

Bridport Town Council

Bridport Area Neighbourhood Plan – Annual Monitoring Report 2021

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 2020/2021 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 Colin Baker, 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’. You should regard the monitoring and review of the policies and proposals within your Neighbourhood Development 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

Monitoring Planning Decisions 2020/21

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.

Planning applications were monitored by Bradpole Parish Council, the Town Council and by Sal Robinson of the BANP Steering Group. This report collates this monitoring activity for May 2020 to May 2021:

Total Number of Applications monitored 2020/21	124		Granted	W/Drawn	Refused
Applications citing BANP with evidence that BANP policies informed the planning decision:	51	42%	40	2	9
Applications citing BANP but no evidence of BANP policies informing the planning decision:	10	8%	7	1	2
No evidence that BANP policies were used to inform the planning decision:	61	50%	52	7	2

Nb 2 decisions awaited at time of drafting

Monitoring of planning applications across the BANP Area reveals that the majority of the 122 applications processed between May 2020 and May 2021 were granted permission – 99 out of 122 applications. Of the 122 applications monitored 51 or 42% cited BANP policies in the decision notices. A further 10 or 8% of applications showed evidence of referencing BANP policies. Considering that the BANP was ‘made’ in May 2020 the level of applications citing BANP policies or showing evidence of reference to the BANP in 50% of decision notices on planning applications should be regarded as a positive outcome for BANP policies. The relatively high levels of BANP citation is particularly impressive given the background of major changes in the planning process operated by Dorset Council that are still ongoing in 2021. Use of BANP policies were particularly evident when the planning decision was to refuse an application – 11 out of 13 planning refusals cited BANP policies in the decision notice.

Whilst monitoring showed that 50% of decision notices did not reference BANP policies this should not necessarily be taken to indicate that Dorset Council are not using BANP policies. The majority of planning applications where the decision did not cite BANP policies relate to small scale planning permissions. Only two of the planning applications refused during 2020/21 did not draw on BANP policies.

BANP JCC members are aware of the need to ensure that Dorset Council are kept engaged in and support the implementation of the BANP. The JCC held a positive meeting with Dorset Council planners and councillors in June 2020. In 2021/22 the JCC will need to continue this active engagement, especially with respect to the further development of the Dorset Council Local Plan. As BANP moves into it’s third year of implementation the JCC will want to ensure that BANP policies and ambitions translate into the emerging Dorset Local Plan.

In 2021 BANP Steering Group and JCC raised proposals that would support them in monitoring planning decisions in our five Town/parish areas;

- A request that the new proforma used by Dorset Planners include a simple tick box to indicate conformity with neighbourhood plans such as BANP. Currently the tick box only includes the Local Plan and NPPF;
- Up until 2021 a monthly planning report was made available. Is this something that the new planning service will continue to provide in the future?

At time of drafting no response had been received from Dorset Council to these proposals.

Comments from Sal Robinson, BANP SG member *“In my opinion the Parish Council should always reference the BANP in their response – either listing the applicable policies or stating that no policies are applicable. The best example of this happening is the Symondsburry consolation response to application WD/D/20/003219.*

It is very hit and miss as to what reference is made to BANP in the officer’s report. Sometimes just a heading, no policies. Often no reference in the summary and conclusion. Again, in my opinion the officer should always reference the BANP (or any other parish NP) even if only to say that no policies are applicable.

In my view the only way that this can be forced is for there to be a specific question in the Officer’s Assessment checklist – for example “Does the proposal satisfy the policies in the Neighbourhood Plan (if any) for the area?”

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 2020/21. Two of these projects; Housing Needs for Older People and a Downsizing Group are assessed by the BANP Steering Group as not being a priority anymore due to increased activity by others agencies involved with housing provision for older people.

Funding channelled to BANP Project through the BANP partners:

BANP Partner	BANP Project expenditure 2020/21	Grant leverage for BANP projects
Allington Parish Council	0	0
Bradpole Parish Council	1,250	2,500
Bothenhampton & Walditch Parish Council	0	0
Bridport Town Council	66,348	26,000
Symondsburry Parish Council	0	0
Total	£67,598	£28,500

BANP partners have not reported any significant Community Infrastructure Levy funding for the year 2020/21.

Project Monitoring May 20/May21

Projects - Lead	Status	Comments
Land Use and Transport Study: Town Centre WG		Completed June 21 Cost £9k, £5k DC/4k BTC
Centre of Bridport Public Realm: BTC		Proposal to merge Public Realm and Heritage Interpretation projects into a joint brief for commissioning in Winter 21/22
Heritage Interpretation Strategy: JCC		
Town Centre Health Checks: Chamber of Trade/BTC		2021 check to run July-Oct Cost BTC staff time
Climate Smart Activities: Transition Town Bridport		BANP SG in discussion TTB re monitoring small scale projects
Energy Conservation Initiatives: Transition Town Bridport		BTC has approved installation of a 30Kwh solar installation @Plottingham Cost £45k BTC 22k, LCD grant £22k
Electric Car Charging Points: JCC		Dorset Council is now leading on EV charger installation
Community Woodfuel: Dorset AONB		Raise the Roof project received funding to deliver a fuel poverty wood fuel project in 2022 and 23
Facilities for young people: JCC/BTC		Support provided to the Indoor Skate Park Gore Cross. Cost £5k BTC BTC developing plans for improved facilities @ Plottingham
Additional Allotments. Bridport and District Allotment Society		BTC provision of additional allotments for Bothenhampton & Walditch parish @ Bridport Cemetery
A Timber Fabrication Facility: Wessex Community Assets		Raise the Roof project funded by Friends Provident to produce a business plan for a WoodLab facility in Bridport Area 2022/23
Community Bus Schemes: Western Area Transport Advisory Group, WATAG		Community bus route 7 continues to receive support from BTC Cost £7348 BTC
Footpath and cycle path maintenance: JCC		No evidence of any maintenance contributions agreed as part of new developments in BANP Area 2020/21
Community Led Housing. JCC		BTC supported the newly formed Bridport Area Community Housing (BACH) group will start to address
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 working on ToR for this project
Housing Needs of Older People. JCC		Since this project was defined in the BANP there have been a number of developments
Downsizing Working group. JCC		BANP SG recommending this project is closed

