouth, Dorset and Poole Waste Local Plan and Policies ENV1,

Applications Report for Minor Development and Others

ENV10 and ENV16 of the adopted West Dorset, Weymouth & Portland Adopted Local Plan 2015.

Noise

20. The residual noise level (LAeq 1 hour) at any noise sensitive receptor shall not exceed +10 decibel (dB) of the background noise level (LA90) but in any event shall not exceed an absolute level of 42 dB (LAeq, 1 hour) freefield at any noise sensitive property at any time during permitted operational hours. Within 28 days of a reasoned written request to the operator from the local planning authority following a justifiable noise complaint, the operator shall undertake noise monitoring and submit for approval a detailed noise scheme detailing procedures to be adopted for noise suppression and mitigation to ensure that the maximum permitted noise levels are not exceeded. The noise scheme as approved by the local planning authority shall be implemented in full for the remaining duration of the reprofiling works.

Reason

To enable compliance with the proposed noise limits to be monitored having regard to having regard to saved Policies 1, 3 and 4 of the Bournemouth, Dorset and Poole Waste Local Plan and Policies ENV1, ENV10 and ENV16 of the adopted West Dorset, Weymouth & Portland Adopted Local Plan 2015.

Reversing Alarms

21. All earth moving equipment and other plant and machinery operated on the site shall be fitted with white noise reversing alarms.

Reason

To protect the character of the surrounding area having regard to saved Policies 1, 3 and 4 of the Bournemouth, Dorset and Poole Waste Local Plan and Policies ENV1, ENV10 and ENV16 of the adopted West Dorset, Weymouth & Portland Adopted Local Plan 2015.

Applications Report for Minor Development and Others

Retention of Hedgerow

22. The existing hedgerows and trees marking the boundaries of the site shall not be felled or cut back for the duration of the reprofiling works.

Reason

To maintain visual screening of the site and limit impact on the visual amenity of the surrounding area having regard to saved Policies 1, 3 and 4 of the Bournemouth, Dorset and Poole Waste Local Plan and Policies ENV1, ENV10 and ENV16 of the adopted West Dorset, Weymouth & Portland Adopted Local Plan 2015.

Exclusion of Vehicles from Site

23. Except from within a period of 5 working days of the proposed transition from one sub-phase to the next, other than plant required to spread and blade out imported material on a daily basis, no plant or machinery shall be kept on any part of the application site overnight.

Reason

To limit landscape impact having regard to saved Policies 1, 3 and 4 of the Bournemouth, Dorset and Poole Waste Local Plan and Policies ENV1, ENV10 and ENV16 of the adopted West Dorset, Weymouth & Portland Adopted Local Plan 2015.

Agreed Location for Overnight Parking of Plant

24. Any plant kept on the site overnight shall be parked in the location shown on Dwg. No. GDR/9/24 Rev A dated July 2025 submitted in support of the application. For the avoidance of any doubt, overnight parking shall be taken to include any parking outside the approved working hours for the site.

Reason

To limit landscape impact having regard to saved Policies 1, 3 and 4 of the Bournemouth, Dorset and Poole Waste Local Plan and Policies ENV1, ENV10 and ENV16 of the adopted West Dorset, Weymouth & Portland Adopted Local Plan 2015.

Applications Report for Minor Development and Others

Limit on Loaded Vehicles Accessing the Site

25. No more than 30 loaded vehicles shall enter the site on any one day.

Reason

To control the impact of the development having regard to saved Policies 1, 3, 4, 20 and 21 of the Bournemouth, Dorset and Poole Waste Local Plan and Policies ENV1, ENV10, ENV16 and COM7 of the adopted West Dorset, Weymouth & Portland Adopted Local Plan 2015.

Record of Vehicle Movements and Volumes

26. The site operator shall maintain a record of the vehicle numbers and of the weight of material delivered to the site. This record shall be retained for a period of not less than 2 years and shall be made available to the local planning authority within 14 days of a written request.

Reason

To assist the local planning authority in monitoring the approved development having regard to saved Policies 1, 3 and 4 of the Bournemouth, Dorset and Poole Waste Local Plan and Policies INT1 and ENV1 of the adopted West Dorset, Weymouth & Portland Adopted Local Plan 2015.

Vehicle Cleaning

27. No commercial vehicle shall enter the public highway unless its wheels and chassis are sufficiently clean to prevent the deposit of material on the road.

