

Bridport Town Council

Bridport Area Neighbourhood Plan – Annual Monitoring Report 2022

Summary

- **BANP policies widely used by the participating Parishes.**
- **Monitoring of planning decisions by Dorset Council in 2021/22 shows that 46% of decisions do not reference BANP policies.**
- **2021/22 has seen an increase in planning applications many for small scale improvements where BANP policies may not be so relevant.**
- **BANP policies have featured strongly where a planning application is recommended for refusal – 66% of refusals referenced BANP policies. Further analysis is required to ascertain whether BANP policies are being used negatively as a rationale and support for planning refusals.**
- **More work is required to ensure that the list of non designated heritage assets contained in the BANP align with the new, updated ‘Local List’ being developed by Dorset Council through a contract with Land Use Consultants.**

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 2021/2022 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

In July 2021, the UK Government released a revised version of The National Planning Policy Framework (NPPF), first published in 2012 and last updated in 2019. Changes relevant to neighbourhood planning include:

Paragraph 125/127 Paragraph 127, previously 125, now includes “neighbourhood planning groups” rather than “neighbourhood plans” and has the addition of “both through their own plans and by engaging in the production of design policy, guidance and codes by local planning authorities and developers.” NPPF 2021 version 127 reads: *“Plans should, at the most appropriate level, set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable. Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area’s defining characteristics. Neighbourhood planning groups can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development, both through their own plans and by engaging in the production of design policy, guidance and codes by local planning authorities and developers”.*

Paragraph 129 There is a new paragraph 129 in the 2021 version: *“Design guides and codes can be prepared at an area-wide, neighbourhood or site specific scale, and to carry weight in decision-making should be produced either as part of a plan or as supplementary planning documents. Landowners and developers may contribute to these exercises, but may also choose to prepare design codes in support of a planning application for sites they wish to develop. Whoever prepares them, all guides and codes should be based on effective community engagement and reflect local aspirations for the development of their area, taking into account the guidance contained in the National Design Guide and the National Model Design Code. These national documents should be used to guide decisions on applications in the absence of locally produced design guides or design codes.”*

Monitoring Planning Decisions 2021/22

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.

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 2021 to May 2022:

Total Number of Applications monitored 2021/22	169		Granted 131	W/Drawn 9	Refused 15
Applications citing BANP with evidence that BANP policies informed the planning decision:	37	22%	31	1	5
Applications citing BANP but no evidence of BANP policies informing the planning decision:	41	24%	35	1	5
No evidence that BANP policies were used to inform the planning decision:	77	46%	65	7	5

Nb 12 decisions awaited at time of drafting

Monitoring of planning applications across the BANP Area shows that the majority of the 169 applications processed between May 2020 and May 2021 were granted permission – 131 out of 169 applications (77%). Of the 169 applications monitored 37 (22%) clearly cited BANP policies in the decision notices. A further 41 (24%) of applications showed evidence of citing BANP policies.

Compared with 2020/21, the monitoring of planning applications shows a reduction in the number of clear references to BANP policies in planning decisions. This should not necessarily be taken to indicate that Dorset Council are not making use of BANP policies. The majority of planning applications that did not cite BANP policies often relate to small scale planning permissions.

Whilst monitoring showed that 46% of decision notices did not directly reference BANP policies, only 5 of the 15 planning applications refused during 2021/22 did not draw on BANP policies. Reference to BANP policies were particularly evident when the planning decision was for refusal of an application – 10 out of 15 (66%) planning refusals cite BANP policies in the decision notice.

If BANP policies are referenced primarily in cases where planning permission is refused this could be a concern for the JCC. BANP includes many positive policies and closer examination of decision notices is needed to better understand whether BANP is being used negatively rather than positively in planning decisions.

Example of a negative use of BANP policies:

P/FUL/2021/03942 and P/LBC/2021/03943 - Symondsburry Primary School Mill Lane Symondsburry DT6 6HD for Installation of roof mounted solar photovoltaic (PV) panels and associated infrastructure.

A range of BANP policies were referenced in the Officers Report. BANP policies relating to conserving character were highlighted and supported an officer recommendation to refuse the application. BANP Policies that would support renewable installation were not highlighted. At committee the application was granted.

BANP JCC members should continue to actively engage with Dorset Council to ensure BANP policies are drawn on in a balanced way, supporting as well as challenging applications in the Bridport Area.

As BANP moves into its third year of implementation the JCC will also need to ensure that BANP policies and ambitions translate into the emerging Dorset Local Plan. Dorset Council is currently looking at updating the 'Local List' of non designated heritage assets. BANP policy HT1 includes a list of non designated assets identified through the community consultation. Alignment between the two lists will require further work ahead of release of the new joint Local Plan.

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 2021/22. Two of these projects; Housing Needs for Older People and a Downsizing Group have been closed by the BANP JCC 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 2021/22	Grant leverage for BANP projects
Allington Parish Council	tbc	tbc
Bradpole Parish Council	1,250 22,000 (Committed)*	2,500
Bothenhampton & Walditch Parish Council	3,173	tbc
Bridport Town Council	70,898	7,000
Symondsbury Parish Council	tbc	tbc
Total	£xxx	£xxxx

**£22k are for replacement/upgraded swings in play areas and the purchase and installation of a new fitness trail on Gore Cross Recreation Green. These have both been agreed and contracted in the period up to 5th May 2022 but have yet to be installed and paid for from the funds set aside during the period for this purpose.*

BANP partners reporting receipt of Community Infrastructure Levy funding for the year 2021/22 were:

- Bothenhampton & Walditch PC £9,486
- Bridport Town Council £29,540
- Symondsbury PC £2,679

Project Monitoring May 21/May22

Projects - Lead	Status	Comments
Land Use and Transport Study: Town Centre WG		Access & Movement Study Completed June 21 Cost £9k, £5k DC/4k BTC
Centre of Bridport Public Realm: BTC		Brief to merge Public Realm and Heritage Interpretation projects produced March 22. Contract to be let Summer 2022 Cost £12k BTC
Heritage Interpretation Strategy: JCC		
Town Centre Health Checks: Chamber of Trade/BTC		2021 Health Check Report Dec 2021 Cost BTC staff time
Climate Smart Activities: Transition Town Bridport		BTC is working with Centre for Sustainable Energy to set up and support a local network of volunteer energy champions. Working with TTB energy champions will provide signposting and basic advice on energy efficiency across the Bridport Area. Cost £9k BTC
Energy Conservation Initiatives: Transition Town Bridport		BTC has planning permission for a 30Kwh solar pv installation @Plottingham. Cost £45k BTC 22k, LCD grant £22k
Electric Car Charging Points: JCC		Dorset Council is now leading installation of EV charging points, primarily in car parks.
Community Woodfuel: Dorset AONB		No Activity supported in 2021/2 largely due to Covid 19 constraints on volunteer activity.
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		BTC provision of additional allotments for Bothenhampton & Walditch parish at Bridport Cemetery provided in 2020.
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 21/22 £XXX BTC
Footpath and cycle path maintenance: JCC		No evidence of any maintenance contributions agreed as part of new developments in BANP Area 2021/22
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 shelved. Since production of the BANP there have been several housing initiatives for older people.
Downsizing Working group. JCC		

