

Bridport Town Council

Bridport Area Neighbourhood Plan – Annual Monitoring Report 2023

Summary

- There is growing evidence of Dorset Council referencing BANP in decisions – However this may be the consequence of an increase in the use of a standard set of words regarding compliance with policy documents.
- 46% of decision notices monitored showed clear reference to BANP policies. This is a significant increase compared to 2021/22 when only 22% of decision notices showed clear reference to BANP policies. There has been a corresponding decrease in applications showing no evidence of use of BANP policies, down from 77% in 2021/22 to 47% in 2022/23.
- The majority of planning applications received in the BANP Area are for small scale improvements, extensions/ conversions, where BANP policies may not always be relevant.
- Bridport Town Council received the bulk of planning applications in the BANP Area (65 out of 138 = 47%)
- Bothenhampton & Walditch received 38 applications in 2022/23 up from 26 in 2021/22. The only parish to see an increase in applications. The Parish Council noted an increase in *planning applications received are related to home working as residents add offices to their homes.*
- Bridport and Bradpole regularly reference BANP policies in their comments on planning applications. Other Parishes don't appear to make full use of BANP policies in support their submissions on planning applications.
- A minor issue with Dorset Council referencing of the BANP is the variable date cited for the BANP adoption. Dorset Council reference BANP as being adopted in various years 2019/2020 and 2021. The correct adoption date is May 2020.
- In December 2022 the Government published a consultation on reforms to national planning policy, seeking views on proposed approach to updating to the National Planning Policy Framework. An initial update to the NPPF is due in Spring 2023 based on proposals in the consultation, a first step towards the implementation of Levelling Up and Regeneration Bill (LURB).
- Future monitoring of BANP policies might be better focused on the small number of 'significant' applications where use of BANP policies might provide an important perspective, whether used to support or object to a planning application.

Background

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

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

This Annual Monitoring Report for 2022/2023 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 December 2022 the Government published a consultation on reforms to national planning policy, seeking views on proposed approach to updating to the National Planning Policy Framework. An initial update to the NPPF was due in Spring 2023 based on proposals in the consultation, a first step towards the implementation of Levelling Up and Regeneration Bill (LURB).

A [House Of Commons Committee Report](#) (July 2023) set out recommendations to government concerning reform to national planning policy. The report observes that Government has made differing proposals for national planning policy reform since 2019, which has resulted in uncertainty among local authorities and other key stakeholders. The Government's December 2022 announcement of its intention to make changes to the National Planning Policy Framework, and the subsequent public consultation, has continued the trend of stop-start planning reform that we have seen over several years. The report goes on to say that reforms to national planning policy will fail if local authorities lack sufficient resources to implement them. The package of support which the Government has outlined does not go far enough to address the significant resourcing challenges which local authorities currently face. The report concludes that: *"The housing sector is hungry for clarity, consistency and certainty over the Government's national planning policy. It is time for the Government to present its final package of reforms to the National Planning Policy Framework, alongside its strategy to increase the rate of housebuilding through these measures"*.

DfT have set up Active Travel England (ATE) to become a new statutory consultee in planning from 1 June 2023. Whilst the impacts of ATE being a statutory consultee are yet to be seen, detailed consideration of active travel measures will be significantly important for large applications in developing active travel strategies at the earliest concept stages of master planning scheme layouts.

At the time of writing the timetable for production of the [Dorset Council Local Plan](#) is evolving and is expected to be approved in 2026.

Monitoring Planning Decisions 2022/23

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

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

Appendix 1 lists the planning applications monitored by Bradpole Parish Council, the Town Council and by Sal Robinson of the BANP Steering Group from May 2022 to May 2023. Appendix 2 and 3 are the monitoring reports produced by Bothenhampton & Walditch and Bradpole Paish Councils.

Summary of BANP Planning Application Monitoring 2022/23

Total Number of Applications monitored 2022/23	138		Granted 114	W/Drawn 15	Refused 9
Clear evidence that BANP policies informed the planning decision:	64	46%	59	1	4
BANP policies apply but no evidence of BANP policies informing the planning decision:	9	7%	8	0	1
No evidence that BANP policies were used to inform the planning decision:	65	47%	47	14	4

Monitoring of planning applications across the BANP Area shows that the majority of the 138 applications, where decision notices were available, were granted approval, (114 of 137 applications - 83%). This is 10% higher than in 2021/22. Of the 138 applications monitored in 2022/23 64 (46%) showed clear evidence that BANP policies were drawn on in the decision notices. 65 decision notices (47%) showed no evidence of BANP policies being used to inform the planning decision.

Compared with 2020/21, there have been fewer planning applications overall but a higher percentage showing clear reference to BANP policies – up to 46% in 2022/23 from just 22% in 2021/22. This indicates that the BANP is being actively used in the development process.

Noteworthy:

- The majority of planning applications received in the BANP Area are for small scale improvements, extensions/ conversions, where BANP policies may not always be relevant.
- Bridport Town Council received the bulk of planning applications in the BANP Area (65 out of 137 = 47%)
- Bothenhampton & Walditch received 38 applications in 2022/23 up from 26 in 2021/22. The only parish to see an increase in applications. The Parish Council noted an increase in planning applications received are related to home working as residents add offices to their homes.
- Symondsburry parish received a high proportion of applications for erection of new dwellings and tourism related development.

- Allington (3) and Bradpole (10) received significantly fewer planning applications than other parishes in the BANP Area in 2022/23.
- Bridport and Bradpole regularly reference BANP policies in their comments on planning applications. Other Parishes don't seem to make full use of BANP policies in support their comments.
- A minor issue with Dorset Council referencing of the BANP is the variable date cited for the BANP adoption. Dorset Council reference BANP as being adopted in various years 2019/2020 and 2021. The correct adoption date is May 2020.

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

Project Monitoring May 22/May23

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		Streetscapes and Heritage Interpretation Study completed Autumn 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 worked with the Centre for Sustainable Energy to set up and support a local network of volunteer energy champions . Working with TTB energy champions energy champions provide signposting and basic advice on energy efficiency across the Bridport Area. Cost £9k BTC BTC has completed installation of a 22Kwh solar pv installation @Plottingham. Cost £50k BTC 28k, LCD grant £22k
Energy Conservation Initiatives: Transition Town Bridport		
Electric Car Charging Points: JCC		Dorset Council has installed EV charging points in the BANP area, primarily in car parks. BTC worked with Jo Ju/Mer to instal a 1 Rapid and 2 Fast ev chargers @ Plottingham car park in July 2023.
Community Woodfuel: Dorset AONB		Limited activity in 2022/23
Facilities for young people: JCC/BTC		BTC developing plans for improved facilities @ Plottingham, including a new multi-wheel skatepark.
Additional Allotments. Bridport and District Allotment Society		Aware of growing waiting list for Allotments.
A Timber Fabrication Facility: Wessex Community Assets		Raise the Roof project funded by Friends Provident to produce a business plan for a Woodhub facility in Bridport Area during 2024.
Community Bus Schemes: Western Area Transport Advisory Group, WATAG		Community bus route 7 continues to receive support from BTC - Cost £15,000 BTC
Footpath and cycle path maintenance: JCC		No evidence of any developer contributions to path maintenance agreed in BANP Area 2022/23
Community Led Housing. JCC		BTC is supporting the newly formed Bridport Area Community Housing (BACH) group address the need for social rent housing.
New Homes Calculation. JCC		BANP SG has produced Terms of Reference for this project
Brownfield Register. JCC		BANP SG has produced Terms of Reference for this project
Second and Holiday Homes. JCC		BANP SG has produced Terms of Reference for this project. JCC agreed to align any survey with BANP review timetable.
Housing Needs of Older People. JCC		BANP JCC agreed that these two projects should be deferred. Since production of the BANP there have been several housing initiatives for older people.
Downsizing Working group. JCC		

Project Activity

20 projects were included in the BANP May 2020 with a lead organisation identified for each project. Implementation is underway for the majority of BANP projects. Three projects are reported as having no activity in 2022/23. Two of these projects; Housing Needs for Older People and a Downsizing Group were closed by the BANP JCC in 2021/22 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 2022/23	Grant leverage for BANP projects
Allington Parish Council		
Bradpole Parish Council	£ 5,000	
Bothenhampton & Walditch Parish Council	£ 3,020	
Bridport Town Council	£55,000	22,000
Symondsburry Parish Council	0	
Total	£63,020	£22,000

BWPC has contributed to the environment of the Area by maintaining its footpaths (expenses of £25 for training and equipment for Volunteer Footpaths Officer); by buying dog waste bins (cost £295) and by emptying them (approximately £2700 in labour costs).

