

Bridport Town Council

Bridport Area Neighbourhood Plan – Annual Monitoring Report 2024

## Summary

- **There is continuing evidence that BANP policies are referenced and drawn on in both decision notices and in Officers reports on planning applications. To a certain extent this may reflect an increase in the use of a standard set of words regarding compliance with policy documents.**
- **57% of decision notices monitored showed clear reference to BANP policies. This is an increase compared to 2021/22 when only 22% of decision notices showed clear reference to BANP policies. There has been a corresponding decrease in applications showing no evidence of use of BANP policies, down from 77% in 2021/22 to 47% in 2022/23.**
- **The majority of planning applications received in the BANP Area are for relatively small scale improvements, extensions/ conversions, where application of BANP policies may not always be relevant.**
- **Bridport Town Council received the most planning applications in the BANP Area (52 out of 100 = 52%)**
- **Bridport and Bradpole regularly reference BANP policies in their comments on planning applications. Other Parishes don't appear to make full use of BANP policies in support of their submissions on planning applications.**
- **A minor issue with Dorset Council referencing of the BANP is the variable date cited for the BANP adoption. Dorset Council reference BANP as being adopted in various years 2019/2020 and 2021. The correct adoption date is May 2020.**
- **19 December 2023, the Government published its long-awaited revisions to the National Planning Policy Framework (“NPPF”), following a year-long process of consultation. The revised NPPF sets out the Government’s planning policies and how these will be applied. Future monitoring of BANP policies might be better focused on the small number of ‘significant’ applications where use of BANP policies might provide an important perspective, whether used to support or object to a planning application.**

## Background

The Bridport Area Neighbourhood Plan (BANP) was officially accepted as a 'made plan' by Dorset Council in May 2020. The BANP Joint Councils Committee (JCC) agreed :

*"To monitor the overall effectiveness of the Plan over the preceding 12 months, and the likely implications and impact of the Plan for the subsequent year, an annual monitoring report will be prepared by Bridport Town Council, in accordance with agreed criteria, in liaison with the BANP & parishes, and the Steering Group".*

This Annual Monitoring Report for 2023/2024 has been collated by Bridport Town Council drawing on monitoring evidence gathered by the JCC and the BANP Steering Group. The Monitoring Report focuses on the two key areas of BANP implementation:

- Monitoring planning applications and the use of BANP policies in determining planning decisions;
- Monitoring delivery of the 20 BANP projects including funding.

BTC would like to extend thanks to Jo Hughes, Bradpole Parish Council, Steven Yarde, Bridport Town Council and Sal Robinson, BANP SG member for their work on collecting data on planning applications in the BANP Area.

## Why monitor?

The principle of 'plan, monitor and manage' has long been embedded in spatial planning. The emphasis on policy outputs underlines the saying 'if you can't monitor it, you can't manage it'. Regard should be given to monitoring and review of the policies and proposals within a neighbourhood plan as a worthwhile and circular process; it does not have a beginning or an end.

Monitoring is essential to establish what is happening now and what may happen in the future, and then compare these trends against existing policies and targets to determine what needs to be done. Monitoring helps to address questions like:

- Are policies achieving their objectives and in particular are they delivering development?
- Have policies had unintended consequences?
- Are the assumptions and objectives behind policies still relevant?
- Are the targets being achieved?

Monitoring provides information on the performance of policy and project delivery. Taking a forward-thinking approach by identifying the key challenges and opportunities and enabling swift response to a need for rectifying actions, adjustments and ultimately any review of the BANP at a future date.

In line with guidance from Locality this report uses a traffic light monitoring approach:

- **Green** – compliant with BANP objectives
- **Amber** – partial compliance
- **Red** – non compliant with BANP objectives

## National Planning Policy Framework

The government published in December 2023 its delayed new National Planning Policy Framework (NPPF). This sets out the government's planning policies for England and how these should be applied. The focus is on housing delivery. The main provisions of relevance to the Bridport Area Neighbourhood Plan are summarised below:

- **Neighbourhood Plans** – Includes some greater protection where proposed housing development conflicts with a neighbourhood plan.
- **Affordable Housing/Community-led Development** – All references to entry-level housing exception sites or similar have been replaced with community-led developments or similar, (the glossary accompanying the NPPF includes a definition of community-led development, which it is assumed includes town and parish councils). The revised NPPF provides that local authorities should support the development of exception sites for “community-led development” on sites that would not otherwise be suitable as rural exception sites. This reflects the Government's ambition to emphasise the role of community-led development, with a view to supporting locally-led housing
- **Plan Making** – It emphasises that preparing and maintaining up-to-date locally prepared plans (Local Plans, Neighbourhood Plans etc.) is a priority and providing for sufficient housing and other development in a sustainable manner is a main objective of this.
- **Calculating Housing Need** – It confirms that the standard method for calculating housing need in a local authority is an advisory starting point but adds that exceptional circumstances will be required for using an alternative method. New text has been added to the NPPF at paragraph 60, clarifying that the overall aim of local authorities, in the context of delivering homes, should be to “meet as much of an area's identified housing need as possible”. Local authorities with an up-to-date local plan will no longer need to continually show a deliverable five-year housing land supply.
- **Housing Land Supply Buffers** – The 5% and 10% buffers that can be applied to local authority housing land supply calculations have been removed, but where there is a history of under delivery of housing a 20% buffer may be applied.
- **Housing Need** – new paragraph 63 has been added into the revised NPPF which requires local authorities to assess a local need for retirement and care housing provision. Local authorities are then required to reflect this need in their policies. These changes reflect a specific concern identified by the Government; the consultation paper makes clear that they are prioritising sufficient housing supply for an ageing population.
- **Energy Efficiency** – New paragraph 164 in the NPPF requires local authorities, in determining planning applications, to give “significant weight” to the need to support “energy efficiency and low carbon heating improvements” through adaptation of buildings. This represents strong in-principle policy support for energy efficiency.
- **Agricultural Land** – At paragraph 181, the revised NPPF requires local authorities to consider the availability of agricultural land used for food production when allocating sites for development. Where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of a higher quality. It is important that developers take an evidence-based approach towards determining the condition of agricultural land, before a development scheme is proposed. This amendment means that the availability of land used for food production is now explicitly a part of that exercise.
- **Density of Development** – Significant uplifts in the average density of residential development are inappropriate where it would be wholly out of character with the existing area.

- **Design and Local Design Codes** – new paragraph 140 of the NPPF encourages planning authorities to use planning conditions to require clear and accurate drawings/details of a scheme’s design and materials. This is intended to provide greater certainty for those implementing a planning permission on how to comply with the permission.
- **Integration of “beauty”** – the NPPF revisions mean that “beauty” now features heavily as a consideration across policy. However the NPPF itself does not include substantial detail on how to assess beauty; this exercise will primarily be the role of design codes.
- **Planning Conditions** – They should refer to clear and accurate plans and drawings.
- **Implementation** – Where plans reach pre-submission consultation after 19 March 2024, the policies in the new NPPF will apply. Plans that reach pre-submission consultation on or before this date will be examined under the previous version of the NPPF.

Several changes, which were proposed in the consultation version of the NPPF, have not been carried through into the final one. These include amending the ‘soundness’ test for the preparation of Local Plans and that the past “irresponsible planning behaviour” by applicants could in future be taken into account when determining planning applications.

There are further consultations to follow including on climate change adaptation and flood-risk management, provision of social homes and electric vehicle charging points. More information on NPPF can be found at:

<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

**A number of changes to existing Permitted Development Rights (PDRs) will apply from 21 May 2024 in England and Wales. These latest changes DO NOT apply in protected landscapes.**

From 21 May, farmers will no longer be required to submit a planning application for specific types of development. This includes converting agricultural buildings to a wider range of commercial uses, such as larger farm shops, buildings for agricultural training and sporting facilities. Use of these permitted development rights remain subject to their existing approvals by the local planning authority. This allows planning matters to be considered in consultation with the local community.

There are several changes affecting the use of Class Q PD rights, which allow for agricultural buildings to be changed to residential. There is an extension of Class Q to cover former agricultural buildings which are no longer part of an established agricultural unit. This will give farmers and landowners the opportunity to convert outlying buildings which has previously been against the rules. The requirement for buildings to have been used solely for agricultural use has also been removed in instances where that building is part of an established agricultural unit.

