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DORSET COUNCIL - NORTHERN AREA PLANNING COMMITTEE

MINUTES OF MEETING HELD ON THURSDAY 19 DECEMBER 2019

Present: Cllrs Sherry Jespersen (Chairman), Mary Penfold (Vice-Chairman), Jon Andrews, Les Fry, Matthew Hall, Carole Jones, Robin Legg, Val Potheary and Belinda Ridout

Apologies: Cllrs Tim Cook, Bill Pipe and David Taylor

Also present: Cllr David Walsh

Officers present (for all or part of the meeting):

Philip Crowther (Senior Solicitor - Planning), James Lytton-Trevers (Senior Planning Officer), Steve Savage (Transport Development Manager), Hannah Smith (Planning Area Manager) and Elaine Tibble (Democratic Services Officer)

65. Declarations of Interest

No declarations of disclosable pecuniary interests were made at the meeting.

66. Minutes

The minutes of the meeting held on 19 November 2019 were confirmed and signed.

67. Public Participation

Representations by the public to the Committee on individual planning applications are detailed below. There were no questions, petitions or deputations received on other items on this occasion.

68. Planning Applications

Members considered written reports submitted on planning applications as set out below.

69. Application no. WD/D/19/002136 - Rose Cottage, Stone Barn House, Yetminster Road, Chetnole, Sherborne

This application had been the subject of a site visit on the morning of the committee meeting. Cllr Potheary was not at the site visit and did not take part in the debate and vote.

The report which sought conversion of agricultural building to 1 No dwelling with associated internal and external alterations was introduced by the Senior Planning Officer.

The agricultural building was a disused and II* listed barn.

The application complied with Policy SUS3 as a designated heritage asset suitable for conversion subject to site specific requirements.

The application which followed a recent refusal for the conversion of four barns and outbuildings was recommended with the application of a number of draconian conditions to include restrictions on the erection of fences, walls and sheds in order to maintain the openness of the space.

The Senior Planning Officer was confident that with those conditions imposed, the historic interest of the site could be maintained whilst conserving original features and making good use of the building.

The Transport Development Manager addressed the points raised in the report by the Parish Council. He felt that there was enough parking allocated for a dwelling of this size and as the vehicular access to the site was used for large agricultural vehicles the visibility splay on exiting the site was acceptable. Any parked cars on the C class road would also help to reduce the speed limit in the area, he therefore advised he could not sustain a refusal on Highways grounds.

Oral representation in objection to the proposal was received from Mrs J Read and Mrs J Witherden (on behalf of Yetminster Parish Council)

Their objections related to Highways safety issues in terms of the visibility splay for vehicles exiting the site onto the road where young children often rode ponies and bikes. The access track was not considered suitable for lorries or a fire engine to manoeuvre. The site was in a flood plain area which raised doubts to the suitability for residential accommodation and severing the buildings from the others on the site could fracture the historic element.

Mr R Anstis the agent for the applicant addressed the committee in support of the application

In response to member questions the Traffic Development Manager advised that in a residential property the number of vehicle movements would be approximately 6 to 8 a day between the hours of 7.00hrs to 19.00hrs, less than would be predicted for agricultural traffic (probably 2 movements a day).

Members were advised that conditions could be implemented to ensure that parking spaces were used and maintained. Conditions prohibiting domestic paraphernalia could be imposed to include caravans, mobile homes etc in order to maintain the open green swath.

The Senior Solicitor (Planning) suggested that it was within the gift of the committee to agree conditions that would restrict chattels etc, as long as it didn't take away what the permission was granting, ie residential use.

In respect of condition 11 it was suggested that the word "within" was amended to "on" to ensure that boundaries were not put on a boundary and a condition added to include the management of surface water.

It was proposed by Cllr Penfold, seconded by Cllr Hall

That the application be deferred in order to obtain further details of the windows and doors as this was a sensitive site. There were also concerns about access and road safety.

On being put to the vote the proposal was **LOST**

It was proposed by Cllr Fry, seconded by Cllr Penfold

Decision: that the application be refused due to the over development of the site, loss of a heritage asset and open space together with the reasons outlined in the appendix to these minutes.

Application No. WD/D/19/002137 - Rose Cottage, Stone Barn House, Yetminster Road, Chetnole, Sherborne

- a) The committee members felt that the setting would be compromised and that to convert the agricultural building to a dwelling house would be harmful.

