

Planning Committee

Minutes of meeting held at County Hall,
Colliton Park, Dorchester on 6 September 2013.

Present:

Mike Lovell (Chairman)
Peter Hall (Vice-Chairman)
Steve Butler, David Mannings, Mark Tewkesbury.

Officers attending

Dave Brown (Development Liaison Engineer), Sam Fox-Adams (Team Leader – Development Management), Don Gobbett (Head of Planning), Tony Harris (Senior Landscape Officer), Rob Jefferies (Senior Planning Officer), Jerry Smith (Principal Planning Officer), Phil Sterling (Natural Environment Manager), Chris Stokes (Principal Planning Officer), Peter Woodcock (Solicitor), and Liz Eaton (Democratic Services Officer).

(Note: These minutes have been prepared by officers as a record of the meeting and of any decisions reached. They are to be considered and confirmed at the next meeting of the Planning Committee to be held on **10 October 2013**).

Apologies for Absence

72. Apologies for absence were received from Barrie Cooper, Lesley Dedman, Mervyn Jeffery, David Jones and David Walsh.

Code of Conduct

73. There were no declarations by members of any disclosable pecuniary interests under the Code of Conduct.

Minutes

74.1 The minutes of the meeting held on 26 July 2013 were confirmed and signed.

Matters Arising

Minute 65.2 – Members' identification within text of minutes

75.1 The Team Leader – Development Management had discussed whether members could be identified within the text of the minutes with the Head of Legal and Democratic Services who had confirmed members should not to be identified and would be happy to meet with members if they so wished. The Committee felt that this should be pursued and would discuss with respective Group Leaders.

Vary relevant planning conditions to enable extension of operational life of oilfield development. Wytch Farm Oilfield, Corfe Castle

76.1 The Committee considered a report by the Head of Planning on applications 6/2012/0571 – 6/2012/0609 under Schedule 1 Paragraph 1 of the Town and Country Planning Act 1990, in Purbeck District to enable the extension of the operational life of oilfield development at the Wytch Farm, Wareham and Kimmeridge Oilfields, Dorset through the variation of conditions attached to existing permissions for Perenco UK Limited. An amended Appendix 8 to the report was tabled at the meeting.

76.2 With reference to planning application 6.2012/0599 the report also considered the amendment to the restoration proposal and land management proposals through the variation of conditions attached to an existing permission at the Wyth Farm Oilfield.

76.3 Officers used a visual presentation of site maps and photographs showing various views of the oilfield. The Head of Planning informed members that this was the largest on-shore oilfield in Western Europe which produced oil, Liquid Petroleum Gas and gas and was located in a highly sensitive environmental area. It was very significant economically in terms of Gross Value Added and employment. 102 wells had been drilled from 13 sites. The current permissions to change the name from BP to Perenco were granted in December 2011. Most of the consents would expire in 2016 and the Committee was asked to look at 39 applications which were mostly to extend the life of the oilfields to 2037. The applications consisted of 3 phases of production, decommissioning and restoration.

76.4 Officers outlined key changes, one of which would be the tree screening which had been very effective over the last 20/30 years, but many of these trees were now nearing the end of their life. The future would see a gradual removal of trees to revert the areas back to heathland which would provide a significant visual and ecological improvement in the long term.

76.5 The second principal change related to European and International Designations that had been made since the mid 1980's when the majority of the infrastructure was granted planning permission.

76.6 The Chairman provided the opportunity for Mr Goodrum, as a local resident, to address the Committee. Mr Goodrum confirmed that he lived at 1 Bank Gate Cottage, Arne which was adjacent to the Arne G Wellsite. He was previously assured by British Gas that nothing would be developed at this site. When BP took over, the usage of the track beside his cottage changed with inappropriate vehicles being used on the track. Drilling had caused reverberations which had been felt within the cottage. Since Perenco had taken over the site activity had increased and vehicular use of the track by his cottage was constant. He asked the Committee to consider changing access to the wellsite if this was possible.

76.7 The Chairman provided the opportunity for Mr Richardson of Perenco to address the Committee. Mr Richardson confirmed that Perenco considered the oilfields as very unique and well respected and had invested in the infrastructure providing local apprenticeships and upgraded equipment. Wareham D and Arne Wellsites had seen an increase in production from 13,000 to 20,000 barrels per day, and it was intended to invest further should the planning applications be approved. He confirmed that there would be further environmental improvements to the tree screen, and that £1.7m would be used to address the residual effects and to fund offsite improvement areas. He thanked the Committee for their consideration.

