

Western and Southern Area Planning Committee
Thursday 29 January 2026
Decision List

Application: P/MPO/2025/06054

Application Site: Land at Vearse Farm (Foundry Lea) Bridport DT6 5JT

Proposal: Modification of a planning obligation dated 01/05/2019 relating to planning permission WD/D/17/000986 - Outline application for the development of up to 760 dwellings, 60 unit care home (Use Class C2), 4 hectares of land for employment (Use Classes B1, B2, B8), mixed use local centre (Use Classes A1, A2, A3, A4, A5, B1, C3 and D1), primary school and associated playing fields (Use Class D1), areas of public open space and allotments, drainage works, the formation of new vehicular accesses to West Road and the formation of new pedestrian and cycle links - to modify occupation of dwelling restriction regarding completion of the Miles Cross junction works.

Summary of Recommendation:

Recommendation A: Grant, subject to the completion of a deed of variation of the legal agreement under section 106 of the Town and Country Planning Act 1990 (as amended) in a form to be agreed by the Legal Services manager to secure the following:

- Amendment to the wording of Schedule 3, Part 16, para. 17.2 to read: *“Not to permit the Occupation of more than 109 dwellings until the completion of the Miles Cross Junction works.”*

Recommendation B: Refuse permission for the reason set out below if the agreement is not completed by 30th April 2026 or such extended time as agreed in writing by the Service Manager for Development Management and Enforcement:

1. The planning obligation dated 1 May 2019 (planning application ref: WD/D/17/000986) continues to serve a useful planning purpose, securing the provision of a junction improvement. In the absence of a deed of variation to the s106 agreement, the requirement not to permit the occupation of any dwelling until the provisional completion of the Miles Cross Junction works shall stand.

Decision:

A: That the application be granted, subject to the completion of a deed of variation of the legal agreement under section 106 of the Town and Country

Planning Act 1990 (as amended) in a form to be agreed by the Legal Services manager to secure the following:

- **Schedule 3, Part 16, para. 17.2** *“Not to permit the Occupation of more than 109 dwellings until the completion of the Miles Cross Junction works.”*

B: That permission be refused for the reasons set out below if the agreement is not completed by 30 April 2026 or such extended time as agreed by the Service Manager for Development Management and Enforcement:

1. The planning obligation dated 1 May 2019 (planning application ref: WD/D/17/000986) continues to serve a useful planning purpose, securing the provision of a junction improvement. In the absence of a deed of variation to the s106 agreement, the requirement not to permit the occupation of any dwelling until the provisional completion of the Miles Cross Junction works shall stand.

Application: P/FUL/2025/05407

Application Site: 5A Surrey Close Granby Industrial Estate Chickerell DT9 9TY

Proposal: Change of use of the land and siting of 34 storage containers and associated works including installation of electric gate and security fencing, reconfiguration of car park layout and modification of existing cycle store.

Summary of Recommendation: Refuse.

Decision: That the application be refused for the following reasons:

1. The applicant has failed to supply sufficient information to allow for an accurate assessment of the transport implications of the proposed development. Adverse impacts on the local highway network and safety cannot therefore be ruled out or mitigated for, and the proposal is in conflict with Policy COM7 of the West Dorset, Weymouth and Portland Local Plan (2015) and paragraphs 116 and 117 of the National Planning Policy Framework (2025).
2. The application site contains a building that is currently overgrown with vegetation and is proposed to be partly demolished. Vegetation is also encroaching into the site in places, which will likely require removal. The new fencing and gates are proposed within existing areas of vegetation, but it is unclear whether this vegetation can be successfully retained. The applicant has failed to supply sufficient information to allow for an accurate assessment of any wildlife interest that may be affected by the development. This means it is impossible to understand the baseline position and assess what mitigation/compensation and enhancements are required. The proposal is therefore in conflict with Policy ENV2 of the West Dorset, Weymouth and Portland Local Plan (2015); Policy CNP12 of the Chickerell Neighbourhood Plan (2021); and paragraph 193 of the National Planning Policy Framework (2025).