Appendix 1 – Planning Application Monitoring May 5th 2021 – May 4th 2022

ALLINGTON PARISH (6)	
P/HOU/2021/00673 34 Mead Fields Bridport Dorset DT6 5RF Erection of rear extension, single and double storey and alterations following the demolition of conservatory. Granted	BANP mentioned but no policies listed
P/HOU/2021/00639 1-4 Pymore Island Pymore Dorset DT6 5SD Replacement windows and doors. Granted	Officer report quotes Bradpole PC's comment (as Adjoining Parish) " <i>The application conforms with BANP Climate Change (CC2) policies & Design (D8 & D9) and presents no adverse amenity issues for neighbouring residents.</i> "
WD/D/20/002485 LOVELY COTTAGE, DOTTERY ROAD, DOTTERY, BRIDPORT, DT6 5HR Erect two storey extension with terrace (revised scheme) Granted	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
P/HOU/2021/01307 5 Longhayes Avenue Bridport Dorset DT6 5HN Erection of single storey and first floor extensions; Replacement roofs on conservatory and porch Granted	Bridport Neighbourhood Plan 2020-2036 (made 5/5/2020). No policies noted.
P/HOU/2021/04116 2 Pond End Pymore DT6 5SB Erect single storey side and rear extension Granted	Bridport Neighbourhood Plan 2020-2036 (made 5/5/2020). No policies noted.
P/HOU/2021/04997 6 Morbae Grove Pymore DT6 5SA Remove existing timber shed and boundary fence. Erect garage with room above. Erect brickwork boundary wall. Granted	Bridport Neighbourhood Plan 2020-2036 (made 5/5/2020). No policies noted. Ultimately this proposal conforms to the policies of the West Dorset, Weymouth & Portland Local Plan (2015) the NPPF (2021) and Bridport Neighbourhood Plan (2020).
Bothenhampton & Walditch Parish (26)	
WD/D/21/000126 5 Hyde Cottages Walditch Road Walditch Dorset DT6 4LB Erection of single storey side extension and alterations to rear extension roof, fenestration and door. Granted	Neighbourhood Plans Bridport Neighbourhood Plan 2020-2036 (made 5/5/2020) No policies listed, no mention in summary
P/HOU/2021/01604 20 Pasture Way Bridport DT6 4DN Replacement of existing first floor tile hanging with Cedral cladding Granted	Neighbourhood Plans Bridport Neighbourhood Plan 2020-2036 (made 5/5/2020) No policies listed, no mention in summary.
P/HOU/2021/01184 4 Lake Lane Bridport Dorset DT6 4JY Erect single side and rear extensions following removal of conservatory. Granted	No policies listed, no mention in summary.
P/LBC/2021/00145 3 Sunnyside Main Street Bothenhampton Dorset DT6 4BL Reconstruction of outside toilet/utility room, garden steps and replacement of dining room roof. Granted	No officer's report on web

<p>P/LBC/2021/00911 May Cottage Old Church Road Bridport Dorset DT6 4BP Replacement of 7 windows Granted</p>	<p>No officer's report on web</p>
<p>P/HOU/2021/00972 19 Gundry Road Bridport Dorset DT6 4SE Single storey rear extension following the demolition of conservatory and conversion of garage into home office. Granted</p>	<p>Bridport Neighbourhood Plan 2020-2036 (made 5/5/2020) No policies listed, no mention in summary.</p>
<p>P/HOU/2021/01238 25 PASTURE WAY, BRIDPORT, DT6 4DW Construction of a conservatory to the side. Granted</p>	<p>Bridport Neighbourhood Plan 2020-2036 (made 5/5/2020) No policies listed, no mention in summary.</p>
<p>P/HOU/2021/01583 46 Crock Lane Bridport DT6 4DF Demolish Lobby, porch and remove decking. Erect single storey side extension and single storey front porch. Render finish walls. Form new off road parking driveway. Granted</p>	<p>Bridport Neighbourhood Plan 2020-2036 (made 5/5/2020) No policies listed, no mention in summary.</p>
<p>P/HOU/2021/01518 3 Sunnyside Main Street Bothenhampton DT6 4BL Reconstruction of wall to side of garden steps, Alterations to unauthorised blockwork retaining garden wall and replacement roofs to dining room, utility / wc. Installation of roof window and reconstruction of utility and wc Granted</p>	<p>Neighbourhood Plans Not Applicable</p>
<p>P/HOU/2021/02321 8 Crock Lane Bridport DT6 4DE Erect two storey rear extension and single storey extension. No mention of BANP in Summary Granted</p>	<p>Bridport Neighbourhood Plan 2020-2036 (made 5/5/2020) Policy D8 – Contributing to local character</p>
<p>P/HOU/2021/02477 11A Uplands Walditch DT6 4LE Single storey rear extension, two storey side extension and conversion of loft space. Formation of driveway to provide off-road parking. Granted</p>	<p>Bridport Neighbourhood Plan 2020-2036 (made 5/5/2020) No mention of BANP in Summary, despite the PC's response "The Corporate view of the parish council is neutral subject to Policy L2 Biodiversity in the Bridport Area Neighbourhood plan. We would expect the Biodiversity report to be complied with."</p>
<p>P/FUL/2021/01808 Flat 191 Montrose Crock Lane Bridport Dorset DT6 4DH Removal of existing painted sash window, brick walling and stone window cill to enable the installation of French Windows Granted</p>	<p>Bridport Neighbourhood Plan 2020-2036 (made 5/5/2020)</p> <ul style="list-style-type: none"> · Policy HT1 Non Designated Heritage Assets · Policy D8 Contributing to the local character · Policy D9 High quality architecture · Policy D11 Mitigation of Light Pollution <p>The scheme also conforms to the Bridport Neighbourhood Plan that encourages development to respect the use of light-coloured render, red brick and stone in the area of Bothenhampton</p>
<p>P/HOU/2021/04093 20 Lansdowne Road Bridport DT6 4BE Remove existing two roof dormers, and construct new single dormer with central infill. Granted</p>	<p>... this proposal is in agreement to the policies of the West Dorset Weymouth & Portland Local Plan (2015), the NPPF (2021) and the Bridport Neighbourhood Plan (2020) and should be granted, subject to conditions</p>