The Senior Solicitor (Planning) advised that should members be minded to, they could refuse an application on planning grounds but have a different decision on the Listed Building Consent.

It was proposed by Cllr Hall, seconded by Cllr Andrews.

Decision: that the application be refused due to the reasons outlined in the appendix to these minutes.

Cllr Potheary did not take part in the vote.

70. **Application No. WD/D/19/002127 - Stone Barn, Stone Barn House, Yetminster Road, Chetnole, Sherborne**

This application had been the subject of a site visit on the morning of the committee meeting. Cllr Pothecary was not at the site visit and did not take part in the debate and vote.

The report which sought change of use and conversion of agricultural building to 1 No dwelling with associated internal and external alterations was introduced by the Senior Planning Officer.

He advised that this was a grade II listed building and the proposed conversion was addressed by policy SUS3, it was planned to re-use the existing external openings, the internal changes were also within reason.

He addressed the main issue of the setting, the sub-division and the suggested implementation of draconian conditions. Although within a flood zone 2 area, conversion was supported subject to resilience measures, however new builds would not be permitted.

The revised conditions circulated at the meeting referred to the original doors and shutters which could be maintained and pinned back to retain the historic fabric of the building

There were no objections from Highways.

Oral representation in objection to the application was received from Mr S Cox and Mrs J Witherden (on behalf of Yetminster Parish Council). Their concerns included the importance of a historic site, boundary lines drawn across open farmyard and a piecemeal application. Traffic issues were also sited together with flooding and flood risk issues.

Mr R Anstis the agent for the application addressed the committee again with additional supporting points.

In response to a member question regarding the access to the coach house being through the site, the Development Manager advised that access details had not been provided.

It was proposed by Cllr Ridout and seconded by Cllr Jones that the application be approved as this was the only way to preserve the buildings and bring them back to life.

Committee members were concerned about the heritage of the buildings and their duty to conserve them.

On being put to the vote the proposal was **LOST**

It was proposed by Cllr Fry, seconded by Cllr Andrews.

Decision: that the application be refused due to breaking up of the site, destruction of heritage asset and the reasons outlined in the appendix to these minutes.

71. **Application No. WD/D/19/002128 - Stone Barn, Stone Barn House, Yetminster Road, Chetnole, Sherborne**

It was proposed by Cllr Penfold, seconded by Cllr Fry.

Decision: that the application be refused due to insufficient information about the mezzanine floor, windows and the lack of methodology (Policy 4 NPPF) and the reasons outlined in the appendix to these minutes.

15.40 - 15.45 comfort break

72. **Application No. 2/2019/0151/TECHD - Land West Of Luton Mews, Shorts Lane, Blandford Forum**

The Planning Area Manager presented the application for Technical Details Consent on a site that had been granted Permission in Principle. The application was to erect 9 No. flats, retain 6 No. parking spaces, create 9 No. cycle spaces and carry out ancillary works in association.

The application site was within the settlement boundary of Blandford Forum on the edge of the Town Centre where there was already a pattern of development with quite a high density mix of houses and flats. The site was outside of the flood zone with no risk of flooding.

There was proposed cycle storage for each unit, although there were only 6 car parking spaces this complied with policy, being in the Town Centre. The materials proposed were of a high quality and reflected the character of Blandford. The proposal would not result in any overshadowing issues and climbers on the boundary wall would soften the appearance.

The Planning Area Manager highlighted the need for smaller units of accommodation across the whole of Dorset and the fact that the Council was below it's 5 year housing land supply.

There were no objections from the Transport Development Manager.

Oral representation in objection was received from the Local Ward Member, Cllr Lacey-Clarke. His concerns focussed on the lack of parking available and the inability of a fire engine to access the site when cars were parked on the side of the access road. He urged the committee to defer the application for a site visit.

Mr R Davis, the agent and architect, together with the director of the applicant Mr B Plisken both addressed the committee in support of the application.

The Planning Area Manager responded to questions regarding parking and post build horticultural maintenance. She was confident that the Tree Officers

would ensure that planning was correctly maintained and re-assured members that the Tree Officer had already been in detailed correspondence with the Applicant.

The Committee appreciated the need for open market private rental accommodation, especially for those in the bronze housing band. Although the accommodation was slightly below government space standards, it was comparable enough to make it acceptable.

Although there were concerns over the limited parking in the area, it was accepted that the location was sustainable, on a brownfield site and would create affordable homes to rent which would override those parking issues.