76.8 Officers explained the existing access track was situated approximately 20 metres from Mr Goodrum's property. At present a system of matting was being trialled with limited success as the dust was being controlled but the issue of noise had not been addressed. The well had recently come back into production and between now and 2019 there would be 2 additional periods of drilling where vehicle movements would be more intense.

76.9 Members asked whether an alternative route to the well had been investigated with Mr Goodrum and whether a compromise could be achieved, and

asked that within the next 6 months Perenco explore the possibility of a new entrance to the site.

76.10 The Council's Solicitor confirmed that the condition could require that an alternative route be explored but could not require Perenco to find a different route. Agreement was reached that the applicant shall endeavour to provide an alternative access to the well site.

76.11 One member asked about rail connection and whether oil could be moved by rail. Officers confirmed that rail was used for LPG which had been decommissioned. Oil was currently sent through pipeline.

76.12 Concern was raised over health and safety during the hours of operation and whether if, in an emergency, hours would be extended. Officers confirmed the wording of conditions allowed for access in an emergency.

76.13 Members thanked officers for a comprehensive report and confirmed the site visit they had attended was important for them to see the oilfield operation and the environmental protection.

Resolved

77.1 That the Head of Planning be authorised to grant Planning Permission for the 39 planning applications detailed under Appendix 2 of the report, subject to the conditions outlined in Appendix 5 of the report and to any minor amendments thereto as necessary to improve accuracy, clarity and enforceability; and following:

- i) The prior completion of a S106 agreement in accordance with the revised Heads of Terms contained within the Update Sheet;
- ii) the approval, on behalf of the Mineral Planning Authority, by the Head of Planning of the Appropriate Assessment at Appendix 7 of the report for the purposes of Regulation 61 of the Conservation of Habitats and Species Regulations 2010 having been satisfied, after careful consideration, that the response of Natural England to it does not require any significant change to its conclusions as set out in the report; and
- iii) arrangements being secured to the satisfaction of the Head of Planning to provide funds for the decommissioning, restoration and aftercare of the Wytch Farm, Wareham and Kimmeridge Oilfield sites should the applicant or BP fail to complete these works.

77.2 That subject to the additional condition set out in paragraph 76.10 and conditions as set out in the Annexure to these minutes.

Reason for Decision

78. The reasons for granting planning permission were summarised in the conclusion in section 7.22 of the report.

Variation of Application reference 6/2012/0785 changes to elevations, landscaping and car park. Addition of sprinkler system. Sandford St Martins Primary School, Sandford, Wareham, Dorset, BH20 7BN

79.1 The Committee considered a report by the Head of Planning on application 6/2013/0418 under Regulation 3 of the Town and Country Planning Regulations 1992, in Purbeck District for the erection of a new Primary School (Variation of application reference 6/2012/0785) at Sandford, Wareham, Dorset, BH20 7BN for Salisbury Diocesan Board of Education.

79.2 Officers used a visual presentation showing site plans to explain in detail the series of amendments as set out in the Head of Planning's report and explained that the existing infrastructure would be used as much as possible. Particular reference was made to the additional ventilation being provided, changes to elevations, landscaping and car parking and the provision of a sprinkler system and water tower being located behind trees towards the rear of the site.

79.3 One member asked why the amendments were being considered now and had not been included earlier. Officers explained that as the detailed design was reviewed, eg for Building Regulations, the design was revisited and in this case it had enabled more of the original foundations and services to be reused. Members were pleased to see more of the original building being used than had been agreed before.

Resolved

80. That planning permission be granted subject to the conditions set out in paragraph 9 of the Head of Planning's report.

Reason for Decision

81. The reasons for granting planning permission were summarised in paragraph 6.9 of the report.

New CoE 1 form entry primary school, with core facilities suitable for expansion to a 1.5 form entry Primary School (Amendments to application reference 6/2012/0776) Swanage Middle School, High Street, Swanage, Dorset, BH19 2PH

82.1 The Committee considered a report by the Head of Planning on Application 6/2013/0440 under Regulation 3 of the Town and Country Planning Regulations 1992, in Purbeck District Council for a new 1.5 entry Primary School (Amendments to application reference 6/2012/0776) at High Street, Swanage, Dorset, BH19 2PH for Salisbury Diocesan Board of Education.