<p>P/HOU/2021/03488 18 Coopers Drive Bridport DT6 4JU Proposed single storey flat roof extension and associated alterations Granted</p>	<p>Bridport Neighbourhood Plan 2020-2036 (made 5/5/2020)</p>
<p>P/FUL/2021/00150 The Hyde Real Tennis Club Walditch Rd Walditch Bridport DT6 4LB Resurfacing of driveway and parking area. Granted</p>	<p>Bridport Area Neighbourhood Plan 2020-2036 (made 5/5/2020) Having considered the significance of the heritage asset and the impact of the proposals, in officers' opinion the proposals are considered to represent development that would not harm the designated heritage assets and consequently the proposals are considered acceptable when assessed against the requirements of both Section 16 of NPPF and Policy ENV4 of the West Dorset, Weymouth & Portland Local Plan 2015 and the Bridport Neighbourhood Plan. The development has been assessed against the West Dorset, Weymouth & Portland Local Plan 2015 policies as set out in this report, the policies of the NPPF (2021), the Bridport Area Neighbourhood Plan and other material considerations.</p>
<p>P/HOU/2021/02980 22 Slades Green Bridport Dorset DT6 4DZ Erection of extension and conversion of garage Granted</p>	<p>Bridport Neighbourhood Plan 2020-2036 (made 5/5/2020). No policies listed, no mention in summary</p>
<p>P/HOU/2021/03353 39 Maple Gardens Bridport DT6 4DR Erect Single storey rear extension and side porch extension. Conversion of loft space. Replace existing front window with french doors and replace existing front door with full height window. Granted</p>	<p>Bridport Neighbourhood Plan 2020-2036 (made 5/5/2020) No policies listed, no mention in summary</p>
<p>P/HOU/2021/05780 Mayfield 1 Wych Hill Bridport DT6 4JJ Loft conversion with dormer windows. Refused</p>	<p>Bridport Neighbourhood Plan 2020-2036 (made 5/5/2020) No policies listed, no mention in summary</p>
<p>P/HOU/2021/05426 33 Manor Fields Bridport DT6 4DB Erect single storey extensions to bungalow. Conversion of existing garages and installation of pitched roof and solar panels Granted</p>	<p>Bridport Neighbourhood Plan 2020-2036 (made 5/5/2020) This application is considered to be acceptable in planning terms and is recommended for approval. No mention of BANP.</p>
<p>P/HOU/2021/03425 25A Coopers Drive Bridport DT6 4JU Replace flat roof with pitched roof to garage, Addition of cladding and changes to fenestration Granted</p>	<p>Bridport Neighbourhood Plan 2020-2036 (made 5/5/2020) Policy HT2 – Public Realm</p>
<p>P/FUL/2021/02380 Cherrywood Farm Bonscombe Hill Lane Walditch Dorset DT6 4LQ Demolition of dwelling and erection of replacement dwelling Granted</p>	<p>Bridport Neighbourhood Plan 2020-2036 (made 5/5/2020). Policy CC2 energy and Carbon emissions; Policy L1 green Corridors, Footpaths, Surrounding Hills & Skylines; Policy L2 Biodiversity; Policy D8 Contributing to the local character; Policy D9 environmental performance <i>As such, it is considered that the replacement dwelling would conserve the scenic beauty of the Dorset AONB in accordance with local policies</i></p>

	<i>ENV1, ENV10 and ENV12 of the adopted Local Plan, Policies L1 and D8 of the made Bridport Neighbourhood Plan</i>
P/HOU/2022/01433 36 Pasture Way Bridport Dorset DT6 4DW Erect single storey side extension Granted	Bridport Neighbourhood Plan 2020-2036 (made 5/5/2020) Ultimately this proposal conforms with the policies of the West Dorset, Weymouth & Portland Local Plan (2015) the NPPF (2021) and Bridport Neighbourhood Plan (2020).
P/HOU/2022/00796 Wideacres Walditch Road Walditch Dorset DT6 4LQ Erect single storey extensions and alterations to existing dormer bungalow Granted	Bridport Neighbourhood Plan 2020-2036 (made 5/5/2020) No policies listed, no mention in summary
P/FUL/2021/03423 The Wood Yard Spinners Lane Walditch DT6 4LQ Conversion of barn to dwelling Granted	Taking into account the provisions of NPPF and the shortfall in the Council's 5 year policies SUS 2 and SUS 3 and other relevant policies of the Local Plan and the BANP do not preclude the proposed barn conversion. Therefore, since the proposed conversion would improve the visual appearance of the site and would make a positive contribution to the protected landscape of the AONB it is considered to accord with the relevant provisions of Local Plan and related policies of the Bridport NP and is recommended for conditional approval accordingly.
P/HOU/2021/05432 19 Valley Road Bridport DT6 4JR Convert garage into art studio extension and erect rear bedroom extension. Extend raised decking area. Refused	Bridport Neighbourhood Plan 2020-2036 (made 5/5/2020) No policies listed, no mention in summary
P/HOU/2021/05560 Wych Links Wych Hill Bridport DT6 4JJ Remove four stone pillars and stone balustrades. Erect single storey flat roofed extension extend existing Balcony above. Form canopy roof over entrance door. Granted	Bridport Neighbourhood Plan 2020-2036 (made 5/5/2020) No policies listed, no mention in summary

Bridport (87)	
0075 7, HARDY ROAD Erection of extension and alterations. Granted.	
2907 0015L 137, SOUTH STREET Replacement Dormer window and installation of rooflight.. Granted	
2577 74A, NORTH ALLINGTON Demolition of a summer shed, tool shed and lean-to and erect summer shed/shed (Retrospective). Granted	
2982L 3, QUEENS ROAD Erection of two storey rear extension and front porch. Granted.	
2932L 6, SUNNY BANK Demolish existing ground floor extensions and erect 1 and a half storey extension. Granted.	
2952 142, ORCHARD CRESCENT Proposed Single Storey Rear Extension. Granted	
2388 THE LIGHT HOUSE, ALLINGTON PARK Creation of Garden Pond. Support. Granted	