It was proposed by Cllr Ridout, seconded by Cllr Potheary

Decision: that the application be granted subject to the conditions outlined in the appendix to these minutes.

73. Application No. 2/2019/0613/HOUSE - Wyke Cottage, Wyke Road, Gillingham

The Planning Area Manager presented the application for the demolition of an existing conservatory and the erection of a two storey extension. The building had already been characterised through some extensions which would be replaced and enhanced with a dining area and bedroom on the first floor. The extension was designed to be in keeping with the main house in terms of materials, pitch and design. The building would be greater than previous but not considered harmful to the conservation area.

Mr G Adlam the agent for the Applicant addressed the committee in support of the application.

It was proposed by Cllr Andrews, seconded by Cllr Ridout.

Decision: that the application be granted subject to a condition on materials and the conditions outlined in the appendix to these minutes.

74. Urgent items

There were no urgent items.

75. Exempt Business

There was no exempt business.

**Updates
Appendix**

Duration of meeting: 2.00 - 4.35 pm

Chairman

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Planning Committee – Update Sheet

Planning Applications

Application Ref.	Address	Agenda ref.	Page no.
1. WD/D/19/002136 WD/D/19/002137 WD/D/19/002127 WD/D/19/002128	Rose Cottage and Stone Barn	5a, 5b, 5c, 5d	13 - 58
Update: An additional representation has been received from the occupier of Hamlet Farm House. The representation raises no new planning issues.			
2. WD/D/19/002136	Rose Cottage, Stone Barn House, Yetminster Road, Chetnole, Sherborne	5a	13 - 26
Please note the amendments to the planning conditions 8 and 9. The amendments are attached as a separate document to this email. The amendments incorporate more detail in relation to the requirement for a method statement for the conversion of the listed building. The conditions have also been amended to add a requirement that the development must be carried out in accordance with the approved details.			
3. WD/D/19/002137	Rose Cottage, Stone Barn House, Yetminster Road, Chetnole, Sherborne	5b	27 - 36
Please note the amendments to the planning conditions 8 and 9. The amendments are attached as a separate document to this email. The amendments incorporate more detail in relation to the requirement for a method statement for the conversion of the listed building. The conditions have also been amended to add a requirement that the development must be carried out in accordance with the approved details.			
4. WD/D/19/002127	Stone Barn, Stone Barn House, Yetminster Road, Chetnole, Sherborne	5c	37 - 50
Please note the amendments to the planning conditions 8 and 9. The amendments are attached as a separate document to this email. The amendments incorporate more detail in relation to the requirement for a method statement for the conversion of the listed building.			

The conditions have also been amended to add a requirement that the development must be carried out in accordance with the approved details.			
5. WD/D/19/002128	Stone Barn, Stone Barn House, Yetminster Road, Chetnole, Sherborne	5d	51 - 58
<p>Please note the amendments to the planning conditions 8 and 9. The amendments are attached as a separate document to this email. The amendments incorporate more detail in relation to the requirement for a method statement for the conversion of the listed building.</p> <p>The conditions have also been amended to add a requirement that the development must be carried out in accordance with the approved details.</p>			
6. 2/2019/0151/TECHD	Land West Of Luton Mews Shorts Lane Blandford Forum Dorset DT11 7GE	5e	59 - 76
<p>Update:</p> <p>Additional objection has been received from the occupier of Old Garden Cottage. Concern was raised about the timing of the committee and the notice that was given to register to speak.</p> <p>NOTE: Notification was sent in accordance with the normal timeframes and adequate opportunity has been given to register to speak.</p> <p>The other points that have been raised in the representation are contained within the committee report (concern over scale and character, impact on neighbours, parking, and access).</p>			

Application No: **WD/D/19/002127**

Proposal: **Change of use and conversion of agricultural buildings to 1 No. dwelling with associated internal and external alterations**
Location: **STONE BARN HOUSE, YETMINSTER ROAD, CHETNOLE, SHERBORNE, DT9 6NY**

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

Location & Block Plan - Drawing Number PL-1302-200B received on 29/08/2019
Existing Elevations - Drawing Number S -1302-05C received on 29/08/2019
Floor plans & Elevations - Drawing Number PL-1302-201B received on 29/08/2019
Floor Level - Drawing Number PL-1302-202A received on 29/08/2019
Garden Office Floor plans & Elevations - Drawing Number PL-1302-203A received on 29/08/2019

REASON: For the avoidance of doubt and in the interests of proper planning.
- 2 K10A 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).
- 3 H020 No development above ground level shall be commenced until details and samples of all new external facing materials for the walls and roof shall have been submitted to, and approved in writing by, the Local Planning Authority. Thereafter, unless otherwise agreed in writing by the Local Planning Authority the development shall proceed in strict accordance with such materials as have been agreed.

