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Bridport Town Council

Bridport Area Neighbourhood Plan – Annual Monitoring Report 2025

Summary

- **50% of decision notices monitored showed clear reference to BANP policies. This is down from 58% in 2023/24.**
- **118 of the 149 planning applications monitored in the BANP area were approved.**
- **15 applications were withdrawn in 2024/25 compared with 10 in 2023/24.**
- **Bridport Town Council received the most planning applications in the BANP Area (138 out of 143). All 11 of the planning applications monitored in Symondsburry Parish were approved.**
- **High levels of applications for relatively small scale improvements, extensions/ conversions, where application of BANP policies may not always be relevant.**
- **The Labour Government issued revisions to the NPPF in December 2024.**
- **A 'light' review of the BANP is being undertaken by the Community Steering Group. Funding support for the review of £7,500 has been received from Locality. A number of reports have been commissioned to inform the 'light' review:**
 - **Workspace and Business Needs Assessment;**
 - **Revised Housing Needs Assessment and**
 - **Site Options Assessment.**

A draft version of the reviewed BANP will be presented to Bridport and Symondsburry councillors in September 2025.

*Cost of Service 7 plus contribution to BANP review

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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 2024/2025 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 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

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National Planning Policy Framework

The National Planning Policy Framework was revised in response to the [Proposed reforms to the National Planning Policy Framework and other changes to the Planning system consultation](#) on 12 December 2024 and sets out the government's planning policies for England and how these are expected to be applied. Key changes were:

Mandatory Housing Targets and Housing Need:

- The new NPPF mandates that local authorities use a "Standard Method" for calculating housing need, based on existing housing stock, rather than projected household growth.
- This new method can significantly increase annual housing need figures for many authorities, making them mandatory minimums for local plan preparation.
- The previous approach used housing need figures as a starting point for planning.

Grey Belt Land:

- The NPPF introduces the concept of "grey belt" land, which refers to areas within the Green Belt that make little contribution to the purposes of the Green Belt (e.g., previously developed land).
- Land in grey belt areas can be considered for development, provided certain conditions are met, such as an absence of a five-year housing land supply.

Green Belt Development "Golden Rules":

- Major developments within the Green Belt, including grey belt land, are now subject to "golden rules".
- These rules require developments to include essential infrastructure (like nurseries, GP surgeries, and transportation links) and a higher proportion of affordable housing.

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Dorset Local Plan

The Dorset Council Local Plan will set out planning policies and propose allocations to meet needs across the whole of the Dorset Council area. It will look ahead until at least 2042 in order to ensure provision for growth for 15 years upon adoption. The aim of the Local Plan will be to contribute to achieving sustainable development by meeting Dorset's needs. This will include the provision of homes, commercial development, and supporting infrastructure.

The Dorset Council Local Plan will be taken forward under the current plan-making system (2). As such, a deadline of December 2026 has been set for submission of the Local Plan. The key stages and likely timescales, including work that has already been undertaken on producing the Local Plan are:

- Sustainability Appraisal Scoping Report [July 2019] – complete
- Options consultation (Regulation 18) [January 2021] – complete
- Sustainability Appraisal Scoping Report refresh [March 2025]
- Site options consultation (Regulation 18) [August 2025]
- Publication consultation (Regulation 19) [August 2026]
- Submission (Regulation 22) [December 2026]
- Examination [Summer 2027]
- Adoption [Winter 2027]

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

<https://www.dorsetcouncil.gov.uk/w/the-local-development-scheme-for-dorset-council#proposed-development-plan-documents>

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Monitoring Planning Decisions 2024/25

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 the Town Council and by Sal Robinson of the BANP Steering Group for Symondsburry Parish Council from May 2024 to May 2025.

Summary of BANP Planning Application Monitoring 2024/25

Total Number of Applications monitored 2022/23	149		Granted 118	Withdrawn 15	Refused 9
Clear evidence that BANP policies informed the planning decision:	73	50%	68	-	5
No evidence that BANP policies were used to inform the planning decision:	48	32 %	44	-	4

Nb 7 non material decisions

Monitoring of planning applications across the BANP Area shows that the majority of the 149 applications, where decision notices were available, were granted approval, (118 of 149 applications). Of the applications monitored in 2024/25 73 (50%) showed clear evidence that BANP policies were drawn on in the decision notices. This is down from 58% in 2023/24. 48 decision notices (32%) showed no evidence of BANP policies being used to inform the planning decision. This is up from 30% in 2023/24.

More planning decisions were monitored in 2024/25 (149) than in 2023/24 (100). For the first time since monitoring began, the percentage of applications demonstrating use of BANP policies has declined (down to 50% from 58%). This shift will need monitoring next year. There are high levels of applications for small scale domestic developments where BANP policies are unlikely to be of any great relevance. However, the reduction in the number of decisions drawing on BANP policies requires attention.

Noteworthy:

- High levels of planning applications received in the BANP Area are for small scale improvements, extensions/ conversions, where BANP policies may not always be relevant.
- Bridport Town Council received the most planning applications in the BANP Area (138 out of 143).
- Symondsburry parish received 11 planning applications in 2024/25. All 11 were granted permission.
- The number of withdrawn applications was the highest recorded since monitoring began (15).

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Project Monitoring May 24/May 25

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		2023 Health Check Report Dec 2023 Cost BTC staff time Next Health check due Summer 2025
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 continue to provide signposting and basic advice on energy efficiency across the Bridport Area. Cost £9k BTC
Energy Conservation Initiatives: Transition Town Bridport		BTC completed installation of a 22Kwh solar pv installation @Plottingham. Cost £50k BTC 28k, LCD grant £22k
Electric Car Charging Points: JCC		Dorset Council has installed EV charging points in the BANP area, primarily in car parks. BTC worked with Jo Ju/Mer to instal a 1 Rapid and 2 Fast ev chargers @ Plottingham car park in July 2023.
Community Woodfuel: Dorset AONB		No work planned on community woodfuel.
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		Provision of additional Allotments under consideration as part of BANP review.
A Timber Fabrication Facility: Wessex Community Assets		Raise the Roof project produced a business plan for a Woodhub facility to be incorporated into skills training provided by Vistry as part of the Foundry Lea development.
Community Bus Schemes: Western Area Transport Advisory Group, WATAG		Community bus route 7 continues to receive support from BTC - Cost £15,000 BTC
Footpath and cycle path maintenance: JCC		No evidence of any developer contributions to path maintenance agreed in BANP Area 2023/24
Community Led Housing. JCC		BTC is supporting the newly formed Bridport Area Community Housing (BACH) group address the need for social rent housing.
New Homes Calculation. JCC		BANP SG has produced Terms of Reference for this project
Brownfield Register. JCC		BANP SG has produced Terms of Reference for this project
Second and Holiday Homes. JCC		BANP SG has produced Terms of Reference for this project. JCC agreed to align any survey with BANP review timetable.
Housing Needs of Older People. JCC		BANP JCC agreed that these two projects should be deferred. Since production of the BANP there have been several housing initiatives for older people.
Downsizing Working group. JCC		

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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. 4 projects are reported as having no activity in 2024/25.

Funding channelled to BANP Project through the BANP partners:

BANP Partner	BANP Project expenditure 2024/25*	Grant leverage for BANP review & projects**
Bridport Town Council	17,000	27,500
Symondsbury Parish Council	0	0
Total	17,000	27,500

Bridport Town Council incurred project expenditure of £17,000 in 2024/25 in pursuit of BANP project delivery. The most significant expenditure being support for the operation of the Community Bus (£15,000). Expenditure was also incurred in supporting the review of the BANP as well as staff time to undertake other BANP projects; energy champions and ev charger installation at Plottingham car park.

BANP partners reporting receipt of Community Infrastructure Levy funding for the year 2024/25 were:

- Bridport Town Council £ 2,861.53
- Symondsbury Parish Council £0

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Appendix 1 – Planning Application Monitoring May 4th 2024– May 3rd 2025

DC decision notice in italics

BRIDPORT PARISH	BTC <i>DC Decision</i>
<p>P/VOC/2024/00986</p> <p>BRAMLEY HOUSE, RETAIL UNIT CHANCERY LANE</p> <p>Change of use from shop to 1 No. unit of residential accommodation. Carry out internal alterations. (Removal of Condition No. 4 of Planning Permission No. P/FUL/2023/04772 relating to Flood Mitigation measures).</p> <p>Granted.</p>	<p>Regarding this application, at their meeting on Monday 22 April, Town Councillors resolved to support the application to remove the condition, and agreed with the applicant that there is no evidence to support a flood risk at this site.</p> <p><i>Bridport Neighbourhood Plan 2020-2036 (made 5/5/2020). The neighbourhood plan does not include any policies of specific relevance to the application but does include Officer Report Page 3 of 8 reference to flood risk and the need to ensure that the assessment of proposed development is based upon the most recent available data.</i></p> <p><i>Made Neighbourhood Plans Bridport Neighbourhood Plan 2020-2036 (made 5/5/2020) - POLICY HT2 -POLICY L1 - POLICY L2 Biodiversity-POLICY D1 -POLICY D8-POLICY D9 (see also Policies CC2, CC3)</i></p>
<p>P/FUL/2023/04261</p> <p>HARBOUR HOUSE, GEORGE STREET</p> <p>Replace pitched roof & install solar panels.</p> <p>Granted.</p>	<p>Support. The proposals will help to provide affordable living for vulnerable elderly residents in an independent care home.</p> <p><i>The development has been assessed against Policies INT1, ENV1, ENV2, ENV4, ENV5, ENV10, ENV12, ENV13, ENV16, COM7, COM11 and SUS2 of the West Dorset, Weymouth & Portland Local Plan (2015), Policies CC4, D8 and HT2 of the Bridport Neighbourhood Plan 2020-2036, the NPPF (2023) and other material considerations and is considered acceptable. It has been concluded that the development would not result in any harm that would justify refusal in the public interest.</i></p>
<p>P/HOU/2024/00980</p> <p>1, BISHOPS FARM COTTAGES, HIGHER STREET (BRADPOLE)</p> <p>Erection of new single storey extension to the east of the house.</p> <p>Granted</p>	<p>The initial consultation was responded to by Bradpole Parish Council whose main objection to the application was the use of the black metal cladding. From the amended application, it appears that the metal cladding is to be replaced by a mixture of stone and timber cladding which in this case will blend much better with the surrounding properties in this conservation area. It is also noted that the black metal roof is to be replaced by a natural slate roof or similar. As the concerns of the Council have been addressed and no other issues raised the Council has no objections to the amended application.</p>
<p>P/HOU/2023/07115</p> <p>32, VALLEY ROAD (BOTHENHAMPTON AND WALDITCH)</p> <p>Single Storey side Extension.</p> <p>Granted</p>	<p><i>This proposal is judged to comply with policies of the Bridport Neighbourhood Plan (2020), the West Dorset, Weymouth & Portland Local Plan (2015) and the National Planning Policy Framework (2023).</i></p>
<p>P/PACD/2024/02211</p> <p>9 GUNDRY LANE (BRIDPORT CENTRAL)</p> <p>Change of use from a mixed dwelling/ commercial building to dwelling only.</p> <p>Withdrawn</p>	<p>This application was withdrawn before the Town Council had opportunity to comment.</p>
<p>P/LBC/2024/01069</p> <p>FISHERMANS LOCKER, 14 THE GREEN (WEST BAY)</p> <p>Internal and external alterations including: replacement windows, re-pointing, lime rendering, reinstatement of porch, modification</p>	<p>Support. There are no material matters giving rise to concern.</p> <p><i>No reference to the Neighbourhood Plan.</i></p>