2781 47, BURTON ROAD Erect Detached Garage. Granted	
2784 8, CONEYGAR LANE Alterations and extensions to include the erection of a one and a half storey side extension, raise the height of 3no. existing dormers, remove 2no. chimneys, enlarge the existing vehicular access and hard-standing, alterations to front boundary wall and gates, form new rear paved patio area with retaining walls. Granted	
2258 UNIT 24, DREADNOUGHT TRADING ESTATE, DREADNOUGHT TRADING ESTATE ENTRANCE Change of Use from industrial/storage(B2/B8) to Gymnasium(E). Granted	
2552L 23, SOUTH STREET Timber repairs, replacement and strengthening to first floor timber beams and floor joists due to damage caused by beetle infestation. Granted	
2471 2472L 54, WEST BAY ROAD Remove existing timber framed conservatory and masonry steps. Erect replacement single storey rear extension and construct new masonry access steps into proposed extension. Withdrawn	
907 2, SPARACRE GARDENS Erection of a single storey rear extension. No objection. Granted.	No reference to the Neighbourhood Plan.
1421 ROPERS COURT, BARRACK STREET Erection of dwelling. Refused.	
1030 1031L 5, DOWNES STREET Change of use from office to dwelling house and demolition of single storey rear extension (Variation of condition 2 of planning approval WD/D/18/002656 - Plans list). Granted.	
0057 0058L THE CUSTOMS HOUSE YARD, 9 WEST BAY ROAD, WEST BAY Erect external staircase (retrospective). Refused.	
2330L 37, ROPE WALKS Internal alterations to include relocating the stairs and internal partitions, raising the ceiling joists on the second floor. No objection, subject to the comments of the Conservation Officer. Withdrawn.	
3101 35, VICTORIA GROVE Erection of Rear Extension, to include partial demolition of existing extension. Granted.	
2891 2892L 112, NORTH ALLINGTON Erection of Rear Extension, to include partial demolition of existing extension. Internal alterations to include window changes. Granted.	
17L 5, ST ANDREWS ROAD Internal alterations to fireplace. Granted.	
2925 CO OPERATIVE RETAIL SERVICES LTD, SEA ROAD NORTH Display of 1no. non illuminated totem, 1no. slatted fascia sign, 2no. aluminium panel, 8 x no. non illuminated ancillary signs. 23/03/21 – Granted.	

<p>2555 263 ST ANDREWS ROAD (CERTIFICATE OF LAWFUL USE EXISTING) Erection of a single storey rear extension as enlarged (with Lean-to), Erection of an outbuilding as enlarged (with Lean to) and Installation of rainwater tank. Granted</p>	
<p>130 20, RAX LANE Installation of gate. Granted.</p>	
<p>11L 40, BEDFORD TERRACE Replacement of 3 windows to sliding sash windows. Granted.</p>	
<p>1255L 159, SOUTH STREET Replacement windows on southern and eastern elevation and retrospective consent for minor alterations to rear single storey extension. Granted.</p>	<p>The proposals are supported by NPPF paragraphs 184 and 196 which make clear that energy reduction measures on heritage assets can be accepted</p>
<p>4010 14A, ST. KATHERINES AVENUE Replace existing conservatory roof with flat roof and roof lantern and change garage roof materials. No objection. Granted</p>	<p>No reference to the Neighbourhood Plan</p>
<p>929L 30, NORTH ALLINGTON Change of front door.</p>	<p>No reference to the Neighbourhood Plan</p>
<p>3424 128, WEST BAY ROAD Replace detached single garage with garden room, on same footprint. Granted</p>	<p>No reference to the Neighbourhood Plan</p>
<p>1105L UNITARIAN CHAPEL, EAST STREET Remove existing window and masonry to reinstate original opening and build new window. Remove timber floor and replace new timber floor. Remove existing partition, build door openings and carryout alterations. Granted</p>	<p>No reference to the Neighbourhood Plan</p>
<p>3239 35, BURTON ROAD Demolish existing garage and outbuildings and erect replacement 2no. outbuildings. Granted.</p>	<p>No reference to the Neighbourhood Plan.</p>
<p>2375 172, ST. ANDREWS ROAD Amendment to Planning Permission WD/D/19/003076. Reduce the length of Basement Store. Reduce width of Garage/Carport. Reposition rear external steps. Reduce projection of Balcony. Omit north-east section of two storey extension. Omit rear dormer and Balcony. Form GRP flat roof between two rear roof sections, above Kitchen and built in PVCu Lantern. Form privacy wall to Northeast elevation for new Balcony. Install bi-folding doors and window to Bedroom 3 and extend Balcony across to the South-west. Increase eaves height of garage by 157mm to front and 283mm to the rear retaining approved ridge height. Refused.</p>	<p>No reference to the Neighbourhood Plan.</p>
<p>2268 LAND SOUTH OF ROPE COTTAGE, ROPE WALKS Construction of a temporary compound comprising of a kiosk unit to house data exchange for telecommunications (Jurassic Fibre) including concrete slab for placement, and 1.8 metre high steel palisade perimeter fencing. Granted.</p>	<p>Neighbourhood Plans Bridport Neighbourhood Plan 2020-2036 (made 5/5/2020) · Objective 10 - To expand the local economy, improve opportunities to start up new businesses and to grow existing businesses. · Policy CF2.</p>
<p>2937 2938L THE MILL, WEST STREET External alterations to facilitate erection of fence on boundary wall (retrospective). Refused.</p>	<p>Policy COB1 – Development in the Centre of Bridport c) Enhances the character and appearance of the town centre, considering the heritage and history of the urban area</p>