REASON: To safeguard the setting of the heritage asset.
- 4 H051 No development for the insertion of new doors and windows shall commence until a schedule and detailed sections (scale 1:10) of all new windows in the development has been submitted to and approved in writing by the Local Planning Authority. All windows shall be constructed of timber and shall be painted, but the schedule shall include additional

information relating to (i) the method of opening, (ii) the depth of the reveal from the face of the wall and (iii) the product number where the window is supplied from a manufacturers standard range (copy of catalogue to be included). Thereafter, unless otherwise agreed in writing by the Local Planning Authority, the development shall proceed in strict accordance with such details as have been agreed.

REASON: To safeguard the setting of the heritage asset.

- 5 NS No development above ground level shall commence until a scheme showing precise details of all vents, flues, meter boxes and letter boxes shall be submitted to and approved in writing by the Local planning Authority. The approved scheme shall be implemented before the development is occupied and shall be permanently maintained thereafter.

REASON: To safeguard the setting of the heritage asset.

- 6 L042 No development shall be occupied until full details of hard landscape proposals have been submitted to and approved in writing by the Local Planning Authority. These details shall include: proposed finished levels or contours, means of enclosure, car parking layout, other vehicular and pedestrian access and circulation areas, hard surfacing materials, minor artefacts and structures (eg; furniture, play equipment, signs, lighting, refuse or other storage units), proposed and existing functional services above and below ground (eg; drainage, power, communication cables, pipelines, etc, indicating lines, manholes, supports etc), retained historic landscape features and proposals for their restoration where relevant. Thereafter, unless otherwise agreed in writing by the Local Planning Authority the development shall proceed in strict accordance with such details as have been agreed.

REASON: To ensure the provision of amenity afforded by appropriate landscape design and maintenance of existing and/or new landscape features.

- 7 NS Before occupation of the dwelling details of flood resilience and proofing measures to be undertaken to the fabric of the building shall be submitted to and approved by the Local Planning Authority. Thereafter, unless otherwise agreed in writing by the Local Planning Authority the development shall proceed in strict accordance with such details as have been agreed.

REASON: To ensure measures to incorporate flood resilience do not detract from the setting of the heritage asset.

- 8 NS Before occupation of the dwelling, details of an emergency access shall be submitted to and approved by the Local Planning Authority and shall be completed. This access shall only be used if the existing access becomes unusable due to flooding. This access shall be permanently retained and maintained and kept clear of any obstruction.
- REASON: To provide emergency access and/or egress if the existing access becomes flooded and in the interests of highway safety.
- 9 H122 In the event that contamination is found at any time when carrying out the approved development, it must be reported in writing immediately to the Local Planning Authority and an investigation and risk assessment must be undertaken in accordance with requirements of BS10175.
- Should any contamination be found requiring remediation, a remediation scheme shall be submitted to and approved by the Local Planning Authority. The approved remediation scheme shall be carried out to a timescale to be first agreed with the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared and submitted which is subject to the approval in writing of the Local Planning Authority.
- REASON: To ensure risks from contamination are minimised.
- 10 NS Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order) (with or without modification) no enlargements, improvements, or other alterations of the dwellinghouse; no buildings etc incidental to the enjoyment of the dwellinghouse; no hard surfaces (other than those agreed under condition 6) and no chimneys permitted by Classes A, B, C, D E, F and G of Schedule 2 Part 1 of the 2015 Order shall be laid within the land shown edged red on the approved plan.
- REASON: To safeguard the setting of heritage assets.
- 11 NS Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order) (with or without modification) no gates, fences, walls etc (other than those agreed under condition 6) permitted by Class A of Schedule 2 Part 2 of the 2015 Order shall be erected within the land shown edged red on the approved plan.
- REASON: To safeguard the setting of heritage assets.
- 12 T010 The existing private drainage sewers re-used for redevelopment must be tested prior to site construction to ensure that groundwater is not able to

enter the system. Results of the testing and any remedial work should be submitted to and approved by the Local Planning Authority. Thereafter, unless otherwise agreed in writing by the Local Planning Authority the development shall proceed in strict accordance with such details as have been agreed.

