

Application Number:	P/FUL/2026/00467
Webpage:	Planning application: P/FUL/2026/00467 - dorsetforyou.com
Site address:	Opposite 91 The Esplanade Weymouth DT4 7RN
Proposal:	Erect bandstand and decking
Applicant name:	Weymouth Town Council
Case Officer:	James Lytton-Trevers
Ward Member(s):	Cllr Orrell

1. Reason application is going to committee:

The application is on land owned by Dorset Council.

2. Summary of recommendation:

GRANT subject to conditions as set out at the end of this report.

3. Key planning issues

Issue	Conclusion
Principle of development	The proposal which leads to a new local community structure and tourism attraction which would comply with local plan policies COM2 and ECON5 and Weymouth Neighbourhood Plan policies W39 and W41 and paragraph 98 of the National Planning Policy Framework.
Character and appearance of the area	The proposal would have an acceptable design and would not harm the character and appearance of the area and would comply with local plan policies ENV1, ENV10 and ENV12 and Neighbourhood Plan policies W13 and W44 and paragraph 135 of the National Planning Policy Framework.
Setting of heritage assets	The proposal would preserve the setting of nearby listed buildings and preserve the character and appearance of the Conservation Area and would comply with local plan policy ENV4 and Neighbourhood Plan policy W45 and paragraph 210 of the National Planning Policy Framework.
Flood risk	The proposal would have an acceptable impact in terms of flood risk and would not increase flood risk elsewhere, complying with local plan policy ENV5, Neighbourhood Plan policy W44 and paragraph 170 of the National Planning Policy Framework.

4. Description of site

- 4.1 The site is located on the promenade (known as the Esplanade) opposite the Royal Hotel (91 The Esplanade) between one of the existing shelters and the American D-Day War

Memorial. The Esplanade is a historic promenade where there are various listed structures including the Grade I Listed King George III Statue, Grade II Listed Jubilee Clock Tower, Grade II Listed Victorian shelters and Grade II Listed American War Memorial. Many of the buildings along the Esplanade are listed and the area is within the Weymouth Town Centre Conservation Area.

- 4.2 The site consists of hardstanding and a ramp down to the sandy beach.

5. Description of development

- 5.1 The promenade would be extended with a 25sqm timber deck supported by a metal frame adjacent to the existing ramp to provide a base for the bandstand at the promenade level. The bandstand would be hexagonal in shape and be constructed of metal with the detailing of the columns and metal work matching the existing railings and the Victorian shelters on the Esplanade. The roof would be clad in metal (lead).
- 5.2 Access to the beach would be available from the bandstand, if required, via a removable section of railings and temporary steps.

6. Background and relevant planning history

P/PAP/2025/00028 - Decision Date: 08/04/2025

Restoration of American War Memorial and new Bandstand

7. List of constraints

Special Area of Conservation (SAC) (5km buffer): Isle of Portland to Studland Cliffs; 2871 m

Special Area of Conservation (SAC) (5km buffer): Chesil & The Fleet; 3272 m

Special Area of Conservation (SAC) (5km buffer): Crookhill Brick Pit; 3476 m

Site of Special Scientific Interest (SSSI) impact risk zone;

Flood Zone 3

Weymouth Town Centre Conservation Area

Dorset Council Land

8. Consultations

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

Consultees

- 8.1 **Dorset Council Asset & Property** - No reply.
- 8.2 **Dorset Council Conservation Officer** – No objection provided the roof is a traditional material and not metal. Colour scheme for the bandstand should be agreed by condition.
- 8.3 **Dorset Council Coastal risk management** - No objection.
- 8.4 **Dorset Council Rights of Way Officer** – No reply.
- 8.5 **Environment Agency** – No objection.
- 8.6 **Historic England** - No reply.
- 8.7 **Ramblers Association** - No reply.

- 8.8 **Cllr Orrell, Melcombe Regis Ward** – Looks to be in keeping with other structures on the prom. Design will not block views from hotels to any significant degree.
- 8.9 **Weymouth Town Council** – Supports the application on the grounds of economic benefits and for aesthetic reasons, feeling that it will add vibrancy to the seafront.