<p>2652 PLOTTINGHAM PLAYING FIELDS CAR PARK, WEST ALLINGTON Erection of a solar port canopy over 6no. car parking spaces to provide vehicle charge points and the addition of 7no. solar panels on garage adjacent. Granted.</p>	<p>Bridport Neighbourhood Plan 2020-2036 (made 5/5/2020) • Policy AM1, Policy CF2.</p>
<p>5412 FORMER MOUNTJOY SCHOOL, FLOOD LANE Amendment to planning permission WD/D/18/002368: change from painted brick to Wienerberger yellow Gilt multi. Withdrawn.</p>	
<p>1875L 66, SOUTH STREET Removal of rotten bay shop front and canopy and replace with new to match existing. Removal of existing office door to No.66 South Street and replace with new to match existing. Removal of door to 'the flat' at No. 66 South Street and replace with new to match existing office door as above. Granted.</p>	<p>No reference to the Neighbourhood Plan.</p>
<p>547 548L 54 – 58, WEST STREET Conversion of storerooms into 3 bedroom cottage. Neutral. The Town Council notes that the proposals are within the spirit of Bridport Area Neighbourhood Plan policy D5(C) as the building is currently used for storage, and further notes the concerns of nearby residents regarding parking and access. Granted.</p>	<p>No reference to the Neighbourhood Plan.</p>
<p>2036L 131, SOUTH STREET Replace dormer window & clad roof and cheeks in lead. No objection. Granted.</p>	<p>No reference to the Neighbourhood Plan.</p>
<p>4176 8, OSBOURNE ROAD Erect Single storey rear extension, conversion of existing garage and alterations to existing loft space to increase bedrooms sizes. Install rear dormer window. (amended plans). Granted.</p>	
<p>254 172, ST. ANDREWS ROAD Amendment to planning permission reference WD/D/19/003076 - amended plans. The Town Council has been notified for information purposes only. Refused.</p>	<p>No reference to the Neighbourhood Plan.</p>
<p>71, WEST ALLINGTON Extend and convert a single storey garden building into an annex. Granted.</p>	<p>No reference to the Neighbourhood Plan.</p>
<p>2312L PRIORY LANE Construct retaining structure to stabilise 15 metre section of brick wall. Granted</p>	<p>No reference to the Neighbourhood Plan.</p>
<p>316 FORMER CHANCERY HOUSE DAY CENTRE, CHANCERY HOUSE, CHANCERY LANE Conversion to form 8No. flats. Strongly support. The development provides much-needed affordable housing. Enhanced community facilities are now being provided elsewhere in Bridport. The former Chancery House Day Centre has been demonstrated not to be viable as a</p>	<p>No reference to the Neighbourhood Plan.</p>

community facility, and affordable housing provides a suitable alternative community use. Granted.	
ROUNDHAM GARDENS Conversion of existing double garage into self-contained annexe. Granted	No reference to the the Neighbourhood Plan.
5017L THE LOBSTER PLOT, 14A, THE GREEN, WEST BAY External replacement doors, windows and removal of vent grilles. Internal partition removed. Granted.	
5028 LAND AT VEARSE FARM (FOUNDRY LEA) Amendment to Outline Planning Permission reference WD/D/17/000986 to increase the footway on the western side of the western access to 3m. Granted	No reference to the Neighbourhood plan
5582 5170L 13, BRYDIAN MEWS, WEST STREET Re-instate opening and fit timber doors/windows.. 5582 - Granted. 5170L - Granted.	Overall this scheme is in accordance with the Bridport Neighbourhood Plan (2020) West Dorset, Weymouth & Portland Local Plan (2015) and the NPPF (2021). Ultimately this proposal conforms to the Bridport Neighbourhood Plan (2020) with consideration of policy HT1; West Dorset, Weymouth & Portland Local Plan (2015) with consideration of ENV4 and the NPPF (2021) section 16, paragraph 194-208
5655 63, FISHWEIR FIELDS Demolish garage and erect single storey extension. Support. No material matters of concern. Granted.	Ultimately this scheme is supported and is in accordance with the policies of the West Dorset, Weymouth & Portland Local Plan (2015) and the NPPF (2021) and the Bridport Neighbourhood Plan (2020).
2223 WEST BAY HOLIDAY PARK, FORTY FOOT WAY, WEST BAY Erect flat roof entrance with double glazed doors on south elevation of conservatory. Apply upvc and timber cladding to exterior of main building and conservatory. Erect pergola over external dining area. Granted	
4820 30, ST. MICHAELS LANE Erect single storey extension following removal of conservatory. Support. The development will enhance the interior function of the house, and there are no material planning matters of concern. Granted.	The development has been assessed against the West Dorset, Weymouth & Portland Local Plan 2015 policies as set out in this report, the policies of the NPPF (2021), the Bridport Area Neighbourhood Plan and other material considerations
2730 WORKSHOP, CHARDSMEAD ROAD Proposed demolition of the existing workshop and construction of 2no two storey 2 Bed semi detached dwellings with 1no parking space per dwelling and formation of separate gardens to the rear. Withdrawn.	No reference to the Neighbourhood Plan.
5605 REDCOT, LEE LANE Proposed rear and side single storey extensions - Alternative Scheme. Granted.	The development has been assessed against the West Dorset, Weymouth & Portland Local Plan 2015 policies as set out in this report, the Bridport Area Neighbourhood Plan, the policies of the NPPF (2021) and other material considerations.
3265 29, ST. ANDREWS ROAD Outline Application for erection of 1no. dwelling and access. Neutral. If approved, the applicant should ensure that detailed plans are sensitive to the Delapre Estate, the conservation area and neighbouring heritage assets. Refused.	No reference to the Neighbourhood Plan
3481 3482L 88A, SOUTH STREET Fit chimney cowls. Repair timber floor and replace fireplace in Living Room. Install air vents in passage and ducting below Hall floor. Remove render to rear wall elevation	No reference to the Neighbourhood Plan

<p>exposing rubble stone. Point with lime mortar to match No 88. Remove asbestos slates to rear lean-to roof and replace with natural slates. Support. Granted.</p>	
<p>2410 76, SOUTH STREET Variation of condition 2 of planning approval 1/D/13/001643 - to allow changes to opening hours (without compliance/variation of conditions 1 & 2 of planning permission)</p>	
<p>WD/D/15/002866 to vary opening and delivery hours). Support. The variation should stipulate a latest closing time of 10pm for the courtyard area. Granted.</p>	No reference to the Neighbourhood Plan
<p>181 134, ORCHARD AVENUE Erect single storey extension. Support. No material matters of concern. Refused</p>	this proposal fails to conform to the policies of the Bridport Neighbourhood Plan (2020) the West Dorset, Weymouth & Portland Local Plan (2015) and the NPPF (2021) with consideration of section 12 paragraph 126-136.
<p>490L 67, EAST STREET Replacement windows. No objections. Granted</p>	No reference to the Neighbourhood Plan
<p>2373 WATCH HOUSE CAFE ACCESS TO BRIDPORT ARMS HOTEL WEST BAY Replacement roof over outdoor seating area to south of main building. Granted.</p>	No reference to the Neighbourhood Plan.
<p>1287L 121, SOUTH STREET Replace wooden windows like for like. Replace front door.</p>	
<p>3742L THE OLD BAKERY, 23 - 25 WEST ALLINGTON Erect glazed extension to side of house. Support. Granted</p>	No reference to the Neighbourhood Plan.
<p>1624 1625L 9, WEST STREET Erect fascia logo and projecting sign. TSB Bank Branch Refit to include: Internal redecoration works/fit out. 1624: 10.9.21 – The A-Board referred to in the application is a matter for discussion between the applicant and Bridport Town Council. 1624: Withdrawn. 1625L: Granted.</p>	The Town Council is satisfied that the proposals do not contravene Bridport Area Neighbourhood Plan policy COB1(c).
<p>5570 15, COURT ORCHARD ROAD Erection of single storey rear extension. Support. No material reasons to object. Granted.</p>	No reference to the Neighbourhood Plan.
<p>3125L 23, SOUTH STREET Repair works to chimney stacks, pointing and lead flashings to both chimney stacks. The removal of the cementation mortar to the ground floor front elevation and re-pointing in lime mortar. Preparation and redecoration of timber window casements and stone arch over entrance door, repair of existing handrail. Support. Granted.</p>	No reference to the Neighbourhood Plan.
<p>1086L FLAT 17, PORTY BREDY, BARRACK STREET Replacement rainwater goods and two new rainwater downpipes on south elevation of North Block. Support. Withdrawn.</p>	
<p>1779 1780L 11, EAST STREET Change of use of first and second floors from offices to form 5no. self contained flats and alterations to ground floor and attic. Support. Granted.</p>	No reference to the Neighbourhood Plan
<p>1113 17, EAST STREET Installation of one new CCTV camera.</p>	