Appendix 1 – Planning Application Monitoring May 1st 2020 – May 30th 2021

ALLINGTON PARISH	
<p>May-20 Erect a single storey front extension. 2 LAUREL CLOSE, BRIDPORT, DT6 5RQ Ref. No: WD/D/20/000489 Received: Mon 24 Feb 2020 Validated: Tue 17 Mar 2020 </p> <p>Status: Approved</p>	<p>No delegated report</p>
<p>Erection of two storey extension with terrace LOVELY COTTAGE, DOTTERY ROAD, DOTTERY, BRIDPORT, DT6 5HR Ref. No: WD/D/19/003037 Received: Mon 09 Dec 2019 Validated: Mon 09 Dec 2019 </p> <p>Status: Refused</p>	<p>The following BANP policies are of relevance: Policy CC1 Publicising Carbon Footprint Policy L1 Green Corridors, Footpaths, Surrounding Hills and Skylines Policy L2 Biodiversity Policy D8 Contributing to Local Character The submitted scheme fails to comply with the provisions of Policy L1 'Green Corridors, Footpaths, Surrounding Hills and Skylines'; and Policy D8 'Contributing to Local Character' in the Bridport Area Neighbourhood Plan</p>
<p>Jun-20 Change of use of land for additional stationing of up to 9 touring caravans/motorhomes, Erection ... GREENACRES, DOTTERY ROAD, DOTTERY, BRIDPORT, DT6 5HW Ref. No: WD/D/19/002983 Received: Mon 02 Dec 2019 Validated: Wed 04 Mar 2020 Status:</p> <p>Status: Withdrawn</p>	<p> Highways: - The increased use of the existing access onto the public highway would, by virtue of the limited visibility from and of vehicles using the access, be likely to prejudice the free flow of traffic and conditions of general safety along this section of the B3162 Dottery Road. Conservation Officer: The proposal is considered to cause less than substantial harm to the setting of a designated heritage asset and will have a harmful impact on the experience and views across the surrounding AONB.</p>
<p>Jul-20 Restoration and alterations to an existing barn / cottage to be used as separate dwelling SEYMOUR FARM COTTAGE, 1 SEYMOUR FARM, DOTTERY ROAD, BRIDPORT, DT6 5HP Ref. No: WD/D/20/001032 Received: Mon 04 May 2020 Validated: Mon 04 May 2020 </p> <p>Status: Withdrawn</p>	<p>Highways: Dottery Road is classified B3162 and subject to National Speed Limit but due to the geometry and nature of the road in proximity of the site access vehicle speeds appear marginally lower in both directions of travel. The proposal will result in the intensification of use of the existing access which has restricted visibility. With the above in mind the Highway Authority cannot support the application and recommends that permission be REFUSED for the following reason(s): The increased use of the existing access onto the public highway would, by virtue of the limited visibility from and of vehicles using the access, be likely to prejudice conditions of general safety along this section of the B3162 and the free flow of traffic.</p>
<p>Installation of just under 100kW roof-mounted solar PV system BRIDPORT COMMUNITY HOSPITAL, HOSPITAL LANE, BRIDPORT, DT6 5DR Ref. No: WD/D/20/000624 Received: Tue 10 Mar 2020 Validated: Tue 10 Mar 2020 </p> <p>Status: Approved</p>	<p>Bridport Neighbourhood Plan 2020 - 2036 · L1 - Green Corridors, Footpaths, Surrounding Hills & Skylines · HT2 - Public Realm · CC3 - Energy Generation To Offset Predicted Carbon Emissions · CC4 - Neighbourhood Renewable energy Schemes The application is considered to be in accordance with the policies of the West Dorset and Weymouth Local Plan 2011-2031</p>
<p>Sep-20 Erect single storey extension 32 WEST MEAD, BRIDPORT, DT6 5RU Ref. No: WD/D/20/001358 Received: Tue 09 Jun 2020 Validated: Fri 26 Jun 2020</p> <p>Status: Approved</p>	<p>Bridport Neighbourhood Plan · HT2 - Public Realm · D8 – Contributing to the Local Character The proposed development would comply with the relevant policies of the Bridport Neighbourhood Plan</p>

<p>Oct-20 Erect two storey side extension 209 ORCHARD AVENUE, BRIDPORT, DT6 5RJ Ref. No: WD/D/20/001751 Received: Tue 28 Jul 2020 Validated Tue 18 Aug 2020 </p> <p>Status: Approved</p>	<p>Bridport Neighbourhood Plan · HT2 - Public Realm · D8 – Contributing to the Local Character The proposed development would comply with the relevant policies of the Bridport Neighbourhood Plan.</p>
<p>Mar-21 WD/D/20/002483 19 LAUREL CLOSE, BRIDPORT, DT6 5RQ Erect single storey side extension</p> <p>Granted</p>	<p>Though the BANP is "mentioned" in a heading, no policies are given.</p>
<p>WD/D/20/002656 9 DE LEGH GROVE, BRIDPORT, DT6 5QY Erect single storey rear extension and insert a ground floor side window</p> <p>Granted</p>	<p>Bridport Neighbourhood Plan 11.5 Policy D8 requires new development (residential and commercial) to demonstrate high quality architecture and seek to maintain and enhance local character. In compliance with policy D8 the proposed extension is traditional in Officer Report Page 4 of 4 appearance and would complement the Georgian style of the host dwelling, and is of an appropriate scale.</p>
<p>WD/D/20/003098 16 WEST MEAD, BRIDPORT, DT6 5RU Erect porch. Granted</p>	<p>BANP mentioned but no policies listed.</p>
<p>Bothenhampton & Walditch Parish</p>	
<p>Erection of garden room and bike store 71 CROCK LANE, BRIDPORT, DT6 4DG Ref. No: WD/D/20/000745 Received: Mon 23 Mar 2020 Validated: Mon 23 Mar 2020 </p> <p>Status: Approved</p>	<p>Bridport Area Neighbourhood Plan (2020) As far as this application is concerned the following policies are considered to be relevant; · Policy D8 - Contributing to the local character It is considered that the proposal would have an acceptable impact on the neighbouring amenity, visual amenity, the area of outstanding natural beauty, contamination and highway safety.</p>
<p>A new slate roof to replace the existing roof on the lean-to, the installation of a Conservation ... LB LITTLE THATCH, WALDITCH ROAD, WALDITCH, BRIDPORT, DT6 4LD Ref. No: WD/D/19/001701 Received: Wed 03 Jul 2019 Validated: Wed 03 Jul 2019 </p> <p>Status: Approved</p>	<p>No delegated report</p>
<p>Erection of single storey side and rear extensions; alterations to include pitched roof to garage... 2 CROCK LANE, BRIDPORT, DT6 4DE Ref. No: WD/D/20/000929 Received: Thu 16 Apr 2020 Validated: Thu 16 Apr 2020 </p> <p>Status: Approved</p>	<p>No mention of BANP</p>
<p>Replacement back door to modern extension 2 HYDE COTTAGES, WALDITCH ROAD, WALDITCH, BRIDPORT, DT6 4LB Ref. No: WD/D/20/000364 Received: Tue 11 Feb 2020 Validated: Tue 11 Feb 2020 </p> <p>Status: Approved</p>	<p>No mention of BANP</p>
<p>Erection of rear extension, replacement of thatch roof with new chimney pot (Part retrospective) THE OLD POST OFFICE, WALDITCH ROAD, WALDITCH, BRIDPORT, DT6 4LB Ref. No: WD/D/19/003178 Received: Fri 20 Dec 2019 Validated: Fri 14 Feb 2020 </p> <p>Status: Approved</p>	<p>No mention of BANP</p>

