

Planning Applications 2016

<u>Date received</u>	<u>Parish No.</u>	<u>WDDC Ref. No.</u>	<u>Location</u>	<u>Proposal</u>	<u>Designated Cllr</u>	<u>CVPC Comments/WDDC Consultation deadline</u>
27/1/16	P1/16	WD/D/16/000045	Byways, Wootton Fitzpaine, DT6 6NJ.	Replacement dwelling and conversion of residential annexe to ancillary garage and removal of outbuildings.	Snook	No objection
29/1/16	P2/16	WD/D/16/00046	Halsons, the Green, Morcombelake DT6 6EA	Change of use of three rooms for bed and breakfast.	Mahaddie	No objection.
1/2/16	P3/16	WD/D/16/00097	Bracken, Fishpond Bottom Road, DT6 6NN	Erect replacement dwelling with altered access and parking.	Bailey	No objection
8/3/16	P4/16	WD/D/16/000361	Brimbles, Westover Hill, Wootton Fitzpaine, DT6 6ND	Erect new porch	Snook	No objection
14/3/16	P5/16	WD/D/16/000402	Hinkham's Farm, Bluntshay Lane, Whitchurch Canonorum. DT6 6RJ	Erect two storey extension	Bailey	No objection
14/3/16	P6/16	WD/D/16/000417	Wren Cottage, Tizzard's Knap, Morcombelake, DT6 6EF	Outline application for a new dwelling.	Mahaddie	The Parish Councils objects this application for the following reasons : 1/ Prominent site widely visible from various angles including from the A35 2/ Access - not clear how satisfactory access to the property will be created with adverse visible impact on the locality. 3/ As per the design statement, the property will contain large glazed areas, the reflections from these will have an adverse impact on long views into the immediate area.
14/3/16	P7/16	WD/D/16/000431	Orchards, Higher Street, Whitchurch Canonorum. DT6 6RH	Erection of timber garden building to be used as an art studio.	Bailey	No objection
11/4/16	P8/16	WD/D/16/000526	Partway Cottage, Spence Lane, Wootton Fitzpaine. DT6 6DG	Ground floor extensions to provide garden room and porch.	Snook	No objection
13/4/16	P9/16	WD/D/16/000470	St Christophers, Butt Lane, Ryall. DT6 6EJ	Erect two storey extension providing an enlarged kitchen and one extra bedroom with en-suite bathroom above.	Mahaddie	No objection.
8/5/16	P10/16	WD/D/16/000661	Hogchester Farm, Charmouth Bypass, DT6 6BY	Convert redundant barn into artists studio.	Snook	No objection

21/5/16	P11/16	WD/D/16/000985	21 Meerhay lane, Wootton Fitzpaine, DT6 6NG	Demolition of lean-to sheds and store, erect single storey extension	Snook	No objection
10/6/16	P12/16	WD/D/16/001135	Little Coombe Farm, Coombe Drain, Fishpond, DT6 6NR	Erection of agricultural building	Bailey	No objection
10/6/16	P13/16	WD/D/16/001133	Harcombe House, Pitmans Lane, Morcombelake, DT6 6EB	Erect Eco Plus dwelling with car parking	Bailey - Mahaddie declared interest as nearby resident	Withdrawn see WD/D/16/001250 below
11/6/16	P14/16	WD/D/16/000676	Forest Farm, Pound Lane, Monkton Wyld. DT6 6DD	Demolition of existing extension and replace with new two storey extension	Sage	No objection
20/6/16	P15/16	WD/D/000959	Greenings, Fishpond Bottom Road, DT6 6NW	Change of use of a single storey ancillary building into a self-contained holiday dwelling.	Bailey	No objection
20/6/16	P16/16	WD/D/16/001023	Fivepenny Farm, Spence Lane, Wootton Fitzpaine, DT6 6DF	Erect cow barn and milking parlour.	Snook	Object on the following grounds, but wish that it is noted that we do not object to the proposal in principle. 1. There is no mention of screening in the application. It is in a prominent position, and will be clearly visible from some distance away. The applicant was agreeable to providing screening. 2. There was a lack of detail in the plans. The plans should show that the wash room should be sealed off and the shed should be open ended for ventilation purposes. There should also be an area of hard standing.
24/6/16	P17/16	WD/D/16/000863	Seadown Holiday Park, Bridge Road, Charmouth DT6 6QS	Convert grass tennis courts to tarmac	Everidge	No objection
25/6/16	P18/16	WD/D/16/001250	Land to the south of Harcombe House, Pitmans Lane, Morcombelake, DT6 6EB	Erect Eco Plus dwelling with car parking	Bailey - Mahaddie declared interest as nearby	We recommend refusal due to 1. The development is contrary to the adopted West Dorset, Weymouth and Portland Local Plan, as it is residential development in the