It will now also allow the creation of up to ten dwellings with a maximum cumulative floor space of 1,000m<sup>2</sup> (previously the number of dwellings was limited to five with a maximum floor space of 865m<sup>2</sup>).

## Dorset Local Plan

The Dorset Local Plan will be a new-style local plan prepared under the proposed reforms to the plan-making system. The key stages and likely timescales are:

- Scoping and Early Engagement [September 2024]
- Sustainability Appraisal Scoping Report [November 2024]
- Project Initiation Document and Gateway 1 Assessment [November 2024]
- Visioning and Strategy Engagement (8 weeks) [May 2025]
- Gateway 2 Assessment [December 2025]
- Draft Plan Engagement (6 weeks) [March 2026]
- Gateway 3 Assessment [October 2026]
- Examination [November 2026]

- Adoption [May 2027]

Work commenced on the Dorset Council Local Plan at the point that Dorset Council was formed in 2019. A consultation on a draft of the plan was undertaken in January 2021. This information will be used to inform the new-style Dorset Council Local Plan.

More information about the Dorset Local Plan can **be found at:**

[The Local Development Scheme for Dorset Council March 2024 - Dorset Council](#)

## Monitoring Planning Decisions 2023/24

The Joint Councils Committee agreed in May 2020 to a monitoring process of planning applications and planning outcomes to gather evidence of the implementation of policies set out in the BANP.

For the BANP annual monitoring runs from May 4<sup>th</sup> to May 3<sup>rd</sup> each year and considers planning applications received in the BANP Area where a decision has been made by Dorset Council or the applicant has decided to withdraw the application.

Appendix 1 lists the planning applications monitored by Bradpole Parish Council, the Town Council and by Sal Robinson of the BANP Steering Group from May 2023 to May 2024.

### Summary of BANP Planning Application Monitoring 2023/24

Total Number of Applications monitored 2022/23	100		Granted 76	W/Drawn 10	Refused 11
Clear evidence that BANP policies informed the planning decision:	58	58%	51	0	6
BANP policies apply but no evidence of BANP policies informing the planning decision:	12	12%	1	8	1
No evidence that BANP policies were used to inform the planning decision:	30	30%	24	2	4

**Nb 3 orange Pending at 16/04**

Monitoring of planning applications across the BANP Area shows that the majority of the 76 applications, where decision notices were available, were granted approval, (76 of 100 applications - 76%). This is 10% lower than in 2022/23. Of the 100 applications monitored in 2023/24 58 (58%) showed clear evidence that BANP policies were drawn on in the decision notices. 30 decision notices (30%) showed no evidence of BANP policies being used to inform the planning decision.

Compared with 2022/23, there have been fewer planning applications overall but a higher percentage showing clear reference to BANP policies in officers reports – up to 58% in 2023/24 from just 46% in 2022/23. This indicates a continuation of the trend, across monitoring reports, showing increasing use of BANP policies in planning decisions.

#### Noteworthy:

- The majority of planning applications received in the BANP Area are for small scale improvements, extensions/ conversions, where BANP policies may not always be relevant.
- Bridport Town Council received the most planning applications in the BANP Area (52 out of 100 = 47%)
- Symondsburry parish received 18 planning applications in 2023/24. Bothenhampton & Walditch received 15 applications in 2023/24 significantly down on the 38 received in 2022/23.
- Allington (5) and Bradpole (10) received fewer planning applications than other parishes in the BANP Area in 2023/24.

- Bridport, Bradpole and Symondsburry parishes regularly reference BANP policies in their comments on planning applications. Bothenhampton & Walditch and Allington parishes make rarely offer any formal comment on planning applications and rarely draw on BANP policies in support any comments.
- A minor issue with Dorset Council referencing of the BANP is the variable date cited for the BANP adoption. Dorset Council reference BANP as being adopted in various years 2019/2020 and 2021. The correct adoption date is May 2020.

Future monitoring of BANP policies might be better focused on the small number of 'significant' applications where use of BANP policies might provide an important perspective, whether used to support or object to a planning application.

Project Monitoring May 23/May24

Projects - Lead	Status	Comments
Land Use and Transport Study: Town Centre WG		<a href="#">Access &amp; Movement Study</a> Completed June 21 Cost £9k, £5k DC/4k BTC
Centre of Bridport Public Realm: BTC		<a href="#">Streetscapes and Heritage Interpretation Study</a> completed Autumn 2022 Cost £12k BTC
Heritage Interpretation Strategy: JCC		
Town Centre Health Checks: Chamber of Trade/BTC		<a href="#">2023 Health Check Report</a> Dec 2023 Cost BTC staff time
Climate Smart Activities: Transition Town Bridport		BTC worked with the Centre for Sustainable Energy to set up and support a local network of <b>volunteer energy champions</b> . Working with TTB energy champions continue to provide signposting and basic advice on energy efficiency across the Bridport Area. Cost £9k BTC
Energy Conservation Initiatives: Transition Town Bridport		BTC completed installation of a 22Kwh solar pv installation @Plottingham. Cost £50k BTC 28k, LCD grant £22k
Electric Car Charging Points: JCC		Dorset Council has installed EV charging points in the BANP area, primarily in car parks. BTC worked with Jo Ju/Mer to instal a 1 Rapid and 2 Fast ev chargers @ Plottingham car park in July 2023.
Community Woodfuel: Dorset AONB		Limited activity in 2023/24
Facilities for young people: JCC/BTC		BTC developing plans for improved facilities @ Plottingham, including a new multi-wheel skatepark.
Additional Allotments. Bridport and District Allotment Society		Aware of growing waiting list for Allotments.
A Timber Fabrication Facility: Wessex Community Assets		Raise the Roof project funded by Friends Provident to produce a business plan for a Woodhub facility in Bridport Area during 2024.
Community Bus Schemes: Western Area Transport Advisory Group, WATAG		Community bus route 7 continues to receive support from BTC - Cost £15,000 BTC
Footpath and cycle path maintenance: JCC		No evidence of any developer contributions to path maintenance agreed in BANP Area 2023/24
Community Led Housing. JCC		BTC is supporting the newly formed Bridport Area Community Housing (BACH) group address the need for social rent housing.
New Homes Calculation. JCC		BANP SG has produced Terms of Reference for this project
Brownfield Register. JCC		BANP SG has produced Terms of Reference for this project
Second and Holiday Homes. JCC		BANP SG has produced Terms of Reference for this project. JCC agreed to align any survey with BANP review timetable.
Housing Needs of Older People. JCC		BANP JCC agreed that these two projects should be deferred. Since production of the BANP there have been several housing initiatives for older people.
Downsizing Working group. JCC		



## Project Activity

20 projects were included in the BANP May 2020 with a lead organisation identified for each project. Implementation is underway for the majority of BANP projects. Three projects are reported as having no activity in 2023/24.

Funding channelled to BANP Project through the BANP partners:

BANP Partner	BANP Project expenditure 2023/24	Grant leverage for BANP projects
Allington Parish Council	0	
Bradpole Parish Council	0	
Bothenhampton & Walditch Parish Council	0	
Bridport Town Council	29,780	£1,500
Symondsbury Parish Council	0	
<b>Total</b>	<b>29,780</b>	<b>£1,500</b>

Bridport Town Council incurred project expenditure of £29,780 in 2023/24 in pursuit of BANP project delivery. The most significant expenditure being support for the operation of the Community Bus (£15,000). Expenditure was also incurred in developing the new heritage trails and accompanying podcasts and staff time to undertake the 2023 Town Centre Health Check as well as other BANP projects; energy champions and ev charger installation at Plottingham car park.