Bradpole Parish Council report £27,000 of expenditure on improving recreation areas. £22k was recorded in the BNP Annual Monitoring Report 2021/22 as works had been agreed and contracted in the period up to 5th May 2022 .

Bridport Town Council have invested in an innovative solar carport pv installation (22kWh) and installation of 3 ev chargers at Plottingham car park site. BTC have also funded the Streetscape and Heritage Interpretation Study that was a key BANP project ambition and funds the community bus. A grant was received from Low Carbon Dorset to support the solar installation.

BANP partners reporting receipt of Community Infrastructure Levy funding for the year 2022/23 were:

- Bothenhampton & Walditch PC 0
- Bradpole Parish Council £5,122.33
- Bridport Town Council £59,081
- Symondsburry PC 0

Appendix 1 – Planning Application Monitoring May 4th 2022 – May 3rd 2023

DC decision notice in italics

ALLINGTON PARISH (3)	A PC DC Decision
<p>P/FUL/2022/05268 Land adjacent Bridport Community Hospital Mead Lane Bridport Erection of a one storey Common House building for a co-housing neighbourhood. Granted.</p>	<p>No comment made by Allington Parish Council. <i>The proposed design, form, scale and appearance and materials which include a slate roof and timber cladding are considered to be appropriate to the character of the wider development and to accord with West Dorset, Weymouth & Portland Local Plan policies ENV1, 10, 11, 12 and 16 and related policies of the Bridport NDP including D8, D9, and CF2 which states that proposals for new and improved utility infrastructure will be encouraged and supported where they meet the identified needs of the community and are in line with the plans wider provisions which is considered to be the case for this proposal.</i></p>
<p>P/FUL/2022/05708 Land West Of Atrim Road Dottery Dorset DT6 5HS Installation of ground mounted photovoltaic (PV) units on galvanised steel table frameworks arranged into 12 arrays, with inverter in GRP enclosure, fencing, cameras, revised access, landscape and biodiversity mitigation. Granted.</p>	<p>APC comment does not mention BANP. Neither does Symondsburry PC (Adjoining Parish). <i>In summary the committee found, on the balance of requirements, the proposals were acceptable. The following apply: Local Plan: INT1, ENV1, ENV2, ENV8, ENV10, ENV15, SUS5, COM11, Neighbourhood plan, CC4, EE2, L1, L2, D5.</i></p>
<p>P/FUL/2023/00176 3 Pond End Pymore DT6 5SB Change of use of agricultural land to residential curtilage. Refused.</p>	<p>APC comment does not mention BANP. <i>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 (2020-2036), the policies of the NPPF (2021) and other material considerations.</i></p>
Bothenhampton & Walditch Parish (38)	B&W PC DC Decision
<p>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.</p>	<p>B&W PC 'neutral' <i>No mention of BANP policies in decision.</i></p>
<p>P/HOU/2021/05432 19 Valley Road DT6 4JR Convert garage into art studio extension and erect rear bedroom extension. Extend raised decking. Refused.</p>	<p>B&W PC 'neutral' <i>No mention of BANP policies in decision.</i></p>
<p>P/HOU/2022/01434 18 Bowhayes Bridport Dorset DT6 4EB Erect single storey rear extension and conversion of attic with rear facing dormer and roof lights Granted.</p>	<p>B&W PC 'neutral' <i>No mention of BANP policies in decision.</i></p>

<p>P/HOU/2022/02018 4 Howard Road Bridport Dorset DT6 4SH Erect Timber Outbuilding Granted.</p>	<p>B&W PC 'neutral' No mention of BANP policies in decision</p>
<p>P/HOU/2022/01786 3 South Lawns Bridport DT6 4DS Erect single storey rear extensions and fenestration changes. Granted.</p>	<p>B&W PC 'neutral' No mention of BANP policies in decision</p>
<p>P/HOU/2022/02095 19 Slades Green Bridport DT6 4DZ Erect single storey rear and side extensions. Granted.</p>	<p>B&W PC 'neutral' No mention of BANP policies in decision</p>
<p>P/HOU/2022/01800 57 Valley Road Bridport Dorset DT6 4JS Erect replacement front porch Granted.</p>	<p><i>Ultimately this proposal conforms with the policies of the West Dorset, Weymouth & Portland Local Plan (2015) and the NPPF (2021) and the Bridport neighbourhood Plan (2020).</i></p>
<p>P/FUL/2022/01792 Cherrywood Farm Bonscombe Hill Lane Walditch Dorset DT6 4LQ Conversion of outbuilding to residential annexe and workshop and erection of car barn Granted.</p>	<p>The Corporate View of the Parish Council is neutral, however the application does conform with BANP Policies L1 and L2. <i>Policy L2 of Bridport Neighbourhood Plan advises that development proposals will be expected to demonstrate how they will provide a net gain in biodiversity and, where feasible, habitats and species, on the site, over and above the existing biodiversity situation.</i></p>
<p>P/HOU/2022/02954 5 Church Rise Old Church Road Bridport DT6 4FE Erect single storey rear extension. Granted.</p>	<p>B&W PC 'neutral' No mention of BANP policies in decision.</p>
<p>P/HOU/2022/02950 2 Hyde Cottages Walditch Road Walditch DT6 4LB Proposed Garden Studio Granted.</p>	<p>B&W PC 'neutral' No mention of BANP policies in decision.</p>
<p>P/HOU/2022/03101 10 Meech Close Bridport DT6 4JT Convert existing garage into habitable space. Erect single storey front extension to lower ground floor. Granted.</p>	<p>B&W PC 'neutral' No mention of BANP policies in decision.</p>
<p>P/CLP/2022/03363 18 Maple Gardens Bridport Dorset DT6 4DR Installation of 12 solar PV panels on roof Granted.</p>	<p>The corporate view of the parish council is neutral, however we acknowledge that the installation of the solar PV panels is an environmentally friendly and economically sound project and see no reason to object. We must also point out that BANP Policy D9 is also applicable (in line with the agreement made with the BANPJCC).</p>
<p>P/FUL/2022/00873 85 Gundry Road Bridport Dorset DT6 4SE Change of use of garage to holiday accommodation. Granted.</p>	<p>B&W PC comments does not mention BANP <i>The following policies are considered to be relevant to this proposal: · Policy AM2 - Managing Vehicular Traffic · Policy AM5 - Connections to Sustainable Transport · Policy EE3 - Sustainable Tourism · Policy D8 - Contributing to the local character.</i></p>

<p>P/HOU/2022/03890 5 The Green Walditch Road Walditch DT6 4LB Proposed demolition of conservatory and erection of single storey rear extension, veranda and extension to utility room Granted.</p>	<p>B&W PC 'neutral' No mention of BANP policies in decision.</p>
<p>P/HOU/2022/03658 28 Crock Lane Bridport Dorset DT6 4DE Erect single storey side and front porch extension Granted.</p>	<p>B&W PC 'neutral' no mention BANP <i>The development accords with the National Planning Policy Framework (2021) and Policies ENV1, ENV10, ENV12 and ENV16 of the West Dorset, Weymouth and Portland Local Plan (2015) and Policy L1 – Green Corridors, Footpaths, Surrounding Hills & Skylines and Policy D8 – Contributing to Local Character of the Bridport Neighbourhood Plan.</i></p>
<p>P/HOU/2022/02843 11 Chestnut Road Bridport Dorset DT6 4JP Replace garage, erect side single storey extensions. Granted.</p>	<p>B&W PC 'neutral' no mention of BANP <i>The proposal is in accordance with West Dorset, Weymouth & Portland Local Plan (2015) & Bridport Neighbourhood Plan (2020-2036).</i></p>
<p>P/HOU/2022/05038 16 Elwell Bridport DT6 4DX Erect single storey front and side extensions, various external cladding alterations. Granted.</p>	<p>B&W PC 'neutral' No mention of BANP policies in decision.</p>
<p>P/HOU/2022/05088 Wisteria Cottage Main Street Bothenhampton Bridport DT6 4BJ Erection of a timber building to be used as an annexe for family accommodation. Granted.</p>	<p>The corporate view of the parish council is a positive response based on BANP policy CC2 and CC3, on energy generation. <i>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 NPPF (2021) and other material considerations.</i></p>
<p>P/HOU/2022/04111 6 Pasture Way Bridport DT6 4DL Form vehicular access (dropped kerb and driveway). Granted.</p>	<p>B&W "neutral" no BANP polices quoted <i>This proposal is judged to comply with policies of the West Dorset, Weymouth & Portland Local Plan (2015) the NPPF (2021) and Policy AM2 of the Bridport Neighbourhood Plan (2021).</i></p>
<p>P/HOU/2022/05660 10 Pasture Way Bridport Dorset DT6 4DL Erect rear extension and change of use of part of garage to habitable space. Granted.</p>	<p>B&W "neutral" no BANP polices quoted <i>This proposal is judged to comply with policies of the West Dorset & Weymouth & Portland Local Plan (2015) and the NPPF (2021) and namely Policy D1 of the Bridport Neighbourhood Plan (2019).</i></p>
<p>P/FUL/2022/04045 20 The Flat East Road Bridport Dorset DT6 4AE Change of use from E (g) to 2no. dwellings. Withdrawn.</p>	<p>No mention of BANP policies in decision.</p>
<p>P/HOU/2022/03031 - Many Sparrows Walditch Road Walditch Bridport DT6 4LB Erect extension to rear of existing garage. Withdrawn.</p>	<p>No mention of BANP policies in decision.</p>
<p>P/RES/2022/03490 Land south of Langdon Green Marrowbone Lane Bothenhampton Bridport DT6 4BU Erection of 1 dwelling with access (reserved matters application to determine appearance,</p>	<p>B&W objected. Object - The development would fall onto a Greenfield site, affecting the rural character of the area. It would be clearly visible from the ridge to the south, from footpath W5/13, from the Nature Reserve and from footpath W5/15 and arguably</p>