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of floor plan and erection of a wooden gas meter enclosure. Granted	
P/FUL/2023/06796 LAND TO THE EAST OF MOUNTFIELD, RAX LANE (BRIDPORT CENTRAL) Retention of three sheds, one lean-to shed, a covered wood store, covered seating area, decking & associated change of use from maintenance compound to F2(b) Halls or meeting places for the principal use of the local community (to include light industrial maintenance activities, crafting, and community use). Granted	This is the BTC's own application <i>No reference to the Neighbourhood Plan</i>
P/NMA/2024/02304 NEW HOUSE FARM, MANGERTON LANE (BRADPOLE) Non material amendment to planning permission P/FUL/2021/04811 (Conversion of barns into 2.no dwellings and associated works and landscaping) to change roof materials from Tile/standing seam/slates to Tile/slates. Add PV array on south elevation of roof. Refused	The Town Council has been notified for information purposes only. <i>No reference to the Neighbourhood Plan</i>
P/HOU/2024/02555 29, EAST ROAD, BRIDPORT Proposed external store Granted	Supported. <i>This proposal is judged to comply with policies of the Bridport Neighbourhood Plan (2020), the West Dorset, Weymouth & Portland Local Plan (2015) and the National Planning Policy Framework (2015). No objections have been raised from third parties or the Bridport Town Council. Therefore, this proposal is recommended for approval subject to conditions</i>
P/HOU/2024/02549 61, VALLEY ROAD, BRIDPORT Proposed outbuilding (garden studio) Granted	Supported. <i>This proposal is judged to comply with policies of the Bridport Neighbourhood Plan (2020), the West Dorset, Weymouth & Portland Local Plan (2015) and the National Planning Policy Framework (2023). No objections have been raised from third parties or the Bridport Town Council. Therefore, this proposal is recommended for approval, subject to conditions</i>
P/FUL/2024/03228 FLAT 1, 13 CLARENCE HOUSE (WEST BAY) Installation of bin storage unit. Withdrawn	This application was withdrawn before the Committee had opportunity to comment.
P/HOU/2024/02432 26, WEST ALLINGTON (BRIDPORT WEST & ALLINGTON) Re-build garden brick wall as similar as possible to original structure. Granted	Supported <i>This Listed Building Consent in principle is therefore considered to comply with policies of the Bridport Neighbourhood Plan (2020) and policy ENV4 of the West Dorset, Weymouth & Portland Local Plan (2015) and section 16 (paragraphs 195-214 of the NPPF) and therefore is recommended for approval subject to conditions and is to be read in conjunction with the linked planning application P/HOU/2024/02432.</i>
P/HOU/2024/02701 SPRINGFIELD, BURTON ROAD (WEST BAY) External alterations to render and clad property Granted	No Objection <i>This proposal is judged to comply with policies of the Bridport Neighbourhood Plan (2020), the West Dorset, Weymouth & Portland Local Plan (2015) and the National Planning Policy Framework (2023). No objections have been made from</i>

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	<i>Bridport Town Council or third parties. It is therefore considered that this proposal should be recommended for approval subject to condition</i>
<p><i>P/HOU/2024/02494</i> 21, NURSERY GARDENS (BRIDPORT CENTRAL) Demolish existing porch, garage and utility extension and replace with bedroom, porch, shower and utility extension. Granted</p>	<p>Supported</p> <p><i>This proposal is judged to comply with policies of the Bridport Neighbourhood Plan (2020), the West Dorset, Weymouth & Portland Local Plan (2015) and the National Planning Policy Framework (2023). No objections have been raised from third parties or the Bridport Town Council. Therefore, this proposal is recommended for approval subject to conditions.</i></p>
<p><i>P/LBC/2024/01764</i> OFFICES, 10 SOUTH STREET (BRIDPORT CENTRAL) Replace 1 casement window at the rear of the property with a new casement window Refused</p>	<p>Supported</p> <p><i>No reference to Neighbourhood Plan</i></p>
<p><i>P/HOU/2024/02166</i> 6, CLAREMONT GARDENS (BRADPOLE) Single/two storey extension to form annex. Granted</p>	<p>Support, provided a satisfactory planning statement is obtained from the applicant, addressing material considerations including amenity, access, and parking</p> <p><i>This proposal is judged to comply with policies of the Bridport Neighbourhood Plan (2020) and the West Dorset, Weymouth & Portland Local Plan (2015) and the National Planning Policy Framework (2023)</i></p>
<p><i>P/HOU/2024/01916</i> COACH HOUSE, FORSTERS LANE (BRADPOLE) Erect extension. Granted</p>	<p>This site is within the local development boundary and the Bradpole Village Conservation Area, therefore, is subject to any development being within the relevant planning policies. The application is for a single storey extension on a relatively large plot so there would appear to be no significant amenity issues. The site is within Flood Zone Area 2 but there is already approved living accommodation at the same level with flood limiting measures in place. The pre application advice from DC planners, refers to various policies including BANP policies which have been included in the application. There are no further apparent Material Planning Considerations that would support an objection.</p> <p><i>The development has been assessed against Policies ENV1, ENV2, ENV4, ENV5, ENV10, ENV12, ENV16, COM7, SUS2 and INT1 of the West Dorset, Weymouth & Portland Local Plan 2015, Policies HT1, HT2, L1, L2, D1, D8, D9 of the Bridport Neighbourhood Plan 2020-2036, the policies of the NPPF (2023), and other material considerations. It has been concluded that the development is in accordance with the development plan and would not result in any harm that would justify refusal in the public interest</i></p>
<p><i>P/HOU/2024/01128</i> 6, BEAUMONT AVENUE (BRADPOLE) Demolition of existing garage and construction of new; Extend existing roof to allow loft conversion with roof lights and dormer window; Erect gable roof above rear two storey extension; Attach solar panels; Various fenestration changes; Rendering of existing dwelling. Granted</p>	<p>Support. No material reasons to object. Members noted the comments submitted under delegation.</p> <p><i>No reference to the Neighbourhood Plan</i></p>
<p><i>P/HOU/2023/03710</i> 2, NEWFOUNDLAND (BRADPOLE) Erect studio/office with ancillary accommodation. Granted</p>	<p>Originally in Bradpole Parish. The Town Council was not consulted.</p> <p><i>This proposal is judged to comply with policies of the Bridport Neighbourhood Plan (2020) and the West Dorset, Weymouth & Portland Local Plan (2015) and the National Planning Policy Framework (2023).</i></p>
<p><i>P/LBC/2024/02554</i> 43B SOUTH STREET (CENTRAL) Replace timber windows with timber double glazed and single glazed windows.</p>	<p>Support. The replacement windows are hidden from public view and are a welcome improvement that improves energy efficiency for the current and future occupants, without adverse heritage impact. The Town Council considers in this case that, in line with NPPF para 208, less than substantial harm to the significance of a designated heritage asset is justified by the public benefits of the proposal, including securing its optimum viable use. The development also</p>

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Granted	<p>satisfies NPPF para 157 as it supports the transition to a low carbon future. NPPF para 8 also applies here, in that the proposals aid the achievement of the NPPF social objective of providing homes “to meet the needs of present and future generations”. The minimal impact of the energy saving measures also serves to address NPPF para 195, which provides for heritage assets to be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations. The significance of the heritage asset is not damaged by the proposed development. The Local Plan requirement (in policy ENV4) to justify “harm” to the significance of the heritage asset has been met. The public benefit derived from improving the energy efficiency of the housing stock, and the contribution it will make to Bridport’s and Dorset Council’s ‘net zero’ carbon ambition, outweighs the impact on the listed building. The Council reminds the planning authority of a statement to Dorset Council members by its Corporate Director, Economic Growth and Infrastructure, recognising the need for “...conversation about conservation”, recognising concerns that the interpretation of planning policy is damaging the environment. We urge Dorset Council to cater for Bridport’s future environment, and to recognise the inevitability of modest adaptations such as this being accepted as absolutely necessary.</p> <p><i>No reference to the Neighbourhood Plan.</i></p>
<p>P/HOU/2024/02552 15 BRAMLEY HILL (BRADPOLE) Demolition of existing conservatory and erection of single storey rear extension.</p> <p>Granted.</p>	<p>Support</p> <p><i>By reason of its scale and proportions, the extension would resemble a subordinate feature of the dwellinghouse. Its position, on the rear elevation of the dwelling would effectively obscure the structure from any public visibility and therefore it is not considered to have any significant impact on the visual amenity of the street scene, the conservation area or the wider setting of the AONB and is therefore considered to comply with policies D1 and D8 of the Bridport Neighbourhood Plan (2020) and policies ENV1, ENV4, ENV10 and ENV12 of the West Dorset, Weymouth & Portland Local Plan (2015). This proposal is judged to comply with policies of the Bridport Neighbourhood Plan (2020), the West Dorset, Weymouth & Portland Local Plan (2015) and the National Planning Policy Framework (2023).</i></p>
<p>P/LBC/2024/02797 13 RAX LANE (CENTRAL) External alterations to remove existing lime mortar pointing from North and West elevations and replace with colour matched lime mortar.</p> <p>Granted</p>	<p>Supported</p> <p><i>No reference to Neighbourhood Plan</i></p>
<p>P/LBC/2024/01429 64 SOUTH STREET (CENTRAL) Changes for improvement to fire safety including removal of fire escape stairs and replacement of doors and windows; installation of roof lights.</p> <p>Granted</p>	<p>Supported</p> <p><i>No reference to Neighbourhood Plan</i></p>
<p>P/FUL/2024/02539 P/LBC/2024/02540 60, WEST STREET (BRIDPORT CENTRAL) Conversion from office to single unit of residential accommodation Internal alterations including; formation of plasterboard partition walls; new access to existing shower room; blocking up doorway.</p> <p>Granted</p>	<p>No objection</p> <p><i>2539: Policy SUS2 of the Local Plan and policies COB1 and D4 of the neighbourhood plan allow for additional residential units within Bridport’s settlement boundary. The made neighbourhood plan contains policies relating to the energy performance of development. However, given the nature of this application for a conversion and no physical extensions, it is not considered that the policies are applicable in this instance</i></p>
P/FUL/2024/02704	No objection