					resident	<p>countryside, outside defined development boundaries, which is not sustainable (section 5.7). We feel that there is nothing in the nature of the application that provides a case to override this policy.</p> <p>In addition to this fundamental reason for refusal, it should be noted that :</p> <p>1. As the site is on the side of Hardown hill there would be a visual impact from nearby and far away. This must be taken into consideration as the site is in an AONB.</p> <p>2. A Geographical survey would need to be carried out as site is in a greensand area. Given the degree of slope to the rear of the proposed build the question of stability of the ground to the rear of the proposed build would need to be clarified.</p> <p>3. There are wells on the site and continuous water seeping onto the highway immediately below the site. A water collection system would be required for additional water from roofing and hard standing areas to prevent excess water/flooding on ground/properties immediately below the site as presumably there would be only one outlet. A considerable number of trees have been felled on the site adding to the water seepage from the site.</p> <p>4. To enable sufficient traffic safety/flow the garages would need to be set back from the road by approximately four metres.</p>
25/6/16	P19/16	WD/D/16/TP00204	Stonebarrow Manor, Stonebarrow Lane, Charmouth DT6 6RA	Fell one horsechesnut	Peck	Withdrawn by applicant
6/7/16	P20/16	WD/D/16/000841	St Paul's church Wootton Fitzpaine	Installation of a new oil tank on a new concrete base and erection of trellis fencing surrounding the new oil tank	Snook	No objection
8/7/16	P21/16	WD/D/16/TP00229	Stonebarrow Manor, Stonebarrow Lane, Charmouth. DT6 6RA	Crown thin one horsechesnut	Peck	No objection

11/7/16	P22/16	WD/D/16/001310	Hill Farm, the Green, Morcombelake. DT6 6EA	Replacement outbuilding	Bailey	<p>Objection - No foul water tank or connection to existing. Oversized for proposed building plot. Two storey as existing shed is one. Overlooking of neighbours Wet site due to wells and run off. Area of AONB. No need for extra accommodation on the site. Query no design statement?</p> <p>WITHDRAWN 10.8.16</p>
18/7/16	P23/16	WD/D/16/001405	Dairy Farm, Wootton Lane, DT6 6NQ	Demolish existing garage and lean to structure. Erect replacement garage. Tarmac road frontage up the edge of road.	Snook	No objection
6/8/16	P24/16	WD/D/16/001381	Bredon, Stonebarrow Lane, Charmouth, DT6 6RA	Demolish existing dwelling, outbuilding and garage, Erection of replacement dwelling and car port.	Everidge	<p>Char Valley PC has received further information and clarification from the applicant that answers our material concerns and enables us to <u>withdraw our objection</u> to the application, we do have some residual points however :</p> <p>1. Poor access: a) Stonebarrow Lane is extremely narrow, steep, winding and heavily used especially during the holiday season; there are few passing places between Bredon and The Street b).two neighbouring properties Copper Beech and Damson Tree are very close to the shared drive: the stretch between them is again steep and in part not much greater than the width of a car. There is a dangerous bend near the site entrance. There are particular concerns over construction traffic to the site during the redevelopment. Any conditions that could be imposed to alleviate these concerns would be helpful.</p>