REASON: To ensure no groundwater enters the foul water drainage system within the site.

- 13 NS The protected species mitigation proposals set out in the approved KP Ecology Protected Species Survey and Mitigation Report dated 17 June 2019 shall be undertaken in full before the development hereby approved is first brought into use and shall be maintained in the approved condition permanently thereafter.

REASON: To ensure adequate habitat is provided and protected to accommodate protected species.

Application No: **WD/D/19/002128**

Proposal: **Conversion of agricultural buildings to 1 No. dwelling with associated internal and external alterations**

Location: **STONE BARN HOUSE, YETMINSTER ROAD, CHETNOLE, SHERBORNE, DT9 6NY**

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

Location & Block Plan - Drawing Number PL-1302-200B received on 29/08/2019

Existing Elevations - Drawing Number S-1302-05C received on 29/08/2019

Floor plans & Elevations - Drawing Number PL-1302-201B received on 29/08/2019

Floor Level - Drawing Number PL-1302-202A received on 29/08/2019

Garden Office Proposed Floor plans & Elevations - Drawing Number PL-1302-203A received on 29/08/2019

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

- 2 K40A The work to which it relates must be begun no later than the expiration of three years beginning with the date on which the consent is granted.
- REASON: This condition is required to be imposed by reason of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).
- 3 H051 No development for the insertion of new doors and windows shall commence until a schedule and detailed sections (scale 1:10) of all new windows in the development has been submitted to and approved in writing by the Local Planning Authority. All windows shall be constructed of timber and shall be painted, but the schedule shall include additional information relating to (i) the method of opening, (ii) the depth of the reveal from the face of the wall and (iii) the product number where the window is supplied from a manufacturers standard range (copy of catalogue to be included). Thereafter, unless otherwise agreed in writing by the Local Planning Authority, the development shall proceed in strict accordance with such details as have been agreed.
- REASON: To safeguard the special interest of the heritage asset.
- 5 NS No development above ground level shall commence until a scheme showing precise details of all vents, flues, meter boxes and letter boxes shall be submitted to and approved in writing by the Local planning Authority. The approved scheme shall be implemented before the development is occupied and shall be permanently maintained thereafter.
- REASON: To safeguard the special interest of the heritage asset.
- 6 NS No development for the conversion internally shall commence until precise details of the steps to be taken and works to be carried out to secure the safety and stability of that part of the building to be retained, shall be submitted to, and agreed in writing by the Local Planning Authority. The approved steps shall remain in place for the full duration until completion of the works hereby approved.
- REASON: To protect and safeguard the fabric of the building.
- 7 NS All new and replacement rainwater goods shall be painted cast metal of half round profile of a form to be agreed in writing by the Local Planning Authority before installation.
- REASON: To safeguard the significance of the heritage asset.

- 8 NS All existing historic fabric (beams, roof structure, doors to become shutters, windows, and flagstones) shall be retained in-situ.
- REASON: To safeguard historic fabric and the significance of the heritage asset.
- 9 NS Before works for the conversion above ground level commence, a methodology relating to the careful restoration and sympathetic repair of the fabric of the building shall be submitted to and approved by the Local Planning Authority. The methodology shall state the method, materials and measures for restoration and repair including any repointing, insertion of the mezzanine with floor boards not plywood, retention of roof structure, stairs, floors to be limecrete, screens construction, breaking through and making good and internal walls including insulation, wall boarding and wall treatments and damp proofing. The conversion shall be carried out in accordance with the approved methodology.
- REASON: To safeguard historic fabric.

Application No: **WD/D/19/002136**

Proposal: **Change of use and conversion of agricultural building to 1No. dwelling with associated internal and external alterations.**

Location: **ROSE COTTAGE, YETMINSTER ROAD, CHETNOLE, SHERBORNE, DT9 6NY**

- 1 PLAN The development hereby permitted shall be carried out in accordance with the following approved plans:
- Location & Site Plan - Drawing Number PL-1302-100B received on 22/08/2019
- Floor plans & Elevations - Drawing Number S-1302-02C received on 22/08/2019
- Floor plans & Elevations - Drawing Number received on 22/09/2019
- REASON: For the avoidance of doubt and in the interests of proper planning.