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22-24 GORE CROSS WAY (BRADPOLE) Construction of bin storage units. Granted	<i>The development has been assessed against Policies INT1, ENV1, ENV2, ENV10, ENV12, ENV16, COM7, SUS2 of the West Dorset, Weymouth & Portland Local Plan (2015), Policies D8 and HT2 of the Bridport Neighbourhood Plan 2020-2036, the NPPF (2023) and other material considerations and is considered acceptable.</i>
P/HOU/2024/02951 4, SPINNING WAY (BRIDPORT CENTRAL) Replace existing garden shed with small flat roofed studio. Withdrawn	No objection
P/FUL/2024/02151 GROVES NURSERIES AND GARDEN CENTRE (BRIDPORT CENTRAL) 7A, West Bay Road Demolition of existing canopy building and replacement with a new canopy building. Granted	Supported. <i>The proposal is considered to be in accordance with Policy D8 of the Bridport Neighbourhood Plan (2020)</i>
P/CLP/2024/02806 17, CHURCH STREET (BRIDPORT CENTRAL) Replace the greenhouse in the back garden with a wooden garden room/artist studio. Refused.	<i>No reference to the Neighbourhood Plan.</i>
P/PAEL/2024/03322 TELECOMMUNICATIONS MAST, WALDITCH ROAD, (BOTHENHAMPTON AND WALDITCH) The removal of existing 17.5m monopole and Installation of new 20m monopole supporting 3 no. antennas, 12 no. RRUs and 2 no. transmission dishes. Installation of 3 no. new equipment cabinets and ancillary development thereto including GPS module within existing 2.4m fenced compound. Approval not needed	Supported <i>Prior Approval Not Required. Policy CF2 New Community Services & Facilities - 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 wider provisions of this neighbourhood plan</i>
P/FUL/2024/03102 BRIDPORT WOMEN'S INSTITUTE HALL (BRIDPORT CENTRAL) External alterations to windows and doors and widening of gate and changes to levels of courtyard to include an access ramp. Construction of covered loggia Granted	The Town Council had no comment to make as it is the applicant. <i>Bridport Neighbourhood Plan 2020-2036 (made 5/5/2020) Policy HT2 Public Realm Policy L2 Biodiversity Policy L5 Enhancement of The Environment Policy COB1 Development in the Centre of Bridport Policy D1 Harmonising with the Site Policy D8 Contributing to the local character Although the proposal is located within the Bridport Conservation Area and lies opposite existing Grade II listed buildings, the character and appearance of the Conservation Area would be preserved by the proposals and there would be no adverse impact on the wider setting of adjacent listed buildings. As such, no harm is caused to designated heritage assets and Section 66 (setting) and Section 72 (the preserve/enhance test) of the Planning (Listed Buildings and Conservation Areas Act) 1990 are considered to be met as are the design and heritage related policies of the adopted Local Plan and Made Neighbourhood Plan referred to above</i>
P/NMA/2024/04146 MELROSE, WALDITCH ROAD (BOTHENHAMPTON AND WALDITCH) Non material amendment - change design of dormer windows to incorporate warm roof construction to building regulations GRP flat roofs - to planning permission P/HOU/2022/08038 (Erect rear extension & alterations to dormer). Granted	BTC informed for info purposes only <i>No reference to the Neighbourhood Plan.</i>

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<p>P/HOU/2024/03285</p> <p>19, LOWER WALDITCH LANE (BOTHENHAMPTON AND WALDTICH)</p> <p>New single storey side extension and dormer roof extension, installation of rooflights and other associated works.</p> <p>Withdrawn</p>	<p>Neutral. The Town Council has no objection in principle but is concerned in respect of the proposed velux windows at the rear, on the amenity/privacy of the neighbouring property.</p> <p><i>No reference to the Neighbourhood Plan.</i></p>
<p>P/FUL/2024/03225</p> <p>1, ARROWFIELD (BRIDPORT CENTRAL) Construction of bin storage units.</p> <p>Granted</p>	<p>No objection</p> <p><i>The development has been assessed against Policies INT1, ENV1, ENV2, ENV4, ENV10, ENV12, ENV15, ENV16, COM7, COM9 and SUS2 of the West Dorset, Weymouth & Portland Local Plan (2015), Policies HT2, D1, D5 and D8 of the Bridport Neighbourhood Plan 2020-2036, the NPPF (2023) and other material considerations and is considered acceptable</i></p>
<p>P/HOU/2024/03769</p> <p>GREEN LANE HOUSE, DORCHESTER ROAD Erection of garden room to replace conservatory, construction of porch, replacement extended balcony, window and door alterations and associated landscaping</p> <p>Granted</p>	<p>No objection.</p> <p><i>This proposal is judged to comply with policies of the Bridport Neighbourhood Plan (2020), the West Dorset, Weymouth & Portland Local Plan (2015) as well as the National Planning Policy Framework (2023) No objections have been raised from third parties or Bridport Town Council. Therefore, this proposal is recommended for approval subject to conditions.</i></p>
<p>P/HOU/2024/03540</p> <p>116 & 118, EAST STREET (BRIDPORT CENTRAL) Take down and rebuild chimney above ridge height. Re-use existing bricks where possible. Install new lead tray and lead flashing.</p> <p>Granted</p>	<p>No objection</p> <p><i>No reference to the Neighbourhood Plan.</i></p>
<p>P/FUL/2024/02307</p> <p>17, EAST STREET (BRIDPORT CENTRAL) Change of use from bank to bar, restaurant with dancing / music (Sui Generis).</p> <p>Granted</p>	<p>Support, conditional upon provision of a decibel monitor at the premises</p> <p><i>No reference to the Neighbourhood Plan</i></p>
<p>P/FUL/2024/01407</p> <p>Folly Mill Lodge South Street</p> <p>Replace all existing timber-framed windows with UPVC framed windows</p> <p>Refused</p>	<p>"Strongly support. These changes are required for carbon reduction and for the protection of elderly and vulnerable residents. There is no impact on the conservation area. The Town Council considers in this case that, in line with NPPF para 208, less than substantial harm to the significance of a designated heritage asset is justified by the public benefits of the proposal, including securing its optimum viable use. The development also satisfies NPPF para 157 as it supports the transition to a low carbon future. NPPF para 8 also applies here, in that the proposals aid the achievement of the NPPF social objective of providing homes "to meet the needs of present and future generations". The minimal impact of the energy saving measures also serves to address NPPF para 195, which provides for heritage assets to be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations. The significance of the heritage asset is not damaged by the proposed development. The Local Plan requirement (in policy ENV4) to justify "harm" to the significance of the heritage asset has been met. The public benefit derived from improving the energy efficiency of the housing stock, and the contribution it will make to Bridport's 'net zero' carbon ambition, outweighs the impact on the listed building. The Council reminds the planning authority of a statement to Dorset Council members by its Corporate Director, Economic Growth and Infrastructure, recognising the need for "...conversation about conservation", recognising concerns that the interpretation of planning policy is damaging the environment. We urge Dorset Council to cater for Bridport's future environment, and to recognise the inevitability of modest adaptations such as this being accepted as absolutely necessary."</p>

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	<i>The site is located within Bridport Town Centre Conservation Area, and it is highly visible from the public domain. It is also experienced within the setting of the adjoining grade II* Bridport Museum and its existing timber windows complement the detailing of this historic building. The proposal to replace the windows with UPVC would be inappropriate for the site and locality, failing to conserve or enhance the character and appearance of the conservation area. This is on the basis of UPVC windows being overly modern, unageing, glossy/reflective plastic and of thicker proportions which would result in poor visual features within the historic/traditional area/building. The development would lead to less than substantial harm to designated heritage assets, including the setting of a grade II* listed building, which not be outweighed by any public benefits, in conflict with policies ENV4, ENV10 and ENV12 of the West Dorset, Weymouth & Portland Local Plan (2015); and paragraphs 205, 206 and 208 of the NPPF (2023)</i>
P/HOU/2024/03657 2, LONG LANE (BOTHENHAMPTON AND WALDITCH) Replace existing mono-pitched roof on studio building to double pitched roof incorporating two rooflights. Granted	No objection No reference to the Neighbourhood Plan.
P/LBC/2024/04045 OFFICES, 10 SOUTH STREET (BRIDPORT CENTRAL) Replace a rotten timber casement window with new timber casement window. Granted	Support No reference to the Neighbourhood Plan.
P/HOU/2024/04195 CHURCH HAYES HOUSE, OLD CHURCH ROAD (BOTHENHAMPTON AND WALDITCH) Replacement of porch; new insulated roof to bay; application of external/internal wall and roof insulation; installation of solar panels and Air Source Heat Pump; replacing existing roof windows with two roof balcony windows; adding one window to North elevation. Granted	Not brought before the meeting of the Town Council's Planning Committee. <i>This proposal is judged to comply with policies of the Bridport Neighbourhood Plan (2020), the West Dorset, Weymouth & Portland Local Plan (2015) and the National Householder Application Report Page 8 of 9 Planning Policy Framework (2023). No objections have been received from third parties or the Bridport Town Council. Therefore, this proposal is recommended for approval subject to conditions.</i>
P/HOU/2024/04269 7, MOUNTJOY (BOTHENHAMPTON AND WALDITCH) Demolish conservatory and erect single storey rear extension. Remove one chimney, extend width of existing dormers and form rear patio. Granted	Support <i>This proposal is judged to comply with policies of the Bridport Neighbourhood Plan (2020), the West Dorset, Weymouth & Portland Local Plan (2015) and the National Planning Policy Framework (2023).</i>
P/HOU/2024/03539 26, OSBOURNE ROAD (BRIDPORT CENTRAL) Replacing a single attached garage with a double garage. Granted	Support <i>This proposal is judged to comply with policies of the Bridport Neighbourhood Plan (2020), the West Dorset, Weymouth & Portland Local Plan (2015) and the National Planning Policy Framework (2023)</i>
P/FUL/2024/03784 VERNONS COURT, NORMANDY WAY Retention of 2no. bin store areas to house 21no 360 litre waste bins and 4no 140 litre waste bins. Granted	Support <i>The development has been assessed against Policies INT1, ENV1, ENV2, ENV10, ENV12, ENV16, COM7 and SUS2 of the West Dorset, Weymouth & Portland Local Plan (2015), Policies D8 and HT2 of the Bridport Neighbourhood Plan 2020-2036, the NPPF (2023) and other material considerations and is considered acceptable.</i>