						<p>2. Surface Water drainage Water currently flows onto Stonebarrow Lane from the communal drive and adjoining land: the freezing of this sheet of surface water in the winter poses real danger to pedestrians and those in vehicles. The new development should aim to reduce this problem, possibly by contributing to a catchment drain across the entrance. (Highways DCC will then be able to continue the drain under Stonebarrow Lane to empty into the existing gully on the opposite side).</p> <p>3. The new dwelling may be slightly higher than the main part of the original building. However it is difficult to assess whether it will be more noticeable.</p>
28/9/16	P25/16	WD/D/16/000859	Land at junction with B3165 Scotts Lane, Monkton Wyld	Erect post mounted aluminium sign.	Sage	No objection, but sign to be removed if business ceases to trade. WITHDRAWN 10.10.16
28/8/16	P26/16	WD/D/16/001811	Lower Pound Farm, Pound Lane, Monkton Wyld	Proposed garage/studio	Sage	No objection.
9/9/16	P27/16	WD/D/16/001879	Oaklands, Fernhill, Charmouth. DT6 4BX	New timber-framed log garage on the site on previous container storage unit on existing slab.	Snook	No objection
12/9/16	P28/16	WD/D/16/001857	Monkton Wyld Farm, Scotts Lane, DT6 6DB	Erect shower block, existing shower block retained. (Variation of previously approved application WD/D/15/002684)	Sage	No objection
25/9/16	P29/16	WD/D/16/001767	Great View, Verriotts Lane, Morcombelake DT6 6DU	Erect two storey extension	Mahaddie	No objection
25/9/16	P30/16	WD/D/16/001987	St Gabriels, Shedbush Lane, Morcombelake, DT6 6DR	Reserved matters for the outline permission WD/D/15/00467	Everidge	<p>CVPC strongly recommends refusal</p> <p>1. The descriptor of "proposed dwelling at St Gabriel's, Shedbush Lane" implies that the building is part of the existing property. This is misleading and should be corrected immediately</p> <p>2. There are no trees remaining on the site hence no screening; the proposed building is more 'central' than northern as strongly advised - making the development totally unacceptable in terms of the visual amenity of the area</p> <p>3. The proposed house has a very large footprint hence</p>

						<p>takes up more land encroaching more towards the southern part of the site - against all recommendations</p> <p>4. The size, closeness to the boundary, and lack of screening impact adversely on amenities for neighbours, residents and visitors</p> <p>5. There are concerns about overlooking from a Juliet balcony on the proposed property.</p> <p>6. The design and siting of the double garage gives it the real potential to become a second dwelling.</p> <p>7. The site location plan is incorrect on access</p>
16/10/16	P31/16	WD/D/16/001997	Highcliffe Cottage, Fishpond Bottom Road, DT6 6NN	Demolish existing building and ancillary accommodation and rebuild dwelling and ancillary accommodation with extended footprint.	Bailey	No objection, however recommend a geological survey to provide assurance in relation to site stability. Additionally recommend the extent of glazing in south facing elevation is reduced to avoid reflected light.
22/10/16	P32/16	WD/D/16/002318	Dedley Farm, Ryall Road, Ryall, DT6 6EN	Install French doors at ground level, new front and rear dormers. Internal works (retrospective).	Mahaddie	No objection
22/10/16	P33/16	WD/D/16/002168	Stubbs Cottage, Bluntshay Lane, Whitchurch Canonorum, DT6 6RJ	Remove existing roof structure and install a first floor level with balcony over sunroom.	Bailey	<p>Objection :</p> <p>Proposed development is contrary to local plan policies, particularly HOUS6 i.e. intrusive due to additional height.</p> <p>Design not in keeping with Area of Outstanding Natural Beauty.</p> <p>Extent of glazing in proposed design would result in excessive sunlight reflection in surrounding countryside.</p> <p>Additionally the extent of proposed additional development is not subordinate to the existing dwelling.</p>
28/10/16	P34/16	WD/D/16/002286	Myrtle Cottage, Taylors Lane, Morcombelake, DT6 6ED	Variation of condition 2 of planning approval 1/W/84/000417 - to allow the annex to be used for holiday let or rented accommodation (Variation of condition)	Mahaddie	<p>Objection : <i>The application is intended to refer to "the Stable" as shown on the revised location plan and photos.</i></p> <p><i>CVPC recommends refusal of this application because:</i></p> <p><i>The site is at the junction of two branches of Taylors Lane, at a bend, on a steep slope and has no space to provide adequate parking on site</i></p> <p><i>Taylor's Lane itself is exceptionally narrow.</i></p> <p><i>Use of "the Stable" as a holiday cottage or a separate property would present an unacceptable increase in the parking problems which have previously occurred when the building was occupied as well as a high risk of obstruction to emergency vehicles.</i></p>