82.2 Officers used a visual presentation showing site plans to explain in detail the amendments as set out in the Head of Planning's report. The application had received approval by Committee at their meeting in February 2013 and sought changes to the design elements of that application. The amendments were set out in paragraph 3.4 of the report. Officers drew members' attention to the Update Sheet which showed that, Purbeck District Council had no objection to the amendments.

82.3 Members were concerned there would not be sufficient playing fields and adequate parking. Officers confirmed there were sufficient playing fields and parking for teachers and that a travel plan had been developed by the Highways Authority and agreed with the school. It was felt that if the travel plan did not work a further amendment could be sought if required.

82.4 Discussion took place on the travel plan between members and officers and it was agreed the travel plan be reviewed by the Committee 12 months after its inception.

Resolved

83. That planning permission be granted subject to the conditions set out in paragraph 9 of the Head of Planning's report and the Annexure attached to these minutes.

Reason for Decision

84. The reasons for granting planning permission were summarised in paragraphs 6.9 to 6.11 of the report.

Provision of a synthetic turf sports pitch, fencing and lighting. Extension to existing netball courts. The Blandford School, Milldown Road, Blandford, Dorset, DT11 7SQ

85.1 The Committee considered a report by the Head of Planning on application 2/2013/0649 under Regulation 3 of the Town and Country Planning Regulations 1992, in North Dorset District, to provide a Synthetic Turf Pitch, fencing and lighting and extension to netball courts at The Blandford School, Milldown Road, Blandford, Dorset, DT11 7SQ.

85.2 Officers used a visual presentation showing site plans, photographs and proposed layout to explain in detail the location of the new synthetic turf pitch on the school site which was adjacent to the Leisure Centre. One tree would be felled with considerable replanting of trees on the site. An additional plan had been circulated to members which outlined the detail of condition 7 in the Head of Planning's report to provide 30 additional car parking spaces. The main issue apart from parking was the surface treatment of the pitch, which had been chosen to provide for a wide range of sports activity.

85.3 One member asked as to the type of tree that would be felled. Officers confirmed it was a veteran Lime Tree. The applicants had agreed to an ecological management plan for land adjacent to the river to mitigate its loss.

84.4 The Chairman drew attention to the views of the County Council Member for Blandford which were contained within the Update Sheet provided prior to the meeting.

Resolved

86. That planning permission be granted subject to the conditions set out in paragraph 9 of the Head of Planning's report and as set out in the Annexure to these minutes.

Reason for Decision

87. The reasons for granting planning permission were summarised in paragraphs 6.12 and 6.13 of the report.

Questions

88. No questions were asked by members under Standing Order 20(2).

Meeting Duration
10.00 am – 11.30 am

Annexure

Update Prior to Meeting and Amendments to Recommendations

6/2012/0571 – 6/2012/0609 Variation of planning conditions to enable extension of operational life of oilfield development. Wytch Farm, Wareham and Kimmeridge Oilfields.

Agreed as set out in the report (please note recommendation in Update Sheet has not superseded the recommendation in the report).

Amendments to planning conditions:

1) Planning applications 6/2012/0574 (Wellsite F), 6/2012/0575 (Wellsite F) and 6/2012/0576 (Wellsite F&M) - Additional noise condition:

Seasonal cumulative night-time noise generation limitation and monitoring to safeguard nightjar – Wellsites F & M

The noise levels generated by activities at Well site F (shown edged red on drawing 04_6_11_493 rA submitted with planning application 6/2012/0574) and Well site M (shown edged red on approved drawing OWF-1M-OC-00-0002 Rev3 submitted with planning application 6/93/455) in combination, measured within any potential nightjar breeding habitat in the Dorset Heathlands SPA, shall not exceed 55dB (LAeq), 1 hour freefield between 7pm and 7am during the period 24 April to 31 July. Within 6 months of the date of this permission the operator shall secure the MPA's written approval of a scheme of monitoring of cumulative night-time noise generation at wellsites F and M including details of:

- monitoring locations, which shall be such as to enable noise levels at the nearest areas of potential nightjar breeding habitat to be monitored or calculated;
- noise monitoring equipment;
- frequency, duration and timing of monitoring;
- reporting of results to the MPA

The approved scheme shall be implemented until all operations permitted by this planning permission cease and the site has been restored.