<p>landscaping, layout and scale following the grant of outline planning permission number WD/D/20/002660) Granted.</p>	<p>adversely affect the wider landscape setting and the AONB (BANP Policy L1). The property would be outside the defined development boundary, and thus could set a precedent for further infill development (BANP Policy L4). <i>Overall, it is considered that the design of the dwelling, its finishing scale, layout, form, position on the sloping hillside and surrounding landscaping is acceptable and will preserve and enhance the natural beauty of the AONB and visual amenities in accordance with policies ENV1, ENV10 and ENV12 of the West Dorset, Weymouth & Portland Local Plan (2015), policies L5, D1, D8 and HT2 of the Bridport Neighbourhood Plan (2020) and Sections 12 and 15 of the NPPF (2021).</i></p>
<p>P/HOU/2022/05947 9 Coopers Drive Bridport DT6 4JU Proposed Side Extensions Granted</p>	<p>B&W PC 'neutral' No mention of BANP policies in decision.</p>
<p>P/HOU/2022/06112 1 Mayfield Wych Hill Bridport DT6 4JJ Demolish the existing conservatory to the rear. Erect a replacement single storey rear extension and open sided porch to the road frontage. Form a new window to south-west elevation. Granted.</p>	<p>B&W "neutral" no BANP polices quoted <i>Hence the development accords with the National Planning Policy Framework (2021), Policies ENV1, ENV12 and ENV16 of the West Dorset, Weymouth & Portland Local Plan 2015 and policies L1, L2, D8 and D1 of the Bridport Neighbourhood Plan 2020-2036 (made 5/5/2020).</i></p>
<p>P/HOU/2022/06567 Nok On Wud Lower Walditch Lane Walditch DT6 4LA Demolish existing rear flat roofed single storey extension. Erect replacement single storey flat roofed rear extension. Carry out alterations. Granted.</p>	<p>B&W PC 'neutral' No mention of BANP policies in decision.</p>
<p>P/FUL/2022/04794 11 Maple Gardens Bridport DT6 4DP Erect single storey side extension above existing garage to be used as self contained unit holiday accommodation with front balcony. Granted.</p>	<p>B&W "neutral" no BANP polices quoted <i>Hence the development accords with the National Planning Policy Framework (2021); Policies INT1, ENV1, ENV2, ENV10, ENV12, ENV16, ECON6 & SUS2 of the West Dorset, Weymouth and Portland Local Plan (2015) & Policy EE3 of The Bridport Area Neighbourhood Plan (made 2020).</i></p>
<p>P/HOU/2022/06871 8 Valley Road Bridport Dorset DT6 4JR Demolish conservatory, erect single storey rear extension, link to garage & convert garage to additional living space. Granted.</p>	<p>B&W "neutral" no BANP polices quoted <i>This proposal is judged to comply with policies of the West Dorset, Weymouth & Portland Local Plan (2015), the NPPF (2021) and the Bridport Neighbourhood Plan (2020).</i></p>
<p>P/LBC/2022/06065 Applewood Cottage Walditch Road Walditch DT6 4LQ Replace roofing and cast iron guttering. Granted.</p>	<p>B&W PC 'neutral' No mention of BANP policies in decision.</p>
<p>P/FUL/2022/07002 83 Gundry Road Bridport DT6 4SE Change of use to garage to holiday accommodation. Granted.</p>	<p>B&W "neutral" no BANP polices quoted. <i>The development has been assessed against the West Dorset, Weymouth & Portland Local Plan 2015 policies and the Bridport Area Neighbourhood Plan 2020-2036 policies as set out in this report, the policies of the NPPF (2021) other material considerations.</i></p>

<p>P/HOU/2022/07384 Cherry Tree Duck Street Bridport Dorset DT6 4BN Erect porch; Install insulation & Timber Cladding Granted.</p>	<p>The corporate view of the Parish Council is neutral. We note the use of cladding and that it supports BANP Policies. <i>This conclusion has been reached having regard to: (1) section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 that requires special regard to be paid to the desirability of preserving or enhancing the character or appearance of Bothenhampton Conservation area; and (2) Local Plan policy ENV1, ENV10, ENV12, ENV16 and ENV4 of the West Dorset, Weymouth and Portland Local Plan the National Planning Policy Framework (2021) section 16, along with the Bridport Neighbourhood plan policies D8, D1 and D9.</i></p>
<p>P/HOU/2022/07289 Blacksail (formerly Clematis Cottage) Main Street Bothenhampton Bridport DT6 4BJ Erect single storey extensions on South West and North West elevations. Granted.</p>	<p>B&W "neutral" no BANP policies quoted. <i>This proposal is judged to comply with policies of the West Dorset, Weymouth & Portland Local Plan (2015) the NPPF (2021) and the Bridport Neighbourhood Plan (2020).</i></p>
<p>P/HOU/2022/08038 Melrose Walditch Road Walditch DT6 4LQ Erect rear extension and alterations to dormer. Granted.</p>	<p>B&W PC 'neutral' No mention of BANP policies in decision.</p>
<p>P/HOU/2022/07742 19 Valley Road Bridport DT6 4JR Side and rear extension with conversion of garage to form an art studio. Granted.</p>	<p>B&W ask for it to go to committee, as similar plans have been refused in the past. No BANP policies quoted. <i>Hence the development accords with the National Planning Policy Framework (2021) and Policies ENV1, ENV4, ENV10, ENV12, and ENV16 of the West Dorset, Weymouth and Portland Local Plan (2015) and policies L1, D8 and D1 of the Bridport Neighbourhood Plan.</i></p>
<p>P/LBC/2023/00431 Manor Farmhouse Walditch Road Walditch DT6 4LQ Install 29 PV panels (total) 20 panels on the south-facing roof of the house and 9 panels on the south-facing roof of the garage. Refused.</p>	<p>B&W "neutral" no BANP policies quoted. <i>There is no wider public benefit or viability grounds that outweighs the harm therefore, the proposals are not acceptable heritage terms as they fail to meet the requirements of Section 16 of NPPF (2021) section 16 in particular para 202; cannot be outweighed by wider public benefit in this specific case and Policy ENV4 of the West Dorset, Weymouth & Portland Local Plan 2015. Along with HT2 of the Bridport Neighbourhood Plan.</i></p>
<p>P/HOU/2023/01042 12 Mount Joy Bridport DT6 4JL Erect Garage Granted.</p>	<p>B&W "neutral" no BANP policies quoted. <i>This proposal is judged to comply with policies of the Bridport Neighbourhood Plan (2020) West Dorset, Weymouth & Portland Local Plan (2015) and the NPPF (2021).</i></p>
<p>P/HOU/2023/01024 19 Lake Lane Bridport DT6 4JY Replace conservatory with single storey extension. Granted.</p>	<p>B&W "neutral" no BANP policies quoted. <i>This proposal is judged to comply with policies of the West Dorset, Weymouth & Portland Local Plan (2015) and the NPPF (2021) and the Bridport Neighbourhood Plan (2020).</i></p>

