



## **DORSET COUNCIL**

**TOWN AND COUNTRY PLANNING ACT 1990 (as amended): Sections 192 and 193**

**TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)  
(ENGLAND) ORDER 2015: Article 39**

## **CERTIFICATE OF LAWFUL USE OR DEVELOPMENT**

1. Dorset Council HEREBY certifies that on 16 June 2020 the use described in the First Schedule hereto in respect of the land specified in the Second Schedule hereto and edged with a red line on the plan (Drawing Reference: 2870.19 - HTB - PLLP - OPT2) attached to this Certificate would have been lawful within the meaning of Section 192 of the Town and Country Planning Act 1990 (as amended) for the following reasons:

The proposed siting of a mobile home in the curtilage of 2A Main Street, Broadmayne, would not comprise a material change of use of the land under the meaning of development as set out in Section 55 of the Town and Country Planning Act 1990 given that the proposed caravan/mobile home :

- is within the accepted size limitations as set out in the Caravan Sites Act 1968 (as amended);
- is not physically attached to the ground sufficient to be regarded as a building operation;
- is capable once complete of being able to be moved from one place to another in accordance with the Caravan Sites Act 1968; and
- is within the curtilage of the existing dwelling house and will be used for ancillary purposes to the main dwelling house;

and as a result is lawful for planning purposes.

### **FIRST SCHEDULE**

Use of the land to site a mobile home granny annexe for use incidental to the main dwelling in accordance with the plans and details submitted as part of the application.

### **SECOND SCHEDULE**

LAND AT 2A MAIN STREET, BROADMAYNE, DORCHESTER, DT2 8EB

Signed: **Nominated Officer**

Date: 14 August, 2020

ApplicationNumber: WD/D/20/001394

## **NOTES**

1. This Certificate is issued solely for the purpose of Section 192 of the Town and Country Planning Act 1990 (as amended).
2. It certifies that the use, operations or matter specified in the First Schedule taking place on the land described in the Second Schedule would have been lawful on the specified date and thus would not have been liable to enforcement action under Section 172 of the 1990 Act on that date.
3. This Certificate applies only to the extent of the use, operations or matter described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any use, operations or matter which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.
4. The effect of the Certificate is also qualified by the proviso in Section 192(4) of the 1990 Act, as amended, which states that the lawfulness of a described use or operation is only conclusively presumed where there has been no material change, before the use is instituted or the operations begun, in any of the matters relevant to determining such lawfulness.

## **RIGHTS OF APPEAL**

If you are aggrieved by this decision then you can appeal to the Secretary of State for Communities and Local Government under Section 195 of the Town and Country Planning Act 1990 (as amended).

If you do wish to appeal this notice you can do so online at <https://www.gov.uk/appeal-lawful-development-certificate-decision>. Alternatively you can obtain the required forms from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN.

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South Walks House  
South Walks Road  
Dorchester  
DT1 1UZ

Tel: (01305) 838336

Website: [www.dorsetcouncil.gov.uk](http://www.dorsetcouncil.gov.uk)



Mrs Ashworth  
SPASE Ltd  
Engine Room  
Athelhampton House  
Athelhampton  
Dorchester  
DT2 7LG

BROADMAYNE

### **APPROVAL OF PLANNING PERMISSION**

**Town and Country Planning (Development Management Procedure) (England) Order 2015  
(DMPO)**

**Town and Country Planning Act 1990**

This permission does not carry any approval or consent which may be required under any enactment, byelaw, order or regulation (eg in relation to Building Regulations or the Diversion of Footpaths etc) other than Section 57 of the Town and Country Planning Act 1990.

**Application No: WD/D/20/001246**

**Location of Development:**

35 MAIN STREET, BROADMAYNE, DORCHESTER, DT2 8EB

**Description of Development:**

Single storey extension to rear

In pursuance of their powers under the above mentioned Act(s), Dorset Council **HEREBY GRANT PLANNING PERMISSION** for the development described in the application specified above, and the plans listed below.

### **SUBJECT TO ATTACHED SCHEDULE OF TWO CONDITIONS**

**Signed:**

A handwritten signature in black ink, appearing to read "Mike Garrity".

Mike Garrity  
Nominated Officer

**PLEASE REFER TO NOTES ENCLOSED**

Dated: 21 August, 2020

Chief Executive: M Prosser



**APPLICATION NO: WD/D/20/001246**

**35 MAIN STREET, BROADMAYNE, DORCHESTER, DT2 8EB  
SCHEDULE OF CONDITIONS**

1. The development hereby permitted shall be carried out in accordance with the following approved plans:

Proposed Elevations - Drawing Number PL-1420-202A

received on 27/05/2020

Proposed Ground Floor Plan - Drawing Number PL-1420-200A

received on 27/05/2020

Location & Block Plan - Drawing Number S-1420-01A

received on 16/06/2020

Proposed Roof Plan - Drawing Number PL-1420-201

received on 27/05/2020

Proposed Section - Drawing Number PL-1420-203A

received on 27/05/2020

REASON: For the avoidance of doubt and in the interests of proper planning.

2. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.

REASON: This condition is required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

**NOTES TO APPLICANT**

**1. National Planning Policy Framework Statement**

In accordance with paragraph 38 of the NPPF the council, as local planning authority, takes a positive approach to development proposals and is focused on providing sustainable development. The council works with applicants/agents in a positive and proactive manner by:

- offering a pre-application advice service, and
- as appropriate updating applications/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

In this case:

- The applicant/agent was updated of any issues and provided with the opportunity to address issues identified by the case officer.

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## **Proposed reform of the planning system**

The Ministry of Housing, Communities and Local Government has recently issued three major consultations on reform of the planning system. NALC is seeking views of individual parish and town councils to help shape its national response.

The links to the consultations are as follows:

[Changes to the current planning system](#) (NALC deadline for responses 17 September)

[Planning for the Future](#) (the planning white paper; NALC deadline for responses 15 October)

[Transparency and Competition: a call for evidence on data on land control](#) (NALC deadline for responses 16 October)

NALC has prepared briefings to assist in making responses via the following links:

[Changes to the currently planning System Briefing](#)

[Planning for the future Briefing](#)

[Transparency and competition \(Land Control\) Briefing](#)

I note that the questions are quite complex, and it may not be possible to answer them all. Any responses could be complimented with some general remarks (based on the views being expressed by CPRE which I recently circulated). I also doubt that there will be much which the parish council can say in respect of the third document.

If you wish to respond I would suggest that you send any comments to me and I will collate responses on behalf of the Parish Council. Note that the NALC deadline on the first paper is mid-September so it will be necessary to send me your thoughts on that by 14th September so that I can finalise the response and get your agreement by the deadline. Any response to the other two papers can be agreed at the October meeting.

Janet Davis; August 2020



### **Replacement of the roof on the old bus shelter**

1. At the February Parish Council meeting I reported that the roof of the old bus shelter was leaking and that rain was running down the notice board inside the shelter. It was agreed that I should seek estimates for the repair or replacement of the roof. I did set about getting those estimates but progress was effectively stopped by lock-down and the project was put on hold. I have now returned to the task.
  2. I sought estimates from six individuals/companies. Three of them said it was too big a job for them. Two gave me estimates before lock-down and have now confirmed that the prices hold. A third estimate has recently been obtained.
  3. The estimates are as follows:
    - a. Anthony Randall He reported that the boards are rotted and need complete replacement plus a new fascia would be needed around the whole thing. A felt roof would cost **£630** and a GRP fibreglass roof would cost **£770**.
    - b. Geoff Stone Roofing Limited (see next page for full breakdown). **£1,600** for a felt roof; **£1,860** for a fibre glass roof.
    - c. Poundbury Build and Maintenance **£670** (but that doesn't include the replacement of the timbers which Anthony Randall said were rotten) and is the price for GRP fibre glass only. (See final page for breakdown.) I have asked them for an approximate price for replacing the boards. (Note that price includes the cost of a skip but I don't know where he would put it!)
- These prices are all without VAT; (b) is not VAT registered; (c) is VAT registered, and I'm not sure about (a).
4. You may recall that it was suggested that a seat also be installed in the bus shelter as part of these improvement works. I have started to investigate this and so far have only got a price from the company which supplied and installed the three benches last year. However, I don't think there is any urgency to this and for the time being would like to get the roof sorted out before any bad winter weather.
  5. The Parish Council is asked to make a decision on how to proceed with this matter.

GARDEN HILL COTTAGE, WEST KNIGHTON

DORCHESTER, DORSET, DT2 8PE

OFFICE NUMBER 01305/854647

or 07970960778

TEL:-01305/852393 MOBILE:-07970948909 lee alexander

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Company's registered number 4436935

e-mail [gmistone@talktalk.net](mailto:gmistone@talktalk.net) & [lee74@talktalk.net](mailto:lee74@talktalk.net)

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*Confirmed this price stands 27/7/20.*

TO MRS JANET DAVIS  
CONYGAR LODGE  
BROADMAYNE  
DORCHESTER  
DORSET  
DT2 8LX

DATED 17<sup>TH</sup> FEBRUARY 2020 TEL 01305/854483

DEAR MRS DAVIS

PLEASE FIND ENCLOSED ESTIMATE FOR PROPOSED WORKS TO BE DONE AT THE, "BUS STOP", MAIN STREET, BROADMAYNE, DORCHESTER, DORSET, AS FOLLOWS.