BANP partners reporting receipt of Community Infrastructure Levy funding for the year 2023/24 were:

- Bothenhampton & Walditch PC           £0
- Bradpole Parish Council               £1874
- Bridport Town Council               £1223
- Symondsbury PC                       £353

Appendix 1 – Planning Application Monitoring May 4th 2023 – May 3rd 2024

*DC decision notice in italics*

ALLINGTON PARISH (5)	A PC <b>DC Decision</b>
<p>P/HOU/2023/02220 The Ivys Pymore Lane Dottery DT6 5PS Demolish existing Porch. Erect 2 storey extension with balcony. Erect brick piers with timber fencing between to road frontage to match existing. Remove conifer to road frontage.</p> <p><b>Granted.</b></p>	<p>No comment from Allington Parish Council.</p> <p><i>Made Neighbourhood Plans Bridport Neighbourhood Plan 2020-2036 (made 5/5/2020) - POLICY HT2 -POLICY L1 - POLICY L2 Biodiversity-POLICY D1 - POLICY D8-POLICY D9 (see also Policies CC2, CC3)</i></p>
<p>P/HOU/2023/03149 5 Longhayes Avenue Bridport DT6 5HN " Erect flat roofed garage.</p> <p><b>Granted.</b></p>	<p>Allington Parish Council feel that due to the planning that has already been agreed on this site, that additional building/structures would be overdevelopment of the site and therefore they object on this basis.</p> <p><i>Having regard to its appropriate siting, scale, design &amp; overall finish and its limited impact on the wider AONB, highway safety and neighbouring amenity; this scheme is considered to comply with policies ENV1, ENV10, ENV12, ENV16, SUS2, COM7 of the West Dorset, Weymouth &amp; Portland Local Plan (2015) as well as policies HT2, L1, D1, D8 of the Bridport Neighbourhood Plan 2020-2036 and advice within the NPPF (2021).</i></p>
<p>P/VOC/2023/03227 Land adjacent Bridport Community Hospital Mead Lane Bridport Erection of a one storey Common House building for a co- housing neighbourhood (with variation of condition 2 of planning permission P/FUL/2022/05268 to amend approved plans).</p> <p><b>Granted.</b></p>	<p>No comment From Allington PC.</p> <p><i>The proposed design, form, scale and appearance and materials are considered to be appropriate to the character of the wider development and to accord with West Dorset, Weymouth &amp; Portland Local Plan policies ENV1, 10, 11, 12 and 16 and related policies of the Bridport NDP including D8, D9, and CF2 which states that proposals for new and improved utility infrastructure will be encouraged and supported where they meet the identified needs of the community and are in line with the plans wider provisions which is considered to be the case for this proposal.</i></p>
<p>P/FUL/2023/03718 Middle Pymore Farm and 1 Middle Pymore Cottages Pymore Road Pymore Bridport DT6 5PR Retain timber chalet dwelling. Change of Use of ground floor of 1 Middle Pymore Cottages to farm office and staff welfare facilities. Remove mobile home.</p> <p><b>Granted.</b></p>	<p>No comment from Allington Parish Council.</p> <p><i>Policy L1 Green Corridors, Footpaths, Surrounding Hills &amp; Skylines Policy L2 - Policy L5 - D1 - D8 In addition, of course, the existing mobile home (caravan) would also be removed which would be a benefit in visual terms given its location on the northern edge of the farm complex. As such this would mitigate any visual harm on the character of the area which is designated an AONB and is in compliance with the adopted Local Plan and the thrust of the Policies as are set out in the Made Bridport Neighbourhood Plan referred to in the Policy section above.</i></p>

<p>P/HOU/2024/00682 1 Lodge Lane Bridport DT6 5QR Erection of single-storey glass roof Conservatory to side elevation. <b>Granted.</b></p>	<p>No response from Allington PC.</p> <p><i>This proposal is judged to comply with policies of the Bridport Neighbourhood Plan (2020), the West Dorset, Weymouth &amp; Portland Local Plan (2015) and the National Planning Policy Framework (2023). No comments have been received third parties, Ward Members or the Allington Parish Council. Therefore, this proposal is recommended for approval, subject to conditions.</i></p>
<p><b>Bothenhampton &amp; Walditch Parish (15)</b></p>	<p><b>B&amp;W PC DC Decision</b></p>
<p>P/FUL/2023/01261 The Flat 20 East Road Bridport DT6 4AE CONVERT EMPTY &amp; REDUNDANT LIGHT INDUSTRIAL BUILDING INTO 2 NO. 2 BED RESIDENTIAL UNITS  <b>Refused.</b></p>	<p>The Corporate view of the Parish Council is neutral.</p> <p><i>The proposed development would result in the loss of existing employment floorspace within the East Road Trading Estate, which is recognised in the Bridport Area Neighbourhood Plan as an important employment site where policy EE1 of the Bridport Area Neighbourhood Plan.</i></p>
<p>P/CLE/2023/02045 11A Crock Lane Bridport Dorset DT6 4DE The Certificate of Lawfulness to establish that Planning Permission No. 1/W/94/000300 dated 20/06/1994 for two dwellings has been implemented by the completion of one of the dwellings. <b>Granted.</b></p>	<p>Corporate View of the Parish Council is neutral.</p> <p><i>As this is a legal matter the BANP and other planning documents are not relevant.</i></p>
<p>P/HOU/2023/02427 11 Maple Gardens Bridport DT6 4DP Erect a single storey side extension above the existing garage, and rear extension to be used as ancillary accommodation, with a balcony to the frontage. Carry out alterations. <b>Granted.</b></p>	<p>The collective view of the Parish Council is neutral.</p> <p><i>Bridport Neighbourhood Plan 2020-2036 (made 5/5/2020) • Policy L1 –• Policy D1 –• Policy D8 –</i></p>
<p>P/HOU/2023/04167 Ernwell Old Church Road Bridport Dorset DT6 4BP Demolish conservatory; Erect single storey rear extension, front porch &amp; single garage; (Amended Description). <b>Granted.</b></p>	<p>The Corporate View of the Parish Council is neutral.</p> <p><i>Bridport Neighbourhood Plan 2020-2036 (made 5/5/2020) POLICY HT1 * POLICY HT2 *POLICY L1 *POLICY L2 Biodiversity *POLICY L4 *POLICY D1 * POLICY D8 *POLICY D9 (see also Policies CC2, CC3)</i></p>
<p>P/HOU/2023/04570 5 South Lawns Bridport DT6 4DS Demolish conservatory and erect single storey rear extension, alterations to side porch. <b>Granted.</b></p>	<p>The Corporate View of the Parish Council is neutral.</p> <p><i>Bridport Neighbourhood Plan 2020-2036 (made 5/5/2020) Policy D1 –D8.</i></p>
<p>P/HOU/2023/04670 6 Pasture Way Bridport DT6 4DL Demolish Conservatory, Erect Single Storey Side and Rear Extension, with internal alterations. <b>Granted.</b></p>	<p>The Corporate View of the Parish Council is neutral.</p> <p><i>Bridport Neighbourhood Plan 2020-2036 (made 5/5/2020) • POLICY D1 • POLICY D8</i></p>
<p>P/NMA/2023/06718 Land South Of Langdon Green Marrowbone Lane Bothenhampton, DT6 4BU Non-material amendment to Planning permission P/RES/2022/03490 (WD/D/20/002660) - alterations East, West elevation, adjustment to internal layouts and addition of PV panels on garage roof. <b>Granted.</b></p>	<p><i>the proposed changes are considered to be of a minor nature and approved as a non material amendment without prejudicing third parties.</i></p>