Bridport (64)	BTC <i>DC Decision</i>
1472 7, SEAWARD GARDENS Loft conversion with front dormer window and roof lights. Granted.	No objection <i>No reference to the Neighbourhood Plan.</i>
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.	Supported. The Town Council notes the confusing comments of Natural England. <i>No reference to the Neighbourhood Plan.</i>
1140 172, ST ANDREWS ROAD Amendment to planning permission WD/D/19/003076 - Reduce length of Basement Store. Granted.	Supported. This is an improvement on the previous proposals. <i>No reference to the Neighbourhood Plan.</i>
3411/ 3412L 105, EAST STREET Erect two-storey and single storey extension to rear. Alterations, repairs, a two-storey and single storey extension to rear. Withdrawn.	Supported. This is an excellent proposal to bring a currently uninhabitable building into productive use. <i>No reference to the Neighbourhood Plan.</i>
5059L 39, NORTH ALLINGTON Replacement of 5.no windows. Granted.	Strongly support. This energy saving and visual improvement preserves the optimal viable use of the property. <i>No reference to the Neighbourhood Plan.</i>
2619/ 2656L 9, WEST STREET Display illuminated 'TSB' Logo canister to replace existing sign centrally mounted on architrave. Withdrawn.	These applications were withdrawn before the Committee had an opportunity to comment
1912 24, WANDERWELL Erect single storey extension, porch and flat roof to garage, removal of 2. no chimneys. Granted.	Supported. No reference to the Neighbourhood Plan
1867 35, ELIZABETH AVENUE Retention of timber framed garden room extension. Granted.	Neutral <i>Ultimately this proposal is in accordance with the policies of the West Dorset, Weymouth & Portland Local Plan (2015) , the NPPF (2021) and the Bridport Neighbourhood Plan (2020).</i>
1505 29, BURTON ROAD Installation of solar thermal heating tubes. Granted.	The Town Council supports this energy saving proposal. Hence the development accords with the National Planning Policy Framework (2021) and Policies ENV1, ENV10, ENV16 and COM11, of the West Dorset, Weymouth and Portland Local Plan (2015) and Policy CC4 Neighbourhood renewable Energy Schemes of the Bridport Neighbourhood Plan.
1209 LAND REAR OF ASSEMBLY ROOMS, GUNDRY LANE Erection of 5 no. dwellings with associated access and parking area. Granted.	Supported. The Town Council seeks clarification of whether a 35% affordable element or equivalent financial contribution is required. <i>No reference to the Neighbourhood Plan.</i>
916 2, BRAMBLE DRIVE Erect two storey extension and replacement of existing roof covering. Granted.	<i>No reference to the Neighbourhood Plan.</i>
2938 THE MILL, WEST STREET External alterations to facilitate erection of fence on boundary wall (retrospective). Refused.	No objection. <i>Contrary to policy ENV4 of West Dorset, Weymouth and Portland Local Plan 2015, and Part 16 of the National Planning Policy Framework 2021.</i> <i>No reference to the Neighbourhood Plan.</i>

<p>1573 165, VICTORIA GROVE Conversion of garage to annexe/holiday accommodation. Granted.</p>	<p>The Town Council supported the principle of the application . <i>Bridport Area Neighbourhood Plan Policy EE3 states "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".</i> <i>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.</i></p>
<p>1810/ 1887 21 UNIT 2, EAST STREET Alterations & repairs to shop front. Granted.</p>	<p>Neutral. The applicant should contact Bridport Town Council regarding the use and placement of the A-Board. <i>The proposed alterations and repairs to the shop front are considered acceptable and to comply with national, local and neighbourhood planning policy and are therefore recommended for approval with conditions.</i></p>
<p>1617/ 2335L PRIORY COTTAGE, ST. MICHALES LANE Demolish Lean-to and erect new studio. Demolish lean-to. . Withdrawn.</p>	<p>Supported. <i>The development is in line with Bridport Area Neighbourhood Plan policy COB4 and enhances the character of the area.</i></p>
<p>2050 FIRST FLOOR FLAT, 13-15 WEST STREET Change of use from 1st floor hairdressing salon to one bedroom residential unit. Granted.</p>	<p>Supported. <i>The proposal is in line with Bridport Area Neighbourhood Plan in converting the first floor of the building to residential use. The applicant also states that none of the works affect features mentioned in the listing.</i></p>
<p>3099 174, WEST BAY ROAD Erect two storey side extension. Granted.</p>	<p>Supported. <i>No reference to the Neighbourhood Plan.</i></p>
<p>2875 18, VEARSE CLOSE Erect two storey side extension. Granted.</p>	<p>Supported. <i>No reference to the Neighbourhood Plan.</i></p>
<p>2380L 21 UNIT 2 EAST STREET Repair existing shopfront. Repair/replace existing fascia including new flashings as necessary. New Stallriser tiles to pallisters. Granted.</p>	<p>Neutral. <i>No reference to the Neighbourhood Plan.</i></p>
<p>2266/ 2401L 42, WEST ALLINGTON Convert garage to garden store and room. Granted.</p>	<p>No objection. <i>No reference to the Neighbourhood Plan.</i></p>
<p>3187 46, ALEXANDRA ROAD Erect double storey side and single storey rear extensions. Granted.</p>	<p>No objection. <i>No reference to the Neighbourhood Plan</i></p>
<p>2804 CHURCH HOUSE, SOUTH STREET Replacement of Windows. Refused</p>	<p>No objection. <i>The scheme is therefore contrary to policies ENV4, Officer Report Page 11 of 12 ENV10 and ENV12 of the West Dorset, Weymouth and Portland Local Plan (2015), Paragraphs 197, 202 and 203 of Section 16 of the National Planning Policy Framework (2021), and D1, D8, HT1, HT2 of the Bridport Area Neighbourhood Plan (2020).</i></p>

<p>5554 MOUNTJOY SCHOOL, FLOOD LANE Erection of 38 retirement living apartments with communal facilities, car parking & landscaping Granted.</p>	<p>Neutral. <i>Bridport Area Neighbourhood Plan 2020-2036 Policy AM1 – Promotion of Active Travel Modes Policy AM2 – Managing Vehicular Traffic Policy H1 – General Affordable Housing Policy Policy H5 – Retirement Living Development Policy CF1 – Protection of Existing Community Infrastructure Policy HT1 – Non Designated Heritage Assets Policy L2 – Biodiversity Policy D1 – Harmonising with the Site 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 Policy D12 – HAPPI (housing our Ageing Population: Panel for Innovation) Principles.</i></p>
<p>3654 172A, ST. ANDREWS ROAD Erect front extension. Granted.</p>	<p>No objection. <i>Bridport Neighbourhood Plan 2020-2036 (made 5/5/2020) · Policy - D8 Contributing to Local Character.</i></p>
<p>4288 2, PORTLAND PLACE, NORTH ALLINGTON Replacement and alterations to roof of existing extension to include roof light. Granted.</p>	<p>Supported. <i>Hence the development accords with the National Planning Policy Framework (2021) and Policies ENV10, ENV12, ENV4 and ENV16 of the West Dorset, Weymouth Local Plan (2015), Section 15 and 16 of the NPPF (2021) and policies L1 & D8 of the Bridport Neighbourhood Plan.</i></p>
<p>2353 OLD ODDFELLOWS HALL, CREWKERNE PLACE, CHANCERY LANE Demolish Conservatory. Insert new folding glazed doors on South and West Elevations. Replace main roof with solar slates. Render walls with externally mounted insulation to East and West Elevations. Granted.</p>	<p>No objection. <i>The scheme complies with policies HT2, COB1, D1, D8, D9, L1 and L2 of the Bridport Neighbourhood Plan (May 2020).</i></p>
<p>4569 172, ST. ANDREWS ROAD Erect Balcony and Landing area with 1800mm high Privacy screen to north-east elevation. Granted.</p>	<p>No objection. <i>No harm is caused to the Bridport Conservation Area and the Conservation Area is preserved in accordance with policies ENV1, ENV4, ENV10, ENV12, ENV16 and SUS2 of the West Dorset, Weymouth & Portland Local Plan (2015, policies HT2, L1, D1 and D8 of the Bridport Neighbourhood Plan and guidance within the NPPF (2021).</i></p>
<p>3952 18, OSBOURNE ROAD Loft conversion and installation of 3 dormer windows. Granted.</p>	<p>Supported. <i>This conclusion has been reached having regard to: (1) section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 that requires special regard to be paid to the desirability of preserving or enhancing the character or appearance of Bridport Conservation area; and (2) Local Plan policy ENV1, ENV10, ENV16 and ENV4 of the West Dorset, Weymouth and Portland Local Plan (2015) the National Planning Policy Framework (2021) and policies D8 and L1 of the Bridport Neighbourhood plan.</i></p>
<p>5374 24, CONEYGAR LANE Loft conversion with erection of rear dormer. Use as family annex. Withdrawn.</p>	<p>Supported.</p>