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<p>P/FUL/2024/03656</p> <p>ST ANDREWS TRADING ESTATE, UNIT 2, SHOE LANE (BRADPOLE) Retain amphibious vehicle and decking for use as an amenity area linked to existing leisure facilities.</p> <p>Refused</p>	<p>Object. The proposed development is outside the Defined Development Boundary, in the Dorset National Landscape, and in an area designated as local green space in the Bridport Area Neighbourhood Plan. The Council notes the applicant's responses to the Biodiversity Checklist questions, and asks that these be verified given the proximity of the development to the River Asker and Happy Island.</p> <p><i>The site itself is part of a Higher Potential Ecological Network. The application is not supported by any ecological report to set out the baseline and ascertain the impacts on any ecological habitat or species or any avoidance, mitigation or compensatory measures. The development is thus in conflict with policies ENV2 and ENV10 of the West Dorset, Weymouth and Portland Local Plan; policies L2 and D10 of the Bridport Area Neighbourhood Plan; and paragraph 186 of the NPPF (2023).</i></p>
<p>P/FUL/2024/01959</p> <p>ORCHARD COTTAGE, WALDITCH ROAD (BOTHENHAMPTON AND WALDITCH) Material change of use to site bell tent for use by massage therapy business.</p> <p>Withdrawn</p>	<p>Support</p>
<p>P/HOU/2024/03967</p> <p>113, VICTORIA GROVE (BRIDPORT CENTRAL) Remove existing GRP flat roof, North East and North West walls of the existing Garden Room; remove external timber steps and decking; erect single storey rear extension; form elevated terrace and external stairs to rear elevation; carry out alterations.</p> <p>Granted</p>	<p>Support</p> <p><i>This proposal is judged to comply with policies of the Bridport Neighbourhood Plan (2020), the West Dorset, Weymouth & Portland Local Plan (2015) and the National Planning Policy Framework (2023)</i></p>
<p>P/CLP/2024/04853</p> <p>BRIDPORT YOUTH CENTRE, GUNDRY LANE (BRIDPORT CENTRAL) Certificate of lawfulness to install 30 panel roof mounted solar array.</p> <p>Granted</p>	<p>BTC informed only</p> <p><i>No reference to the Neighbourhood Plan</i></p>
<p>P/LBC/2024/04212</p> <p>96, WEST STREET (BRIDPORT CENTRAL) Change the paint colour externally on front ground floor windows and door.</p> <p>Granted</p>	<p>Support</p> <p><i>No reference to the Neighbourhood Plan</i></p>
<p>P/HOU/2024/04241</p> <p>24, DODHAMS FARM CLOSE (BRADPOLE) Convert loft into living accommodation with 3 dormer windows and erect single storey rear extension with roof windows.</p> <p>Granted</p>	<p>Support</p> <p><i>No reference to the Neighbourhood Plan</i></p>
<p>P/RES/2024/03002</p> <p>PHASES 1C(II) and 1C(III) LAND AT FOUNDRY LEA VEARSE FARM (SYMONDSBURY) Outline application WD/D/17/000986 was an EIA application and an Environmental Statement was submitted with that application. Reserved matters approval is subsequently sought for appearance, landscaping, layout and scale for: "the construction of 136</p>	<p>The Town Council seeks assurance that this application will be considered by Dorset Council's Planning Committee and not be a delegated decision. The Council notes that this is a new application and consequently we request that our comments on the previous application P/RES/2021/04848 (see and changes in guidance since that application received approval, be taken into account and in particular: The Council notes the publication by Dorset Council in December 2023 of new guidance on planning for climate change at https://www.dorsetcouncil.gov.uk/documents/35024/302701/December+2023+-+Dorset+Council+Interim+Guidance+and+Position+Statement+-++Planning+for+Climate+Change.pdf/f127d0e3-4f18-b97c-9b03-105e3cdc52de. This document provides a welcome acknowledgement that climate change is a</p>

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<p>dwelling, pedestrian, cycle and vehicular links, drainage works, landscaping, and associated infrastructure".</p> <p>Granted.</p>	<p>material consideration in decision-making and appeals. Consequently, the Town Council considers that this application must seek to minimise both embodied and operational carbon emissions from the proposed new housing development. Whilst we welcome some modest commitments made in the application, significant further attention is required as follows:</p> <ol style="list-style-type: none"> 1. Climate Change • The Council is disappointed that the material palette drawn on for the Foundry Lea development remains traditional, carbon intense concrete, render, brick and re constituted stone – the Materials Plan and Sustainable Design and Construction Statement indicates that “consideration’ will be given to sourcing environmental friendly products. The Town Council does not accept that this commitment to consider the environment is a sufficient response to the climate emergency. The embodied carbon from large constructions must change and change quickly. We expect to see firm and measured commitments to using low carbon materials in a development of this scale. • BANP Policy CC2 specifically asks for development to “exceed” target emissions rates in Part L 2013 standards. BTC considers that there is an imperative to avoid building new homes that will need to be retro fitted by householders to meet future energy sourcing and performance requirements. Dorset Council’s interim guidance document ‘Planning for Climate Change’, and the associated sustainability checklist now supports this imperative, and it should be given significant weight in determining this application. • The reserved matters submission includes a Carbon Emissions Statement produced by Sol Environment Ltd. This report explores methods of sustainable heating such as ground source heat pumps (GSHPs) or air source heat pumps (ASHPs) but rejects these options. In light of Dorset Council’s interim guidance on climate change, and the government’s Heat & Buildings Strategy (2021), the Town Council urges the planning authority to challenge the applicant to rethink how best to provide low carbon energy solutions for Foundry Lea. This could include considering community energy solutions, micro grids and working with the Bridport Energy Club. • The now completed Bridport Cohousing scheme development provides a model for delivery of low carbon domestic energy. The applicant could also draw on experience of heat pump installation at their Delamare Park housing development in Nunney, near Frome. The developer’s first gas-free site in the UK which includes 30% affordable homes, clearly demonstrating that heat pump installation is a commercially viable option. BTC urges Dorset Council to press for Foundry Lea to show the same levels of ambition to address the climate crisis. 2. Housing Considering the suite of housing policies contained in the Bridport Area Neighbourhood Plan (BANP) and the associated Housing Needs Assessment (HNA), the Town Council can be clear that new development in Bridport must address the chronic housing crisis resulting from the growing affordability gap between local incomes and the price of market housing. The BANP HNA identifies a need for social rent housing and work by AECOM on life cycle modelling points to a shortfall of 1 and 2 bed properties. We request that the following be given significant weight in determining this application: • Given the defined need for social rent housing to address the affordability crisis in the Bridport area (BANP Policy H1) it would be preferable to see inclusion of more social rented housing; • Policy HOUS1 of the emerging Dorset Council Local Plan issued in 2021 proposes that 20% of new homes be built to M4(2) accessible and adaptable dwellings standards. The Town Council would support a higher percentage of accessible and adaptable homes than proposed in this application, especially given the demand from older or disabled people living in the Bridport. • There is a mismatch between the overall housing mix proposed for the Foundry Lea development and the modelling of future housing need undertaken by AECOM (2019) for the BANP Housing Needs Assessment. The AECOM study highlights a need to increase supply of 1 and 2 bed properties, and this application should seek to make a greater contribution towards meeting this need than currently proposed. 3. Conditions If the planning authority is minded to approve this application, then the following should be noted: • The Town Council notes and supports the proposed condition submitted by Dorset Council’s Flood Risk Management Team. • We further note that submitted EclA has not been approved by Dorset Council’s Natural Environment Team, and support the recommendation that this be addressed, either prior to determination or as a condition of the application.
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	<i>The proposals were deemed to comply with relevant policies of the Neighbourhood Plan. Please see the committee report by Dorset Council.</i>
<p>P/HOU/2024/04090 4090 & 4091 69, SOUTH STREET (BRIDPORT CENTRAL) Erect single storey rear extension with roof lantern. Single storey rear extension with roof lantern.</p> <p>Withdrawn.</p>	Support
<p>P/HOU/2024/04468 And 4469 7, BARRACK STREET (BRIDPORT CENTRAL) Erect single storey garden room</p> <p>Granted</p>	<p>Support</p> <p><i>No reference to Neighbourhood Plan</i></p>
<p>P/HOU/2024/04566 8, BROADMEAD AVENUE (BRIDPORT WEST AND ALLINGTON) Erect single storey side and rear extension.</p> <p>Granted</p>	<p>Support</p> <p><i>The development has been assessed against Policies INT1, ENV1, ENV2, ENV10, ENV12, ENV16, COM7 and SUS2 of the West Dorset, Weymouth & Portland Local Plan (2015), Policies D1 and D8 of the Bridport Area Neighbourhood Plan 2020-2036 (made 5/5/2020), the NPPF (2023) and other material considerations and is considered acceptable.</i></p>
<p>P/PADM/2024/03872 BRIDPORT TRAINING CENTRE, FLOOD LANE (BRIDPORT CENTRAL) Demolish timber framed building with masonry extension and associated concrete garage. Site poses a significant health and safety risk.</p> <p>Granted</p>	<p>Strongly support</p> <p><i>No reference to the Neighbourhood Plan.</i></p>
<p>P/LBC/2024/03910 41, THE OLD COURT, WEST STREET (BRIDPORT CENTRAL) External signage. External Signage (Lettering)</p> <p>Withdrawn</p>	Support
<p>P/FUL/2024/04864 UNIT 1A, HOMEWOOD WAY, GORE CROSS BUSINESS PARK (BRADPOLE) Siting of x2 storage containers.</p> <p>Granted</p>	<p>Support. On balance the application satisfies all relevant planning considerations</p> <p><i>No reference to the Neighbourhood Plan</i></p>
<p>P/HOU/2024/04712 8, MARSH GATE (BOTHENHAMPTON AND WALDITCH) Replace existing conservatory with new single storey extension with roof terrace. Extend first floor roof space by raising the existing ridge line and eaves.</p> <p>Withdrawn.</p>	Support. The Town Council notes and highlights the neighbour comment in respect of turning.
<p>P/HOU/2024/03926 18, ELWELL (BOTHENHAMPTON AND WALDITCH) Replacement front dormer with internal alterations.</p> <p>Granted</p>	<p>Support</p> <p><i>The proposal is in accordance with policies within the West Dorset, Weymouth & Portland Local Plan (2015), Bridport Neighbourhood Plan (2020) and guidance within the NPPF (2023).</i></p>
<p>P/HOU/2024/04795 4, KENWYN ROAD (BRIDPORT CENTRAL) Erect carport with loft over. (renewal of previous expired scheme).</p> <p>Granted</p>	<p>Support. On balance the application satisfies all relevant planning considerations.</p> <p><i>The development has been assessed against Policies INT1, ENV1, ENV2, ENV4, ENV5, ENV10, ENV12, ENV16, COM7 and SUS2 of the West Dorset, Weymouth & Portland Local Plan (2015), Policies D1 and D8 of the Bridport Area Neighbourhood Plan 2020-2036 (made 5/5/2020), the NPPF (2023) and other material considerations and is considered acceptable.</i></p>