- 2 K10A 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).
- 3 H020 No development above ground level shall be commenced until details and samples of all new external facing materials for the walls and roof shall have been submitted to, and approved in writing by, the Local Planning Authority. Thereafter, unless otherwise agreed in writing by the Local Planning Authority the development shall proceed in strict accordance with such materials as have been agreed.
- REASON: To safeguard the setting of the heritage asset.
- 4 H051 No development for the insertion of new doors and windows shall commence until a schedule and detailed sections (scale 1:10) of all new windows in the development has been submitted to and approved in writing by the Local Planning Authority. All windows shall be constructed of timber and shall be painted, but the schedule shall include additional information relating to (i) the method of opening, (ii) the depth of the reveal from the face of the wall and (iii) the product number where the window is supplied from a manufacturers standard range (copy of catalogue to be included). Thereafter, unless otherwise agreed in writing by the Local Planning Authority, the development shall proceed in strict accordance with such details as have been agreed.
- REASON: To safeguard the setting of the heritage asset.
- 5 NS No development above ground level shall commence until a scheme showing precise details of all vents, flues, meter boxes and letter boxes shall be submitted to and approved in writing by the Local planning Authority. The approved scheme shall be implemented before the development is occupied and shall be permanently maintained thereafter.
- REASON: To safeguard the setting of the heritage asset.
- 6 L042 No development shall be occupied until full details of hard landscape proposals have been submitted to and approved in writing by the Local Planning Authority. These details shall include: proposed finished levels or contours, means of enclosure, car parking layout, other vehicular and pedestrian access and circulation areas, hard surfacing materials, minor artefacts and structures (eg; furniture, play equipment, signs, lighting, refuse or other storage units), proposed and existing functional services

above and below ground (eg; drainage, power, communication cables, pipelines, etc, indicating lines, manholes, supports etc), retained historic landscape features and proposals for their restoration where relevant. Thereafter, unless otherwise agreed in writing by the Local Planning Authority the development shall proceed in strict accordance with such details as have been agreed.

REASON: To ensure the provision of amenity afforded by appropriate landscape design and maintenance of existing and/or new landscape features.

- 7 NS Before occupation of the dwelling details of flood resilience and proofing measures to be undertaken to the fabric of the building shall be submitted to and approved by the Local Planning Authority. Thereafter, unless otherwise agreed in writing by the Local Planning Authority the development shall proceed in strict accordance with such details as have been agreed.

REASON: To ensure measures to incorporate flood resilience do not detract from the setting of the heritage asset.

- 8 NS Before occupation of the dwelling, details of an emergency access shall be submitted to and approved by the Local Planning Authority and shall be completed. This access shall only be used if the existing access becomes unusable due to flooding. This access shall be permanently retained and maintained and kept clear of any obstruction.

REASON: To provide emergency access and/or egress if the existing access becomes flooded and in the interests of highway safety.

- 9 H122 In the event that contamination is found at any time when carrying out the approved development, it must be reported in writing immediately to the Local Planning Authority and an investigation and risk assessment must be undertaken in accordance with requirements of BS10175.

Should any contamination be found requiring remediation, a remediation scheme shall be submitted to and approved by the Local Planning Authority. The approved remediation scheme shall be carried out to a timescale to be first agreed with the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared and submitted which is subject to the approval in writing of the Local Planning Authority.

REASON: To ensure risks from contamination are minimised.

- 10 NS Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking

and re-enacting that Order) (with or without modification) no enlargements, improvements, or other alterations of the dwellinghouse; no buildings etc incidental to the enjoyment of the dwellinghouse; no hard surfaces (other than those agreed under condition 6) and no chimneys permitted by Classes A, B, C, D E, F and G of Schedule 2 Part 1 of the 2015 Order shall be laid within the land shown edged red on the approved plan.

REASON: To safeguard the setting of heritage assets.

- 11 NS Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order) (with or without modification) no gates, fences, walls etc (other than those agreed under condition 6) permitted by Class A of Schedule 2 Part 2 of the 2015 Order shall be erected within the land shown edged red on the approved plan.

REASON: To safeguard the setting of heritage assets.

- 12 T010 The existing private drainage sewers re-used for redevelopment must be tested prior to site construction to ensure that groundwater is not able to enter the system. Results of the testing and any remedial work should be submitted to and approved by the Local Planning Authority. Thereafter, unless otherwise agreed in writing by the Local Planning Authority the development shall proceed in strict accordance with such details as have been agreed.

REASON: To ensure no groundwater enters the foul water drainage system within the site.