<p>Erection of rear extension, replacement of thatch roof. Installation of wood burning stove and fl... THE OLD POST OFFICE, WALDITCH ROAD, WALDITCH, BRIDPORT, DT6 4LB Ref. No: WD/D/19/003179 Received: Fri 20 Dec 2019 Validated: Fri 14 Feb 2020 </p> <p>Status: Approved</p>	<p>No mention of BANP</p>
<p>Outline planning application for one residential dwelling with access (all other matters reserved) LAND OPPOSITE LEE LANE AND SOUTH OF, EAST ROAD, BRIDPORT Ref. No: WD/D/19/001850 Received: Fri 19 Jul 2019 Validated: Fri 19 Jul 2019 </p> <p>Status: Refused</p>	<p>The Bridport Area Neighbourhood Plan: As far as this application is concerned the following policies are considered to be relevant: · CC1 - Publicising Carbon Footprint · CC2 - Energy and Carbon Emissions · CC3 - Energy Generation to Offset Predicted Carbon Emissions · AM1 - Promotion of Active Travel Modes · AM2 - Managing Vehicular Traffic · L5 - Enhancement of the Environment · D1 - Harmonising with the Site · D6 - Definition of Streets and Spaces · D7 - Creation of Secure Areas · D8 - Contributing to the Local Character · D9 - Environmental Performance · D11 - Building for Life The proposed development would therefore be contrary to policies D6, D7 and D8 of The Bridport Area Neighbourhood Plan,..... The proposed development would therefore be contrary to policy AM2 of The Bridport Area Neighbourhood Plan,.....</p>
<p>Erect open fronted storage building for agricultural produce and equipment Agricultural / Permitted Development 7 GREEN LANE, BRIDPORT, DT6 4ED Ref. No: WD/D/20/001342 Received: Fri 12 Jun 2020 Validated: Fri 12 Jun 2020 </p> <p>Status: Approved</p>	<p>No mention of BANP</p>
<p>Erection of 3 sheds, widening of the vehicular gates, raising of the chimney stack and the reduct... LITTLE THATCH, WALDITCH ROAD, WALDITCH, BRIDPORT, DT6 4LD Ref. No: WD/D/20/000446 Received: Tue 18 Feb 2020 Validated: Tue 31 Mar 2020 </p> <p>Status: Approved</p>	<p>No mention of BANP</p>
<p>Repair and alteration of the thatched cottage including the erection of 3 sheds, the widening of ... LB LITTLE THATCH, WALDITCH ROAD, WALDITCH, BRIDPORT, DT6 4LD Ref. No: WD/D/20/000447 Received: Tue 18 Feb 2020 Validated: Tue 31 Mar 2020 </p> <p>Status: Approved</p>	<p>No mention of BANP</p>
<p>Erection of pitched roofed bay window to West elevation. Installation of stainless steel woodburn... 25 COOPERS DRIVE, BRIDPORT, DT6 4JU Ref. No: WD/D/20/000140 Received: Thu 16 Jan 2020 Validated: Thu 16 Jan 2020 </p> <p>Status: Approved</p>	<p>5. OTHER MATERIAL PLANNING CONSIDERATIONS: 5.1 Bridport Area Neighbourhood Plan (2020 – 2036) The proposed works comply with the policies of the adopted Local Plan and the relevant sections of the National Planning Policy Framework as already listed. · The proposed works would not harm the visual amenity of the site or the quality of the wider landscape and Dorset AONB. · The proposed works would not cause any significant harm to neighbouring amenity and would have no adverse effect on human health.</p>

<p>Erect single storey extension and bin store 2 VALLEY VIEW, GUNDRY ROAD, BRIDPORT, DT6 4SF Ref. No: WD/D/20/001200 Received: Thu 21 May 2020 Validated: Thu 21 May 2020 </p> <p>Status: Approved</p>	<p>Bridport Neighbourhood Plan (2020) As far as this application is concerned the following policies are considered to be relevant; • Policy HT2 Public Realm • Policy D8 Contributing to the local character The proposed development complies with national and local planning policy and is recommended for approval with conditions.</p>
<p>Erection of single storey extension. 6 PASTURE WAY, BRIDPORT, DT6 4DL Ref. No: WD/D/20/000091 Received: Mon 13 Jan 2020 Validated: Mon 13 Jan 2020 </p> <p>Status: Approved</p>	<p>Bridport Area Neighbourhood Plan 2020 Policy D8 - Contributing to the Local Character The siting, design (with a pitched roof) together with the appropriate wall and roof materials would have an acceptable visual impact on the character of the area.</p>
<p>Demolition of original farmhouse in Conservation Area. Erection of 1.no. new 4 bed low carbon hou... HOMESTEAD FARM, MAIN STREET, BOTHENHAMPTON, BRIDPORT, DT6 4BJ Ref. No: WD/D/19/003186 Received: Fri 27 Dec 2019 Validated: Fri 27 Dec 2019 </p> <p>Status: Refused</p>	<p>RETROSPECTIVE APPLICATION This is an application for change to an earlier granted application (WD/D/17/002888). Development is on-going but not adhering to the plans.</p> <p>As far as this application is concerned the following policies of the Neighbourhood Plan are considered to be relevant: POLICY CC1 - Publicising Carbon Footprint , POLICY CC2 - Energy and Carbon Emissions, POLICY CC3 - Energy Generation to Offset Predicted Carbon Emissions, POLICY AM1 - Promotion of Active Travel Modes, POLICY AM2 - Managing Vehicular Traffic, POLICY H7 - Custom-Build and Self-Build Homes, POLICY HT1 - Non Designated Heritage Assets, POLICY HT2 - Public Realm, POLICY L2 - Biodiversity, POLICY L5 - Enhancement of the Environment, POLICY D1 - Harmonising with the Site, POLICY D2 - Programme of Consultation, POLICY D5 - Efficient Use of Land, POLICY D6 - Definition of Streets and Spaces; POLICY D7 - Creation of Secure Areas, POLICY D8 - Contributing to the Local Character, POLICY D9 - Environmental Performance (see also Policies CC2, CC3), POLICY D11 - Building for Life Officer Report to Committee recommended APPROVAL, with 9 conditions. All BANP polices were commented on. Committee REFUSED the application. Applicant is appealing the decision</p>
<p>Use of the whole site as a single storey residential dwelling in accordance with planning approval... CLU 65A GUNDRY ROAD, BRIDPORT, DT6 4SE Ref. No: WD/D/19/001115 Received: Thu 18 Apr 2019 Validated: Thu 18 Apr 2019 </p> <p>Status: Refused</p>	<p>No mention BANP</p>
<p>Proposed Loft Conversion and Single Storey rear extension 20 CROCK LANE, BRIDPORT, DT6 4DE Ref. No: WD/D/20/000845 Received: Mon 06 Apr 2020 Validated: Fri 01 May 2020</p> <p>Status: Approved</p>	<p>No delegated report</p>