Representations received

Total - objections	Total - No objections	Total - comments
2	4	1

Petitions objecting	Petitions supporting
0	0

Summary of comments of objections:

Funding could be better spent (suggestions made on what);

Encourage antisocial behaviour;

Will be damaged by sea;

Take up beach space;

Another bandstand available at Greenhill (no need for another).

Summary of comments of support:

Beneficial for the economy of the town, visitors, performing bands and the community;

Enhance seaside heritage.

Summary of comment only:

Future maintenance;

Not large enough to accommodate a traditional brass band;

Will contribute to visual clutter.

9. 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 of the Planning (Listed Buildings and Conservation Areas) Act 1990 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 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of conservation areas.

10. Relevant policies

Development plan

In this case the development plan comprises:

Local Plan Adopted West Dorset and Weymouth & Portland Local Plan:

The following policies are considered to be relevant to this proposal:

COM2: New or improved local community buildings and structures.

ECON5: Tourism Attractions and facilities

ENV1: Landscape, seascape & sites of other geological interest

ENV2: Wildlife and habitats

ENV4: Heritage assets

ENV5: Flood risk

ENV7: Coastal erosion & land instability

ENV10: The landscape and townscape setting

ENV12: The design and positioning of buildings

ENV16: Amenity

INT1: Presumption in favour of sustainable development

SUS2: Distribution of development

Made Neighbourhood Plans

Weymouth Neighbourhood Plan 2021 to 2039 (made 29/01/2026)

Policy W05: Ecological Impact of Development

Policy W07: Rights of Way and Access to the Countryside

Policy W13: Panoramas, Vistas and Views

Policy W14: Development Boundaries

Policy W34: Sustainable Development

Policy W39: Weymouth Town Centre

Policy W41: Sustainable Tourism Development

Policy W44: Design

Policy W45: Heritage Assets

Material considerations

Emerging local plans:

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

The Dorset Council Local Plan Options consultation took place between January and March 2021, with further consultation between 18 Aug – 31 October 2025. Being at a very early stage of preparation, the relevant policies in the draft plan should be accorded very limited weight in decision making.

Local Nature Recovery Strategy

The Dorset Local Nature Recovery Strategy identifies local priorities for nature recovery and maps areas where action would be most beneficial. In planning decisions it is a material consideration, helping to ensure that development supports biodiversity enhancement and aligns with Dorset's agreed priorities for nature recovery.

National Planning Policy Framework 2024 (as amended 2025)

Paragraph 11 sets out the presumption in favour of sustainable development. 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 specific NPPF policies protecting areas or assets provide a strong reason for refusal and/or any adverse impacts of approval would significantly and demonstrably outweigh the benefits when assessed against the NPPF as a whole, with particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well designed places and providing affordable homes.

Other relevant NPPF sections include:

- Section 4 'Decision making': Para 39 - 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 11 'Making effective use of land'
- Section 12 'Achieving well designed places' This 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'- Paragraphs 192-195 set out how biodiversity is to be protected and encourage net gains for biodiversity.
- Section 16 'Conserving and Enhancing the Historic Environment'- Paragraph 212 says that 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. The effect of an application on the significance of non-designated heritage assets should also be taken into account (para 216).

National Planning Practice Guidance

[Supplementary Planning Documents/Guidance](#)

Weymouth & Portland Listed Buildings and Conservation Areas (2002)

Weymouth & Portland Urban Design (2002)

Landscape Character Assessment (Weymouth & Portland)

Conservation Area Appraisals:

Weymouth – Town Centre Conservation Area Appraisal adopted December 2012

11. 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.

12. 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.

The bandstand would have level access for users and level areas of hard surface on the Esplanade for spectators.

13. Public Benefits

The proposals would provide a number of financial and non-financial benefits, including public benefits. These are summarised in the table below:

What	Amount / value
Material considerations	
Public facility for the performing arts.	Potential additional spend in local economy by spectators.
Non material considerations	
Construction using traditional methods.	Employment by specialist contractors.