Application No: **WD/D/19/002137**

Proposal: **Conversion of agricultural building to 1No. dwelling with associated internal and external alterations**

Location: **ROSE COTTAGE, YETMINSTER ROAD, CHETNOLE, SHERBORNE, DT9 6NY**

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

Location & Site Plan - Drawing Number PL-1302-100B received on 22/08/2019
Floor plans & Elevations - Drawing Number S-1302-02C received on 22/08/2019
Floor plans & Elevations - Drawing Number PL-1302-101A received on 22/08/2019

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

- 2 K40A The work to which it relates must be begun no later than the expiration of three years beginning with the date on which the consent is granted.

REASON: This condition is required to be imposed by reason of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

- 3 H051 No development for the insertion of new doors and windows shall commence until a schedule and detailed sections (scale 1:10) of all new windows in the development has been submitted to and approved in writing by the Local Planning Authority. All windows shall be constructed of timber and shall be painted, but the schedule shall include additional information relating to (i) the method of opening, (ii) the depth of the reveal from the face of the wall and (iii) the product number where the window is supplied from a manufacturers standard range (copy of catalogue to be included). Thereafter, unless otherwise agreed in writing by the Local Planning Authority, the development shall proceed in strict accordance with such details as have been agreed.

REASON: To safeguard the special interest of the heritage asset.

- 4 H020 No development above ground level shall be commenced until details and samples of all new external facing materials for the walls and roof shall have been submitted to, and approved in writing by, the Local Planning Authority. Thereafter, unless otherwise agreed in writing by the Local Planning Authority the development shall proceed in strict accordance with such materials as have been agreed.

REASON: To safeguard the special interest of the heritage asset.

- 5 NS No development above ground level shall commence until a scheme showing precise details of all vents, flues, meter boxes and letter boxes shall be submitted to and approved in writing by the Local planning Authority. The approved scheme shall be implemented before the

development is occupied and shall be permanently maintained thereafter.

REASON: To safeguard the special interest of the heritage asset.

- 6 NS No development for the removal of the front wall shall commence until precise details of the steps to be taken and works to be carried out to secure the safety and stability of that part of the building to be retained, shall be submitted to, and agreed in writing by the Local Planning Authority. The approved steps shall remain in place for the full duration until completion of the works hereby approved.

REASON: To protect and safeguard the fabric of the building.

- 7 NS All new and replacement rainwater goods shall be painted cast metal of half round profile of a form to be agreed in writing by the Local Planning Authority before installation.

REASON: To safeguard the significance of the heritage asset.

- 8 NS All existing historic fabric (lath or reed and plaster ceilings, lime wall plasters, beams, joists, floor boards, roof structure, staircases, doors to become shutters, windows, panelling, mouldings, fireplaces and flagstones) shall be retained in-situ.

REASON: To safeguard historic fabric and the significance of the heritage asset.

- 9 NS Before works for the conversion above ground level commence, a methodology relating to the careful restoration and sympathetic repair of the fabric of the building shall be submitted to and approved by the Local Planning Authority. The methodology shall state the method, materials and measures for restoration and repair including any repointing, retention of roof structure, floors to be limecrete, screens construction, breaking through and making good and internal walls including insulation, wall boarding and wall treatments and damp proofing. The conversion shall be carried out in accordance with the approved methodology.

REASON: To safeguard historic fabric.

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19 December 2019

Appendix

Application Number – WD/D/19/002136

Site address: ROSE COTTAGE, YETMINSTER ROAD, CHETNOLE, SHERBORNE, DT9 6NY

Proposal: Conversion of agricultural building to 1No. dwelling with associated internal and external alterations

Decision: That the application be refused for the following reasons:

1. The proposal, by reason of the intensification and subdivision of the site as a whole to create a dwelling, would give rise to less than substantial harm to the significance of the heritage assets through intervening development within the sensitive setting of the heritage assets, which would degrade the open swathe of grass, which is integral to the significance of the highly graded assets. In the absence of sufficient public benefit, the proposal is contrary to Local Plan policy ENV.4 and the National Planning Policy Framework.

Application Number – [WD/D/19/002137](#)

Site address: ROSE COTTAGE, YETMINSTER ROAD, CHETNOLE, SHERBORNE, DT9 6NY

Proposal: Conversion of agricultural building to 1No. dwelling with associated internal and external alterations

Decision: That the application be refused for the following reasons:

1. The proposal, by reason of the lack of a methodology and lack of details of the conversion would harm the special interest and lead to loss of historic fabric contrary to West Dorset, Weymouth & Portland Local Plan Policy ENV4 and the National Planning Policy Framework.