<p>Erection of single storey rear extension, two storey side extension and conversion of loft space. 11A UPLANDS, WALDITCH, BRIDPORT, DT6 4LE Ref. No: WD/D/19/002990 Received: Tue 03 Dec 2019 Validated: Tue 03 Dec 2019 </p> <p>Status: Approved</p>	<p>OTHER MATERIAL PLANNING CONSIDERATIONS: 5.1 Bridport Area Neighbourhood Plan This location is within the coverage of the Bridport Area Neighbourhood Plan which is a material consideration in planning decisions for applications for sites within its coverage. I do not consider that the proposed additions to 11A Uplands would contradict any of the policies outlined by that plan.</p>
<p>Erect single storey rear extension 1 THE PADDOCKS, BRIDPORT, DT6 4SA Ref. No: WD/D/20/001684 Received: Tue 21 Jul 2020 Validated: Tue 21 Jul 2020 </p> <p>Status: Approved</p>	<p>Bridport Neighbourhood Plan · D8 - Contributing to the local character · D1 - Harmonising with the Site · D6 - Definition of streets and spaces The proposed development is deemed to comply with national, local and neighbourhood planning policies and is therefore recommended for approval, subject to conditions.</p>
<p>Erection of two storey side extension 34 GUNDRY ROAD, BRIDPORT, DT6 4SF Ref. No: WD/D/20/002037 Received: Wed 26 Aug 2020 Validated: Wed 26 Aug 2020 </p> <p>Status: Approved</p>	<p>Bridport Neighbourhood Plan · HT2 - Public Realm · D8 – Contributing to the Local Character The proposed development would comply with the relevant policies of the Bridport Neighbourhood Plan</p>
<p>WD/D/20/001765 3 SUNNYSIDE, MAIN STREET, BOTHENHAMPTON, BRIDPORT, DT6 4BL Internal & external alterations to facilitate reconstruction of WC/utility room and erect rear extension and replacement roofs.</p> <p>Withdrawn</p>	<p>Conservation Officer objections</p>
<p>WD/D/20/002514 11 SOUTH LAWNS, BRIDPORT, DT6 4DS Erect single storey extension and replacement shed</p> <p>Granted</p>	<p>The proposed development would conform to policy D8 of the Bridport Neighbourhood Plan and policy ENV12 and 16 of the Local Plan. Policy D8 requires new development (residential and commercial) to demonstrate high quality architecture and seek to maintain and enhance local character. In compliance with policy D8 the proposed extension would occupy an existing enclosed yard within the built envelope with very modest external alteration including a roof form. The proposed shed is of a domestic appearance, and there is no adverse impact on neighbouring properties. It is considered that the proposed development would conform to the design aims of the Bridport Neighbourhood Plan.</p>
<p>WD/D/20/002463 HOME COTTAGE, MAIN STREET, BOTHENHAMPTON, BRIDPORT, DT6 4BJ Erect single storey extension and alterations</p> <p>Granted</p>	<p>No mention of BANP except in a heading.</p>
<p>WD/D/20/003072 9 ELWELL, BRIDPORT, DT6 4DX Erection of Two Storey Side and Single Storey Rear Extension</p> <p>Withdrawn</p>	<p>No mention BANP</p>

Bridport	
<p>7, ROUNDHAM GARDENS Conversion of existing double garage into self-contained annexe. Granted</p>	<p>The proposal would have no undue impact on the character of the area or residential amenity and would therefore comply with the policies of the Local Plan and the Bridport Neighbourhood Plan subject to conditions.</p>
<p>42, WEST ALLINGTON Request for confirmation of compliance with condition 7 of listed building consent WD/D/19/002447.</p>	<p>No reference to the Neighbourhood Plan.</p>
<p>172, ST ANDREWS ROAD Erection of two storey rear extension with balcony and steps. Roof alterations to include raising height of front dormer and installation of rear dormer window with balcony. Erection of garage and carport. Installation of flue. (Demolish existing conservatory, external steps and garage). Granted.</p>	<p>The proposed development would respect the character of the immediate area and would not adversely affect the setting of the Bridport Conservation Area, the amenities of neighbouring residents, highway safety or local biodiversity. The application subject to conditions is therefore considered to be in accordance with the West Dorset and Weymouth Local Plan and the Bridport Neighbourhood Plan.</p>
<p>120, WEST BAY ROAD Erect conservatory to rear. Granted</p>	<p>Bridport Neighbourhood Plan Policy D8 was referred to.</p>
<p>95, SOUTH STREET Sub-divide existing dwelling to form 2 dwellings and replace existing first floor window. Granted</p>	<p>No reference to the use of the Neighbourhood Plan.</p>
<p>1, FOLLY MILL LANE Replacement windows and re-render the south and east elevations. Granted.</p>	<p>No reference to the use of the Neighbourhood Plan.</p>
<p>5, NORTH GROVE ROAD Erection of two storey and single storey side extensions. Granted</p>	<p>No reference to the Neighbourhood Plan.</p>
<p>5, BOLTON PLACE, SOUTH STREET Erect single storey extension on Eastern elevation. Granted.</p>	<p>The proposed extension would be constructed of brick to match the existing dwelling with timber windows in accordance with policy D8 of the Bridport Area Neighbourhood Plan.</p>
<p>THE MOUND, QUAYSIDE, WEST BAY Removal of shipping container and erection of a building used to house and refill diving tanks. Granted.</p>	<p>The Neighbourhood Plan is the most up to date development plan on which applications are considered. In that regard the proposal is considered to be compliant with the following policies: Policy HT2 (Public Realm), Policy D5 (Efficient use of land) and Policy D8 (Contributing to the local character).</p>
<p>10, ASKER GARDENS Erect single storey extension. Granted</p>	<p>No reference to the Neighbourhood Plan.</p>
<p>9, SOUTH STREET Removal of recently installed glass partitions in former School Room. Granted</p>	<p>No reference to the Neighbourhood Plan.</p>