14. Planning Assessment

Principle of development

- 14.1 The proposal is for the erection of a public bandstand and associated decking. This would require an extension to the promenade to the southern side of the existing slipway. The bandstand would be for the benefit of visitors and residents and may help support the local economy. Weymouth Bay beach and The Esplanade promenade are long established areas with visitor attractions and tourist facilities. Bandstands are a commonplace feature in England and probably even more so in seaside resorts. The proposal would be well-located to be accessible to its main catchment population and would not generate significant additional single purpose trips by private transport, being in proximity to bus routes and accessible from the railway station. The proposal would provide wider community benefits as a new recreational facility that can be used by the local community as well as visitors.
- 14.2 The proposal which lead to a new local community structure and tourism attraction would comply with local plan policies COM2 and ECON5 and Weymouth Neighbourhood Plan policies W39 and W41 and paragraph 98 of the National Planning Policy Framework, subject to site specific criteria considered below.

Character and appearance of the area

- 14.3 The proposed decking would be timber, similar to other sites along The Esplanade (for example The Boat and The Views cafes). This decking would be supported on a metal frame. The proposed bandstand would have a hexagonal layout and would comprise of an open sided metal structure with a hexagonal pitched roof. The roof was proposed to be GRP which the Conservation Officer objected to as it's not a traditional material. In order to address this it will be conditioned that the roof shall be zinc or lead. The proposal would be of a traditional design that would reflect the previous historic bandstands (now demolished). Furthermore, the proposed metal columns would have detailing and fret work matching the Victorian shelters and the existing railings. The existing metal railings would be reused around the new bandstand. For these reasons, the proposed bandstand is considered in keeping in design and materials with the promenade and seafront.
- 14.4 Specific views are identified by Weymouth Neighbourhood Plan policy W13. These are:
- V8 Bowleaze Cove looking west from the 'Lookout' Cafe towards Lodmoor, Greenhill and the Georgian Esplanade and Harbour, taking in Weymouth Beach and Town Centre.
- V11 The Esplanade near the Kings Statue Looking eastwards along Weymouth Bay.
- V12 Top of Nothe Steps in Noth Fort Gardens View along the Quayside and across the Harbour, towards the Georgian Esplanade and Greenhill Gardens.
- 14.5 It is considered that within these long distance views, the proposal would not have any significant detriment to the landscape setting and overall character of the area owing to its small size and materials seen within its spacious surroundings which consist of other small structures such as shelters and railings.
- 14.6 The ironwork would be finished in a painted finish and could match other ironwork structures on the Esplanade. The Conservation Officer has asked that the final paint colour be agreed by condition and it is considered that in this instance given the proximity of the structure to listed buildings and its siting in the Conservation Area that such a condition is necessary to ensure the colour is appropriate to the location.
- 14.7 The proposal would be of an acceptable design and would not harm the character and appearance of the area complying with local plan policies ENV1, ENV10 and ENV12 and Neighbourhood Plan policies W13 and W44 and paragraph 135 of the National Planning Policy Framework.

Setting of heritage assets

- 14.8 There are a number of heritage assets within proximity of the proposal. To the west of the site, on the opposite side of the highway, are the historic Georgian terrace buildings. Those nearest to the proposal are Grade II listed nos. 86-99 (inclusive) and Grade II* listed no. 85. There are a number of structures on the Esplanade. These are the Grade I Listed King George III Statue, Grade II Listed Jubilee Clock Tower, two Grade II Listed Victorian shelters and Grade II Listed American War Memorial. The site is within the Weymouth Town Centre Conservation Area.
- 14.9 The Weymouth Town Centre Conservation Area Character Appraisal identifies a number of particular attributes which cumulatively contribute to heritage. Not exclusively, it identifies that the building layouts and architectural styles of The Esplanade are remarkably consistent, reflecting the survival of much of the 18th/early 19th century infrastructure. It identifies that the whole of the linear Esplanade has gradually been filled with structures and street furniture, including the Jubilee Clock, the shelters and two war memorials. It identifies that the area is rich in iron work including the Jubilee Clock and the Esplanade shelters which are good examples of cast ironwork, produced by national manufacturers.
- 14.10 The proposal would be within the setting of these heritage assets. The proposal would be of a traditional bandstand design and would incorporate a design and materials matching the Victorian shelters and the existing railings on the Esplanade. The open sided nature of the proposed structure would allow views through. The design would incorporate ironwork which would continue the tradition of its use in this location. Whilst there has been a gradual incursion of small structures along the Esplanade, the addition of this structure would not create visual clutter and be of an appropriate design. It would cause no harm to the setting of designated heritage assets and the character and appearance of the Conservation Area.
- 14.11 The proposal would preserve the setting of listed buildings and preserve the character and appearance of the Conservation Area and would comply with local plan policy EN4 and Neighbourhood Plan policies W39 and W45 and paragraph 210 of the National Planning Policy Framework. In reaching this conclusion regard has been had to Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Flood risk