<p>6069 172A, ST. ANDREWS ROAD Non material amendment to reduce size of front extension and replace double sash window with single sash following P/HOU/2022/03654 (Erect front extension. Granted.</p>	<p><i>No reference to the Neighbourhood Plan</i></p>
<p>4045 20, THE FLAT, EAST ROAD Change of use from E (g) to 2no. dwellings. Withdrawn.</p>	<p>Supported. The Town Council recognises a conflict with the Bridport Area Neighbourhood Plan as this is an employment site, but considers the public benefit in terms of potentially affordable housing outweighs this concern</p>
<p>3702 WEST BAY HOLIDAY PARK, FOOTY FOOT WAY, WEST BAY Development to provide 16 glamping pitches and associated parking area. Granted.</p>	<p>No objection. The Town Council requests that the planning authority takes full account of the comments of Symondsburry Parish Council. <i>No reference to the Neighbourhood Plan</i></p>
<p>5242L 6, EAST ROAD Internal alterations to replace 5 fireplaces. The Town Council was not notified of this application when it was registered. Granted.</p>	<p><i>No reference to the Neighbourhood Plan.</i></p>
<p>4992 20, ST. KATHERINES AVENUE Erect first floor side extension and single storey rear extension. Granted.</p>	<p>Supported. <i>Hence the development accords with the National Planning Policy Framework (2021); Policies INT1, ENV1, ENV4, ENV10, ENV12 & ENV16, SUS2 of the West Dorset, Weymouth and Portland Local Plan (2015); and Policy D8 of the Bridport Neighbourhood Plan.</i></p>
<p>5510 DELAPRE HOUSE, ST. ANDREWS ROAD Retain carport. Granted.</p>	<p>Supported. <i>Hence the development accords with the National Planning Policy Framework (2021); Policies INT1, ENV1, ENV2, ENV4, ENV10, ENV12, ENV16 & SUS2, of the West Dorset, Weymouth and Portland Local Plan (2015), policies D1 & D8 of the Bridport Neighbourhood Plan and Sections 12, 15 and 16 of the NPPF (2021).</i></p>
<p>4612 BOAT SHED, BOAT PARK, GEORGE STREET, WEST BAY Demolition of existing and erection of replacement boat shed. Granted.</p>	<p>Supported. <i>The building is considered appropriate in all regards and the application is therefore in full compliance with the West Dorset, Weymouth & Portland Local Plan (2015), Bridport Neighbourhood Plan (2020) and the NPPF (2021).</i></p>
<p>4548 WAITROSE AND PARTNERS, 42-44, WEST STREET Removal of existing boundary and internal walls, and creation of 6 no. parking spaces for home delivery vans and associated electric charging points, 2 no. customer collection parking spaces and 2 no. taxi waiting spaces. Granted.</p>	<p>No Objection. <i>The proposed development would detract from the local character, neither preserving or enhancing the Bridport Conservation Area and for the reasons above adversely impact on the public realm contrary to Policies ENV10 and ENV12 of the West Dorset, Weymouth and Portland Local Plan (2015), the National Planning Policy Framework (2021) and Policies HT2 and D8 of the Bridport Neighbourhood Plan (2020).</i></p>
<p>5772 WEST BEACH CAFÉ, UNIT 4 WESTPOINT APARTMENTS, ESPLANADE, WEST BAY Retain front terraced area with pergola, glass fence and lean-to. Granted.</p>	<p>Supported. <i>Officer report refers to Neighbourhood Plan Policies EE2, D1 and D8.</i></p>

5997 2, CORONATION ROAD Erect extension and carry out alterations. Granted.	Supported. <i>Officer report refers to Bridport Neighbourhood Plan Policies D1, D8 and D9.</i>
2311 STATION YARD CAR PARK, STATION ROAD, WEST BAY Erection of disabled changing room extension to existing public toilets. Granted.	No objection. <i>Officer report refers to Neighbourhood Plan Policies EE3, CC3, CF1, D7, D8 and D9.</i>
5853L 13, SOUTH STREET Retain works include fixed rooflight, alterations to approved staircase design and replacement gas fired boiler. Granted.	Supported. <i>No reference to the Neighbourhood Plan.</i>
5507 16, ASKER GARDENS Change of use of existing annex to self-contained annex. Granted.	Supported.
6365 UPPER MAGDALEN, ALLINGTON PARK Erect garage. Granted.	Supported. Neighbourhood Plan Policies L1, L2, D8 and D1 of the Bridport Neighbourhood plan were referred to in the Officer Report.
5263/ 5264L 139, SOUTH STREET Make alterations to ground floor fenestration and erect garden studio. Granted.	Support. <i>The following Neighbourhood Plan policies were mentioned: L2, D1 and D8.</i>
6856L 6, EAST ROAD Retain Roof and Chimney repairs. Granted.	Supported. <i>No reference to the Neighbourhood Plan.</i>
7338 10, HILLINGDON Erect first floor extension, new dormer to west elevation roof and cladding to elevations. Granted.	No objection. <i>The proposal is in accordance with West Dorset, Weymouth & Portland Local Plan (2015) Policies and Bridport Neighbourhood Plan.</i>
6611/ 6612L JEHOVAH'S WITNESS KINGDOM HALL, 135, SOUTH STREET Installation of new HVAC equipment and timber acoustic fencing. Internal remodelling of existing building, installation of new HVAC equipment and timber acoustic fencing. Granted.	Supported. <i>No reference to the Neighbourhood Plan.</i>
7115 4, SEAWARD GARDENS Proposed two storey side extension, single storey rear extension and replacement of windows. Granted.	Supported. <i>No reference to the Neighbourhood Plan.</i>
7717/ 7718L 3, CHANCERY LANE Erect first floor extension with internal & external alterations. Withdrawn.	No objection.
6566 1, OSBOURNE ROAD Alterations and extensions to existing dwelling, and replacement garage. Granted.	Supported. <i>No reference to the Neighbourhood Plan.</i>
7562 105, EAST STREET Alterations, repairs and a single storey replacement extension to rear. Granted.	Supported. The proposals represent a positive enhancement to both the sustainability and aesthetics of the property, and will rescue it from decay. <i>The proposal is considered to comply with policies D1, D8, & D9 of the made Bridport Neighbourhood Plan 2020-2036 and Section 16 of the NPPF (2021).</i>

<p>7481L/ 7186 BULL HOTEL, 34 EAST STREET Reinstating original lettering to frontage, new smaller directional signs to pizza barn to rear of property. Granted.</p>	<p>Supported. <i>This proposal is judged to comply with policies of the West Dorset, Weymouth & Portland Local Plan (2015) with consideration of ENV4 and the NPPF (2021) particularly section 16, paras. 194-208 as well as the Bridport Neighbourhood Plan (2020).</i></p>
<p>0020 76, SOUTH STREET Variation of condition 2 of planning approval 1/D/13/001643 - to allow changes to opening hours. Granted.</p>	<p>Supported. <i>No reference to the Neighbourhood Plan.</i></p>
<p>6260 91, EAST STREET Demolish existing WC building and install conservation roof lights to existing roof. Withdrawn.</p>	<p>Supported.</p>
<p>6261L 91, EAST STREET Conversion of existing store rooms and installation of conservation roof lights. Withdrawn.</p>	<p>Supported.</p>
<p>349 17, EAST STREET External alterations to the front elevation of the property comprising of the external removal of ATM, signage and CCTV. Granted.</p>	<p>Supported. <i>The proposal is acceptable and compliant with adopted Local Plan and Neighbourhood Plan policies.</i></p>
<p>5563L 48, ST. MICHAELS LANE Replace front and rear doors. Replace existing roof light with conservation roof light. Granted.</p>	<p>Supported. <i>No reference to the Neighbourhood Plan.</i></p>
<p>175 40, FOXGLOVE WAY Erect single storey extension to the rear of property. Granted.</p>	<p>No objection. <i>It is considered the proposal, having regard to its single storey design, subservience and matching materials would accord with the NPPF (2021) and Policies ENV1, ENV10, ENV12, and ENV16 of the West Dorset, Weymouth and Portland Local Plan (2015) and Policies L1, D8, D1 and D9 of the Bridport Neighbourhood Plan.</i></p>
<p>0073L ST ANDREWS COTTAGE, GEORGE STREET, WEST BAY Replace 3 defective lintels over existing openings. Replace existing Window & cladding below with French Doors. Granted.</p>	<p>Supported. <i>No reference to the Neighbourhood Plan.</i></p>
<p>134 13, CLARENCE HOUSE, WEST BAY ROAD Change of use of land to outdoor dining/seating area, construction of low retaining wall. Refused.</p>	<p>Object. The width of the proposed path is unsuitable, and compromises access and safety. Rights over the existing path have been established by custom and practice, and its loss, coupled with the inadequate replacement, will adversely affect access to West Bay Discovery Centre, the public conveniences, and the beach. <i>No reference to the Neighbourhood Plan.</i></p>
<p>748 7, OSBOURNE ROAD Extend roof to facilitate loft conversion with Juliette balcony and rooflights. Remove existing chimney, install flue on northeast roof slope. Granted.</p>	<p>No objection. <i>The proposal is in accordance with West Dorset, Weymouth & Portland Local Plan (2015) and Bridport Neighbourhood Plan Policies and, where there are no other material planning considerations and no objections received this application is considered to be acceptable in planning terms and is recommended for approval.</i></p>