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<p>P/LBC/2024/03696</p> <p>ST. SWITHUNS HOUSE, NORTH ALLINGTON (BRIDPORT WEST & ALLINGTON) Internal works to reconfigure layout to provide additional surgery rooms, and relocation of staff room and external works to remove 4no. glass panels to rear elevation and replace with panels and vents</p> <p>Granted</p>	<p>Support</p> <p><i>No reference to Neighbourhood Plan</i></p>
<p>P/HOU/2024/04772</p> <p>36, SOUTH MILL LANE (BRIDPORT CENTRAL) Install 8 replacement windows; rebuild chimney above ridge height. Internal and External alterations to facilitate the replacement of 8 windows and rebuilding of chimney above ridge height.</p> <p>Granted</p>	<p>Support. On balance the application satisfies all relevant planning considerations.</p> <p><i>The proposal is in accordance with policy ENV16 of the Adopted West Dorset, Weymouth and Portland Local Plan (2015), Policies D1 and D8 of the Bridport Neighbourhood Plan (2019) and Part 12 of the National Planning Policy Framework.</i></p>
<p>P/VOC/2024/04402</p> <p>LAND SOUTH OF LANGDON GREEN, MARROWBONE LANE (BOTHENHAMPTON AND WALDITCH) Erection of 1 dwelling with access (Reserved Matters application to determine appearance, landscaping, layout and scale following grant of Outline Planning approval WD/D/20/002660) with variation of condition 2 to planning permission P/RES/2022/03490 to allow for amendments to the garage to allow for a bin/log store</p> <p>Granted</p>	<p>Support</p> <p><i>Whilst the bin/log store extension will result in more build on the southern boundary, it is not considered overdevelopment by virtue of its limited scale and projection to the west as well as its subservient appearance. As such, it is considered that this scheme does not result in harm to amenities within the Dorset National Landscape being well designed, sited and scaled and therefore is in compliance with policies ENV1, ENV10, ENV12 & ENV16 of the West Dorset, Weymouth & Portland Local Plan (2015) and those that deal with similar issues in the Bridport Made Neighbourhood Plan</i></p>
<p>P/HOU/2024/04100</p> <p>3, STUART WAY (BRADPOLE) Installation of an Air Source Heat Pump.</p> <p>Granted</p>	<p>Support</p> <p><i>The proposal is in accordance with policies within the West Dorset, Weymouth & Portland Local Plan (2015), policies contained within the Bridport Neighbourhood Plan (2020-2036) and guidance within the NPPF (2023).</i></p>
<p>P/FUL/2024/04284</p> <p>PRIORY WORKS, GUNDRY LANE (BRIDPORT CENTRAL) Change of use of first and second floors to residential and ground floor to commercial shop. Ancillary alterations to gates and garage area, installation of air source heat pump. Provision of temporary onsite accommodation during works.</p> <p>Withdrawn</p>	<p>Support. On balance the application satisfies all relevant planning considerations.</p>
<p>P/FUL/2024/03131</p> <p>MORRISONS, WEST BAY ROAD (BRIDPORT CENTRAL) Proposed extension to the petrol filling station's sales building and the creation of charging zones, erection of EV chargers, sub-station</p>	<p>Support. On balance the application satisfies all relevant planning considerations.</p> <p><i>In summary, the proposal by reason of its design, siting, and materials is acceptable and contributes and responds to the local context and maintains the character and appearance of the surrounding area. The proposal therefore accords with policies ENV1, ENV10 and ENV12 of the adopted West Dorset, Weymouth and Portland Local Plan (2015), Policies HT3, D5 and D8 of the</i></p>

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enclosure, LV panel, meter cabinet and associated works. Granted	<i>Bridport Neighbourhood Plan (2019) and Part 12 of the National Planning Policy Framework.</i>
P/FUL/2024/04676 LAND ADJACENT TO WALDITCH ROAD (BOTHENHAMPTON AND WALDITCH) Erection of 2 stables and store. Granted	Support. On balance the application satisfies all relevant planning considerations <i>This proposal is judged to comply with policies of the Bridport Neighbourhood Plan (2020), the West Dorset, Weymouth & Portland Local Plan (2015) and the National Planning Policy Framework (2023).</i>
P/HOU/2024/04992 LYNCHETTS, EAST ROAD (BOTHENHAMPTON AND WALDITCH) Installation of a Air Source Heat Pump. Granted.	Support. On balance the application satisfies all relevant planning considerations <i>This proposal is judged to comply with policies of the Bridport Neighbourhood Plan (2020), the West Dorset, Weymouth & Portland Local Plan (2015) and the National Planning Policy Framework (2023).</i>
P/FUL/2024/04262 7, THE TANYARD (BRIDPORT CENTRAL) Construction of 8 bin storage units. Granted	Support. On balance the application satisfies all relevant planning considerations <i>The development has been assessed against Policies INT1, ENV1, ENV2, ENV4, ENV10, ENV12, ENV16, COM7, SUS2 and ECON4 of the West Dorset, Weymouth & Portland Local Plan (2015), Policy COB1 of the Bridport Neighbourhood Plan 2020- 2036, the NPPF (2023) and other material considerations and is considered acceptable</i>
P/HOU/2024/05946 19, LOWER WALDITCH LANE (BOTHENHAMPTON AND WALDITCH) Erect single storey side extension and installation of rooflights on existing semi-detached property. Granted	Support, subject to the incorporation of obscured windows at the rear of the property. On balance the application satisfies all relevant planning considerations other than the overhanging element of the windows as currently proposed. <i>This proposal is judged to comply with the policies of the Bridport Neighbourhood Plan (2020), as well as the policies of the West Dorset, Weymouth & Portland Local Plan (2015) and the National Planning Policy Framework (2023).</i>
P/HOU/2024/05788 84, WEST BAY ROAD (WEST BAY) Erect Single Storey Rear Extension, First Floor Rear Dormer Extension and Internal Alterations. Granted.	Support. On balance the application satisfies all relevant planning considerations <i>This proposal is judged to comply with policies of the Bridport Neighbourhood Plan (2020), the West Dorset, Weymouth & Portland Local Plan (2015) as well as the National Planning Policy Framework (2023).</i>
P/HOU/2024/05835 176, NORTH ALLINGTON (BRIDPORT WEST & ALLINGTON) Erect ground floor rear extension, loft extension and alterations. Granted	Support. On balance the application satisfies all relevant planning considerations <i>The proposal is in accordance with West Dorset, Weymouth & Portland Local Plan (2015) and Bridport Neighbourhood Plan Policies and would result in no harm to the affected heritage assets (176 North Allington and Bridport Conservation Area), preserving the character of the Conservation Area in accordance with Section 16 of the NPPF (2023)</i>
P/FUL/2024/05160 17, FULBROOKS CLOSE (BRIDPORT WEST & ALLINGTON) Installation of bin storage units. Withdrawn.	Object. The proposed development will result in a loss of amenity to local residents who enjoy the recreational space in which the bin storage is to be located. The applicant is encouraged to engage with those residents to find a mutually agreeable solution.
P/HOU/2024/03339 2, SOUTH MILL LANE (BRIDPORT) Demolition of existing outbuilding and erection of a garden room. Granted	Support <i>The development has been assessed against Policies INT1, ENV1, ENV2, ENV4, ENV10, ENV12, ENV16, SUS2 of the West Dorset, Weymouth & Portland Local Plan (2015), Policy COB1, D1 and D8 of the Bridport Neighbourhood Plan 2020- 2036, the NPPF (2023) and other material considerations and is considered acceptable.</i>
P/LBC/2024/04834 FLAT 18, PORT BREDY, BARRACK STREET (BRIDPORT CENTRAL) Internal and external alterations to facilitate the replacement of timber windows. Granted.	Comment agreed under delegation: Support. On balance the application satisfies all relevant planning considerations. <i>NO reference to NP</i>

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<p>P/HOU/2024/05396</p> <p>17, BOWHAYES (BOTHENHAMPTON AND WALDITCH) Double storey rear extension with internal alterations.</p> <p>Granted</p>	<p>Support. On balance the application satisfies all relevant planning considerations.</p> <p>This proposal is judged to comply with policies of the Bridport Neighbourhood Plan (2020), the West Dorset, Weymouth & Portland Local Plan (2015) and the National Planning Policy Framework (2023).</p>
<p>P/CLP/2024/06138</p> <p>LAND SOUTH OF THE MOUND CAR PARK (WEST BAY) Enclose disused staircase to create ancillary building for the storage of wheelchairs.</p> <p>Granted</p>	<p>BTC told for info only</p> <p><i>No reference to the Neighbourhood Plan.</i></p>
<p>P/LBC/2024/05560</p> <p>6, DIMENTS SQUARE, DIMENTS GARDENS (BRIDPORT WEST & ALLINGTON) Replacement of softwood windows and storm water board to front door</p> <p>Granted</p>	<p>Support</p> <p><i>No reference to Neighbourhood Plan</i></p>
<p>P/HOU/2024/06127 and 5646L</p> <p>50, WEST BAY ROAD (BRIDPORT CENTRAL) Installation of Electric Car Charging Point</p> <p>Granted</p>	<p>6127: Support. On balance the application satisfies relevant planning considerations. 5646: Support. On balance the application satisfies relevant planning considerations.</p> <p><i>6127: Given the modest scope of this scheme, which solely involves retaining a small electrical apparatus, it is not considered to raise any design concerns regarding the visual amenity of the area, the wider AONB setting, the listed building (stables), or the setting of the listed building (number 50). Accordingly, the proposal is deemed to comply with policies D1 and D8 of the Bridport Neighbourhood Plan (2015) as well as policies ENV1, ENV4, ENV10, ENV12 of the West Dorset, Weymouth & Portland Local Plan (2015). 5646L: No reference to the Neighbourhood Plan.</i></p>
<p>P/HOU/2024/05958</p> <p>WALNUT COTTAGE, OLD VICARAGE ROAD SPRING FARM (BOTHENHAMPTON AND WALDITCH) Erect Single Storey Rear Extension.</p> <p>Granted</p>	<p>Support. On balance the application satisfies all relevant planning considerations.</p> <p><i>This proposal is judged to comply with policies of the Bridport Neighbourhood Plan (2020), as well as policies of the West Dorset, Weymouth & Portland Local Plan (2015) and the National Planning Policy Framework (2023).</i></p>
<p>P/HOU/2024/05850</p> <p>DELAPRE HOUSE, ST. ANDREWS ROAD (BRIDPORT CENTRAL) Single storey side extension to form summer room.</p> <p>Withdrawn</p>	<p>Support</p>
<p>P/HOU/2024/05091</p> <p>15, FOX CLOSE (BRADPOLE) Erect single storey side extensions.</p> <p>Granted</p>	<p>Support. On balance the application satisfies all relevant planning considerations. <i>This proposal is judged to comply with policies of the Bridport Neighbourhood Plan (2020), the West Dorset, Weymouth & Portland Local Plan (2015) and the National Planning Policy Framework (2023).</i></p>
<p>P/CLE/2024/06375</p> <p>HEATHERBELL, HILL CLOSE (WEST BAY) Certificate of lawfulness existing to continue use of former garage as annexe (to provide ancillary residential and Bed & Breakfast accommodation).</p> <p>Granted.</p>	<p>No comments</p> <p><i>No reference to Neighbourhood Plan</i></p>
<p>P/FUL/2024/05296</p> <p>THE GARAGES, ORCHARD CRESCENT (BRIDPORT WEST AND ALLINGTON) Proposed demolition and removal of the existing single storey garage buildings and replacement with 4no. low energy homes for affordable /</p>	<p>Support. On balance the application satisfies all relevant planning considerations.</p> <p><i>The development has been assessed against Policies INT1, ENV1, ENV2, ENV10, ENV12, ENV13, ENV15, ENV16, SUS2, HOUS1, COM7 and COM9 of the West Dorset, Weymouth & Portland Local Plan (2015), Policies CC1, CC2, CC3, AM1, AM2, H1, H2, HT2, L1, L2, L5, D1, D2, D5, D6, D7, D8, D9 and D11 of the Bridport Neighbourhood Plan 2020-2036, the NPPF (2024) and other material considerations and is considered acceptable</i></p>