Granted	
2417 95, NORTH ALLINGTON Carry out external alterations. Granted.	No reference to the Neighbourhood Plan.
2169 UNIT 29, DREADNOUGHT TRADING ESTATE, DREADNOUGHT TRADING ESTATE ENTRANCE Estate Entrance Bridport DT6 5BU Description: Remove single storey flat roof projection, Form 2.no roller shutter doors and 2.no doors to the South elevation, 1.no fire door to the West elevation and internal alterations to subdivide unit into 3.no units.	The Planning Officer's report considered the application against BANP policies EE1, EE2, CC2, AM2, HT2 and L1. The officer's assessment states that "Policy EE1 of the Bridport Neighbourhood Plan supports the protection of existing employment sites, with Policy EE2 supporting the provision of working spaces
2012 UNIT 3-6, DREADNOUGHT TRADING ESTATE, DREADNOUGHT TRADING ESTATE ENTRANCE Remove existing building and erect replacement building for use class E(g) (Business), B2 (General Industrial) and B8 (Storage and Distribution). Granted.	No reference to the Neighbourhood Plan
2283 2284L 13, SOUTH STREET To support wall with 2 no. steel posts cast into concrete bases. Steel posts to be painted black. Cracked/Spalled/missing bricks to be cut out and replaced with bricks to match existing. Granted	No reference to the Neighbourhood Plan.
1197L 34, SOUTH MILL LANE Relocation of kitchen, reconfiguration of first floor bathroom and replacement of roof lights and 5 doors.. Granted.	No reference to the Neighbourhood Plan.
810L 52A, NORTH ALLINGTON Replacement of two windows. Granted.	No reference to the Neighbourhood Plan.
165 166L HOME FARM COTTAGE, NORTH ALLINGTON Erection of replacement garage. Granted.	No reference to the Neighbourhood Plan.
2771 THE COAL YARD, ROPE WALKS Demolition of 4no. industrial buildings and erect 8no. affordable dwellings with access and parking. Granted.	The building was not specifically identified in the recent Bridport Area Neighbourhood Plan. Applicant not addressed Neighbourhood Plan policies specifically
442 4443L 34, EAST STREET Erect metal framed pergola to existing terrace. External alterations to facilitate the erection of a metal framed pergola to existing terrace Granted	No reference to the Neighbourhood Plan
443L -. 5740L 16, WEST STREET External alterations to change 2 rear ground floor store timber single glazed windows with similar single glazed, timber casement windows. Withdrawn	The proposed alterations enhance energy efficiency and are in an area not visible to the public
5536L 96, WEST BAY ROAD Internal Alterations - Removal of modern additional staircase to reinstate to single dwelling from 2 flats. Granted	No reference to the Neighbourhood Plan
2620 2621L 54, WEST BAY ROAD Remove existing timber framed conservatory and masonry steps. Erect replacement single storey rear extension and construct new masonry access steps into proposed extension. Granted	No reference to the Neighbourhood Plan
3411 105, EAST STREET	
1472 7, SEAWARD GARDENS Loft conversion with front dormer window and roof lights. Granted.	No reference to the Neighbourhood Plan.
1183 17, HARDY ROAD (LAND ADJACENT) Outline application for erection of detached dwelling, garage and access. Application to agree means of access with all other matters reserved. Granted.	No reference to the Neighbourhood Plan.

1140 172, ST ANDREWS ROAD Amendment to planning permission WD/D/19/003076 - Reduce length of Basement Store. Reduce width of Garage/Carport. Reposition rear external steps. Reduce projection of Landing. Omit north-east section of two storey extension. Omit rear dormer and Balcony. Granted	No reference to the Neighbourhood Plan.
5059L 39, NORTH ALLINGTON Replacement of 5.no windows. Granted.	The Town Council strongly support. This energy saving and visual improvement preserves the optimal viable use of the property. The development also satisfies NPPF para 152 as it supports the transition to a low.
3411 & b3412L 105, EAST STREET Erect two-storey and single storey extension to rear. Alterations, repairs, a two-storey and single storey extension to rear. Withdrawn	This is an excellent proposal to bring a currently uninhabitable building into productive use.
1573 165, VICTORIA GROVE Conversion of garage to annexe/holiday accommodation. Granted	The development has been assessed against the West Dorset, Weymouth & Portland Local Plan 2015 policies as set out in this report, the Bridport Area Neighbourhood Plan, the policies of the NPPF (2021) and other material.
Bradpole Parish (26)	
P/HOU/2021/01775 32 CONEYGAR CLOSE, BRIDPORT, DORSET DT6 3AR Replace porch with single storey side extension APPROVED	BANP D1 & D8
P/FUL/2021/01807 UNIT 1 GORE CROSS BUSINESS PARK, CORBIN WAY, BRIDPORT, DORSET DT6 3UX Erect two storey extension APPROVED	BANP 10 & 11
P/HOU/2021/02230 9 TRINITY WAY, BRIDPORT, DORSET DT6 3XN Construct conservatory, form parking space and new boundary fencing APPROVED	BANP D1 & D8
P/HOU/2021/02742 11 CONEYGAR CLOSE, BRIDPORT, DT6 3AR Erect a single storey extension. Carry out alterations. Widen existing driveway with paving slabs APPROVED	BANP D1, D8 & D9 BANP ENV16
P/FUL/2021/02803 THE SIR JOHN COLFOX ACADEMY, BRIDPORT DORSET DT6 3DT Replacement of perimeter fencing APPROVED	
P/HOU/2021/02823 ONE FORSTERS LANE, BRIDPORT, DORSET DT6 3HY Parking area and external works at driveway APPROVED	
P/HOU/2021/02824 ONE FORSTERS LANE, BRIDPORT, DORSET DT6 3HY Alterations to an existing outbuilding to create a home office/studio APPROVED	
P/HOU/2021/02541 97 EAST ROAD, BRIDPORT, DORSET DT6 4AL Erect single storey front extension	