Application: P/LBC/2025/05844

Application Site: Lyme Regis Harbour The Cobb Lyme Regis DT7 3JJ

Proposal: Repair to void under The Cobb by filling with marine concrete and repair to damaged/destroyed concrete toe. Erection of temporary counterbalance scaffold and Haki steps.

Summary of Recommendation: Grant subject to conditions.

Decision: That Listed Building Consent be granted subject to the following conditions:

1. The work to which this listed building consent relates must be begun not later than the expiration of three years beginning with the date on which the consent is granted.

Reason: This condition is required to be imposed by reason of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

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

10/10/25 Location Map

LYMH-25-014-DW-002XS - Lyme Regis Cobb Emergency Repairs 2025
Outline Design Sheet 1 of 3

LYMH-25-014-DW-001PV - Lyme Regis Cobb Emergency Repairs 2025
Outline Design Sheet 2 of 3

LYMH-25-014-DW-003HZV - Lyme Regis Cobb Emergency Repairs 2025
Outline Design Sheet 3 of 3

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

3. The development hereby approved shall be carried out in strict accordance with the repair method set out within the submitted Design and Method Statement produced by Sean Norsworthy, Dorset Council dated 3 October 2025

Reason: To preserve the special interest of and to prevent harm to the designated heritage asset.

Informative:

Please note that this decision notice relates only to listed building consent and does not grant planning permission for the proposed works or infer that the works would be permitted development.

Application: P/FUL/2025/02894

Application Site: Kika Beach Club 52-53 The Esplanade Weymouth DT4 8DG

Proposal: Retain canopies and associated works to frontage of Kika Beach Club for use within the business premises

Summary of Recommendation: Refuse.

Decision: That the application be refused for the following reasons:

1. The proposed development would result in significant less than substantial harm to the heritage significance of the listed buildings within the application site, the Weymouth Town Centre Conservation Area and less than substantial harm to the setting of the adjacent listed buildings. The harm to these designated heritage assets is not outweighed by public benefits and is without clear and convincing justification. Therefore, the proposed development is unacceptable in terms of heritage impact and fails to accord with West Dorset, Weymouth & Portland Local Plan 2015 Policy ENV4, Weymouth Neighbourhood Plan Policy W45 and paragraphs 212, 213 and 215 of the National Planning Policy Framework (2025 as amended).
2. The proposed development is out of keeping with the heritage character of the site and the wider area and Esplanade, fails to positively preserve or enhance the unique Georgian architectural characteristics of the area and as such fails to accord with West Dorset, Weymouth & Portland Local Plan 2015 Policy ENV12, Weymouth Neighbourhood Plan Policies W15, W44 and W55 and paragraphs 131, 135 and 139 of the National Planning Policy Framework (2025 as amended).

Application: P/LBC/2025/02899

Application Site: Kika Beach Club 52-53 The Esplanade Weymouth DT4 8DG

Proposal: Retain canopies and associated works to frontage of Kika Beach Club for use within the business premises

Summary of Recommendation: Refuse.

Decision: That listed building consent be refused for the following reason:

1. The proposed development would result in significant less than substantial harm to the heritage significance of the listed buildings within the application site, the Weymouth Town Centre Conservation Area and less than substantial harm to the setting of the adjacent listed buildings. The harm to these designated heritage assets is not outweighed by public benefits and is without clear and convincing justification. Therefore, the proposed development is unacceptable in terms of heritage impact and fails to accord with West Dorset, Weymouth & Portland Local Plan 2015 Policy ENV4, Weymouth Neighbourhood Plan Policy W45 and paragraphs 212, 213 and 215 of the National Planning Policy Framework (2025 as amended) and Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended.

Application: P/FUL/2025/01316

Application Site: 54-55 The Esplanade Weymouth DT4 8DG

Proposal: Retain canopies and associated works to frontage of The Nook Cocktail Club for use within the business premises.

Summary of Recommendation: Refuse.

Decision: The application was withdrawn.

Application: P/LBC/2025/01317

Application Site: 54-55 The Esplanade Weymouth DT4 8DG

Proposal: Retain canopies and associated works to frontage of The Nook Cocktail Club for use within the business premises.

Summary of Recommendation: Refuse listed building consent.

Decision: The application was withdrawn.