<p>P/HOU/2023/04338 2 Beverley Walditch Road Walditch DT6 4LF Erect Single Storey Rear Extension.</p> <p><b>Refused.</b></p>	<p>The Corporate View of the Parish Council is neutral.</p> <p><i>Bridport Neighbourhood Plan 2020-2036 (made 5/5/2020) Policy CC1 - CC2 Policy D8</i> While the proposal would have no adverse impact on the character of the area, it would have a detrimental impact on the amenity of the neighbouring residents and therefore conflict with Policies ENV12 and ENV16 of the West Dorset Weymouth Local Plan, 2015.</p>
<p>P/HOU/2023/06651 Little Wych Burton Road Bridport Dorset DT6 4JG Erect two storey extension.</p> <p><b>Granted.</b></p>	<p>The Corporate View of the Parish Council is neutral.</p> <p><i>Bridport Neighbourhood Plan 2020-2036 (made 5/5/2020) POLICY HT2 - POLICY L1 POLICY L2 -POLICY L4, POLICY D1 -POLICY D8 POLICY D9 (see also Policies CC2, CC3)</i></p>
<p>P/HOU/2023/07125 11 Nordons Bridport Dorset DT6 4DU Proposed single storey side and rear extension, internal alterations and new roof to garage.</p> <p><b>Granted.</b></p>	<p>No comment from PC.</p> <p><i>Bridport Neighbourhood Plan 2020-2036 (made 5/5/2020) • POLICY D1 - • POLICY D8</i></p>
<p>P/HOU/2023/06861 Culvercroft Old Church Road Bridport Dorset DT6 4BP Erect carport and convert garage to habitable space.</p> <p><b>Granted.</b></p>	<p>The Corporate View of the Parish Council is neutral.</p> <p><i>Bridport Neighbourhood Plan 2020-2036 (made 5/5/2020)</i></p>
<p>P/NMA/2024/00706 28 Crock Lane Bridport Dorset DT6 4DE Non material amendment - install timber cladding to the front wall and bay window to the boundary line to match new extension to planning permission P/HOU/2023/04855.</p> <p><b>Granted.</b></p>	<p><i>No mention of the neighbourhood plan.</i></p>
<p>P/HOU/2024/00489 20 Slades Green Bridport DT6 4EA Demolish existing flat roofed garage; Erect single storey side extension; Erect single storey rear extension; Carry out alterations; Form dropped kerb to create parking area to the frontage.</p> <p><b>Granted.</b></p>	<p>The Corporate View of the Parish Council is neutral.</p> <p><i>Bridport Neighbourhood Plan 2020-2036 (made 5/5/2020) • POLICY D1 • POLICY D8. This proposal is judged to comply with policies of the Bridport Neighbourhood Plan (2019)</i></p>
<p>P/CLP/2024/00939 Orchard Cottage Walditch Road Walditch DT6 4LG Site bell tent for use by massage therapy business</p> <p><b>Refused.</b></p>	<p>As this is a legal matter the BANP and other planning documents are not relevant.</p> <p>It is considered that the proposed use would not be lawful for planning purposes as it would involve a material change of use of the property from a dwellinghouse with ancillary garden to a dwellinghouse with ancillary garden and business use comprising of the siting of a bell tent associated with a massage therapy business. This would involve a material change of use as set out in Section 55 (1) of the Town and Country Planning Act 1990 and there are no permitted development rights as set out in the Town and Country Planning (General Permitted Development) (England) Order 2015 (as Amended) authorising that change of use.</p>

<p>P/HOU/2024/00618 Sandy Lodge Long Lane Bridport DT6 4BY Demolish existing side garage and erection of single storey side extension to form studio and en-suite/dresser to main bedroom. Installation of cladding to external walls. <b>Granted.</b></p>	<p>The Corporate View of the Parish Council is neutral.  Bridport Neighbourhood Plan 2020-2036 (made 5/5/2020) • POLICY D1 • POLICY D8 This proposal is judged to comply with policies of the Bridport Neighbourhood Plan (2020),</p>
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<p><b>Bridport (52)</b></p>	<p><b>BTC DC Decision</b></p>
<p>207 5A, SOUTH STREET Change of use from hairdressers to a shop selling street food. <b>Withdrawn.</b></p>	<p>The Town Council notes the comments of the Environmental Protection Team but supports the application in principle.  <i>No reference to the Neighbourhood Plan.</i></p>
<p>6301 35, GEORGE STREET Retain change of use from shop to shop/off-licence/bar. <b>Granted.</b></p>	<p>Support.  <i>The proposal will not create any significant harm to neighbouring residential amenity and highway safety in accordance with policies SUS2, ECON3, ECON4, ENV1, ENV4, ENV16 and COM7 of the West Dorset, Weymouth &amp; Portland Local Plan (2015) and policies EE2 &amp; HT2 of the Bridport Area Neighbourhood Plan (2020), and section 16 of the NPPF (2021).</i></p>
<p>1200 50, SOUTH STREET Change of use of shop from Professional (Class E) to Tattoo Studio (Sui Generis) <b>Granted</b></p>	<p>Support.  <i>It is considered having regard to the proposed change of use that the development would have an acceptable impact on the visual amenity of the area and the residential amenity of neighbouring properties. Hence the development accords with policies INT1, SUS2, ECON1, ECON4, ENV1, ENV4, ENV10, ENV16 and COM7 of the West Dorset, Weymouth and Portland Local Plan (2015); policy COB1 of the Bridport Area Neighbourhood Plan (2020) and sections within the NPPF (2021).</i></p>
<p>1420 11, ST ANDREWS ROAD Remove conservatory, erect single storey extension, make alterations and erect garden summer house. <b>Granted.</b></p>	<p>Support.  <i>The works are found to be in accordance with the NPPF (2021) Section 16 and with policy ENV1, ENV4, ENV10, ENV12 and ENV16 of the West Dorset, Weymouth &amp; Portland local plan 2015 and policies L2, D8 and D1 of the Bridport Neighbourhood Plan.</i></p>
<p>682L 51, NORTH ALLINGTON The existing chimney is defective and the proposal is to remove and rebuild it in new brickwork. <b>Granted.</b></p>	<p>No objection.  <i>No reference to the Neighbourhood Plan</i></p>
<p>1399 BRIDEC MELAMINE BOARDS LTD, WEST BAY ROAD Installation of 600 photovoltaic cells on an existing factory roof. <b>Withdrawn.</b></p>	<p>The Town Council has been notified for information purposes only.  <i>No reference to the Neighbourhood Plan</i></p>
<p>1912 122, WEST BAY ROAD Erect single storey rear extension, and ancillary alterations. <b>Granted.</b></p>	<p>No objection.  <i>No reference to the Neighbourhood Plan</i></p>

<p>1222L 13, RAX LANE Retain repairs carried out to the pointing with matching lime mortar. <b>Refused.</b></p>	<p>Support.  <i>No reference to the Neighbourhood Plan.</i></p>
<p>909/1910L 29, EAST STREET Proposed Extraction Flue. <b>Granted.</b></p>	<p>Support.  <i>No reference to the Neighbourhood Plan.</i></p>
<p>1383L FLAT 1, 13 DOWNES STREET Repoint the front façade with lime mortar. <b>Granted.</b></p>	<p>Support.  <i>No reference to the Neighbourhood Plan.</i></p>
<p>823 30A, EAST STREET Retain alteration to shop front, door relocation and remove offset door. Retain repainting in white. <b>Refused.</b></p>	<p>Neutral. This application is difficult to appraise as the justification given by the applicant does not appear to provide a clear rationale. From the limited information provided, it is not clear whether the revised entrance is wide enough for a wheelchair, and the reference to the 'Aylesbury town conservation area appraisal' is not relevant to an application in Bridport.  <i>The scheme is contrary to policy ENV4, ENV12 and ENV14 of the West Dorset, Weymouth &amp; Portland Local Plan (2015) and guidance within section 16 para 202 of the NPPF (2021) and Policies HT3 and D8 of the Bridport Neighbourhood Plan</i></p>
<p>2813 2, ELIZABETH AVENUE Single storey side extension and reconstruction of porch and utility rooms. <b>Granted.</b></p>	<p>Support.  <i>This proposal is judged to comply with policies of the West Dorset, Weymouth &amp; Portland Local Plan (2015) the NPPF (2021) and the Bridport Neighbourhood Plan (2020). No objections have been raised from third party representatives or the Bridport Town Council. Therefore, on behalf of the Dorset Council this scheme should be granted subject to conditions.</i></p>
<p>2831 BRIGADE HALL, RAX LANE Demolition of existing building and erect terrace of three dwellings. <b>Granted.</b></p>	<p>Support The Council considers the 'cosmetic' addition of chimneys to be superfluous, irrelevant, and in current times anachronistic.  <i>The development complies with Policies ENV4, 10, 12 &amp; 15 of the adopted Local Plan, the design policies of the Made Neighbourhood Plan, and the thrust of design guidance as set out in the NPPF.</i></p>
<p>2299 176, NORTH ALLINGTON Construction of Garage (Retain) – Amended Location Plan Received <b>Granted.</b></p>	<p>Neutral. The Council regrets this retrospective application for development in a conservation area, and the impact on neighbours. If the planning authority is minded to approve the application, the recommendations of the Conservation Officer should be conditioned.  <i>The proposal is in accordance with West Dorset, Weymouth &amp; Portland Local Plan (2015) and Bridport Neighbourhood Plan Policies and would result in no harm to the setting of designated heritage assets (Bridport Conservation Area and 176 North Allington), preserving the character of the Conservation Area in accordance with Section 16 of the NPPF (2021).</i></p>