Reason

To avoid mud or debris being carried onto the highway having regard to saved Policy 21 of the Bournemouth, Dorset and Poole Waste Local Plan and Policy COM7 of the adopted West Dorset, Weymouth & Portland Adopted Local Plan 2015.

Remedial Action to Remove Detritus from Highway

Applications Report for Minor Development and Others

28. If any mud or debris is carried onto the highway by vehicles leaving the site the operator shall immediately employ measures to clean the carriageway.

Reason

In the interests of highway safety having regard to saved Policy 21 of the Bournemouth, Dorset and Poole Waste Local Plan and Policy COM7 of the adopted West Dorset, Weymouth & Portland Adopted Local Plan 2015.

Maintenance of Temporary Access Track

29. The surface of the access track shown on Dwg. No. GDR/9/24 Rev A dated July 2025 submitted in support of the application shall be maintained in a good state of repair and shall be kept clean and free of mud and other debris.

Reason

To avoid mud or debris being carried onto the highway having regard to Policy 21 (Transport Impact) of the Bournemouth, Dorset and Poole Waste Local Plan and Policy COM7 of the adopted West Dorset, Weymouth & Portland Adopted Local Plan 2015.

Progressive Landscaping

30. The site shall be landscaped in accordance with the details shown on approved Dwg. No. GDR/10/25 dated June 2025 and Dwg. No. GDR/10/25A dated June 2025. The planting for Area A shall be undertaken in winter 2025/2026. The planting for Area B shall be undertaken in the first planting season after importation to phase 3 is complete, within the AREA FOR REPROFILING as shown on approved Drawing No. GDR/9/24 Rev A. The wildflower margin shall be a minimum of 10 metres wide and shall be seeded in the first planting season following the completion of the development in accordance with the approved details.

Reason

Applications Report for Minor Development and Others

To enhance the surrounding landscape having regard to saved Policies 1, 3 and 4 of the Bournemouth, Dorset and Poole Waste Local Plan and Policies ENV1, ENV2, ENV10 and ENV16 of the adopted West Dorset, Weymouth & Portland Adopted Local Plan 2015.

Remedial Restoration and Landscaping

31. At the end of every month, commencing 30th November 2025, the Applicant shall submit their importation log to the Waste Planning Authority. If the total quantity imported to the site for any three consecutive months totals less than 3,500 tonnes, a remedial amended restoration plan shall be submitted within 6 weeks of the most recent submission (of importation log) to the Waste Planning Authority for approval in writing. The amended remedial restoration plan shall include details of the new restoration levels, cross sections, landform, planting and wildflower areas. The amended remedial restoration plan shall be implemented within 6 months of the date of its approval and instead of the scheme approved pursuant to condition 3.

Reason

To ensure the timely restoration of the site in accordance with the surrounding landscape having regard to saved Policies 1, 3 and 4 of the Bournemouth, Dorset and Poole Waste Local Plan and Policies ENV1, ENV2, ENV10 and ENV16 of the adopted West Dorset, Weymouth & Portland Adopted Local Plan 2015.

32. **Timetable for Completion**

Every year on the 31st of August 2026, 2027 and 2028 details of progression of the landfill to include quantity delivered and volume left to be filled shall be submitted to the Waste Planning Authority for information, and to ensure the applicant remains on target to complete the development on time.

Reason

To ensure the timely restoration of the site in accordance with the surrounding landscape having regard to saved Policies 1, 3 and 4 of the Bournemouth, Dorset and

Applications Report for Minor Development and Others

Poole Waste Local Plan and Policies ENV1, ENV2, ENV10 and ENV16 of the adopted West Dorset, Weymouth & Portland Adopted Local Plan 2015.

Landscape Maintenance

33. Any plants or seeding that within five years of the date of planting die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species.

Reason

To enhance the surrounding landscape having regard to saved Policies 1, 3 and 4 of the Bournemouth, Dorset and Poole Waste Local Plan and Policies ENV1, ENV2, ENV10 and ENV16 of the adopted West Dorset, Weymouth & Portland Adopted Local Plan 2015.

Maintenance of Visibility Splays

34. All visibility splay areas at the existing site entrance shall be maintained and kept free from obstruction for the duration of operations.

Applications Report for Minor Development and Others

Reason

In the interests of highway safety having regard to saved Policies 20 and 21 of the Bournemouth, Dorset and Poole Waste Local Plan and Policy COM7 of the adopted West Dorset, Weymouth & Portland Adopted Local Plan 2015.

INFORMATIVES

In accordance with paragraph 39 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.