- 14.12 The site is within flood risk zone 3 and partially within the functional flood plain 3b in the Council's Weymouth Level 2 Strategic Flood Risk Assessment.
- 14.13 The proposed development could be categorised as a "less vulnerable" land use under "assembly and leisure", but equally it could be classed as "water compatible" as an outdoor recreation use/amenity open space (given the band stand is open sided) based on the definitions in Annex 3 of the NPPF. It is considered to be the latter.
- 14.14 The sequential test should be applied to 'Major' and 'Non-major' development proposed in areas at risk of flooding, as set out in paragraphs 173 to 174 of the National Planning Policy Framework. The applicant has considered the sequential test and advised that a bandstand should be located on the Esplanade which is located in the area where there are the most visitor attractions. As the majority of the Esplanade and beach lies within flood zone 3, an alternative location for the bandstand in a lower risk zone would not be possible. The proposed site is centrally located close to facilities and transport connections. Officers agree with this conclusion.
- 14.15 As the use is classed as "water compatible" then it is compatible with being located within flood zone 3b regardless of whether it passes or fails the sequential test.
- 14.16 It should be noted that the Environment Agency were consulted on the application and have no objection stating: "The proposed development does not pose any flood risk concern to the environment or the location." The band stand itself is completely open and would not impede any flow of water in the event of a flood. There may be a small displacement of

water as a result of the raised timber boarded area below part of the bandstand but it equates to a small area and volume which it is not considered would pose any significant risk in terms of increasing flood risk elsewhere.

- 14.17 Given the modest size and outdoor nature of the proposed use (which in itself means that it's potentially unlikely to be in use in bad weather when a flood event would likely occur) and the absence of an objection from the Environment Agency it is considered that subject to a flood warning, emergency and escape plan the proposed development would not have a significant impact on flood risk and would be safe for its lifetime.
- 14.18 Therefore, subject to a condition as detailed above, the proposal is considered to have an acceptable impact on flood risk and would comply with local plan policy ENV5 and Neighbourhood Plan policy W44 and paragraph 181 of the National Planning Policy Framework.

Other matters

- 14.19 There is safe access to the site from the footway (Esplanade) which would principally be for pedestrians. Safe vehicular access is available from the carriageway for maintenance and performers to bring equipment.
- 14.20 Consideration of the need for and funding of the construction and maintenance of the proposal (and whether it could be spent elsewhere on other public projects) is not a planning consideration.
- 14.21 There would be inherent public surveillance by users of the Esplanade to discourage antisocial behaviour during the daytime and CCTV is in operation along the Esplanade.
- 14.22 The design of the structure would appear to be sufficient to withstand normal everyday use and the elements.
- 14.23 There would be the loss of a very small area of the beach, but sufficient remaining beach would be available for use.
- 14.24 It has been stated by third parties that it would not be large enough to accommodate a traditional brass band. While this may be true, a bandstand inherently by its very nature can only accommodate a small group of performers and this would not be a material consideration in the determination of the application anyway.
- 14.25 In view of the location, the proposal would not have any implications for biodiversity. It would in part be built on an existing area of hardstanding and the area which is currently sand is less than 25 square metres and is not an identified priority habitat such that the development is exempt from biodiversity net gain.
- 14.26 The bandstand would be located some distance from occupied properties and would therefore not lead to detriment to amenity from noise, overlooking and overbearing impact.