<p>2907 CS12975301 (VF43093)          SYMONDSBURY ESTATE OLD HOSPITAL FIELD          PARK ROAD          The removal of the existing 15m "Telegraph Pole" mast with 6 antennas and its replacement with a 20m monopole with 6 antennas and 1 microwave dish, the removal and replacement of 1 equipment cabinet and works ancillary thereto.  <b>Prior Approval Granted.</b></p>	<p>Given the prominent location within the Area of Outstanding Natural Beauty (not addressed in the application), the proposed development should be subject to a full planning application.   <i>No reference to the Neighbourhood Plan</i></p>
<p>3846          16, WANDERWELL Non material amendment - change 2 rooflights in west elevation for a single larger rooflight - to planning permission 1/D/13/001356 (Proposed rear extension and alterations).  <b>Granted.</b></p>	<p>The Town Council has been notified for information purposes only.   <i>No reference to the Neighbourhood Plan.</i></p>
<p>1594 1595L          THE OLD HEMP STORE, NORTH MILLS Proposed attached warehouse extension. Support.   <b>Granted.</b></p>	<p>Supported.  <i>1594: Subject to conditions the proposed use and design of the development is considered acceptable when assessed against Local Plan Policies ENV1, ENV10, ENV12, ECON2 and Neighbourhood Plan Policies EE1 and D8. 1595: Subject to conditions the proposed use and design of the development is considered acceptable when assessed against Local Plan Policies ENV12, and Neighbourhood Plan Policies D8</i></p>
<p>2094          98, ST. SWITHINS ROAD Erect single storey ground floor extension.   <b>Granted.</b></p>	<p>Not mentioned at the Committee Meeting.   <i>This proposal is judged to comply with policies of the West Dorset, Weymouth &amp; Portland Local Plan (2015) the NPPF (2021) and the Bridport Neighbourhood Plan (2021). No objections have been received from the Bridport Town Council or third parties. Therefore this scheme should be granted subject to conditions.</i></p>
<p>2742          34, ALEXANDRA ROAD Erect extension to the right side elevation and new plant to the rear.   <b>Granted</b></p>	<p>Supported.  <i>Subject to conditions the proposed use and design of the development is considered acceptable when assessed against Local Plan Policies ENV1, ENV10, ENV12, ECON4, COM2 and Neighbourhood Plan Policies CF1</i></p>
<p>3426          BRIDEC MELAMIME BOARDS LTD, WEST BAY ROAD          Installation of solar panels on roof. Support.   <b>Granted.</b></p>	<p>Supported.   <i>The development has been assessed against the West Dorset, Weymouth &amp; Portland Local Plan 2015 policies as set out in this report, the relevant policies of the Bridport Area Neighbourhood Plan 2020-2036, the policies of the NPPF (2021) and other material considerations. It has been concluded that the development would not result in any harm that would justify refusal in the public interest.</i></p>
<p>2423          58, WEST BAY ROAD Erect rear extension. Existing extension flat roof to be replaced with a pitched, tiled roof.   <b>Granted.</b></p>	<p>Supported.   <i>The proposal is in accordance with policies within the West Dorset, Weymouth &amp; Portland Local Plan (2015), Bridport Neighbourhood Plan and guidance within the NPPF (2021). Where there are no other material planning considerations this application is considered to be acceptable in planning terms and is recommended for approval.</i></p>
<p>4652          19A, SOUTH STREET Non material amendment to approved P/A P/FUL/2022/01539 (External alterations to create 2no. flats and a commercial unit) to alter the layout and the window and door positions.  <b>Refused.</b></p>	<p>The Council has been notified for information purposes only.   <i>No reference to the Neighbourhood Plan.</i></p>

<p>3091 BRIDPORT FOOTBALL CLUB CAR PARK</p> <p><b>Granted.</b></p>	<p>Support. The Council seeks assurance that the drainage solution adopted should not impact on the effectiveness of the storm drain.</p> <p><i>The proposal is in accordance with policies within the West Dorset, Weymouth &amp; Portland Local Plan (2015), Bridport Neighbourhood Plan and guidance within the NPPF (2021).</i></p>
<p>3358 3359L 3, CHANCERY LANE Ground floor extension. Create en-suite in master bedroom. Replacement rear windows.</p> <p><b>Granted.</b></p>	<p>No objection.</p> <p>This proposal is judged to comply with policies of the Bridport Neighbourhood Plan (2021), West Dorset, Weymouth &amp; Portland Local Plan (2015) and the National Planning Policy Framework (2021). 3359: Granted. This Listed Building Consent is judged to comply with policies D1 and D8 of the Bridport Neighbourhood Plan (2021) policy ENV4 of the West Dorset, Weymouth &amp; Portland Local Plan (2015) Section 16 paragraph 194-208 of the National Planning Policy Framework (2021) and The Planning (Listed Buildings and Conservation Areas) Act 1990 and therefore should be granted subject to conditions.</p>
<p>3943 UNIT 2, ST ANDREWS TRADING ESTATE, SHOE LANE Change of use of building from industrial to a hair dressing, beautician, tattooist salon and gymnasium. Erect entrance canopy.</p> <p><b>Withdrawn.</b></p>	<p>Object. The proposed development conflicts with Local Plan policy ECON2, which seeks to protect key employment sites and specifies St Andrew's Trading Estate as one such site. Moreover, ECON2 seeks to protect use class B8, and the proposals will remove this use from the development site. We acknowledge the presence of businesses operating under other use classes, but this is not a reason to further erode the situation. The Bridport Area Neighbourhood Plan reinforces the provisions of Local Plan policy ECON2, and highlights a demand for additional employment space. The Town Council welcomes new businesses looking to establish themselves in Bridport, but hair dressing, beautician, and tattooist businesses would be more suited to town centre locations and there are premises available for such uses.</p>
<p>3944 UNIT 1, ST ANDREWS TRADING ESTATE, SHOE LANE Erect single storey front extension.</p> <p><b>Granted.</b></p>	<p>No objection.</p> <p><i>No reference to the Neighbourhood Plan</i></p>
<p>1157L 97, SOUTH STREET Repair walls of Burial Ground/Peace Garden.</p> <p><b>Granted.</b></p>	<p>Supported.</p> <p><i>No reference to the Neighbourhood Plan.</i></p>
<p>6311 WEST BAY HOLIDAY PARK, FORTY FOOT WAY, WEST BAY New converted shipping container catering unit.</p> <p><b>Granted.</b></p>	<p>Neutral. Whilst not directly a planning matter, the Town Council asks that the applicant considers a local operator for the catering outlet.</p>
<p>3888 22, CONEYGAR LANE Demolish existing conservatory and erect extension. Utilise attic space as living accommodation by addition of roof lights. Create porch.</p> <p><b>Granted.</b></p>	<p>Supported.</p> <p><i>This proposal is judged to comply with policies of the Bridport Neighbourhood Plan (2020) the West Dorset, Weymouth &amp; Portland Local Plan (2015) and the National Planning Policy Framework (2023).</i></p>
<p>1631L 46, SOUTH STREET Works to the outbuilding: Partial and complete rebuild of the north, south and western elevations and replaced roof covering.</p> <p><b>Granted.</b></p>	<p>No objection.</p> <p><i>No reference to the Neighbourhood Plan.</i></p>
<p>4311 188, WEST BAY ROAD Demolish existing extension, erect single storey new extension and a two storey extension to west elevations and external alterations.</p> <p><b>Granted.</b></p>	<p>Supported.</p> <p><i>The proposal is in accordance with policies within the West Dorset, Weymouth &amp; Portland Local Plan (2015) and Bridport Neighbourhood Plan and guidance within the NPPF (2021). Where there are no other material planning considerations this application is considered to be acceptable in planning terms and is recommended for approval</i></p>