23/11/16	P35/16	WD/TP/16/00451	Whitchurch, Gassons Lane, Whitchurch Canonorum, DT6 6RF	Fell 2 Lawson's Cypress	Peck	<p><i>We have no objections to the proposed works and understand why the applicant wishes to remove these trees but the loss of two such fine specimens will make a material difference to the village tree-scape. I have spoken to the applicant and have suggested that he replant with a more suitable variety of tree.</i></p> <p><i>It would be regrettable if it became the norm to okay the removal of mature, healthy trees simply because they have turned out to be bigger than expected! In a rural location, where we are surrounded by trees, the significance of garden trees is often underestimated.</i></p>
23/11/16	P36/16	WD/TP/16/00453	Bybrook, Whitchurch Canonorum. DT6 6RF	1 Oak remove lower branches.	Peck	No objection.
28/11/16	P37/16	WD/D/16/002132	Hobby Farm, Bluntshay Lane, Whitchurch Canonorum, DT6 6RJ	Change of use of existing lawful mess room/storage mobile home for use as temporary essential equestrian workers mobile home. Change of use of former agricultural contractors building and yard for equine/livery purposes and provision of sand school (retrospective)	Bailey	No objection
31/11/16	P38/16	WD/D/16/002501	The Old Byre, Wootton Fitzpaine, DT6 6NQ.	Demolish existing dwelling and erection of a new dwelling.	Snook	We have no objection to this application. However, we were disturbed to find that the application was retrospective, in that the demolition of the original building had already taken place. This was not stated on the application. We are concerned that retrospective planning which involves the demolition of a building could result in demolition of a structure of historic importance, and would strongly urge that West Dorset condemns this practice.
8/12/16	P39/16	WD/D/16/002347	2 Sheepwash, Grandfathers Knapp, Fishpond. DT6 6NP	New extension and driveway	Bailey	<p>Objection on the grounds of :</p> <p>Proposed extension over-dominant in scale</p> <p>Impact of proposal on landscape and AONB</p> <p>Overlooking and privacy</p> <p>Access</p> <p>(See WDDC website for full objection text)</p> <p>Update 31/1/17 <i>Although the applicants have</i></p>

						<p><i>addressed some of our concerns we still object to the proposal on the following grounds:</i></p> <p><i>1) It is contrary to Local Plan policy 2.6.3. in that the scale and design of the proposed extension would have a negative impact on the individual character of number 2 Sheepwash Cottages and how it relates to its surroundings, particularly its relationship to its immediate neighbour No 1 Sheepwash Cottages.</i></p> <p><i>2) It is contrary to Local Plan Policy 5.7.2 in that it is within the area of the AONB and the proposed extension would be damaging to the visual unity of the 2 existing dwellings which currently appear as a single coherent whole.. It would therefore have an adverse impact on the character of the application site, the neighbouring dwelling, and the surrounding countryside.</i></p>
18/12/16	P40/16	WD/D/16/002673	Ryall Farm, Lower Lane, Ryall. DT6 6EJ	Convert existing old milking parlour to holiday annexe	Mahaddie	The Parish Council supports this application as we feel the existing building has been sensitively incorporated into the design of the new holiday accommodation.
16/1/17	P41/16	WD/D/16/002788	Foxglove Cottage, School Lane, Wootton Fitzpaine. DT6 6NF	New open fronted oak framed double garage. Conversion of integral garage to bedroom and replacement of flat roof over with pitched roof to match existing house roof.	Snook	No objection
16/1/17	P42/16	WD/D/16/002881	Valley View, Carters Lane. Morcombelake, DT6 6SF	Erect ancillary building	Mahaddie	<p><i>CVPC recommends that this application should not be approved until the following information has been provided:</i></p> <p><i>1) a scheme for the disposal of foul and surface water, including run-off from the new roof. This proposal is for a new building, containing a WC and shower and sufficiently distant from the main house to require separate drainage. (see Local Plan ENV 9 (general policy on environmental health) and in particular, 2.4.15 concerning surface water runoff.)</i></p> <p><i>2) a landscaping scheme showing how the applicant intends to screen the new building which</i></p>

						<i>is within the AONB and visible from some distance to the southeast.</i> <i>A condition should be imposed to prevent the new building becoming a separate dwelling.</i>
16/1/17	P43/16	WD/D/16/002837	New Inn Cottage, Grandfathers Knap, Fishpond DT6 6NW	Replacement glazing and small remodeling works to existing cottage. Erect new extension to cottage rear.	Snook	No objection
19/1/17	P44/16	WD/D/16/002880	Hill Farm, The Green, Morcombelake, DT6 6EA	Replacement outbuilding - resubmission	Bailey	Return date 11/2/17