<p>7373L PRIORY MILLS, PRIORY LANE Remove the modern door and side panel which is rotten and beyond economical repair. Replace in timber with the general detailing/profile to match existing. Granted.</p>	<p>Supported. <i>No reference to the Neighbourhood Plan.</i></p>
<p>1040 161A, VICTORIA GROVE Proposed Rear Extension and replacement balcony/terrace. Granted.</p>	<p>Supported. <i>The proposal is in accordance with West Dorset, Weymouth & Portland Local Plan (2015) and Bridport Neighbourhood Plan Policies, and, where there are no other material planning considerations and no objections received this application is considered to be acceptable in planning terms and is recommended for approval.</i></p>
<p>3316L LILLIPUTS, 58 WEST STREET Internal layout reconfigured to match historic floor plans, fireplaces unblocked and reclaimed fire surrounds to be installed to match. External door replaced with window in new hallway entrance. Existing plastic fascias to be removed and replaced with timber. Existing composite windows and front doors to be removed and replaced with softwood timber modules. Granted.</p>	<p>Neutral. <i>No reference to the Neighbourhood Plan.</i></p>
<p>Bradpole (10)</p>	<p>B PC Comment Dorset Council Decision</p>
<p>P/HOU/2022/03318 103 EAST ROAD, BRIDPORT, DORSET DT6 4AL Demolish front porch, garage and rear extension. Erect single storey front porch and side and rear extension. Granted.</p>	
<p>P/HOU/2022/03412 PENTWYN, VILLAGE ROAD, BRIDPORT, DORSET DT6 3ER Erect single storey rear extension and alterations and extension to bay widow and porch roof. Granted.</p>	<p>COMPATIBLE WITH BANP D1 & D8</p>
<p>P/HOU/2022/05113 28 SUTTIL CRESCENT, PYMORE, BRIDPORT, DORSET DT6 5QU Erect rear extension. Granted.</p>	<p>COMPATIBLE WITH BANP D1</p>
<p>P/FUL/2022/06458 1 MIDDLE STREET, BRADPOLE, BRIDPORT, DORSET DT6 3HS Change of use from shop (A1) to office (B8) with stock for internet sales, with no changed to building Granted.</p>	<p>CONDITION SET IN ACCORD WITH BANP D4</p>
<p>P/HOU/2022/06487 14 CLAREMONT ROAD, BRIDPORT, DORSET DT6 3AY Single storey rear extension (demolish existing) Granted.</p>	<p>COMPATIBLE WITH BANP D1, D8 & L1</p>
<p>P/HOU/2022/06706 KOALA COTTAGE, MIDDLE STREET, BRIDPORT, DORSET DT6 3HU Replacement single storey rear extension and fenestration changes Granted.</p>	<p>COMPATIBLE WITH BANP D1 & D8</p>
<p>P/HOU/2022/06540 55 EAST ROAD, BRIDPORT, DORSET DT6 4AL Change of use of existing workshop/store to residential annexe. Granted.</p>	<p>COMPATIBLE WITH BANP D4, D8 & D9</p>

<p>P/HOU/2023/00455 8 KING CHARLES WAY, BRIDPORT DT6 4AH Conversion of loft dormer includes rear dormer windows and rooflights to front of property. Granted.</p>	<p>CONSIDERATION SHOULD TO GIVEN TO BANP D9</p>
<p>P/HOU/2023/01050 26 NORMAN CLOSE, BRIDPORT DT6 4ET Erect balcony and install French doors Refused.</p>	<p>INCOMPATIBLE WITH BANP D8</p>
<p>P/HOU/2023/01291 33 FOX CLOSE, BRIDPORT DT6 3JF Proposed porch extension Granted.</p>	<p>COMPATIBLE WITH BANP D1, D8, D9 & L2</p>
<p>Symondsburry Parish (24)</p>	<p>S PC DC Decision</p>
<p>P/FUL/2022/00457 Cliff Cottage West Cliff West Bay DT6 4HS Erect 1No. sustainable new build single storey house. Granted.</p>	<p>No objection. Symondsburry PC committee felt that the approach to the design and positioning of the proposed dwelling was In line with the requirements of the Bridport Neighbourhood Plan being sustainable and covering most aspects. <i>It is therefore considered that the proposed development complies with the provisions of the development plan as contained within the West Dorset Weymouth and Portland Local Plan 2015, policies ENV1 ENV4, ENV10 ENV12, ENV16 and SUS2 and The Bridport Area Neighbourhood Plan.</i></p>
<p>P/FUL/2022/01179 Lower Eype Farmhouse Barton Lane Eype Bridport DT6 6AW Erect agricultural barn. Granted.</p>	<p>Symondsburry PC supported but no BANP policies given. Hence the development accords with the National Planning Policy Framework (2021), Policies ENV1, ENV2, ENV4, ENV10, ENV16 and ECON9 of the West Dorset Weymouth and Portland Local Plan (2015), and policies L1 and L2 of the Bridport Neighbourhood Plan.</p>
<p>P/OUT/2022/01610 7 Foundry Knapp West Road Bridport Dorset DT6 5JU Erection of 1 no. dwelling. (Outline application with all matters reserved). Refused.</p>	<p>No comment submitted by Symondsburry PC. <i>The BANP does not contain policies directly applicable to single dwellings outside of the development boundary.</i></p>
<p>P/HOU/2022/02093 Tredewi Second Cliff Walk West Bay Dorset DT6 4HJ Alterations to existing conservatory including raising roof height. Granted.</p>	<p>Symondsburry PC supported. No BANP policies given. <i>This scheme 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).</i></p>
<p>P/VOC/2022/02411. 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>Symondsburry PC supported. No BANP policies given. <i>No BANP policies referenced.</i></p>
<p>P/RES/2022/01994 LAND WEST OF, WATTON LANE, BRIDPORT DT6 5JY Application for approval of reserved matters for appearance, landscaping, layout and scale for plot 2 in relation to outline approval APP/D11265/W/20/3254861 (LPA ref WD/D/19/002178) Granted.</p>	<p>Symondsburry PC objected. No BANP policies given. <i>The application is for the approval of reserved matters in respect of one of two dwellings previously granted outline planning consent. The principle of development is therefore established and only matters relating to the design and appearance of the building are open for consideration at this time</i></p>

<p>P/RES/2022/02839 Little Paddock Broad Lane Bridport Dorset DT6 5JY Erection of Dwelling (Reserved matters application to determine access, appearance, landscaping, layout and scale following the grant of planning permission number WD/D/18/002739) Granted.</p>	<p>Symondsburry PC supported. No BANP policies given. <i>No BANP policies listed.</i></p>
<p>P/FUL/2022/03261 Land at Watton Lane Bridport DT6 5JY Erect 3 Dwellings. Refused.</p>	<p>Symondsburry PC objected. No BANP policies given. <i>No BANP policies listed.</i></p>
<p>P/CLE/2022/04834 Eype House Caravan Park Mount Lane Eype Bridport DT6 6AL Application for a Certificate of Lawfulness for the Use of Land for the Provision of 35 Permanently Sited Static Caravans and for 36 Camping and Motor Home Pitches for Holiday Use. Granted.</p>	<p>Symondsburry PC supported. The current proposals generally comply with the Bridport Area Neighbourhood Plan and Local Plan. <i>This is a legal matter rather than a development matter so policies as such do not play a part in the decision making.</i></p>
<p>P/FUL/2022/03702 West Bay Holiday Park Forty Foot Way West Bay DT6 4HB Development to provide 16 glamping pitches and associated parking area. Granted.</p>	<p>Symondsburry PC supported. No BANP policies given. <i>The proposal is considered acceptable in principle and complies with local plan policies SUS 2 and ECON 7 and neighbourhood plan policy EE3, Sustainable Tourism.</i></p>
<p>P/HOU/2022/05611 Little Paddock Broad Lane Bridport Dorset DT6 5JY Erect single storey rear extension and 1 1/2 storey side extension and enlarge existing garage and construct dormer window to provide accommodation in roof. Granted.</p>	<p>Symondsburry PC supported. <i>No BANP policies given.</i></p>
<p>P/HOU/2022/03866 22 West Walk West Bay Bridport DT6 4HT Erect single storey rear extension and alterations to parking area (retrospective). Granted.</p>	<p>Symondsburry PC objected. "The hard surfacing and removal of landscaping strip is considered detrimental to the immediate environs and not in accordance with requirements of the local plan and BANP. The parish council believe the planting strip should be enforced. <i>This proposal is judged to comply with policies ENV10, ENV12, ENV16, of the West Dorset, Weymouth & Portland Local Plan (2015) and the NPPF (2021) and is compatible with policies HT2, D1, L4 and D8 of the Bridport Neighbourhood Plan (2020).</i></p>
<p>P/CLP/2022/06448 Eype House Caravan Park Mount Lane Eype Bridport DT6 6AL and the Local Plan. Granted.</p>	<p>Symondsburry PC supported. The existing use conforms with the requirements of BANP. <i>This is a legal matter rather than a development matter so policies as such do not play a part in the decision making.</i></p>
<p>P/FUL/2022/05180 9 Eype's Mouth Chalet Park Eype Bridport DT6 6AL. Demolition and replacement of holiday chalet Granted.</p>	<p>Symondsburry PC supported. No BANP policies given. <i>The proposal is in accordance with West Dorset, Weymouth & Portland Local Plan (2015) and Bridport Neighbourhood Plan Policies.</i></p>
<p>P/HOU/2022/06537 Sea Hill Third Cliff Walk West Bay Bridport DT6 4HX Retain vehicular hardstanding Bridport. Granted.</p>	<p>Symondsburry PC did not comment. <i>This proposal is judged to comply with policies of the West Dorset, Weymouth & Portland Local Plan (2015) the NPPF (2021) and the Bridport Neighbourhood Plan (2020).</i></p>