<p>4513 21, KNIGHTSTONE RISE Demolish existing single storey lean-to element and erect 2 storey side extension to the North-west. Erect flue for wood burner, carry out alterations and construct Garden Shed.</p> <p><b>Granted.</b></p>	<p>Supported.. <i>Bridport Neighbourhood Plan 2020-2036 (made 5/5/2020) POLICY D1 Harmonising with the site POLICY D8 Contributing to the local character.</i></p>
<p>3845 3847L 105, EAST ROAD Alterations, repairs and a single storey replacement extension to rear (with variation of condition no.2 Planning Permission P/HOU/2022/07562 to amend approved plans). Consent for alterations, repairs and a single storey replacement extension to rear (with variation of condition no.2 Planning Permission P/LBC/2022/07564 to amend approved plans). <b>Granted.</b></p>	<p>Supported.</p> <p><i>No reference to the Neighbourhood Plan</i></p>
<p>4571 51, BURTON ROAD Convert attic rooms into living accommodation with dormer windows, roof lights and a balcony. Erect front porch, demolish garage and erect new garage. <b>Withdrawn.</b></p>	<p>Supported.</p> <p><i>No reference to the Neighbourhood Plan.</i></p>
<p>4480 24, CONEYGAR LANE Convert loft to habitable accommodation, install dormer window and roof lights.</p> <p><b>Granted.</b></p>	<p>Supported.</p> <p><i>This proposal is judged to comply with policies SUS2, ENV12 &amp; ENV16 of the West Dorset, Weymouth &amp; Portland Local Plan (2015), policies L1, L2 &amp; D8 of the Bridport Neighbourhood Plan (2020 – 2036) and the NPPF (2021).</i></p>
<p>5472 OLD ODDFELLOWS HALL, CREWKERNE PLACE Non-material amendment for Planning permission P/HOU/2022/02353 (Demolish conservatory. Insert new folding glazed doors on south and western elevations. Replace main roof with solar lates. Render walls with external mounted insulation to the east and west elevations) - Amendments to fenestration on East elevation. <b>Granted.</b></p>	<p>The Town Council has been notified for information purposes only.</p> <p><i>No reference to the Neighbourhood Plan.</i></p>
<p>3575 3695L 91, EAST STREET Conversion of existing store rooms and installation of conservation roof lights to create additional office space. Demolition of existing WC building. Demolish existing WC building, removal of the toilet partition adjacent to office 3 and the restoration of the rear storeroom to accommodate a WC and install conservation roof lights to existing roof. Support. This development will bring a redundant area into productive economic use and support a small local business.</p> <p><b>Granted.</b></p>	<p>Supported. This development will bring a redundant area into productive economic use and support a small local business.</p> <p><i>The works are therefore in accordance with the NPPF 2023 Section 16 and with Policy, ENV12, ENV16 and ENV4 of the West Dorset, Weymouth &amp; Portland local plan 2015, along with Bridport Neighbourhood plan policies, L2, D1 and D8. 3695L: The works are therefore in accordance with the NPPF 2023 Section 16 and with policy ENV4 of the West Dorset, Weymouth &amp; Portland local plan 2015, along with Bridport Neighbourhood plan policies, L2, D1 and D8.</i></p>
<p>3157 3158L BRIDGE HOUSE HOTEL Retain works to a listed wall, fence enclosure, erection of a bar and lean-to outside kitchen.</p> <p><b>Granted.</b></p>	<p>Supported. Subject to the inclusion of a condition that the removed stones from the wall are retained and stored, and that the wall itself be sensitively reinstated if use of the area in Riverside Gardens ceases.</p> <p><i>3157: The grassed seating area does not impede the public footpaths or access along the River Asker at all and preserves the sense of the open green space along that part of the river and along the southern part of Sea Road North and the wider natural beauty of the Dorset AONB in accordance with local plan policy ENV1 and ENV2 and Bridport Area Neighbourhood Plan Policy L1 and HT2. 3158: The development accords with Section 16 of the National Planning Policy Framework (2021); Policy ENV4 of the West Dorset, Weymouth and Portland Local Plan (2015).; and the Bridport Area Neighbourhood Plan 2020-2036 (2020).</i></p>

<p>3650 87, ST. SWITHINS ROAD Erect double sided fence in double sided alternating slat style along the rear northern boundary. The fence posts will be tanalised 100x100mm UC4 posts set in concrete at 1.8m centres. <b>Granted.</b></p>	<p>No objection.  <i>No reference to the Neighbourhood Plan.</i></p>
<p>2865L FLAT 2, 13 DOWNES STREET Retain internal works to regularise fungal/rot issues within the property.  <b>Granted.</b></p>	<p>Supported.  <i>No reference to the Neighbourhood Plan.</i></p>
<p>4922L 159, SOUTH STREET Replacement windows and doors on southern and eastern elevations.  <b>Granted.</b></p>	<p>Strongly supported. The Town Council considers in this case that, in line with NPPF para 202, less than substantial harm to the significance of a designated heritage asset is justified by the public benefits of the proposal, including securing its optimum viable use. We urge Dorset Council to cater for Bridport's future environment, and to recognise the inevitability of modest adaptations such as this being accepted as absolutely necessary  <i>No reference to the Neighbourhood Plan.</i></p>
<p>5338L 26-28, WEST STREET Proposal to repair wooden rotten front window frames and in the process, change the layout of the struts between the panes 2) Replace existing barbers shop sign.  <b>Withdrawn.</b></p>	<p>Neutral. The Town Council notes the change of window style, but also that the existing style appears to have changed from that of an earlier period. The proposed windows and shop front sign should be considered in the context of Bridport Area Neighbourhood Plan policy HT3, the associated Shop Front Design Guidance contained within the Plan, and Local Plan policy ENV14. Replacement windows should seek to maximise the energy efficiency of the premises.</p>
<p>5254 34, ALEXANDRA ROAD Display non-illuminated projecting sign, fascia, ACM Panels, window manifestation and poster cases.  <b>Granted.</b></p>	<p>This application was approved before the Planning Committee had opportunity to comment.  <i>There are no concerns regarding adverse amenity impacts and thus it is considered acceptable in association with policies ENV10, ENV12, ENV14 and ENV16 of the West Dorset, Weymouth &amp; Portland Local Plan (2015) and Policy D1 - Harmonising With The Site - of the Made Neighbourhood Plan. This advertisement consent is considered to comply with policies of the Bridport Neighbourhood Plan (2020), the West Dorset, Weymouth &amp; Portland Local Plan (2015) and the National Planning Policy Framework (2023)</i></p>
<p>5071 5072 THE OLD COURT, 41 WEST STREET Refurbishment and remodelling of existing Grade II Listed Court building to provide a mixed use development of commercial use on ground floor and residential units on three floors above.  <b>Granted.</b></p>	<p>No Objection.  <i>Policy HT2 Public Realm - Proposals that have a negative impact or "harm" the qualities of the public realm as identified in the Neighbourhood Characteristics of this plan will not be supported. The proposal accords with adopted Local Plan Policy and Made Neighbourhood Plan Policy and has the support of the Council's Conservation Officer.</i></p>
<p>5254 34, ALEXANDRA ROAD Display non-illuminated projecting sign, fascia, ACM Panels, window manifestation and poster cases.</p>	<p>The Town Council notes that this application was determined before the agreed deadline for comments. We request clarification of whether any of the proposed signage was illuminated in a manner contrary to either Local Plan policy ENV14, or the Bridport Area Neighbourhood Plan.  <i>There are no concerns regarding adverse amenity impacts and thus it is considered acceptable in association with policies ENV10, ENV12, ENV14 and ENV16 of the West Dorset, Weymouth &amp; Portland Local Plan (2015) and Policy D1 - Harmonising with The Site - of the Made Neighbourhood Plan. Although there is some illumination</i></p>