<p>32, BARRACK STREET Removal of solar panel. Replace UPVC lantern with a white painted timber or powder coated aluminium framed lantern. Replace Double glazed windows with a sympathetically detailed 4mm single glazed timber framed windows to the rear elevation. Replace black UPVC guttering with a black painted metal traditional profile gutter to front and rear elevations. Granted</p>	<p>No reference to the Neighbourhood Plan.</p>
<p>6, SUNNY BANK Demolish ground floor extensions and erect 2 storey extension to south elevation. Works to facilitate demolition of existing ground floor extensions and erection of 2 storey extension to south elevation. Withdrawn</p>	<p>No reference to the Neighbourhood Plan.</p>
<p>18, FOLLY MILL GARDENS Erection of Single Storey side and Rear Extensions. Granted.</p>	<p>The proposed development would comply with the relevant policies of the adopted Local Plan, the Bridport Neighbourhood Plan and the relevant sections of the National Planning Policy Framework.</p>
<p>95, SOUTH STREET Repoint west elevation. Granted.</p>	<p>No reference to the Neighbourhood Plan</p>
<p>3, ASKER GARDENS Erection of rear extension and construction of terrace. Granted.</p>	<p>No reference to the Neighbourhood Plan.</p>
<p>125, SOUTH STREET Removal of existing single storey extension and erect replacement extension, erect garden studio and replace rear dormer. Internal and external alterations to include repositioning of main access door, insert wall tie to front elevation, removal of existing single storey extension and erect replacement extension, replace rear dormer, removal of modern roof light, replacement front windows, alterations to staircases and relocation of en-suite. Granted</p>	<p>No reference to the Neighbourhood Plan.</p>
<p>1, EDGEHILL ROAD Erection of single storey rear extension and extension of parking area with new front garden wall. Granted</p>	<p>No reference to the Neighbourhood Plan.</p>
<p>150, ORCHARD CRESCENT Amendment to planning permission reference WD/D/19/002403 - Removing windows and make kitchen window larger. Granted</p>	<p>No reference to the Neighbourhood Plan.</p>

<p>13, EAST STREET Demolition of part of existing building. Erect new building and alter and extend the remaining existing building to form 17 no. dwellings. Alterations to facilitate the demolition of part of existing building. Erect new building and alter and extend the remaining existing building to form 17 no. dwellings. Withdrawn</p>	<p>No reference to the Neighbourhood Plan.</p>
<p>61, SOUTH STREET Replacement of GRP (fibre glass) flat roof and replacement of internal ceiling on rear single storey modern extension. Granted</p>	<p>No reference to the Neighbourhood Plan.</p>
<p>UNIT 2, THE FOLLY, QUAYSIDE, WEST BAY Change of use of shop and café to a mixed use as a shop, café and venue for hosting wedding ceremonies. Granted</p>	<p>The existing commercial units at present co-exists with the flats above and adjacent as was originally approved. This proposal is for increased use of the commercial unit in The Folly and there is general support for local businesses in both the local and neighbourhood plans.</p>
<p>LAND SOUTH OF ACCESS ROAD TO NORTH MILLS TRADING ESTATE, ST SWITHINS ROAD Erect dwelling (outline). Refused</p>	<p>The recommendation was to refuse the application, citing Bridport Neighbourhood Plan policies D1, D6 and D8.</p>
<p>35, ELIZABETH AVENUE Alterations and extension to provide first floor accommodation to include rear balcony and side dormers. Granted</p>	<p>No reference to the Neighbourhood Plan.</p>
<p>36, EAST STREET Install PV solar panels on south elevation roof. Refused</p>	<p>No reference to the Neighbourhood Plan.</p>
<p>11, EAST STREET AND 3, DOWNES STREET Change of use of first and second floors from offices to form 6no. self contained flats and alterations to ground floor frontage to East Street to include new entrance for flats. Internal and external alterations at ground, first and second floors to facilitate the conversion of first and second floors to 6 no. flats to include alterations to East Street frontage. Granted</p>	<p>The proposal is in accordance with national, local and neighbourhood planning policies and recommended for approval.</p>
<p>ST ANDREWS HOUSE, ST ANDREWS TRADING ESTATE, SHOE LANE (ADJOINING PARISH) Formation of first floor walkway and seating area. Granted</p>	<p>Reference was made to Bridport Neighbourhood Plan Policies L1, Policy L3 - Local Green Spaces (Happy Island).</p>
<p>23-25, WEST ALLINGTON Request for confirmation of compliance with condition 8 of listed building consent WD/D/17/000329.</p>	<p>No reference to the Neighbourhood Plan.</p>
<p>OLD WATCH HOUSE CAFE, ACCESS TO BRIDPORT ARMS HOTEL, WEST BAY Construction of roof over outdoor cafe seating area. Granted</p>	<p>It is concluded that the proposal would accord with policy D8 of the Bridport Area Neighbourhood Plan.</p>

FORMER MOUNTJOY SCHOOL, FLOOD LANE Erection of 38 retirement living apartments with communal facilities, car parking & landscaping. Granted	No reference to the Neighbourhood Plan.
80, ST ANDREWS ROAD Make internal alterations to sub-divide existing flat and extra accommodation into two separate flats. Granted	No reference to the Neighbourhood Plan.
163, ST ANDREWS ROAD Erection of garden room, with a flue for wood burner and elevated decking. Granted	No reference to the Neighbourhood Plan.
BREWERY BRIDGE, SKILLING HILL ROAD Steelwork repairs and maintenance painting, provision of anti bird perching coils and associated works. Granted	No reference to the Neighbourhood Plan.
5, OSBOURNE ROAD Erection of single storey side extension, new external boundary wall & internal alterations with roof lights in loft space. Granted	Reference to made to Bridport Neighbourhood Plan Policies L2, L5 and D8.
61, SOUTH STREET Request for confirmation of compliance with condition 3 of planning approval WD/D/19/002767	No reference to the Neighbourhood Plan.
18, OSBOURNE ROAD Erection of single storey extension (demolition of garage). Granted	The proposal is considered to comply with Bridport Neighbourhood Plan policy D8.
WEST BAY HOLIDAY PARK, FORTY FOOT WAY, WEST BAY Redevelopment of holiday park for the siting of glamping pitches - (Variation of condition 1 – Plans list). Granted	No reference to the Neighbourhood Plan.
10, WEST STREET Change of use of existing retail storage areas over three floors to 3.No dwellings (C3) and associated works. Replacement of shop front. Internal and external alterations to facilitate the change of use of storage areas to 3.No dwellings. Restoration and refurbishment/ reconfigure of current shop and the flats above and associated works including a new shop front. Granted	No reference to the Neighbourhood Plan.
HARBOUR COTTAGE/ HARBOUR HOUSE, GEORGE STREET, WEST BAY Erect Replacement Canopy/Porch. Granted	No reference to the Neighbourhood Plan.
CO OPERATIVE RETAIL SERVICES LTD, SEA ROAD NORTH Replace existing refrigeration plant with new, redecoration of shop front to include window & door frames, fascia board, canopy and cladding and install external lighting. Granted	No reference to the Neighbourhood Plan.