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social rent with associated parking and landscaping. Granted.	
P/NMA/2024/07264 26, OSBOURNE ROAD (BRIDPORT CENTRAL) Non material amendment - relocate personnel door from rear to side of garage to planning permission P/HOU/2024/03539 (Replacing a single attached garage with a double garage). Granted	BTC told for reference only. <i>No reference to the Neighbourhood Plan</i>
P/VOC/2024/06083 PROVIDENCE COTTAGE, RAILWAY COTTAGE (BRADPOLE) Demolish existing dwelling, garage and outbuildings. Erect two storey dwelling (with variation of Condition No's 2, 3 & 4 of Planning Permission No. 1/W/06/000040 to amend the approved plans). Granted	Support. On balance the application satisfies relevant planning considerations. <i>No reference to the Neighbourhood Plan</i>
P/LBC/2024/06324 10, BARRACK STREET (BRIDPORT CENTRAL) Dismantle the chimney and rebuild with a lead tray utilising matching brickwork and pointing Granted	Support. On balance the application satisfies relevant planning considerations. <i>No reference to the Neighbourhood Plan</i>
P/LBC/2024/06556 252 ST. ANDREWS ROAD (BRADPOLE) Application to install gas; install semi-concealed gas box and cover to the front of the property. Granted	Support. On balance the application satisfies relevant planning considerations <i>No reference to the Neighbourhood Plan</i>
P/NMA/2024/07403 15, FOX CLOSE (BRADPOLE) Non-material amendment to correct the approved plans in Condition 1 of planning permission P/HOU/2024/05091 Erect single storey side extensions. Granted	The Town Council has been notified for information purposes only. <i>No reference to the Neighbourhood Plan</i>
P/LBC/2024/06324 10 BARRACK STREET (BRIDPORT CENTRAL) Dismantle the chimney and rebuild with a lead tray utilising matching brickwork and pointing. Granted.	Support. On balance the application satisfies relevant planning considerations <i>No reference to the Neighbourhood Plan</i>
P/HOU/2024/06011 THATCH COTTAGE, 3 QUARRY LANE (BOTHENHAMPTON AND WALDITCH) Erection of a rear extension to existing double garage, replace 2 garage doors to one large door. Granted	Support. On balance the application satisfies relevant planning considerations <i>This proposal is judged to comply with policies of the Bridport Neighbourhood Plan (2020), the West Dorset, Weymouth & Portland Local Plan (2015) and the National Planning Policy Framework (2024).</i>
P/FUL/2024/05223 19C, SHOP REAR OF SOUTH STREET (BRIDPORT CENTRAL) Change of use from photography and art studio (Use Class E) to residential dwelling (Use Class C3), with associated works. Refused	Support. On balance the application satisfies relevant planning considerations <i>The following policies of the Neighbourhood Plan are considered to be of relevance to the proposals: • CC2 - Energy and Carbon emissions • AM2 - Managing vehicular traffic • L5 - Enhancement of the environment • COB1 Development in the centre of Bridport • D5 - Efficient use of land • D6 - Definition of streets and spaces • D7 - Creation of secure areas • D9 - Environmental performance • D11 - Building for life</i>

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<p>P/HOU/2024/06435</p> <p>82, WEST BAY ROAD (WEST BAY)</p> <p>Form dropped kerb and driveway.</p> <p>Remove part of front wall - approximately 4 metre width</p> <p>Granted</p>	<p>Support. On balance the application satisfies relevant planning considerations</p> <p><i>This proposal is judged to comply with the policies of the Bridport Neighbourhood Plan (2021), the West Dorset, Weymouth & Portland Local Plan (2015) and the National Planning Policy Framework (2024).</i></p>
<p>P/NMA/2024/07386</p> <p>BRIGADE HALL, RAX LANE (BRIDPORT CENTRAL) Non-material amendment to planning permission</p> <p>P/FUL/2023/02831 (Demolition of existing building and erect terrace of three dwellings).- to remove 3 No. dummy chimney stacks and pots above flat roof. Addition of 3 No. sun tubes to rear elevation sloping roof for internal first floor bathroom.</p> <p>Refused</p>	<p>The Town Council has been notified for information purposes only</p> <p><i>No reference to the Neighbourhood Plan</i></p>
<p>P/HOU/2024/06698</p> <p>172, ST. ANDREWS ROAD (BRADPOLE) Remove existing flat roofed dormer windows and replace with enlarged lean-to roofed dormer windows. Remove existing chimney and erect porch. Remove existing seating area to the rear garden and erect detached garden room with flue for wood burner. Granted.</p>	<p>Support. On balance the application satisfies relevant planning considerations.</p> <p><i>This proposal is judged to comply with policies of the Bridport Neighbourhood Plan (2021), as well as the West Dorset, Weymouth & Portland Local Plan (2015) and the National Planning Policy Framework (2024).</i></p>
<p>P/FUL/2024/06368</p> <p>CO OPERATIVE RETAIL SERVICES LTD, SEA ROAD NORTH (BRIDPORT CENTRAL) Installation of x2 rapid electric vehicle charging stations with ancillary equipment within car park, including x1 fully accessible EV charging bay.</p> <p>Granted</p>	<p>Support. On balance the application satisfies relevant planning considerations.</p> <p><i>The development has been assessed against Policies INT1, ENV1, ENV2, ENV9, ENV10, ENV12, ENV15, ENV16, SUS2, ECON4 and COM7, and of the West Dorset, Weymouth & Portland Local Plan 2015, Policies CF2, D5 and D8 of the Bridport Neighbourhood Plan 2020-2036, the policies of the NPPF (2024), and other material considerations.</i></p>
<p>P/LBC/2024/07440</p> <p>ST. SWITHUNS HOUSE, NORTH ALLINGTON (BRIDPORT WEST & ALLINGTON) Installation of an Air Conditioning unit. Replacement of a UPVC window with a timber framed window. Retain car park entrance barrier system.</p> <p>Withdrawn</p>	<p>Withdrawn before committee could comment</p> <p><i>Withdrawn</i></p>
<p>P/FUL/2024/06377</p> <p>WYKES GATE, 2-4 DOWNES STREET (BRIDPORT CENTRAL) Replace timber windows and upper floor doors with white upvc units.</p> <p>Withdrawn</p>	<p>Support. On balance the application satisfies relevant planning considerations.</p> <p><i>The proposed development is considered acceptable in terms of amenity impact and its impact on wildlife and habitat, however by virtue of the modern non-tradition uPVC material proposed, the scheme is not considered to be in keeping with the heritage character of the area, would result in less than substantial harm to designated heritage assets, which is not outweighed by public benefits. As such the proposal is not acceptable as it fails to accord with policies COB1, D1, D8 and D9 of the Bridport Area Neighbourhood Plan 2020-2036, policies ENV4, ENV10 and ENV12 of the West Dorset, Weymouth & Portland Local Plan 2015 and paragraphs 212, 213 and 215 of the National Planning Policy 2024.</i></p>
<p>P/LBC/2024/06247</p> <p>96, WEST BAY ROAD (WEST BAY)</p> <p>Demolish existing rear single storey extension. Erect rear single storey extension. Erect car port with solar panels. Internal works including</p>	<p>Support. On balance the application satisfies relevant planning considerations.</p> <p><i>No reference to the Neighbourhood Plan</i></p>

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removal of existing and formation of new en-suite. Granted.	
P/FUL/2024/06810 PRIORY WORKS, GUNDRY LANE (BRIDPORT CENTRAL) Change of use of upper floors to residential use for habitation. Utilise ground floor as a shop with ancillary alterations to gates and services. Refused	Neutral. The Town Council has no material objection but would have preferred to see a greater density on this town centre brownfield site, to facilitate more affordable housing. <i>6810: The proposals conflict with Policies ENV4, ENV10 and ENV12 of the West Dorset, Weymouth and Portland Local Plan (2015); policies D1, D4 and D8 of the Bridport Neighbourhood Plan (2020); and paragraphs 135, 139 and 215 of the NPPF (2024). 6811; Made Bridport Neighbourhood Plan (2020) • HT1: Non-designated Heritage Assets.</i>
P/HOU/2025/02180 48, CROCK LANE (BOTHENHAMPTON AND WALDITCH) Change of use classification from existing Use Class C3(b) (Supported Living Service for up to 6 young adults with Learning Disabilities) to Use Class C3(a) dwellinghouse. Withdrawn	This application was withdrawn before the Committee had opportunity to comment
P/FUL/2024/06672 42-44, WEST STREET (BRIDPORT CENTRAL) Works to include roof and plant replacement; facade maintenance. Granted	Support. On balance the application satisfies relevant planning considerations <i>The development has been assessed against Policies INT1, ENV1, ENV2, ENV4, ENV5, ENV10, ENV12, ENV16, COM7, SUS2 and ECON4 of the West Dorset, Weymouth & Portland Local Plan (2015), Policy COB1 and D8 of the Bridport Neighbourhood Plan 2020-2036, the NPPF (2024) and other material considerations and is considered acceptable.</i>
P/HOU/2024/07507 8, MARSH GATE (BOTHENHAMPTON AND WALDITCH) Demolish conservatory, erect single storey extension and extend first floor roof space by raising the existing ridge line and eaves. Granted	Neutral, provided that the application does not incorporate a change of use, and that there is no use as a holiday let. <i>This proposal is judged to comply with policies of the Bridport Neighbourhood Plan (2020), the West Dorset, Weymouth & Portland Local Plan (2015) and the National Planning Policy Framework (2024).</i>
P/NMA/2024/07382 LAND AT FOUNDRY LEA, VEARSE FARM (BRIDPORT WEST & ALLINGTON) Non material amendment - make 10 tenure swaps (over 20 plots) from S106 shared ownership to S106 Affordable Rent and vice versa to planning permission P/RES/2021/04848 (Construction of 760 dwellings, public open space (including play space and landscape planting), allotments, an orchard, sports pitch provision, with associated changing rooms and car parking, pedestrian, cycle and vehicular links, drainage works and associated infrastructure (Reserved matters application to determine appearance, landscaping, layout and scale following the grant of Outline planning permission number WD/D/17/000986) - Amended scheme). Granted.	The Town Council has been notified for information purposes only. <i>No reference to Neighbourhood Plan</i>
P/VOC/2024/06084 3, POND END, PYMORE (BRADPOLE) Change of use of agricultural land to	Object. The Council supports the comments of the Environmental Health Officer, and Symondsburry Parish Council. The requirements of the appeal decision were