<p><b>Granted.</b></p>	<p><i>proposed for the fascia, it was not considered to conflict with policy ENV14 of the Local Plan or the Bridport Neighbourhood Plan. The following conditions have been applied: "Advert – Illumination The illumination of the advertisement hereby permitted shall be at a constant intensity and shall not flash, or pulse.</i></p>
<p>5473 5474L 131, NORTH ALLINGTON Alterations to conservatory with new insulated slate roof for use as a Kitchen, form new utility &amp; cloaks by altering the old kitchen. <b>Granted.</b></p>	<p>Supported. The proposed development is not visible from any viewpoint.  <i>No reference to the Neighbourhood Plan.</i></p>
<p>4310 FLAT 3, 107 WEST BAY ROAD Erect two storey rear extension, erect single storey side/rear extension and conservatory, erect first floor dormer to existing south elevation roof. <b>Granted.</b></p>	<p>Supported.  <i>No reference to the Neighbourhood Plan.</i></p>
<p>4779 4780L 48, WEST ALLINGTON Install Solar Thermal Panels. Install Roof Mounted Solar Thermal Panels. adaptations such as this being accepted as absolutely necessary.  <b>Refused.</b></p>	<p>Strongly supported. The Town Council considers in this case that, in line with NPPF para 202, less than substantial harm to the significance of a designated heritage asset is justified by the public benefits of the proposal, including securing its optimum viable use. The Council reminds the planning authority of a statement to Dorset Council members by its Corporate Director, Economic Growth and Infrastructure, recognising the need for "...conversation about conservation", recognising concerns that the interpretation of planning policy is damaging the environment. We urge Dorset Council to cater for Bridport's future environment.  <i>Many people wish to live in historic settlements and within historic buildings, because of their rich architectural character and connection to the past. This has welfare benefits to people's mental health and provides an attractive environment that appeals to visitors and keeps the local economy strong. This is identified as a key priority within the Bridport Neighbourhood Plan, which also recognises that the historic character of Bridport and the surrounding area is one of its key attributes, worthy of preservation. The Heritage Section of the Bridport Neighbourhood Plan sets out policies to safeguard designated and non-designated heritage assets, these include: POLICY HT1: POLICY HT2:</i></p>
<p>5432 19A, SOUTH STREET External alterations to create 2no. flats and a commercial unit (with variation of condition 2 of planning permission P/FUL/2022/01539 to amend approved plans). <b>Granted.</b></p>	<p>Supported.  <i>The amended plans are considered to comply with relevant policies of the Local and Neighbourhood Plan.</i></p>
<p>5564 13, DOWNE HALL, BEDFORD PLACE Demolish existing conservatory and erect single storey extension. <b>Granted.</b></p>	<p>Supported.  <i>No reference to the Neighbourhood Plan.</i></p>
<p>4772 BRAMLEY HOUSE, RETAIL UNIT, CHANCERY LANE Change of use from shop to 1/No unit of residential accommodation. Carry out internal alterations.  <b>Granted.</b></p>	<p>Supported. Whilst the Town Council acknowledges the loss of a retail unit is not ideal, this is considered to be outweighed by the contribution the change will make to Bridport Area Neighbourhood Plan policy H1. The Council asks that the applicant and planning authority consider ways of ensuring that the accommodation is returned to long-term, low cost housing rather than being used for Airbnb or similar. <i>Bridport Neighbourhood Plan 2020-2036 (made 5/5/2020) Policy H1 - General Affordable Housing Policy</i></p>

<p>5437 51, BURTON ROAD Convert attic rooms into living accommodation with dormer windows and rooflights. Erect front porch, demolish garage and erect new garage. <b>Granted.</b></p>	<p>Supported. The Council welcomes the applicant's flexibility in agreeing to remove the previously proposed balcony. <i>No reference to the Neighbourhood Plan.</i></p>
<p><b>Bradpole (10)</b></p>	<p><b>B PC Comment</b> <b>Dorset Council Decision</b></p>
<p>P/HOU/2022/07657 2 NEWFOUNDLAND, BRIDPORT, DORSET DT6 3JB Erect single storey detached office/studio. <b>Withdrawn.</b></p>	<p>INCOMPATIBLE WITH BANP D8 (e)</p>
<p>P/HOU/2022/07643 109 EAST ROAD, BRIDPORT, DORSET DT6 4AL Remove existing infill lean-to extension and single garage and construct a single storey 2 bedroom annexe. <b>Withdrawn</b></p>	<p>COMPATIBLE WITH BANP POLICIES D1, D8, L1, &amp; ENV16. IF PERMISSION GRANTED, BANP POLICIES ENV13 &amp; D9 SHOULD BE ENCOURAGED</p>
<p>P/HOU/2023/02444 4 BISHOP FARM COTTAGES, HIGHER STREET, BRIDPORT DORSET DT6 3HZ Erect single storey side extension and alterations <b>Withdrawn</b></p>	<p>COMPATIBLE WITH BANP POLICIES D1, D8, L1 &amp; D9</p>
<p>P/HOU/2023/04059 4 BISHOP FARM COTTAGES, HIGHER STREET, BRIDPORT DORSET DT6 3HZ Remove existing single storey side extension. Erect new single storey side extension. Increase width of bay window. Relocate front door to side of property. Remove cladding and replace with painted render. <b>Granted.</b></p>	<p>Acceptable in design terms. - No neighbour amenity issues, however parking does still encroach on the one allocated space to number 4. - Meets BANP D9 and Local Plan ENV13 policies  <i>Bridport Neighbourhood Plan 2020-2036 (made 5/5/2020) · POLICY HT2 · POLICY L1 · POLICY L2 · POLICY L4 · POLICY D1 · POLICY D8 · POLICY D9 (see also Policies CC2, CC3)</i></p>
<p>P/FUL/2023/02787 1 MIDDLE STREET, BRIDPORT, DORSET DT6 3HS Reinstatement of external flue for wood burning stove.  <b>Granted.</b></p>	<p>Situated within the Bradpole Conservation Area, Councillors concur with the comments of the Conservation Officer in that the proposals are considered to be acceptable and create 'No Harm' (BANP HT2) on the character and significance of the Listed Buildings.  <i>Bridport Neighbourhood Plan 2020-2036 (made 5/5/2020) · POLICY HT2 · POLICY L1 · POLICY L2 · POLICY L4 · POLICY D1 · POLICY D8 · POLICY D9 (see also Policies CC2, CC3)</i></p>
<p>P/HOU/2023/04860 109 EAST ROAD, BRIDPORT, DORSET DT6 4AL Remove existing infill lean-to extension and single garage and construct a single storey 2 bedroom annexe.  <b>Granted.</b></p>	<p>It is not considered that the proposal would result in a harmful impact on amenity. A condition requiring that the extension remains ancillary to the main dwelling is recommended. It is also recommended that the applicant be encouraged to adopt high standards of environmental performance.  <i>The following policies of the neighbourhood plan are considered to be of relevance to the proposals: CC2 - L2 - D1 - D8 - D9.</i></p>
<p>P/HOU/2023/03710 2 NEWFOUNDLAND, BRIDPORT, DORSET DT6 3JB Erect office/studio with ancillary accommodation. <b>PENDING.</b></p>	<p>INCOMPATIBALE WITH BANP POLICIES D1, D4, D8, L1 &amp; ENV16</p>

<p>P/FUL/2023/07114 UNIT 2 SEALS COVE. ST ANDREWS TRADING ESTATE, SHOE LANE, BRIDPORT, DORSET DT6 3EX Retention of raised decking and nautical attraction. <b>Withdrawn.</b></p>	<p>INCOMPATIBALE WITH BANP POLICY L3</p>
<p>P/HOU/2024/00980 1 BISHOPS FARM COTTAGES, HIGHER STREET, BRIDPORT, DORSET DT6 3HZ Erection of new single storey extension to the east of the house <b>PENDING.</b></p>	<p>INCOMPATIBALE WITH BANP POLICIES D1 &amp; D8</p>
<p>P/HOU/2024/01228 6 BEAUMONT AVENUE, BRIDPORT, DORSET DT6 3AU Demolition of existing garage and construction of new; Extend existing roof to allow loft conversion with roof lights and dormer window; Attach solar panels. <b>PENDING.</b></p>	
<p><b>Symondsbury Parish (18)</b></p>	<p><b>S PC DC Decision</b></p>
<p>P/FUL/2023/01547 West Cliff Farm West Bay Bridport DT6 4HS Retain extension of agricultural building and siting of two storage containers. <b>Granted.</b></p>	<p>no objections, with lengthy reasoning given. <i>Policies INT1, ENV1, ENV4, ENV10, ENV12, ENV16, SUS2, HOUS6 &amp; ECON6 of the West Dorset, Weymouth and Portland Local Plan (2015); and policies L1, L4, D8 and HT2 of the Bridport Area Neighbourhood Plan (2020); and sections with the NPPF (2021).</i></p>
<p>P/OUT/2023/01341 Watton Farm Watton Lane Watton Bridport DT6 5JZ Erection of 1 dwelling and create access (outline application only) <b>Refused.</b></p>	<p>Parish Council objected, quoting NP policies CC1: AM1: AM2: AM5: D1: D4: D8: D10: L1: L2: L3: L4: L5  The committee commented that the proposal was against the requirements of both the local and neighbourhood planning policies and would create substantial harm to the Area.</p>
<p>P/LBC/2023/01161 Oakhayes Shutes Lane Symondsbury DT6 6HF Repair of outbuilding <b>Granted.</b></p>	<p>Parish Council - no objection - the proposals were acceptable and in line with the Local Plan and Neighbourhood planning policies.  <i>The Bridport Area Neighbourhood Plan used to inform the decision</i></p>
<p>P/VOC/2023/00513 Cliff Cottage West Cliff West Bay DT6 4HS Erect 1No. sustainable new build single storey house. Variation to conditions 2, 3, 4 &amp; 5 of P/FUL/2022/00457 <b>Granted.</b></p>	<p>Parish Council - object - no mention of NP policies  As such the scheme is considered to comply with policies ENV10 and ENV12 of the Local Plan, Policies L1, L4, D1, D8 and D10 of the Bridport Neighbourhood Plan and the aims of paragraph 135 of the National Planning Policy Framework(2021).</p>
<p>P/FUL/2023/00691 Higher Eype Land south of New Street Lane New Street Lane Bridport DT6 6AD Erect agricultural barn and continue existing track. <b>Granted.</b></p>	<p>Parish Council - approve, quoting NP policies L1, L2, HT2, EE1 and EE2.  Hence the development accords with the National Planning Policy Framework (2021); Policies INT1, ENV1, ENV2, ENV10, ENV12, ENV16, SUS2, ECON1 &amp; ECON9 of the West Dorset, Weymouth and Portland Local Plan (2015); &amp; policies L1, L2, HT2 &amp; EE2 of the Bridport Area Neighbourhood Plan (2020)</p>

