



## Planning Services

County Hall, Colliton Park  
Dorchester, Dorset, DT1 1XJ

☎ 01305 838336- **Development Management**

☎ 01305 224289- **Minerals & Waste**

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

Ben Read  
Black Box Planning  
36 King Street  
Bristol  
BS1 4DZ

**Date:** 24 November 2022

**Ref:** P/FUL/2022/06840

**Team:** Eastern

**Support Officer:** Sam Gibbs-Jones

📞 [REDACTED]

✉ [planningeast@dorsetcouncil.gov.uk](mailto:planningeast@dorsetcouncil.gov.uk)

Dear Mr Read

### **Acknowledgement of Application accompanied by an Environment Statement**

**Application No:** P/FUL/2022/06840

**Application Type:** Full Planning Application

**Location:** Knoll House Hotel Ferry Road Studland Swanage BH19 3AH

**Description:** Redevelopment of existing hotel to provide new tourist accommodation including: 30 hotel bedrooms, apartment and villa accommodation and associated leisure and dining facilities.

**Fee Paid:** A fee was not required

**Determined by:** Nominated Case Officer

**Decision Due Date:** 13 March 2023

Thank you for your application registered valid on 21 November 2022.

This application has been registered using the above description. This may have been altered from your application form as we sometimes make changes to ensure the description is accurate and clear. If you have concerns, please contact me immediately.

The application will now be allocated to a case officer. Please check the website for details. You can track the progress of the application and any documents we receive on our website:

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

#### **Community Infrastructure Levy**

All development that creates additional floor area and/or includes a change of use of buildings may be liable to pay a financial contribution towards the provision of infrastructure known as the Community Infrastructure Levy (CIL).

To enable the Council to determine whether this development is CIL liable, you must submit an Additional CIL Information Form within 21 days from the date of this acknowledgment letter. If a credit for existing floor area is being claimed, please submit existing floor plans with the form. The CIL form can be downloaded at this link: <https://www.planningportal.co.uk/planning/policy-and-legislation/CIL/about-CIL> Please e-mail the form and any plans to the e-mail address at the top of this letter quoting your application number.

More information about CIL is available on the Council's website at this link:

<https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning/community-infrastructure-levy/community-infrastructure-levy>

If you have any questions about CIL and how it might apply to your development please contact the CIL team by e-mail at [CIL@dorsetcouncil.gov.uk](mailto:CIL@dorsetcouncil.gov.uk)

If you have already submitted the Additional CIL Information form please ignore this request.

As a summary your application will go through the following process:

### **1) Registration**

Your application has been registered and added to the Councils planning register which is published on our website. The applicants telephone number and email address will not be displayed. The register is a public document, and anyone can come to the offices and view your application and have copies of the form and plans. The register is also available to third parties i.e. commercial businesses. These businesses may contact you directly but please note they do not represent the Council

### **2) Publicity**

The Council is required by law to consult relevant people and organisations before deciding on your planning application. Requirements on who we will consult depend on the nature of the application. Other consultations may be required to help us make a decision.

The Councils policy is to erect a site notice. The site notice should remain in place until its expiry and should be removed afterwards. If the notice is defaced or removed please contact us.

### **3) Consideration of your application**

Your case officer will visit the site to assess your proposals. If necessary, they will contact you to arrange access.

### **4) The Decision**

#### Consent Granted

Your planning permission will contain conditions which you will need to comply with. Please contact me or your case officer if you have any queries regarding them. There is a right of appeal to the Planning Inspectorate if you do not agree with any of the conditions.

A planning permission is specific to the approved drawings. If you wish to change your proposal in any way you must contact your case officer.

#### Consent Refused

You will have a right to appeal to the Planning Inspectorate if your application is refused.

#### Appeal Information

You will have a right to appeal to the Planning Inspectorate if your application is refused or

If, after 13 March 2023 you have not had a written decision and you have not:

- been told that your application is invalid; or
- been told your cheque has been dishonoured; or
- agreed in writing to extend the decision period

you can appeal to the Planning Inspectorate. You should lodge an appeal within 6 Months from 13 March 2023. Appeal forms are available from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or online at <https://www.gov.uk/appeal-planning-decision> This right to appeal will not apply if your application has already been referred to the Secretary of State

Please contact your case officer before appealing.

### **Building Control**

As well as planning permission your development may also require Building Regulation Approval. You should contact our Building Control service to discuss Building Regulations. The Council's in-house team can process your application efficiently. They are familiar with all parts of the district and can respond quickly when you need them to visit and inspect the works. Please see our website for contact details. [www.dorsetcouncil.gov.uk/planning-buildings-land/building-control/contacts/building-control-contacts.aspx](http://www.dorsetcouncil.gov.uk/planning-buildings-land/building-control/contacts/building-control-contacts.aspx)

If you have any queries about your application, please contact me or your case officer. Please quote your application number and address on correspondence as it will help us process your enquiry more efficiently.

Yours sincerely

Sam Gibbs-Jones

**Technical Support** [REDACTED] - Eastern Team