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<p>residential curtilage with variation of condition 3 of planning permission P/FUL/2023/00176 (APP/D1265/W/23/3320929) to remove points 2-5 of condition 3 to remove the requirement for a site investigation report, details of remediation works and monitoring and maintenance.</p> <p>Granted</p>	<p>fair, related to the land and should be maintained, in particular in respect of potentially contaminated land.</p> <p><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 (2024) and other material considerations. It has been concluded that the development is acceptable subject to conditions</i></p>
<p>P/LBC/2024/05723 ST. ANDREWS CHURCH, ST. ANDREWS ROAD (BRIDPORT CENTRAL) Internal and external alterations to include; installation of spiral stair, replacement doors, dismantling and re-erection of entrance vestibule; removal of partitions; replacement of suspended floor; installation of roof light; replace window frame with door frame. Change of use of workshop to dwellinghouse (Class C3) and alterations and extension to the former St Andrews Church.</p> <p>Granted</p>	<p>Support. On balance the application satisfies all relevant planning considerations.</p> <p><i>No reference to the Neighbourhood Plan</i></p>
<p>P/NMA/2025/00953 9, CHESTNUT ROAD (BOTHENHAMPTON AND WALDITCH) Non-material amendment to Approved P/A P/HOU/2024/01961 (Remove existing conservatory; erect 2 storey rear extension with solar panels; erect detached garage building with solar panels) to vary condition 2 in relation to the drawings from P01 revision 2 to P01 revision 3.</p> <p>Granted</p>	<p>The Town Council has been notified for information purposes only.</p> <p><i>No reference to the Neighbourhood Plan.</i></p>
<p>P/HOU/2024/06714 96, WEST BAY ROAD (WEST BAY) Re-point North, East & West Elevations.</p> <p>Granted</p>	<p>Support. On balance the application satisfies relevant planning considerations.</p> <p><i>Bridport Neighbourhood Plan 2020-2036 Policy D1 Harmonising with the Site Policy D8 Contributing to the local character</i></p>
<p>P/HOU/2025/01008 10, OSBOURNE ROAD (BRIDPORT CENTRAL) Remove roof and PVCu conservatory system to dwarf wall; build up walls with a GRP flat roof with lantern light; carry out alterations.</p> <p>Granted.</p>	<p>Support. On balance the application satisfies relevant planning considerations</p> <p><i>This proposal is judged to comply with policies of the Bridport Neighbourhood Plan (2020), the West Dorset, Weymouth & Portland Local Plan (2015) and the National Planning Policy Framework (2024).</i></p>
<p>P/CLP/2025/00975 ASHBOURNE, WESTOWN (BOTHENHAMPTON AND WALDITCH) Use of land to station 1No. mobile home granny annexe for use incidental to the main dwelling.</p> <p>Granted</p>	<p>The Town Council has been notified for information purposes only.</p> <p><i>No reference to the Neighbourhood Plan.</i></p>
<p>P/HOU/2025/00019 77, SOUTH STREET (BRIDPORT CENTRAL) Erect garden office on hard standing area in garden</p>	<p>Support. On balance the application satisfies relevant planning considerations.</p>

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Granted	<i>This proposal is judged to comply with policies of the Bridport Neighbourhood Plan (2020), the West Dorset Weymouth & Portland Local Plan (2015) and the National Planning Policy Framework (2024)</i>
P/FUL/2025/00643 17, FULBROOKS CLOSE (BRIDPORT WEST & ALLINGTON) Installation of bin storage units. Granted	No objection <i>The development has been assessed against Policies INT1, ENV1, ENV2, ENV10, ENV12, ENV16, COM7 and SUS2 of the West Dorset, Weymouth & Portland Local Plan (2015), Policies D8 and HT2 of the Bridport Neighbourhood Plan 2020-2036, the NPPF (2024) and other material considerations and is considered acceptable.</i>
P/LBC/2025/00524 ST. SWITHUNS HOUSE, NORTH ALLINGTON (BRIDPORT WEST & ALLINGTON) Erect signage associated with business. Erect 2No. fascia signs and 1No. post sign. (Amended description). Granted	Support. On balance the application satisfies all relevant planning considerations. <i>No reference to the Neighbourhood Plan</i>
P/ADV/2024/07135 42-48, WEST STREET (BRIDPORT CENTRAL) Display 3 x illuminated fascia signs 1 x non illuminated projecting sign 7 x non illuminated panel sign 1 x non illuminated letter. Granted	Support. On balance the application satisfies relevant planning considerations. <i>Bridport Neighbourhood Plan 2020-2036 • POLICY HT3 Shopfront Design • POLICY COB1 Development in the Centre of Bridport • POLICY D8 Contributing to the local character</i>
P/HOU/2025/00399 18, WANDERWELL Extension to existing first floor dormer space; single storey rear extension; alterations to ground floor layout; covered porch to front and rear; and extension to existing garage. Granted	Support. On balance the application satisfies relevant planning considerations. <i>Bridport Neighbourhood Plan 2020-2036 POLICY HT2 Public Realm POLICY L1 green Corridors, Footpaths, Surrounding Hills & Skylines (AONB) POLICY L2 Biodiversity POLICY L4 green gaps (Anti-Coalescence Measures) POLICY D1 Harmonising with the Site POLICY D8 Contributing to the local character POLICY D9 environmental performance (see also Policies CC2, CC3)</i>
P/LBC/2025/00052 73A, SOUTH STREET Relocation of gas meter to front elevation Granted	Support. On balance the application satisfies relevant planning considerations. <i>No reference to the Neighbourhood Plan.</i>
P/LBC/2025/00051 46, SOUTH STREET Relocation of gas meter to front elevation. Granted	Support. On balance the application satisfies relevant planning considerations. <i>No reference to the Neighbourhood Plan.</i>
P/LBC/2025/00053 FLATS 1, 2 & 3, 24 WEST STREET Relocation of gas meters from internal hallway to front elevation. Granted	Support. On balance the application satisfies relevant planning considerations. <i>No reference to the Neighbourhood Plan.</i>
P/NMA/2025/01640 8, MARSH GATE (BOTHENHAMPTON AND WALDITCH) Non material amendment - correction to drawing number on condition 6 of planning permission P/HOU/2024/07507 (Demolish conservatory, erect single storey extension and extend first floor roof space by raising the existing ridge line and eaves) Granted.	The Town Council has been notified for information purposes only. <i>No reference to the Neighbourhood Plan.</i>
P/FUL/2025/00562 BRIDPORT FOOTBALL CLUB, SKILLING HILL ROAD (BRIDPORT CENTRAL) Proposed installation of 4 replacement lighting columns and 16 replacement floodlights.	Support. On balance the application satisfies relevant planning considerations. Please note that this land is in the ownership of Bridport Town Council, and is leased to the applicant. The lease has 95 years to run. <i>The proposed works seek to improve the energy performance of the floodlights. The proposed LED lights would improve energy efficiency compared to the existing Halid lights, and the proposed lighting design would produce more</i>

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<p>Granted</p>	<p><i>directional light with back and vertical guards added to the lights to prevent light spill and resulting in the lights being more sustainable. As such the proposal is considered to comply with Policy ENV13 of the West Dorset Weymouth and Portland Local Plan and Policy D9 of the Bridport Neighbourhood plan.</i></p>
<p>P/LBC/2024/07557 32, BEDFORD TERRACE Remove existing over-repaired render, apply new hydraulic lime render, fit stainless steel angle beads to windows and corner.</p> <p>Granted</p>	<p>Support. On balance the application satisfies relevant planning considerations.</p> <p><i>No reference to the Neighbourhood Plan.</i></p>
<p>P/FUL/2024/04613 LAND TO REAR OF 156-172, SOUTH STREET (BRIDPORT CENTRAL) Redevelopment for erection of retirement living accommodation comprising 48 apartments, 25 cottages, communal facilities, access, car parking and landscaping to create an integrated retirement community.</p> <p>Refused</p>	<p>Object, on the following material grounds: • The housing need data provided by the applicant does not take proper account of the available information for the local area. This includes the specific Housing Needs Assessment (HNA) undertaken in support of Bridport Area Neighbourhood Plan policies H1, H2, H4, and H6. The HNA highlights the acute need for smaller, social rented accommodation – in particular for younger people. It recognises the pressures of an increasing number of retirees living in or moving to the area, but clearly states that the need is for affordable premises for those of limited means. This development does nothing to address such need. Furthermore, the HNA highlights the very poor performance to date in meeting the objective of 35% affordable housing delivery in major housing applications such as this one, and this development singularly avoids making any contribution to rectifying this shortcoming. • There is an over-supply of open market retirement accommodation in Bridport, the most recent of which has not achieved full occupancy. The proposal to add more is clearly overdevelopment. • The housing need calculations provided by the applicant rely on data for the whole of West Dorset, whilst using a 0.5 mile radius as the basis for the site’s sequential test. This means either that the housing need ‘net’ has been cast too wide by the applicant, or that the sequential test should have considered a much wider area for potential alternative sites. This illogical approach means at very least that the principle of the proposed change of use has not been properly justified. The site is an established employment area and the use of unreliable housing need data, and as a consequence a failure to properly justify a change to residential accommodation on grounds of community benefit, means that the proposals fail to meet policy ECON3 of the adopted Local Plan.</p> <p>• The use of the wider West Dorset area for the applicant’s housing need calculations is in direct contravention of Neighbourhood Plan policy H5(c) which requires the applicant to “demonstrate a proven need for the development in the neighbourhood plan area or its closely surrounding parishes”. • The proposals are in contravention of NPPF para 7, which requires sustainable development and defines this as “meeting the needs of the present without compromising the ability of future generations to meet their own needs”. The withdrawal of employment land, combined with no 2 attempt to contribute to the affordable housing crisis, reveal a development that brazenly seeks commercial gain from the unsustainable demand for open market retirement accommodation without considering its longterm implications for the community. For the same reason the development fails to meet the economic and social objectives set out in NPPF para 8. • There are significant flaws in the design and access proposals. The raising of some of the built form, which seeks to address flood risk, is inappropriate for accommodation that is intended for older and less mobile residents. The overall design pays no attention to Neighbourhood Plan policy D8, which requires that proposals should “seek to maintain and enhance local character”. The applicant may feel that it is appropriate to descend on Bridport with their standard building design, but the insensitive use of a poor material palette, and a wholesale failure to consider the character of the town’s existing built form, are approaches that must be resisted. The hastily assembled vehicular access arrangements, attempting to use an existing quiet road (Dr Roberts Close) which has poor visibility at its junction with the main South Street route into and out of the town centre, contravene Neighbourhood Plan policy AM2(a). • The</p>