<p>P/HOU/2022/06614 Chelsea House West Road Bridport DT6 6AA. First floor extension and increase first floor window to bedroom. Granted.</p>	<p>Symondsburry PC supported. No BANP policies given. <i>Hence the development accords with the National Planning Policy Framework (2012), with the National Planning Policy Framework (2021) and Policies ENV1, ENV10, ENV2 and ENV16 of the West Dorset, Weymouth and Portland Local Plan (2015) Also with policies L1, D8 and D1 of the Bridport Neighbourhood Plan.</i></p>
<p>P/CLP/2022/07915 Eype House Caravan Park Mount Lane Eype DT6 6AL Certificate of Lawfulness. The Use of Land to Site 35 Static Caravan Pitches and 36 Camping and Motor Home Pitches for all-year Holiday or Residential Use without any restriction on the layout of pitches. Granted.</p>	<p>Symondsburry PC objected. No BSNP policies given. <i>This is a legal matter rather than a development matter so policies as such do not play a part in the decision making.</i></p>
<p>P/FUL/2022/04442. Highlands End Holiday Park Eype Bridport Dorset DT6 4AR Change of use from tented camping to siting 16 timber camping pods with decking, electric hookups, gravel parking and access roads, with landscape and shelter belt planting. Granted.</p>	<p>Symondsburry PC supported. The proposed scheme is in conformance with the requirements of the Local Plan and BANP, especially in the support of tourism. <i>No BANP policies given.</i></p>
<p>P/HOU/2023/00481 Yeldon Higher Eype Road Higher Eype DT6 6AT Extend the existing garage to create a secure workshop of a similar design & install 2 windows. Granted.</p>	<p>Symondsburry PC supported. No BANP policies given. <i>Officer does not mention BANP when considering Development Plan Policies.</i></p>
<p>P/FUL/2022/05148 - Symondsburry Primary School Duck Street Symondsburry Dorset DT6 6HD Retain relocation and replacement of oil tank and perimeter fencing around tank. Reinstate paving where oil tank was originally located. Withdrawn.</p>	<p>No BANP policies given.</p>
<p>P/FUL/2022/04755 - 3 Pump Cottages West Road Bridport Dorset DT6 6AE Retention of annex/holiday let. Withdrawn.</p>	<p>No BANP policies given.</p>
<p>P/LBC/2022/02495 - The Old Rectory Shutes Lane Symondsburry Bridport DT6 6HF Extend and convert old cow shed to form staff annex. Withdrawn.</p>	<p>No BANP policies given.</p>
<p>P/HOU/2022/02375 - Little Paddock Broad Lane Bridport Bridport DT6 5JY Erect single storey rear extension and single and double storey front extensions. Withdrawn.</p>	<p>No BANP policies given.</p>
<p>P/HOU/2022/01350 - Journeys End Barton Lane Eype Bridport DT6 6AW Erection of garden studio and shed and extend parking area. Withdrawn.</p>	<p>No BANP policies given.</p>

Appendix 2 – Bothenhampton & Walditch Parish Council Monitoring Report

ANNUAL MONITORING REPORT REGARDING THE EFFECTIVENESS OF THE BRIDORT AREA NEIGHBOURHOOD PLAN (BANP)

FOR BOTHENHAMPTON & WALDITCH PARISH COUNCIL (BWPC)

Prepared by the BWPC appointed delegate to the Joint Councils Committee of BANP

Introduction

The BANP was 'made' part of the development plan by Dorset Council in May 2020 following a referendum in February 2020. Bothenhampton and Walditch (BW) forms one of the five parishes participating in BANP.

It is customary, but not mandatory, for parish councils (PCs) involved in a NP to monitor the effectiveness of the Plan and the application of the policies therein.

The terms of reference for BANP Joint Councils' Committee (JCC) state (clause 4.2) that: *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.*

The purpose of monitoring is to ensure that BANP remains relevant and effective in respect of planning decisions, and the policies in general, particularly where there may be changes in the local economy, population, and environment. In addition, any current or future changes to local or national guidelines which may have a positive or negative influence on the effectiveness of BANP are considered.

Planning applications

BANP policies cover housing, design, climate, landscape and other factors, and are quoted in BWPC planning responses, where applicable, to either support or object to planning decisions.

Planning applications are listed in the Minutes of BWPC meetings.

During 2022-23 there were several planning applications which incorporated elements of climate change-related building methods, which complied with BANP CC1-2 and EE1-2 policies. Three were more problematic: two which were too high relative to their neighbours and one which intended to build outside the defined planning boundary. This last had been granted preliminary permission because Dorset Council had not met its target of five years' worth of building land. The Parish objected to the plans when a detailed application was made. In the end, despite support from Dorset Councillors, two of the applications were not selected to go to Planning Committee on the authority of the Chair of the Committee and the Planning Officer. The Parish believes that, at the least, the reasoning behind this decision should be made available.

Environment

BANP environment policies protect green areas within BWPC, where there are three designated green spaces: two conservation areas at Bothenhampton Main Street and Upper Walditch, and the Walditch Village green. There is a Green Gap (anti-coalescence) area between Upper Walditch and Bridport, and green spaces in Upper Walditch and the Howard Road amenity area. There are also hill areas where there are limited rights of way through fields. There are outstanding issues over replacement of park and heritage trees in the anti-coagulation area and conservation area in Walditch.

Changes in population and housing

The demand for housing has been affected by the normalisation of life after COVID, but the dramatic increase in the cost of loans has made the market uncertain. Many of the planning applications received are related to home working as residents add offices to their homes or

convert garages for tourist accommodation envisaging short-term letting through AirBNB, or to accommodate growing families.

Some smaller houses have been bought for second homes, but others are intended for retirement.

There are some holiday cottages rented out in Upper Walditch as well as long-term rentals. Some houses are empty in winter as residents spend time abroad. It is not evident that these can be readily defined.

There is demand for cheap housing in BWPC from the children of residents, seeking to work in Bridport. There is a Magna Housing Association site in Lower Walditch where homes are rented or part-owned.

There is no land available for development within the development area, though it is possible that farm owners may wish to develop their land outside the boundary for housing, ostensibly for their family use. We expect that one field in Bothenhampton may be developed for a number of small homes by the owner of an adjacent property with road access.

Local economy

Business people resident in the BWPC have continued to work in Bridport, as have key workers. Farms have continued their operations. At this point the PC has no knowledge of specific households in need, but we understand that use of foodbanks in Bridport has, intensified with rising inflation, and that fuel poverty is present among older pensioners whose incomes are inadequate, as well as among essential workers. No examples have been brought to our attention and the Parish has not set up Warm Hubs, given the logistical implications and uncertainty about the willingness of affected people to admit a problem.

