

Adam Bennett

Subject: FW: Application 2/2018/1124/OUT

From: Penny Canning [redacted]
Sent: 01 December 2020 22:36
To: Adam Bennett <[redacted]>
Cc: Hannah Smith <[redacted]>
Subject: Application 2/2018/1124/OUT

Dear Adam

Today we met further to discuss the Crown Road application site, where we gave careful consideration of the issues raised at the meeting, considering these in the light of the comments heard from yourself and your professional consultants. We also took note of your position in terms of the length of time the application has remained outstanding, and your continued willingness to look at opportunities to overcome concerns raised. The meeting was a really useful forum to fully consider the key remaining issues.

Whilst hearing the views from your professional consultants, there is continued concern regarding the impact on the historic and natural environment. Having regard to the less than substantial harm identified to the historic environment, the moderate to substantial harm to local views, and the potential impact on potential species, it is not considered that the public benefits would outweigh the harm in this case, such that the application in its current form would not receive a favourable outcome.

We discussed whether we felt there were ways to overcome these issues under the current premise of the application, bearing in mind layout is a fixed matter, but the changes that would be necessary to overcome these issues are considered significant. Having already accepted amendments to the scheme previously, and bearing in mind the significant delay already encountered, it is not considered reasonable at this stage to delay the application further.

In light of the above, there are two options before us. We can continue to progress the application to decision based on the current submitted plans, or you have the option to withdraw the application.

In the event of a refusal, you would of course have the opportunity to appeal that decision, a process which could commence on receipt of a decision. In terms of the ecology matter, we accept that this matter may be overcome by the submission of surveys, if no critical species are identified that would influence the mitigation at the site, and in such an event, this matter would fall away, leaving the issue of impact on the historic and natural environment for consideration by the Inspector.

We would also be happy to continue to work with you under a pre-application enquiry in respect of a revised approach to how development could be accommodated in this area, and this could occur in isolation, or in tandem to any appeal.

I appreciate the delays in determining the application have been considerable. The department is as you will be aware going through a service transformation, and with additional resources it is not anticipated that you would encounter the delays that you have experienced under the current application, both in terms of the submission of a pre-application enquiry, or subsequent application.

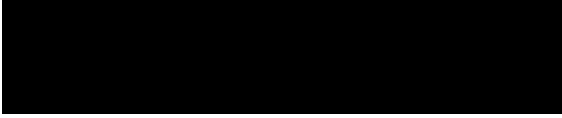
I look forward to hearing from you in terms of how you wish to proceed,

Kind regards

Penny Canning
Lead Project Officer (Southern and Western Area)
Planning and Community Services
Dorset Council

In the time of COVID-19 -

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