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	<p>proposals will exacerbate the existing strain on local infrastructure, including local health provision and sewerage, well known to the local community. An obvious example is the lengthy waiting times for GP and other medical appointments in Bridport, and known difficulties recruiting additional healthcare staff to address this issue – ironically in part because of a lack of affordable housing. NPPF para 11 requires development to “align growth and infrastructure” and the application fails to meet this requirement. Any beneficial aspects of the proposals are demonstrably heavily outweighed by these material disadvantages and the town council requests that the planning authority refuses the application. The town council draws the planning authority’s attention to the submissions by Mr Glenn Crawford, which sets out the applicant’s flawed approach to housing need in more detail. The council also supports the detailed submission and objection submitted by Symondsbury Parish Council.</p> <p><i>The proposed development fails to accord with the provisions set out within para 66 of the National Planning Policy Framework (2024), Policy HOUS1 and HOUS3 of the West Dorset, Weymouth and Portland Local Plan (2015), and policy H1, H4 and H6 of the Neighbourhood Plan (2019).</i></p>
<p>P/LBC/2025/00003</p> <p>108, NORTH ALLINGTON (BRIDPORT WEST & ALLINGTON) Retention of replacement back door and three windows to front and rear.</p> <p>Granted</p>	<p>Support. On balance the application satisfies relevant planning considerations.</p> <p><i>No reference to the Neighbourhood Plan.</i></p>
<p>P/HOU/2024/05540</p> <p>SNOWBERRY, BANTON SHARD (BRADPOLE) Proposed alterations, roof extension and single storey rear extension. Installation of solar panels. (Revised description).</p> <p>Granted</p>	<p>Support. On balance the application satisfies relevant planning considerations.</p> <p><i>The proposal is in accordance with policies within the West Dorset, Weymouth & Portland Local Plan (2015) and Bridport Neighbourhood Plan, and guidance within the NPPF (2024).</i></p>
<p>P/LBC/2025/00923</p> <p>121, SOUTH STREET (BRIDPORT CENTRAL) Replace 6no. front windows.</p> <p>Granted</p>	<p>Support. On balance the application satisfies relevant planning considerations.</p> <p><i>No reference to the Neighbourhood Plan.</i></p>
<p>P/HOU/2025/01061</p> <p>2 LONG LANE (BOTHENHAMPTON AND WALDITCH) Proposed replacement garden studio room</p> <p>Granted</p>	<p>Support. On balance the application satisfies relevant planning considerations.</p> <p><i>Bridport Neighbourhood Plan 2020-2036 POLICY L1 green Corridors, Footpaths, Surrounding Hills & Skylines (AONB) POLICY L2 Biodiversity POLICY D1 Harmonising with the Site POLICY D8 Contributing to the local character.</i></p>
<p>P/HOU/2025/01320</p> <p>PARK HOUSE, ALLINGTON PARK (BRIDPORT WEST & ALLINGTON) Demolish porch. Erect rear extension to create larger kitchen and ensuite bathroom. Granted</p>	<p>Support. On balance the application satisfies relevant planning considerations.</p> <p><i>Bridport Neighbourhood Plan 2020-2036 POLICY HT2 Public Realm POLICY L1 green Corridors, Footpaths, Surrounding Hills & Skylines (AONB) POLICY L2 Biodiversity POLICY D1 Harmonising with the Site POLICY D8 Contributing to the local character POLICY D9 environmental performance (see also Policies CC2, CC3)</i></p>
<p>P/HOU/2024/06667</p> <p>1, CONEYGAR HOUSE, CONEYGAR PARK (BRIDPORT CENTRAL) Clad detached garage with timber and change roof to pitched roof.</p> <p>Granted</p>	<p>Support. On balance the application satisfies relevant planning considerations.</p> <p><i>This proposal is judged to comply with policies of the Bridport Neighbourhood Plan (2020), the West Dorset, Weymouth & Portland Local Plan (2015) and the National Planning Policy Framework (2024).</i></p>
<p>P/LBC/2025/00523</p> <p>FLAT 2, 95 SOUTH STREET (BRIDPORT CENTRAL) External alterations to facilitate the extension of existing underground cable. No reference to the Neighbourhood Plan</p> <p>Granted</p>	<p>Support. On balance the application satisfies relevant planning considerations</p> <p><i>No reference to Neighbourhood Plan</i></p>

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FINAL

P/OUT/2024/05869 45, EAST STREET (BRIDPORT CENTRAL) Demolition of derelict building and erection of a 2-bed house. Withdrawn	Object. The Town Council cannot support this application until further investigation of the importance of the heritage asset is established, along with assessment of the impact on this and neighbouring assets.
P/HOU/2025/01609 24, JESSOPP AVENUE (BRADPOLE) Replace existing front porch with new front porch. Granted	Support. On balance the application satisfies relevant planning considerations. <i>This proposal is judged to comply with policies of the Bridport Neighbourhood Plan (2020), the West Dorset, Weymouth & Portland Local Plan (2015) and the National Planning Policy Framework (2024).</i>
P/LBC/2025/01393 60, VICTORIA GROVE (BRIDPORT CENTRAL) Re-point North, East & West Elevations. Granted.	Support. On balance the application satisfies relevant planning considerations. <i>No reference to the Neighbourhood Plan</i>
P/NMA/2025/02328 69, VICTORIA GROVE (BRIDPORT CENTRAL) Non material amendment - change wording of description of development to planning permission reference 1/W/02/002068 (Make alterations to convert existing storeroom into 1 No. additional unit of holiday accommodation) - proposed new wording 'Make alterations to convert existing storeroom into 1 unit of self-contained residential accommodation' Granted.	The Town Council has been notified for information purposes only. <i>No reference to the Neighbourhood Plan.</i>
Symondsburry PARISH	SPC DC Decision
P/NMA/2024/04680 6 Houndsell Way Bridport DT6 5QX Non-material amendment for planning application P/HOU/2024/01145 (Demolish existing UPVC conservatory and replace with larger timber conservatory/garden room) - to add 2 x Velux rooflights to east elevation (instead of glazed panels on west side). Granted.	Non material amendment.
P/HOU/2024/04149 Sea Glimpse Pymore Lane Dottery DT6 5PS Erect single storey front and rear extensions. Form dormer window on second floor. Granted.	This proposal is judged to comply with policies of the Bridport Neighbourhood Plan (2020), the West Dorset, Weymouth & Portland Local Plan (2015) and the National Planning Policy Framework (2023). No objections have been received from third parties or the Symondsburry Parish Council. Therefore, this proposal is recommended for approval subject to conditions. Made Neighbourhood Plans Bridport Neighbourhood Plan 2020-2036 (made 5/5/2020) • POLICY D1 Harmonising With The Site • POLICY D8 Contributing To The Local Character
P/HOU/2024/05319 Denhay Corner House Broadoak Bridport DT6 5NN Granted.	The proposal is considered to be in accordance the above policies of the Adopted West Dorset, Weymouth and Portland Local Plan (2015), Bridport Neighbourhood Plan (2019) and National Planning Policy Framework and is therefore recommended for approval. <i>Made Neighbourhood Plans Bridport Neighbourhood Plan 2020-2036 (made 5/5/2020) CC3 Energy Generation to Offset Carbon Emissions CC4</i>

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	<i>Neighbourhood Renewable Energy Schemes L1 Green Corridors, Footpaths, Surrounding Hills and Skylines D9 Environmental Performance</i>
<p>P/HOU/2024/06028</p> <p>The Old Smithy Atrim Road Dottery DT6 5PU</p> <p>Erect rear first floor extension and alterations</p> <p>Granted</p>	<p>This proposal is judged to comply with policies of the Bridport Neighbourhood Plan (2020), the West Dorset, Weymouth & Portland Local Plan (2015) and the National Planning Policy Framework (2023). No objections have been raised from third parties or the Netherbury Parish Council. Therefore, this proposal is recommended for approval subject to conditions.</p> <p><i>Made Neighbourhood Plans Bridport Neighbourhood Plan 2020-2036 (made 5/5/2020) • POLICY D1 Harmonising with the Site • POLICY D8 Contributing to the local character</i></p>
<p>P/FUL/2024/06045</p> <p>Bridport Leisure Centre Skilling Hill Road Bridport DT6 5LN</p> <p>Raise existing patio area to form new raised viewing area with ballustrade to match existing, installation of 2no jumbrellas and festoon lighting and changes to doors and windows of clubhouse.</p> <p>Granted.</p>	<p>The Planning Committee felt that the installation was completely appropriate for the Leisure Centre. The proposals offered an increase in community provision for all sectors of the Symondsbury Parish area including the Bridport town area</p> <p><i>Made Neighbourhood Plans Bridport Neighbourhood Plan 2020-2036 (made 5/5/2020) The following policies are considered to be relevant to this proposal; • CF1 - Protection of Existing Community Infrastructure • D8 - Contributing to the local character</i></p>
<p>P/NMA/2024/07160</p> <p>The Old Smithy Atrim Road Dottery DT6 5PU</p> <p>Non-material amendment to planning permission P/HOU/2024/06028 (Erect rear first floor extension and alterations) - change wall material from vertical timber cladding to render.</p> <p>Granted</p>	<p>Non material amendment</p>
<p>P/VOC/2024/07019</p> <p>Venlan Denhay Lane Broadoak DT6 5NN</p> <p>Erection of garden room to include shower, wc and sauna. Formation of pool (variation of condition 2 of application P/HOU/2024/01526)</p> <p>Granted.</p>	<p>Variation of condition</p>
<p>P/VOC/2024/06084</p> <p>3 Pond End Pymore DT6 5SB</p> <p>Change of use of agricultural land to residential curtilage with variation of condition 3 of planning permission P/FUL/2023/00176 (APP/D1265/W/23/3320929) to remove points 2-5 of condition 3 to remove the requirement for a site investigation report, details of remediation works and monitoring and maintenance</p> <p>Granted.</p>	<p>Variation of condition</p>

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<p>P/HOU/2024/07131 Venlan Denhay Lane Broadoak DT6 5NN Erect two storey rear extension, internal alterations, new verandah and storm porch. New driveway and vehicle parking area. Replacement windows (Description Updated) Granted.</p>	<p>No mention of BANP in officer's report or by Symondsbury PC in their consultation response.</p>
<p>P/NMA/2024/07382 Land at Foundry Lea Vearse Farm Bridport DT6 5JT - make 10 tenure swaps (over 20 plots) from S106 shared ownership to S106 Affordable Rent and vice versa to planning permission P/RES/2021/04848 (Construction of 760 dwellings, public open space (including play space and landscape planting), allotments, an orchard, sports pitch provision, with associated changing rooms and car parking, pedestrian, cycle and vehicular links, drainage works and associated infrastructure (Reserved matters application to determine appearance, landscaping, layout and scale following the grant of Outline planning permission number WD/D/17/000986) - Amended scheme). Granted.</p>	<p>Non material amendment</p>
<p>P/NMA/2025/00952 Land off Higher Eype Road Higher Eype Bridport DT6 6AS Non material amendment to approved P/A P/FUL/2024/03372 (Proposed agricultural barn and 2no polytunnels) to introduce canopy overhang, introduce sliding doors to north elevation and replace opening doors with sliding doors on east and south elevations Granted</p>	<p>Non material amendment</p>

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