Changes to local and national guidelines

At the time of this report the Climate and Ecological Emergency Plan (CEE) and the Dorset Local Plan (DLP) are still evolving, with a new set of implementation managers in 2023-24, no doubt speeding up delivery of the Local Plan which should have been in place in 2023. Having declared a Climate Emergency, BWPC has responded to the CEE proposals with enthusiasm and impatience.

The Village Green environmental session in Bothenhampton in March 2022 was followed by an energy saving presentation by Sustainable Bridport in Walditch in January 2023. BWPC has also responded to the DLP, acting in support of BANP policies that may find their way into DC practice in

2026. It also incorporates much greater awareness of the need to change in the face of climate change.

We are concerned that the delay in the Dorset Local Plan will delay in turn the adoption of passivhaus design and sustainable housing developments with solar panels and heat pumps.

We welcome the decision by the Ministry for Local Government to withdraw the 'Planning for the Future' white paper but fear that there remains a lack of a strategic approach to meeting COP26 pledges. While the new Minister is saying many of the right things, there is still a great shortage of suitable living accommodation in our area for essential workers and for local families. We await the impact of the revised National Planning Policy Framework published in July 2021.

BANP projects

Of the 20 BANP projects some involve collaboration with participating parishes (eg community Bus Scheme) and others, such as the protection and enhancement of community facilities, can be attributed to individual parishes while still contributing to BANP area projects.

Funding for projects can come from CIL receipts but none have been received in 2022-23 for this purpose. At this stage projects seem to be still feeling their way. At BWPC our updated Parish Plan has set objectives that depend on more councillors to take them on.

Project 3: BWPC has already a joint strategy with BTC and DIGS for the industrial archaeology of Bothenhampton Nature Reserve which can be linked to other parishes.

Project 4: BWPC's Parish Plan 2023-2028 intends to contribute to climate smart initiatives.

Project 6: BWPC's Parish Plan 2023-28 intends to examine viability of charging points in various locations.

Project 9: BWPC's Parish Plan 2023-28 incorporates a search for allotment sites.

Project 11: BWPC's Parish Plan 2023-28 outlines its interest in accessing Bridport town centre.

Project 12: BWPC's Parish Plan 2023-28 indicates its concern about community bus provision.

Project 13: BWPC's Parish Plan 2023-28 focuses on the issue of footpaths and cycle paths.

Project 20: BWPC's Parish Plan 2023-28 intends to examine the issue of zero-carbon homes and energy efficiency.

Finance

There is an operational cost of implementation and monitoring of plans. The cost of BANP is borne by the participating parishes in proportion to their size. For BWPC the budgeted cost for 2023-24 is c£1000, payable in two tranches.

BWPC has contributed to the environment of the Area by maintaining its footpaths (expenses of £25 for training and equipment for Volunteer Footpaths Officer); by buying dog waste bins (cost £295) and by emptying them (approximately £2700 in labour costs).

BWPC has underwritten its 'energy efficiency' event to improve community resilience.

Publicity

In order to inform residents so they can understand what BANP can achieve there is a weblink from the BWPC website to the Bridport Town Council website, BANP section www.bridport-tc.gov.uk.

Summary

In the absence of such a Plan, endorsed by all five parishes in the Bridport area, the management of obtaining permission to build would not accurately reflect the wishes of the local community. BANP gives an additional layer of protection for local landscape features and for green spaces, over which residents have expressed strong levels of anxiety in a survey of the BWPC area.

Participation has also provided an additional weight to our residents' views when responding to individual planning applications and to other consultations such as that over the Dorset Local Plan.

During its third year, no modifications have been necessary. However, the development of Government policy needs constant scrutiny in order to identify national or local changes of which the BANP members need to take account.

The implementation of the takeover by Bridport Town Council of three of the parishes in the period from 2022 to 2024, redrawing the boundaries of the area, compounds the uncertainty caused by the delay in the Dorset Local Plan and the absence of national housing policy developments to meet the crisis in accommodation for essential workers in the South West. The 2021 Census Small Area Statistics for our Parish demonstrate how diverse the Bridport Neighbourhood is becoming, but a BANP Review is not appropriate until the new Town Council has taken office in 2024. The nature of the Town Council could change radically if it has to reflect the interests of those communities it seeks to take over.

This concludes the BANP monitoring report from BWPC for the 12 months since May 2022. It shall be available to all BANP councils, for overall monitoring purposes, and published on the BWPC website for the benefit of our residents.

Cllr Jim Basker

May 2023

Appendix 3 – Bradpole Parish Council Monitoring Report

ANNUAL MONITORING REPORT REGARDING THE EFFECTIVENESS OF

THE 2020 BRIDPORT AREA NEIGHBOURHOOD PLAN (BANP) FOR

BRADPOLE PARISH COUNCIL (BPC) 4th May 2022 – 3rd May 2023

“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”

PLANNING APPLICATIONS

- BANP policies cover a wide area (Housing, Design, Climate, Landscape etc.) and are quoted in BPC planning responses, where applicable, to either support, object or suggest conditions to planning decisions.
- Where a corresponding BANP policy does not exist, these are often covered by policies in the current 2015 WDDC Local Plan.
- BPC maintains a log of all planning applications considered in any calendar year which is published on the **parish website**. A separate **log** has also been prepared to accompany this report.
- For the purposes of this report there have been no enforcement issues in the BPC area during the 12 months.

ENVIRONMENT

- BANP environment policies protect certain green areas around Bradpole Civil Parish by way of Designated Green Spaces, such as that along the Asker Valley at “Happy Island”, and an identified Green Gap along the Brit Valley between Bridport and Pymore/Bradpole.

There have been **no instances** in the past 12 months where these designated areas have been affected by validated planning applications.

A Jan 2022 application for a new build in Pymore was sited outside of the designated Green Gap and development boundary but within the AONB.

BPC consequently objected to this application, quoting a range of BANP policies, despite pressure being applied by the applicant’s agent.

17 BANP policies were considered relevant, in this case, by the planning officer.

The application was refused in **May 2022**, and a subsequent appeal was quashed by the Planning Inspectorate in **Sept 2022**.

- In April 2023 Dorset Council, pending approval of the new Local Plan, issued interim guidance on sustainability for consultation, together with a sustainability check list and guidance on what sustainability measures are appropriate for listed buildings. The Consultation closes on the 8th June 2023.

CHANGES IN POPULATION & HOUSING

- 2021 Census information is now available which shows a static civil parish population over the past 10 years with little change in demographics etc.
- DLUH&C figures for March 2021 indicate that the number of households waiting for a council house in Dorset was down 49% on the 2011 figure.

LOCAL ECONOMY

- There have been no significant changes in the local economy during the past year.

CHANGES TO LOCAL AND NATIONAL GUIDELINES

- At the time of this report a **Dorset Council Local Plan** is evolving and is now expected to be approved in 2026. This may present an ongoing problem if Dorset Council does not have a five-year housing supply.

BANP PROJECTS

- Within Bradpole we have completed projects (BANP Policies CF 1 & 2, Project 8, Objective 8 to improve our recreation areas) total cost £27k in the past year. Other projects are being formulated, which may be considered as being in accord with BANP, are to be included in a subsequent report.

BANP OPERATIONAL COSTS

- Whether it be a single parish, or a multi-parished Neighbourhood Plan, such as BANP, there is an **operational cost** of implementing and monitoring Plans. In the case of BANP this cost, which includes accumulating a provision for a future BANP review, is borne by participating parishes proportionate to their size.

COMMUNITY INFRASTRUCTURE LEVY

- *A CIL payment of £3247.94 (15% of total levy) was received in April 2023 in respect of a pre-BANP approved application. This has been allocated by Councillors to improving access at the BPC recreational areas.*
- *A CIL payment of £1874.39 (25% of total levy), relating to a post-BANP approved application should have been received in April 2023 but was erroneously sent to Bridport Town Council. This is being redirected to the Parish Council and is expected to be received in May 2023 but is included for information here. Councillors will determine how it is to be applied when receipt has been confirmed.*

PUBLICITY

- BPC maintains a **BANP website page** which provides information and links to relevant documents. In addition, information is made available on BPC social media platforms and parish notice boards.

THE FUTURE OF BANP

Neighbourhood Plans are normally reviewed every 5 years, or earlier if significant reasons to do so exist .

The delay of the Dorset Local Plan raises issues for BANP. National Housing policy is also under re-consideration. If a Neighbourhood Plan is to be meaningful to residents participating councils always should refer to Plan policies when considering their responses. Any future review of the Neighbourhood Plan will be dependent upon the outcome of the Community Governance Review.

This concludes the BANP monitoring report for Bradpole Parish Council for the 12 months since May 2022. This report shall be available to all BANP Councils, for overall monitoring purposes, and be published on the BPC WEBSITE for the transparent benefit of our residents.

BPC/May 2023