15. Environmental implications

- 15.1 The construction materials and process would result in some energy use, however the construction overall is fairly minimal and would result in limited energy consumption once in use.

16. Summary of issues and the planning balance

- 16.1 The proposal would lead to a new local community building and tourism attraction, would preserve the setting of listed buildings and preserve the character and appearance of the Conservation Area. It would not adversely impact on highway safety, residential amenity or flood risk. Overall, it would comply with the relevant local plan policies and those of the

Weymouth Neighbourhood Plan, as well as the National Planning Policy Framework and there are no material considerations indicating that permission should be refused.

17. Recommendation

17.1 Grant planning permission subject to the following conditions:

1. The development hereby permitted shall be carried out in accordance with the following approved plans:
1592/1-4
Reason: For the avoidance of doubt and in the interests of proper planning.
2. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.
Reason: This condition is required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).
3. Notwithstanding the details submitted with the application, the roof material shall be in a metal finish of lead or zinc and shall thereafter be maintained in that material.
Reason: To safeguard the setting of listed buildings and preserve the character or appearance of the Conservation Area.
4. No development shall be commenced until details of the finished paint colour for the bandstand have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details.
Reason: To safeguard the setting of listed buildings and preserve the character or appearance of the Conservation Area.
5. The bandstand shall not be first brought into use until a flood warning and response plan (FWRP), which must include an emergency evacuation plan has been submitted to the Local Planning Authority for approval. The development thereafter shall be carried out in accordance with the approved FWRP and shall be and managed and maintained in accordance with it.
Reason: In order to safeguard and minimise the risk posed to the site and its users from flooding.

Informatives:

1. 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.

2. Biodiversity Net Gain

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition (biodiversity gain condition) that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan, if one is required in respect of this permission would be Dorset Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are listed in full in a subsequent informative below.

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements are considered to apply.

- Development below the de minimis threshold, meaning development which:
 - i) does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and
 - ii) impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric).

Read more about Biodiversity Net Gain at <https://www.dorsetcouncil.gov.uk/w/biodiversity-net-gain>

3. Statutory Exemptions and Transitional Arrangements in respect of the Biodiversity Gain Plan

1. The application for planning permission was made before 12 February 2024.
2. The planning permission relates to development to which section 73A of the Town and Country Planning Act 1990 (planning permission for development already carried out) applies.
3. The planning permission was granted on an application made under section 73 of the Town and Country Planning Act 1990 and
 - (i) the original planning permission to which the section 73 planning permission relates* was granted before 12 February 2024; or
 - (ii) the application for the original planning permission* to which the section 73 planning permission relates was made before 12 February 2024.
4. The permission which has been granted is for development which is exempt being:
 - 4.1 Development which is not 'major development' (within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015) where:
 - i) the application for planning permission was made before 2 April 2024;

- ii) planning permission is granted which has effect before 2 April 2024; or
- iii) planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 where the original permission to which the section 73 permission relates* was exempt by virtue of (i) or (ii).

4.2 Development below the de minimis threshold, meaning development which:

- i) does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and
- ii) impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric).

4.3 Development which is subject of a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. A “householder application” means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

4.4 Development of a biodiversity gain site, meaning development which is undertaken solely or mainly for the purpose of fulfilling, in whole or in part, the Biodiversity Gain Planning condition which applies in relation to another development, (no account is to be taken of any facility for the public to access or to use the site for educational or recreational purposes, if that access or use is permitted without the payment of a fee).

4.5 Self and Custom Build Development, meaning development which:

- i) consists of no more than 9 dwellings;
- ii) is carried out on a site which has an area no larger than 0.5 hectares; and
- iii) consists exclusively of dwellings which are self-build or custom housebuilding (as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015).

4.6 Development forming part of, or ancillary to, the high speed railway transport network (High Speed 2) comprising connections between all or any of the places or parts of the transport network specified in section 1(2) of the High Speed Rail (Preparation) Act 2013.

* “original planning permission means the permission to which the section 73 planning permission relates” means a planning permission which is the first in a sequence of two or more planning permissions, where the second and any subsequent planning permissions are section 73 planning permissions.