Reason

To reduce the level of disturbance to nesting nightjar in the vicinity of the oilfield installations to an inconsequential level in accordance with policy 6 of the Dorset Mineral and Waste Local Plan and policies DM1, DM5 and HY2 of the Bournemouth, Dorset and Poole Minerals Strategy Pre-Submission Draft.

2) All Planning applications - Additional European Protected Species safeguarding condition:

Safeguarding of European Protected Species

No operations that are likely to disturb European Protected Species (EPS) (which include, amongst others, Smooth Snake, Sand Lizard and bats) and require an EPS disturbance licence shall take place on the site until an appropriate licence has been obtained and a copy provided to the MPA and then only in accordance with the terms of that licence.

Reason

To ensure the adequate protection of European Protected Species prior to any operations where disturbance is likely in accordance with policy 6 of the Dorset Mineral and Waste Local Plan and policies DM1, DM5 and HY2 of the Bournemouth, Dorset and Poole Minerals Strategy Pre-Submission Draft.

3) Planning applications 6/2012/0574 (Wellsite F) and 6/2012/0575 (Wellsite F) - Additional emissions condition:

Nitrogen emissions limitation and monitoring

No drilling shall occur at Wellsite F (shown edged red on drawing 04_6_11_493 rA submitted with planning application 6/2012/0574) or Wellsite M (shown edged red on approved drawing OWF-1M-OC-00-0002 Rev3 submitted with planning application 6/93/455) until the operator has secured the MPA's written approval of a scheme for nitrogen emission limits and the monitoring of nitrogen emissions from diesel generators used in connection with the use of workover or drilling rigs at those sites. The scheme shall include details of:

- monitoring equipment;
- frequency, duration and timing of monitoring;
- a trigger limit for the provision of appropriate mitigation of nitrogen emissions, potentially including the use of Selective Catalytic Reduction Technology (as described in Appendix 7 to the Regulation 22 Response to Request for Further Information dated July 2013) in relation to well workovers;
- the limit for nitrogen emissions which shall not be exceeded;
- reporting of results to the MPA;

Unless otherwise approved in writing by the Mineral Planning Authority the approved scheme shall be implemented until all operations permitted by this planning permission cease and the site has been restored.

Reason

To reduce any possible adverse effects on European sites to an inconsequential level in accordance with policy 6 of the Dorset Mineral and Waste Local Plan and policies DM1, DM5 and HY2 of the Bournemouth, Dorset and Poole Minerals Strategy Pre-Submission Draft.

4) Planning applications 6/2012/0574 (Wellsite F) and 6/2012/0575 (Wellsite F) - Amended condition 21:

Emissions to air from diesel generators

All diesel generators used in connection with drilling at Wellsite F (shown edged red on drawing 04_6_11_493 rA submitted with planning application 6/2012/0574) or at Wellsite M (shown edged red on approved drawing OWF-1M-OC-00-0002 Rev3 submitted with planning application 6/93/455) shall use Selective Catalytic Reduction Technology as described in Appendix 7 to the Regulation 22 Response to Request for Further Information dated July 2013.

Reason

To reduce any possible adverse effects on European sites to an inconsequential level in accordance with policy 6 of the Dorset Mineral and Waste Local Plan and policies DM1, DM5 and HY2 of the Bournemouth, Dorset and Poole Minerals Strategy Pre-Submission Draft.

- 5)** Planning applications 6/2012/0574 (Wellsite F) and 6/2012/0575 (Wellsite F) - Amended condition 22:

Limitation on use of diesel generators

Diesel generators shall not be used simultaneously in connection with drilling at both Wellsite F (shown edged red on drawing 04_6_11_493 rA submitted with planning application 6/2012/0574) and at Wellsite M (shown edged red on approved drawing OWF-1M-OC-00-0002 Rev3 submitted with planning application 6/93/455).

Reason

To reduce any possible adverse effects on European sites to an inconsequential level in accordance with policy 6 of the Dorset Mineral and Waste Local Plan and policies DM1, DM5 and HY2 of the Bournemouth, Dorset and Poole Minerals Strategy Pre-Submission Draft.