ITEM (1) REPLACE THE EXISTING FELT/TIMBER/ROOF ON BUS STOP \*\*\*\*\*

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- 1) TO SUPPLY SMALL TOWER SCAFFOLD TO WORKS
- 2) TO REMOVE THE EXISTING FELTS/TIMBERS/COMPLETE AND DUMP SAME
- 3) TO SUPPLY AND FIX INTO PLACE NEW TANALISED TIMBERS TO ROOF
- 4) TO SUPPLY AND FIX NEW 18mm THICK ROOFING GRADE PLY TO ROOF
- 5) TO SUPPLY AND FIX NEW TANALISED FASCIA BOARDS TO ROOF
- 6) TO SUPPLY AND FIX TANALISED TIMBER HARRIS CUT TO ROOF
- 7) TO SUPPLY AND LAY ONTO ROOF GREEN ASHFELTS AS NEEDED
- 8) TO SUPPLY AND FIX 9mm THICK PLY TO UNDERSIDE OF ROOF JOISTS
- 9) TO SUPPLY&APPLY 3 COATS OF WOOD STAIN TO FASCIA/PLY ON UNDERSIDE
- 10) TO SUPPLY ALL FIXINGS TO DO ABOVE WORKS

11)TO SUPPLY LABOUR TO DO ABOVE WORKS

12)ABOVE WORKS TO BE DONE FOR THE SUM OF

1,600-00

13)

TOTAL £1,600-00

I AM NOT VAT REGISTERED

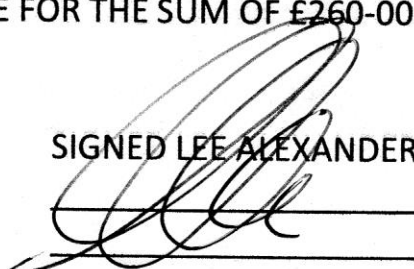
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PLEASE NOTE \*\*\*\*

===== IF AND WHEN THE ABOVE WORKS ARE STARTED,I HAVE  
ESTIMATED TO DO THE ABOVE WORKS,ALL AS PER THE ABOVE ITEMS ONLY,IF  
ANY OTHER WORKS,ARE FOUND OR WANTING DOING,THEN THOSE OTHER  
WORKS,WILL BE DONE AS AN EXTRA,TO THE ABOVE ESTIMATED TOTAL OF  
£1,600-00.

TO HAVE THE ROOF DONE IN "GRP" ROOF COVERING, (INSTEAD OF FELTS),THE  
EXTRA COST WOULD BE FOR THE SUM OF £260-00.

SIGNED LEE ALEXANDER

A handwritten signature in black ink, appearing to be 'Lee Alexander', written over two horizontal lines.

THANK YOU FOR ASKING ME TO ESTIMATE FOR THE ABOVE WORKS



Janet

By e-mail

21 August 2020

Dear Janet

With reference to my recent visit to your property, please see below quotation as requested.

**Re: Broadmayne Bus Shelter**

For a new roof on the bus shelter, I would carry out the following:

- Install new osb boards
- Install preformed trims
- Install glass matting
- Install resin
- Install uv protection

Labour and materials	£600.00
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VAT	£120.00
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<b>Total</b>	<b>£720.00</b>
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Use of skip (kept offsite)	£70.00
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VAT	£14.00
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<b>Total</b>	<b>£84.00</b>
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This price is based on the timbers being ok.

I would like to take this opportunity to thank you for your interest in my company and can assure you of my best attention at all times. I have an experience of over 18 years in the building trade and pride myself on my high standard of work.

Yours sincerely

**Kevin Haime**

**Agenda item 11: Climate and Ecological Emergency Plan**

At the August meeting of the Parish Council it was agreed that the motion suggested by Cllr Lamb in his paper on the response to the Climate and Ecological Emergency would be consider at the September meeting (see minute 20/96).

The draft motion reads as follows:

1. BPC is supportive of Dorset Council's response to the Climate and Ecological Emergency, and will engage fully with the consultation and development of an action plan.
2. BPC will align its own plans and activities with those of DC's Climate and Ecological Strategy and Plan.

**Agenda item 12: The Local Electricity Bill**

At the August meeting it was also agreed that at the September meeting the Parish Council would resolve to support this Bill (see minute 20/97(ii)).

The suggested motion reads as follows:

That Broadmayne Parish Council

(i) notes that the Local Electricity Bill

- aims to address the current situation, whereby the very large financial setup and running costs involved in selling locally generated renewable electricity to local customers result in it being impossible for local renewable electricity generators to do so,
- if made law, would make these financial costs proportionate to the scale of a renewable electricity supplier's operation and empower councils, together with their communities, to sell locally generated renewable electricity directly to local people, businesses and organisations, and
- would result in revenues received by councils or community organisations that chose to set up local renewable electricity companies, which could be used to help fund local greenhouse gas emissions reduction measures and to help improve local services and facilities;

(ii) accordingly resolves to support the Local Electricity Bill, supported by a cross-party group of 187 MPs (including the MP for West Dorset, Chris Loder).

[Note that a proposer and seconder will be needed for each motion.]