4, KENWYN ROAD Erect 2 bay carport/store with loft over. Granted	Reference was made to Bridport Neighbourhood Plan Policies D8, AM2, D1 and D6.
4, KENWYN ROAD Erection of a two storey and single storey extension, formation of decking and external alterations to include rendering and construction of a porch. Granted	No reference to the Neighbourhood Plan.
GULL HOUSE, WEST BAY Formation of openings within internal partition wall on ground floor. Removal of door and partition wall in basement, and installation of glazed door behind existing door to the basement. Install a conservation roof light on south side of the roof and associated repairs and alterations. Granted	No reference to the Neighbourhood Plan,
10, BARRACK STREET Works to enlarge existing window aperture and replacement with a pair of French doors.	No reference to the Neighbourhood Plan.
LAND ADJACENT TO 146, WEST BAY ROAD Request for confirmation of compliance with condition 3 of planning approval WD/D/17/002040.	No reference to the Neighbourhood Plan.
HARBOUR COTTAGE/ HARBOUR HOUSE, GEORGE STREET, WEST BAY Erect Replacement Canopy/Porch. Granted	No reference to the Neighbourhood Plan.
29 & 29A, BARRACK STREET Installation of rooflights. Withdrawn	No reference to the Neighbourhood Plan.
27, ALEXANDRA ROAD Erect single storey extension and alterations. Granted	The following policies of the Neighbourhood Plan are considered to be relevant: Policy HT2 and Policy D8.
163, ST ANDREWS ROAD Request for confirmation of compliance with condition 5 of planning approval WD/D/20/001434.	No reference to the Neighbourhood Plan.
35, ELIZABETH AVENUE Non Material Amendment to application WD/D/20/000453. Granted	No reference to the Neighbourhood Plan.
MORRISONS STORES PLC, WEST BAY ROAD Erect single storey extension with vehicle parking canopy. Granted	No reference to the Neighbourhood Plan.
163, ST ANDREWS ROAD Non Material Amendment to application W/D/D/20/001434. Granted	No reference to the Neighbourhood Plan.
HARBOUR HOUSE RESIDENTIAL CARE HOME, GEORGE STREET, WEST BAY Removal of existing concrete balcony walls on South West and North West elevations and install new glass balustrades. Granted	The following policies of the Neighbourhood Plan are considered to be relevant: Policy HT2 and Policy D8.
78, NORTH ALLINGTON Installation of a single storey garden room. Granted	No reference to the Neighbourhood Plan.

<p>WEST BAY HOLIDAY PARK, FORTY FOOT WAY, WEST BAY Reposition 27 Caravans within the holiday park (for a temporary period only - end of March). Granted</p>	<p>No reference to the Neighbourhood Plan.</p>
<p>FORMER CHANCERY HOUSE DAY CENTRE, CHANCERY HOUSE, CHANCERY LANE Conversion of day centre to form 10.no flats and associated works. Refused</p>	<p>The proposal is contrary to Bridport area Neighbourhood Plan Policies CF1, D11 and H1. The proposal would include flats which would be of too small a size to provide satisfactory living accommodation, three flats would lack adequate light and ventilation, leading to unacceptable amenity for subsequent occupants, contrary to Neighbourhood Plan Policy D11.</p>
<p>4, SPARACRE GARDENS Erection of single storey side extension and stepped access. Granted</p>	<p>The development would respect the character of the street scene and local heritage assets and would not adversely affect the amenities of the occupiers of neighbouring properties. The application subject to conditions is therefore considered to be in accordance with the West Dorset and Weymouth Local Plan. Bridport Area Neighbourhood Plan Policies: D8, D1 and D6 were mentioned. The Council considers that the proposed development does not conform with the following policies: D1 and D8.</p>
<p>23, SOUTH STREET Timber repairs, replacement and strengthening to first floor timber beams and floor joists due to damage caused by beetle infestation. Replacement of damaged and de-bonded lath and plaster ceiling and treatment of timbers. Granted</p>	<p>No reference to the Neighbourhood Plan.</p>
<p>ROPER'S COURT, BARRACK STREET Erection of dwelling. Refused</p>	<p>The following policies of the Neighbourhood Plan are considered to be relevant: Policy D1 and Policy D8.</p>
<p>27, ALEXANDRA ROAD Non Material Amendment to application WD/D/20/001908. Granted</p>	<p>No reference to the Neighbourhood Plan.</p>
<p>42, WEST ALLINGTON Request for confirmation of compliance with condition 8 of planning approval WD/D/19/002447.</p>	<p>No reference to the Neighbourhood Plan.</p>
<p>PORT COTTAGE, MOUNT LANE, EYPE, BRIDPORT, DT6 6AL Erection of studio, double garage, two storey side extension, single storey side extension, first floor extension and alterations. Refused</p>	<p>Bridport Area Neighbourhood Plan The following policies are considered relevant; HT1 – Non designated Assets HT2 – Public realm</p>
<p>Bradpole Parish</p>	

