



Planning Services

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Paula Klaentschi

VIA EMAIL

Date: 19/03/2021

Ref: WP/20/00692/DCC

Officer: Michael Garrity

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Dear Paula Klaentschi,

Planning Application WP/20/00692/DCC Portland Port, Castletown, Portland DT5 1PP

Thank you for your letters dated 3rd February and 15th March 2021 addressed to Emma Macdonald, I will respond to issues you have raised.

Firstly, with regards to your letter of 3rd February, I apologise for the delay in responding. This letter raises concerns regarding the appointment of Adrian Lynham (Head of Waste & Resource Management at Tetra Tech, formerly known as WYG) to deal with this application on behalf of Dorset Council.

I can assure you that Adrian Lynham is a professional planner and a Member of the Royal Town Planning Institute (MRTPI). Adrian has experience in dealing with to complex and contentious minerals and waste projects. Adrian is bound by the RTPi's Code of Professional Conduct. The code of conduct sets out the standards, ethics and professional behaviours expected of its Members. The core principles include competence honesty, integrity and independent professional judgement. You can find out more about these principles on the RTPi's website [code-of-conduct-newcover2017.pdf \(rtpi.org.uk\)](#)

It is important to remember that the case officer is not the decision maker. The report will have to be agreed by a senior officer and our solicitor before it is presented to the Strategic Planning Committee for its decision.

As you will appreciate the planning department and, in this case, Adrian Lynham, are experienced in dealing with representations received to planning applications. Regardless of the number of representations, they will all be read. All material planning issues will be considered by the case officer and summarised in the planning report for Members to consider when reaching their decision.

With regards to section 106 agreements, the purpose of these is to address matters that cannot otherwise be secured by a planning condition. Planning obligations must be necessary to make the development acceptable in planning terms, be directly related to the development and fairly and reasonably related in scale and kind to the development.

Consideration will be given by the case officer to section 106 agreements where they meet these tests. If section 106 agreements are thought necessary reasoning will be set out in the officers planning report for consideration by the Strategic Planning Committee.

Your letter dated 15th March 2021 refers to an invitation that was sent regarding regular meetings between the Local Planning Authority (LPA) and the applicant, Powerfuel. Emma Macdonald has confirmed that this invitation was sent in error and apologised for any confusion caused. Emma has also explained that it is normal practice for meetings to take place between the applicant and the LPA, particularly for complex applications with a significant number of technical issues to consider. This does not mean that we are supporting the development, but we must fully understand the issues and impacts and whether they can be mitigated.

I have discussed the protocol for meetings between the LPA and applicants with Emma. The LPA has a responsibility to work proactively with applicants to secure development which are in accordance with the development plan wherever possible unless material planning considerations indicate otherwise. Meetings that take place with applicants are procedural in nature and involve no planning decisions being made. Whilst we do not intend to publish schedules, agendas or minutes of these meetings, please be assured that any relevant outputs, for example the submission of further information, amendments to the scheme, or EIA evidence in response to a Reg 25 request, will be made publicly available at the soonest practicable opportunity. If there is a significant change, such as information provided in response to a Regulation 25 request, this would result in a formal re-consult. This approach is consistent with how we would treat any major planning application.

I can confirm that if a Regulation 25 is considered necessary, the letter will be published on our website. Any additional information submitted by the Applicant following this request will also be published. Consultees will be notified and given the opportunity to make representations on the additional information provided.

I hope this information is helpful.

Yours sincerely,



Michael Garrity
Head of Planning
Economic Growth and Infrastructure