APPROVED	
P/HOU/2021/02656 REDCOT, LEE LANE, BRIDPORT, DORSET DT6 4AP Proposed single storey side and rear extensions and permeable hard landscaping extended to the front APPROVED	
P/HOU/2021/03182 4 KING WILLIAM HEAD, BRIDPORT, DORSET DT6 3EA Erect two storey front extension and single rear extension APPROVED	BANP D
P/HOU/2021/03081 2 NEWFOUNDLAND, BRIDPORT, DORSET DT6 3JB Erection of first floor extension REFUSED	BANP Design Policies
P/HOU/2021/03660 29 FOX CLOSE, BRIDPORT, DORSET DT6 3JF Proposed extension to existing porch APPROVED	BANP Design Policies
P/HOU/2021/04293 2 OLD SCHOOL HOUSES, VILLAGE ROAD, BRIDPORT DT6 3EP Erection of replacement shed and summerhouse APPROVED	
P/HOU/2021/04469 6 CONEYGAR CLOSE, BRIDPORT, DT6 3AR Erect single storey extensions APPROVED	BANP D8 & D9
P/FUL/2021/04811 NEW HOUSE FARM, MANGERTON LANE, BRIDPORT DT6 3SF Conversion of barns 2.no dwellings and associated works and landscaping APPROVED	BANP L1 & D9
P/HOU/2021/05605 REDCOT, LEE LANE, BRIDPORT, DORSET DT6 4AP Revised rear and side single storey extensions (Alternative Scheme) APPROVED	
P/HOU/2021/05636 1 BLIND LANE CLOSE, BRIDPORT, DORSET DT6 3FE Remove existing conservatory and erect larger conservatory APPROVED	ENV 13 & 16
P/FUL/2022/00547 1 THE BUILDINGS, PYMORE ROAD, BRIDPORT, DORSET DT6 5PN Erection of dwelling	
P/HOU/2022/00834 26 NORMAN CLOSE, BRIDPORT, DORSET DT6 4ET Install balcony and French doors REFUSED	BANP D8
P/HOU/2022/00631 7 SPRING CLOSE, BRIDPORT, DORSET DT6 3XL Erection of first floor lean to extension with rooflight	BANP D1 and D8
P/HOU/2022/01787 103 EAST ROAD, BRIDPORT, DORSET DT6 4AL Demolition of garage and rear extension and erection of double storey side extension and full width single storey extension	

WITHDRAWN	
P/HOU/2022/02333 3 STUART WAY, BRIDPORT, DORSET DT6 4AU Clad front elevation of building	BANP D1 & D8
P/HOU/2022/02480 15 BATH ORCHARD WAY, BRIDPORT, DORSET DT6 3FD Demolish garage and conservatory and erect a two-storey side extension and single storey rear extension	BANP D1, D8, D9 & L2
P/FUL/2022/02229 BROAD ROAD FARM, BEAMINSTER ROAD, BRIDPORT, DORSET DT6 3TS Erect 2-storey office building, conversion of carport to café/kitchen/bar space and addition of second storey holiday accommodation, creation of vehicular access, parking areas and associated landscaping	
P/FUL/2022/02251 BROAD ROAD FARM, BEAMINSTER ROAD, BRIDPORT, DORSET DT6 3TS Erection of 3no. buildings to include 5no. self-contained holiday units.	
P/LBC/2022/00967 THE OLD VICARAGE, HIGHER STREET, BRIDPORT DORSET DT6 3JA Internal and external alterations to facilitate installation of solar panels.	BANP D9
Symondsbury Parish (24)	
WD/D/20/002953 Moorbath Cottages Moorbath Bridport Dorset Alterations to convert single dwelling to two dwellings and erection of extensions Granted	Neighbourhood Plans – Bridport Area Neighbourhood Plan H4 – Housing mix, L1 – Green Corridors, L2 - Biodiversity
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	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
P/HOU/2021/00754 24 Watton Park Bridport Dorset DT6 5NJ Proposed single storey extension to front and garage conversion Granted	Bridport Neighbourhood Plan 2020-2036 (made 5/5/2020)
WD/D/20/003219 Lower Eype Farmhouse Barton Lane Eype Dorset DT6 6AW Erection of agricultural barn Refused	Symondsbury Parish Council gives BANP polices in the consultation response – Bridport Neighbourhood Plan Policy – EE2, D9, D10, HT1, L1, L2 <i>Officer's report - Bridport Area Neighbourhood Plan. So far as this application is concerned the following policies and sections are considered to be relevant;</i> <ul style="list-style-type: none"> • Policy HT1 – Non Designated Heritage Assets • Policy L2 – Biodiversity • Policy D8 – Contributing to the local character <i>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</i>