38 CLAREMONT ROAD, BRADPOLE. DT6 3AY erect replacement single storey extension and alterations Application Report APPROVED 21/09/2020	Officer's Report "I do not consider that there would be any conflict with the policies of BANP." Also refers to environmental standards.
BROAD ROAD FARM, BRADPOLE. DT6 3TS Conversion of barn to dwelling Application Report REFUSAL 25/08/2020	Largely declined in line with Parish objections based particularly upon Local Plan & NPPF. Also added information of High Court judicial precedence.
4 WARNE HILL DT6 4AQ Demolish porch, erect extension Application Report APPROVED 4/11/20	Compatible with BANP policies D1 & D8 confirmed in Officers report
4 BEAUMONT AVENUE, DT6 3AU Erect 1st Floor Extension over garage Application Report APPROVED 17/11/20	Compatible with BANP policies D1 & D8 Officer's report: "accords with BANP"
75 EAST ROAD, BRADPOLE. DT6 4AL Loft extension and erection of a single storey extension Officers Report mentions conformity with BANP D1 & D8 GRANTED 23/04/21	BANP D1, D8, D9. Plan amended to reduce height re BPC comments
87 JESSOPP AVENUE, BRADPOLE DT6 4AS Erection of fence to enclose garden Officers report refers to BANP as supplementary. GRANTED 29/01/21	Quoted D7 & D8 in BPC response. Result: Plan amended.
14 St JAMES PARK, BRADPOLE DT6 3UU Loft conversion Officers Report refers to BANP GRANTED 31/03/21	BANP HT1 + a range of Local Plan policies
99 EAST ROAD BRADPOLE DT6 4AL Garden Room Retrospective Officers Report refers to BANP GRANTED 31/03/21	With conditions to protect amenity. BANP H2 D8
Unit 4 Plot 3 Gore Cross Business Park DT6 3UX Extension to Industrial Unit DECISION AWAITED	Parish supported quoting BANP & Local Plan Key employment site status.
1 PYMORE ISLAND, PYMORE, DORSET DT6 5SD Replacement windows and doors N/A APPROVED 10/06/2021	BANP D8 & D9 BANP CC2
23 CONEYGAR CLOSE, BRIDPORT, DORSET DT6 3AR Erect replacement conservatory APPROVED	No mention BANP
ONE FORSTERS LANE, BRIDPORT, DORSET DT6 3HY Erect rear extension and front porch DECISION AWAITED	BANP D1 & D8
Symondsburry Parish	
Demolition of existing side and rear extensions and erection of two storey and single storey exte... GATESMEAD, BACK LANE, EYPE, BRIDPORT, DT6 6AL Ref. No: WD/D/19/003169 Received: Fri 20 Dec 2019 Validated: Fri 20 Dec 2019 Status: Approved	The following BANP policies are of relevance: Policy CC1 Publicising Carbon Footprint Policy L1 Green Corridors, Footpaths, Surrounding Hills and Skylines Policy L2 Biodiversity Policy D8 Contributing to Local Character
Installation of 2.no shelters, lean on fencing with advertisement and an illuminated scoreboard. BRIDPORT LEISURE CENTRE, SKILLING HILL ROAD, BRIDPORT, DT6 5LN Ref. No: WD/D/19/002103 Received: Mon 19 Aug 2019 Validated: Mon 19 Aug 2019 Status: Approved	Bridport Neighbourhood Plan As far as this application is concerned the following policies are considered to be relevant; Policy CF2 - New Community Services & Facilities Policy D8 - Contributing to the local character
Erection of single storey extension NORTH BARN, NEW STREET LANE, BRIDPORT, DT6 6AD Ref. No: WD/D/20/000816 Received: Wed 01 Apr 2020 Validated: Tue 14 Apr 2020 Status: Approved	No mention of BANP
Erect timber framed annexe. DOLTON HOUSE, WEST ROAD, BRIDPORT, DT6 6AF Ref. No: WD/D/20/000619 Received: Mon 09 Mar 2020 Validated: Thu 19 Mar 2020 Status: Approved	Bridport Area Neighbourhood Plan · L1 – Green Corridors, Footpaths, Surrounding Hills & Skylines · L2 – Biodiversity · D8 – Contributing to the Local Character The development would be acceptable in

	principle and the scale, siting and design of the proposal would have no undue impact on the character of the wider area, neighbouring amenity or highway safety and local ecology.
Demolition of existing bungalow and replacement with new dwelling WHITELANDS, MOUNT LANE, EYPE, BRIDPORT, DT6 6AL Ref. No: WD/D/20/000458 Received: Thu 20 Feb 2020 Validated: Mon 16 Mar 2020 Status: Approved	The following BANP policies are of relevance: Policy CC1 Publicising Carbon Footprint Policy L1 Green Corridors, Footpaths, Surrounding Hills and Skylines Policy L2 Biodiversity Policy D8 Contributing to Local Character The revised proposals accord with the advice contained in the Bridport Area Neighbourhood Plan (BANP) (2019) as outlined in BANP policies: Policy CC1 Publicising Carbon Footprint Policy L1 Green Corridors, Footpaths, Surrounding Hills and Skylines Policy L2 Biodiversity Policy D8 Contributing to Local Character; The replacement dwelling proposed to be erected at Whitelands is acceptable. The proposed development accords with the advice contained in the Bridport Area Neighbourhood Plan (BANP) (2019) as outlined in BANP policies: Policy CC1 Publicising Carbon Footprint Policy L1 Green Corridors, Footpaths, Surrounding Hills and Skylines Policy L2 Biodiversity Policy D8 Contributing to Local Character
Change of use of two modern farm buildings and siting of a storage container (Retrospective). Rel... MANOR FARM, SYMONDSBURY, BRIDPORT, DT6 6HH Ref. No: WD/D/15/002990 Received: Thu 24 Dec 2015 Validated: Fri 22 Jan 2016 Status: Withdrawn	No mention of BANP.
Change of use of two modern farm buildings and siting of a storage container (Retrospective). Rel... LB As above MANOR FARM, SYMONDSBURY, BRIDPORT, DT6 6HH Ref. No: WD/D/15/002991 Received: Thu 24 Dec 2015 Validated: Fri 22 Jan 2016 Status: Withdrawn	No mention of BANP.
Erection of single storey extension; erection of garden room/studio with new retaining wall; exte... EGDON, THIRD CLIFF WALK, WEST BAY, BRIDPORT, DT6 4HX Ref. No: WD/D/19/003080 Received: Wed 11 Dec 2019 Validated: Wed 11 Dec 2019 Status: Approved	Bridport Neighbourhood Plan 2020 - 2036 · L1 - Green Corridors, Footpaths, Surrounding Hills & Skylines · D8 - Contributing to the local character · HT2 - Public Realm The proposed development would respect the character of the immediate area and landscape and would not adversely affect the amenities of the occupiers of neighbouring properties or land stability. The application subject to conditions is therefore considered to be in accordance with the West Dorset and Weymouth Local Plan. NOTE no mention of BANP. <i>Symondsbury PC, who recommended refusal, challenged the delegated decision but were overruled.</i>
Erection of 4 no. dwellings with associated parking LAND WEST OF WATTON HOUSE FARM, WATTON LANE, BRIDPORT Ref. No: WD/D/19/001553 Received: Mon 17 Jun 2019 Validated: Mon 17 Jun 2019 Status: Withdrawn	Symondsbury PC made a detailed objection referencing various NPPF clauses
Erection of replacement dwelling HIGHLANDS HOUSE, HIGHLANDS END, EYPE, BRIDPORT, DT6 6AR	The Bridport Area Neighbourhood Plan: 2020-2036 Policy CC1 - Publicising Carbon Footprint Policy CC2 -