<p>P/HOU/2023/01809 Maywind Meadway West Bay DT6 4HP Demolition of existing conservatory and rear extension, erection of two extensions to east and west and associated remodelling <b>Granted.</b></p>	<p>Parish Council - approve, quoting NP policies D1, D5, D8 and D9.  <i>No mention of NP in decision making.</i></p>
<p>P/FUL/2023/02732 W Tuckers Cottage Watton Lane Watton Bridport DT6 5JZ Retain Dwelling.  <b>Refused.</b></p>	<p>Parish Council - object, with comment " The nearly completed building does not comply with the Local Plan, the Neighbourhood Plan or the principles of the National Planning Policy Framework requirements.  <i>It is therefore considered that the development is contrary to the design policies of the adopted local plan as set out under policies ENV1, 10 &amp; 12, and HOUS6 of the adopted Local Plan, Policies D1, D5, D8, &amp; L1 of the Made Bridport Neighbourhood Plan, and Paragraphs 130, 174, and 176 of the National Planning Policy Framework (2021).</i></p>
<p>P/NMA/2023/04603 Higher Eype Land South of New Street Lane New Street Lane Bridport DT6 6AD Non material amendment to approved P/A P/FUL/2023/00691 <b>Refused.</b></p>	<p>No Parish Council comment.</p>
<p>P/HOU/2023/03654 Land West Of Watton Lane Watton Bridport Erect Detached Garage/Carport  <b>Withdrawn.</b></p>	<p>Parish Council - Object, Clauses AM1, AM2, AM5, L1, L4, L5, D1 D3 D8 and D10 of the BANP apply.</p>
<p>P/FUL/2023/00384 Highlands End Holiday Park Highlands End Eype DT6 6AR Installation 300 ground mounted photovoltaic (Solar Panels) to provide carbon free electricity for Park. <b>Granted.</b></p>	<p>Parish Council - object - In specific planning terms the following clauses of the Neighbourhood Plan (CC3, CC4, EE1, EE3 L1 and L4)</p>
<p>P/HOU/2023/04845 58 Pine View Bridport DT6 5AF Erect double storey rear extension, alterations to fenestration of front porch.  <b>Granted.</b></p>	<p>Parish Council - Support - The proposals do not appear to cause any loss of amenity to neighbours and the proposals are appropriate to Neighbourhood plan D1. Bridport Neighbourhood Plan 2020-2036 (made 5/5/2020) • POLICY D1. <i>For these reasons policies ENV1, ENV10 and ENV12 of the West Dorset, Weymouth &amp; Portland Local Plan (2015) would be met as well as policy D1 of the Bridport Neighbourhood Plan (2021). This proposal is judged to comply with policies of the Bridport Neighbourhood Plan (2021), the West Dorset, Weymouth &amp; Portland Local Plan (2015) and the National Planning Policy Framework (2023).</i></p>
<p>P/NMA/2023/06501 58 Pine View Bridport DT6 5AF Non-material amendment to Planning permission P/HOU/2023/04845 <b>Granted.</b></p>	<p>Parish Council - no comment submitted.  <i>No mention of NP in Officer's Report.</i></p>
<p>P/FUL/2023/00888 Eypes Mouth Country Hotel Mount Lane Eype Bridport DT6 6AL Conversion of owners flat to letting rooms; Carry out alterations and demolish greenhouse. <b>Granted.</b></p>	<p>Parish Council - approve. The proposals are in line with EE1 and EE3. <i>The Bridport Neighbourhood Plan has a number of policies/objectives to which this application meets namely; Obj 3,4,8,9,10 and 12. EE3, HT2 and D8.</i></p>



<p>P/FUL/2023/05498 Higher Eype Land South of New Street Lane Bridport DT6 6AD Retain agricultural barn and continue existing track. Amended scheme to P/FUL/2023/00691 ion for new &amp; small businesses</p> <p><b>Granted.</b></p>	<p>Parish Council – Support.</p> <p><i>Hence the development accords with the National Planning Policy Framework (2021); Policies INT1, ENV1, ENV2, ENV10, ENV12, ENV16, SUS2, ECON1 &amp; ECON9 of the West Dorset, Weymouth and Portland Local Plan (2015); &amp; policies L1, L2, HT2 &amp; EE2 of the Bridport Area Neighbourhood Plan (2020).</i></p>
<p>P/FUL/2023/04546 The Barn Barton Lane Eype DT6 6AW Retain garden shed with covered veranda.</p> <p><b>Granted.</b></p>	<p>Parish Council Objected: the size of the timber building excessive: The inclusion of a toilet does not relate to the description of a timber “Shed”. Limited screening by trees and shrubs this cannot be guaranteed as the vegetation occurs on neighbouring land. A retrospective application unacceptable.</p> <p><i>Bridport Neighbourhood Plan 2020-2036 (made 5/5/2020) Policies L1: D8 and D9. It does not harm the setting of the Conservation Area. For these reasons it complies with policies ENV4, ENV10 and ENV12 and Neighbourhood plan policies L1 and D8.</i></p>
<p>P/PABA/2024/00820 Tuckers Cottage Watton Lane Watton Bridport DT6 5JZ Erection of agricultural building Bridport Neighbourhood Plan 2020-2036 (made 5/5/2020)</p> <p><b>Prior Approval Refused.</b></p>	<p>With reference to the above application, the Parish Council has noted the submission of the Rural Building Questionnaire. In addition, and with reference to the ordnance survey map attached to the questionnaire; the stated sizes of the agricultural lots do not appear correct when compared to the scaled areas of the plan. As stated. previously the existing barn complex of the original farm should be considered for use rather than a new build barn detrimentally affecting the close and distant landscape.</p> <p><i>An application for planning permission is required as the Article 4 Direction in force in this area means that the proposal is not permitted development.</i></p>
<p>P/HOU/2024/01088 Sanjoby Mount Lane Eype DT6 6AP Erect single storey extension to north elevation and Erect single storey extension to north-east elevation. Construct terrace with balustrade and associated landscaping.</p> <p><b>Granted.</b></p>	<p>Parish Council supported the application.</p> <p><i>This proposal is judged to comply with policies of the Bridport Neighbourhood Plan (2020), the West Dorset, Weymouth &amp; Portland Local Plan (2015) and the National Planning Policy Framework (2023).</i></p>
<p>P/HOU/2024/01390 3 Foundry Knapp West Road Bridport DT6 5JU Replace LPG heating with air source heat pump.</p> <p><b>Granted.</b></p>	<p>The Parish Council voted to support the application.</p> <p><i>This proposal is judged to comply with policies of the Bridport Neighbourhood Plan(2020), the West Dorset, Weymouth &amp; Portland Local Plan (2015) and the National Planning Policy Framework (2023).</i></p>