	<i>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.</i>
WD/D/20/001625 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	Bridport Neighbourhood plan The following policies are considered relevant; HT1 – Non designated Assets HT2 – Public realm
P/HOU/2021/00754 24 Watton Park Bridport Dorset DT6 5NJ Proposed single storey extension to front and garage conversion Granted	Bridport Neighbourhood Plan 2020-2036 (made 5/5/2020)
P/HOU/2021/00341 & P/LBC/2021/02219 4 Shutes Farm Cottage Shutes Lane Symondsburry Dorset DT6 6HF Demolish existing conservatory & erect single storey extension & internal/external alterations. Granted	Bridport Neighbourhood Plan 2020-2036 (made 5/5/2020)
P/FUL/2021/01298 Denhay Farm Denhay Lane Broadoak Dorset DT6 5NP Change of use of land to provide holiday accommodation. Granted	No Officer's Report
P/FUL/2021/01675 Land at Watton Lane Bridport DT6 5JY Erect Dwelling (Alternative Scheme) Granted	Bridport Neighbourhood Plan 2020-2036 (made 5/5/2020)
P/HOU/2021/01916 8 Watton Park Bridport DT6 5NJ Replacement rear extension and reclad front elevation Granted	Bridport Neighbourhood Plan 2020-2036 (made 5/5/2020)
P/HOU/2021/01329 30 Pine View Bridport DT6 5AE Demolition of conservatory; Erection of two storey extension; Formation of first floor gable end window Granted	Bridport Neighbourhood Plan 2020-2036 (made 5/5/2020. The development has been assessed against the West Dorset, Weymouth & Portland Local Plan 2015 policies as set out in this report, The Bridport Neighbourhood Plan and the policies of the NPPF (2021) and other material considerations, including consultee responses.
P/HOU/2021/ Wylcombe West Road Bridport Dorset DT6 6AA Erection of rear extension and rendering of existing dwelling Granted	00226 Bridport Neighbourhood Plan 2020-2036 (made 5/5/2020) The proposed development complies with the appropriate sections within the West Dorset, Weymouth and Portland Local Plan 2015, Bridport Area Neighbourhood Plan as well as relevant sections within the National Planning Policy Framework.
WD/D/20/001910 MANOR YARD, SYMONDSBURY, BRIDPORT, DT6 6HG Change of use of Agricultural Land to provide for 6 bell tent pitches and for the stationing of one Shepherds hut to be used as toilet/shower block. Granted	Bridport Neighbourhood Plan 2020-2036 (made 5/5/2020): · Policy EE3 – Sustainable Tourism · Policy HT2 – Public Realm · Policy L1 – Green Corridors, Footpaths, Surrounding Hills & Skylines · Policy L2 – Biodiversity · Policy L4 – Green Gaps · Policy D1 - Harmonising with the Site Officer Report Page 3 of 14 · Policy D8 - Contributing to the local character · Policy D10 – Mitigation of Light Pollution

<p>P/FUL/2021/02253 2 Sealark Eypes Mouth Chalet Park Eype Dorset DT6 6AL Single story side and rear extension to existing chalet. Granted</p>	<p>Bridport Neighbourhood Plan 2020-2036 (made 5/5/2020) · Policy L1 - Green Corridors, Footpaths, Surrounding Hills & Skylines · Policy D8 - Harmonising with the Site</p>
<p>P/FUL/2021/00773 12 West Walk West Bay Dorset DT6 4HT Erect rear single storey extension. Bring forward the garage and front entrance doors. Knock down rear brick potting cupboard and install glass doors to the rear and internal alterations. Granted</p>	<p>Bridport Neighbourhood Plan 2020-2036 (made 5/5/2020)</p>
<p>WD/D/20/001610 LAND WEST OF WATTON HOUSE FARM, WATTON LANE, BRIDPORT Erect 2 No. dwellings, form vehicular access Refused</p>	<p>Bridport Neighbourhood Plan 2020-2036 (made 5/5/2020) · Policy D1 - Harmonising with the Site · Policy D8 - Contributing to the local character <i>As the Bridport Neighbourhood Plan has now been made, NPPF para 14 is also applicable. It is therefore considered that the proposal would fail to comply with LP Policies ENV10, ENV11 and ENV12 and NP Policy D8: Contributing to Local Character which requires the design to be in harmony with the adjoining buildings and the area as a whole and materials are sympathetic reflecting local buildings forms and traditions.</i></p>
<p>P/HOU/2021/00546 West House West Road Bridport Dorset DT6 6AE Replace and erect fencing. Refused</p>	<p>Bridport Neighbourhood Plan 2020-2036 (made 5/5/2020)</p>
<p>P/FUL/2021/01895 LAND WEST OF PINE VIEW BRIDPORT Construction of a pedestrian/cycle link between Pine View and the Vearse Farm development (granted outline planning permission in May 2019 under planning reference WD/D/17/000986) Granted</p>	<p>Bridport Area Neighbourhood Plan 2020-2036 (made 5/5/2020) AM1 Promotion of active travel modes AM3 Footpath & cycle network AM5 Connections to sustainable transport HT1 Public realm</p>
<p>WD/D/20/002785 LAND AT MILES CROSS, WEST ROAD, BRIDPORT Change of use of land to form extension to the existing camping site with 4No. additional touring caravan/motorhome pitches Granted</p>	<p>Bridport Neighbourhood Plan - POLICY EE3 Sustainable Tourism Proposals for the development of tourist related accommodation and facilities will be supported and encouraged in the neighbourhood plan area where they are in conformity with the relevant policies in the Development Plan.</p>
<p>P/FUL/2021/01895 LAND WEST OF PINE VIEW BRIDPORT Construction of a pedestrian/cycle link between Pine View and the Vearse Farm development (granted outline planning permission in May 2019 under planning reference WD/D/17/000986) Granted</p>	<p>Bridport Area Neighbourhood Plan 2020-2036 (made 5/5/2020) AM1 Promotion of active travel modes; AM3 Footpath & cycle network; AM5 Connections to sustainable transport; HT1 Public realm.</p>
<p>P/HOU/2021/04705 Gatesmead Seaview Lane Eype Bridport DT6 6AL Retention of garden room Granted</p>	<p>Bridport Neighbourhood Plan 2020-2036 (made 5/5/2020)</p>
<p>P/FUL/2021/03942 and P/LBC/2021/03943 Symonds Primary School Mill Lane Symonds DT6 6HD Installation of roof mounted solar photovoltaic (PV) panels and associated infrastructure</p>	<p>The Bridport Area Neighbourhood Plan 2020-2036, May 2020 ('the Made Neighbourhood Plan'): Policy CC4</p>

<p>Granted</p>	<p>Neighbourhood Renewable Energy Schemes; Policy HT2 Public Realm; Policy L1 Green Corridors, Footpaths, Surrounding Hills & Skylines; and Policy L2 Biodiversity. <i>Policy HT2 of the Made Neighbourhood Plan states that proposals that have a negative impact or "harm" the qualities of the public realm as identified in the Neighbourhood Characteristics of the plan will not be supported.</i> <i>Policy L1 of the Made Neighbourhood Plan states that proposals must preserve and enhance the natural beauty of the Dorset AONB and that proposals that do not preserve and enhance the AONB will not be permitted.</i> <i>Note: this application was considered by the Planning Committee and refusal was recommended. However, it was in fact granted.</i></p>
<p>P/HOU/2022/01591 North Barn New Street Lane Bridport Dorset DT6 6AD Erect Single storey extension Granted</p>	<p>Bridport Neighbourhood Plan 2020-2036 (made 5/5/2020)</p>
<p>P/HOU/2021/05476 22 West Walk West Bay DT6 4HT Erect single storey rear extension, erect garden building and alterations to parking area Granted</p>	<p>Bridport Area Neighbourhood Plan 2020-2036 (made 5/5/2020)</p>