<p>Ref. No: WD/D/20/000421 Received: Fri 14 Feb 2020 Validated: Fri 14 Feb 2020 Status: Approved</p>	<p>Energy and Carbon emissions Policy CC3 - Energy generation to Offset Predicted Carbon emissions Policy L1- Green Corridors, Footpaths, Surrounding Hills & Skylines Policy L2 – Biodiversity The Bridport Area Neighbourhood Plan places great importance on energy efficiency of new development, in light of the current climate change crisis. In this case, by completely rebuilding the dwelling, the building can be made more energy efficient than the existing plus extensions. It will be built to comply with modern building regulations and will therefore result in a more environmentally-friendly dwelling.</p>
<p>Amendment to planning permission WD/D/18/001399 - replace a small amount of cladding with brickwo... Non-material amendment LAND SOUTH OF WATTON PARK, WATTON PARK, BRIDPORT Ref. No: WD/D/20/002423 Received: Fri 02 Oct 2020 Validated: Fri 02 Oct 2020 Status: Approved</p>	<p>No mention BANP</p>
<p>WD/D/20/001611 SAXLINGHAM HOUSE, WEST ROAD, BRIDPORT, DT6 6AA Erect 1 No. Dwelling. (Outline application with all matters reserved). Granted</p>	<p>4.3 Bridport Neighbourhood Plan 2020-2036 (2020) As far as this application is concerned the following policies of the Neighbourhood Plan are considered to be relevant: L1 - Green Corridors, Footpaths, Surrounding Hills & Skylines D1 - Harmonising with the Site D8 - Contributing to the local character D6 - Definition of streets and spaces The site lies outside of a green gap as identified for Neighbourhood Plan Policy L4. It is considered that a proposed development can be achieved on the site which would comply with Local Plan Policy ENV1 and Neighbourhood Plan Policy L1</p>
<p>WD/D/20/000834 COWLEAZE FARM, WEST CLIFF, WEST BAY, BRIDPORT, DT6 4HU Erection of detached ancillary annexe. Refused</p>	<p>The Bridport Area Neighbourhood Plan Policy L1 - Green Corridors, Footpaths, Surrounding Hills & Skylines Policy L2 - Biodiversity Policy L4 - Green Gaps (Anti-Coalescence Measures) Principle of development whilst there is no particular objection to the design of the building or the proposed palette of materials, it is located within an area defined by the Neighbourhood Plan as an important gap to prevent coalescence of built form. It is considered that, to introduce a building in this location, away from the existing cluster of built form, will undermine this policy. Accordingly, the principle of development for what has been applied for is considered to be unacceptable. Scale, design, impact on character and appearance of the AONB. As previously mentioned, the site lies in an area, as defined by the Neighbourhood Plan, that has been identified as an important gap and any proposed development should not undermine the purpose of this policy..... Whilst it is accepted that the building is relatively modest in scale and form, and there is an amount of vegetation to the south to assist in integration, its location on open agricultural land away from the existing cluster of built form represents sporadic development that will be</p>

	<p>contrary to Neighbourhood Plan policy L4. Refuse permission for the reasons set out below. 1. The proposal, by virtue of the nature of accommodation provided and its distant and detached location outside of the residential curtilage of Cowleaze Farm, is considered to introduce a form of development that will undermine the function of an important gap, as identified by the Neighbourhood Plan, and harmful to the setting of the West Dorset AONB. The proposal is therefore considered to be contrary to sections 3 and 15 of the National Planning Policy Framework, Policies ENV1, ENV10 and ENV12 of the West Dorset Local Plan and Policies L1 and L4 of The Bridport Area Neighbourhood Plan.</p>
<p>WD/D/20/003193 QUARR COTTAGE, QUARR LANE, SYMONDSBURY, BRIDPORT, DT6 6AQ Erection of a garage with pitched roof link. Granted</p>	<p>No BANP policies cited in delegated report.</p>
<p>WD/D/20/002953 Moorbath Cottages Moorbath Bridport Dorset Alterations to convert single dwelling to two dwellings and erection of extensions. Granted</p>	<p>Neighbourhood Plans – Bridport Area Neighbourhood Plan H4 – Housing mix, L1 – Green Corridors, L2 - Biodiversity No other mention of BANP</p>
<p>WD/D/20/002171 MANOR FARM, HIGHER EYPE ROAD, HIGHER EYPE, BRIDPORT, DT6 6AT Proposed inset swimming pool, wood terrace with stairs, replacement of window and doors Granted</p>	<p>The Bridport Area Neighbourhood Plan 2020-2036 The following policies are considered to be relevant to this proposal: • Policy D8 – Contributing to the local character No other mention of BANP</p>
<p>P/HOU/2021/00754 24 Watton Park Bridport Dorset DT6 5NJ Proposed single storey extension to front and garage conversion Granted</p>	<p>Bridport Neighbourhood Plan 2020-2036 (made 5/5/2020) No other mention of BANP</p>
<p>WD/D/20/003219 Lower Eype Farmhouse Barton Lane Eype Dorset DT6 6AW Erection of agricultural barn. Refused</p>	<p>Symondsburry Parish Council gives BANP policies in the consultation response - Bridport Neighbourhood Plan Policy – EE2, D9, D10, HT1, L1, L2 Officer's report - Bridport Area Neighbourhood Plan. So far as this application is concerned the following policies and sections are considered to be relevant; • Policy HT1 – Non Designated Heritage Assets • Policy L2 – Biodiversity • Policy D8 – Contributing to the local character Officer's report - In light of the harmful impacts to the character, special qualities and natural beauty of the AONB it is considered that the proposal would be contrary to policy ENV1 and ENV10 of the Local Plan, policy L1 of the Bridport Neighbourhood Plan and paragraph 172 of the National Planning Policy Framework.</p>
<p>PORT COTTAGE, MOUNT LANE, EYPE, BRIDPORT, DT6 6AL Erection of studio, double garage, two storey side extension, single storey side extension, first floor extension and alterations. Refused</p>	<p>Bridport Neighbourhood plan The following policies are considered relevant; HT1 – Non designated Assets HT2 – Public realm No other mention of BANP</p>