- 6)** Planning Application 6/2012/0580 (Wellsite D) - Additional production limitation Condition:

“Existing wells and new wells drilled from the wellsite shall only be used in connection with and for the production of hydrocarbons from the Cornbrash/Forest Marble, Bridport, Frome and Sherwood reservoirs as defined within the ‘Field Development Framework’ contained within Appendix 3 to the Regulation 22 Response to Request for Further Information dated July 2013.

Reason

To ensure the Mineral Planning Authority secures the appropriate long term control over potential future development proposals within the oilfield having regard to the environmental and amenity interests of the locality in accordance with policies 6 and 69 of the adopted Dorset Minerals & Waste Local Plan and Policies DM1 and HY2 of the Bournemouth, Dorset and Poole Minerals Strategy Pre-Submission Draft.”

- 7)** Planning Applications 6/2012/0575 (Wellsites F&M), 0578 (Wellsite D), 0586 (Wellsite B2) and 604 (Wareham Wellsite C) – Condition 9

Reference to the Forest Marble Reservoir was excluded from the above mentioned conditions in error. It is now proposed that reference to the Forest Marble Reservoir is inserted in these conditions.

- 8)** Planning Application 6/2012/0579 (Pipelines and instrument cables between Wellsite D and Gathering Station) – Deletion of Conditions 7 & 8.

These conditions relate to land management plans and the review of land management plans and were added in error as they are not relevant to the application site.

- 9)** Planning applications 6/2012/0592 and 6/2012/0594 (Gathering Station) – Deletion of Conditions 12 and 9 respectively.

These relate to the submission of schemes concerning the safeguarding of archaeological interests. They are not relevant to the development and the issue is already covered under the conditions relating to the main planning permissions covering the site.

10) Planning application 6/12/0587 (Arne G)

To add an additional condition as follows:

The applicant shall use reasonable endeavours to provide an alternative access to the well site which minimises the impact of the development on the amenity of neighbouring property at Bank Gate Cottages.

Reason

To reduce disturbance having regard to the amenity interests of the locality in accordance with Policy 6 of the adopted Dorset Minerals and Waste Local Plan and policies DM1, DM2, DM8, HY2 and HY3 if the Bournemouth, Dorset and Poole Minerals Strategy Pre-Submission Draft.

11) Following a request by Planning Committee Rob needs to review the schedule of conditions and ensure that each relevant permission has a condition on operation which does not preclude works to take place which are “required to maintain safe working or to prevent harm to the wider environment”.

6/2013/0418 Variation of application reference 6/2012/0785 – changes to elevations, landscaping and car park. Addition of sprinkler system. Sandford St Martins Primary School, Sandford, Wareham, Dorset, BH20 7BN.

Agreed as set out in the report.

6/2013/0440 New CoE 1 form entry primary school, with core facilities suitable for expansion to a 1.5 form entry Primary school (Amendments to application reference 6/2012/0776) Swanage Middle School, High Street, Swanage, Dorset, BH19 2PH.

Agreed as set out in the report and Update Sheet and an addition to Condition 9 that includes the reporting back to Planning Committee a review of the travel plan 12 months after its implementation.

Condition 8 to be replaced with the following:

Parking and Turning Areas

The development hereby permitted shall not be utilised until the parking and turning areas parking shown on application drawings 12823/PA07 rev B and 1208/LL/101 Rev D have been constructed. Thereafter, these areas shall be maintained, kept free from obstruction and available for the purposes specified.

Reason

In the interests of road safety and in accordance with Policy AIT of the Purbeck Local Plan Part 1.

6/2013/0649 Provision of a synthetic turf sports pitch, fencing and lighting. Extension to existing netball courts. The Blandford School, Milldown Road, Blandford, Dorset, DT11 7SQ.

Agreed as set out in the report and Update Sheet.

Amended Condition 7 as follows:

Parking and Turning Areas

Prior to the commencement of the use of the STP and netball court a parking and access management plan is to be submitted and agreed in writing by the county planning authority, and the use of the facility shall be carried out in accordance with the terms of the approved management plan.

Reason

In the interests of road safety and in accordance with Policy 1.8 of the North Dorset District-Wide Local Plan.