Application Number – [WD/D/19/002127](#)

Site address: STONE BARN HOUSE, YETMINSTER ROAD, CHETNOLE, SHERBORNE, DT9 6NY

Proposal: Change of use and conversion of agricultural buildings to 1 No. dwelling with associated internal and external alterations

Decision: that the application be refused for the following reasons:

- 1 The proposal, by reason of the intensification and subdivision of the site as a whole to create a dwelling, would give rise to less than substantial harm to the significance of the heritage assets through intervening development within the sensitive setting of the heritage assets, which would degrade the open swathe of grass, which is integral to the significance of the highly graded assets. In the absence of sufficient public benefit, the proposal is contrary to Local Plan policy ENV.4 and the National Planning Policy Framework.

Application Number – WD/D/19/002128

Site address: STONE BARN HOUSE, YETMINSTER ROAD, CHETNOLE, SHERBORNE, DT9 6NY

Proposal: Conversion of agricultural buildings to 1 No. dwelling with associated internal and external alterations

Decision; that the application be refused for the following reasons:

- 1 The proposal, by reason of the lack of a methodology, including how the mezzanine floor would be inserted, and lack of details of the conversion would harm the special interest and lead to loss of historic fabric contrary to West Dorset, Weymouth & Portland Local Plan Policy ENV4 and the National Planning Policy Framework.:

Application Number – 2/2019/0151/TECHD

Site address: Land West Of Luton Mews, Shorts Lane, Blandford Forum, Dorset, DT11 7GE

Proposal: Technical Details Consent on a site that has been granted Permission in Principle 2/2018/0889, to erect 9 No. flats, retain 6 No. parking spaces and create 9 No. cycle spaces. Carry out ancillary works in association with this.

Decision: that the application be granted subject to the conditions outlined below:

1. The development hereby permitted shall be carried out strictly and only in accordance with the following approved drawings and details:
PA00, PA01, PA02A, PA03B, PA04A, PA05, PA06C, PA07, PA08, PA09, PA18C, forming the approved application.
Reason: For the avoidance of doubt and to clarify the permission.
2. No development above foundation level of the flats hereby approved shall commence until samples of materials to be used in the construction and finish of the block of flats; shall be made available on site and retained in that location thereafter for the inspection and approval of the Local Planning Authority. Any such samples shall require approval to be obtained in writing from the Local Planning Authority and the development shall thereafter accord with the approved materials.
Reason: To safeguard the character of the locality.
3. Prior to the commencement of construction of any external wall of the development hereby permitted, a sample panel measuring at least 1 metre by 2 metres, using the approved brick to include blue headers and demonstrating the proposed coursing, mortar mix and pointing detail, shall be constructed on site. Construction of the development hereby permitted shall not commence until the sample panel has been approved in writing by the Local Planning Authority, thereafter, the panel shall remain on site until the external walls of the flats have been constructed to eaves height and the development shall be carried out in full accordance with the approved panel
Reason: To safeguard the character of the locality.
4. No development above foundation level of the flats hereby approved shall commence until large scale details of the eaves, verges, lintels, windows, doors, and cladding shall be submitted to the local planning authority for approval in writing. The development shall thereafter accord with the approved details.
Reason: To safeguard the character of the locality.

5. Prior to the erection of any new boundary, precise details of the boundary treatment shall be submitted to the local planning authority for approval in writing. The details shall include brick walls and include details of the materials, bond, coursing and mortar. The development shall be carried out in accordance with the agreed details and there shall be no further enclosures erected other than those approved.
Reason: To safeguard the character of the locality.
6. Before the development is occupied or utilised the turning and parking shown on Drawing Number 12-173 PA06 Rev C must have been constructed. Thereafter, these areas must be permanently maintained, kept free from obstruction and available for the purposes specified.
Reason: To ensure the proper and appropriate development of the site and to ensure that highway safety is not adversely impacted upon.
7. Before the development is occupied or utilised the cycle parking facilities shown on Drawing Number 12-173 PA18 must have been constructed. Thereafter, these must be maintained, kept free from obstruction and available for the purposes specified.
Reason: To ensure the proper construction of the parking facilities and to encourage the use of sustainable transport modes.
8. No development above foundation level shall take place until a landscaping scheme for a climbing plant border to the western elevation of the site has been submitted to and approved in writing by the Local Planning Authority. This specification should include detail of the proposed framework to support the plants, planting methodology, and post planting maintenance. Thereafter this screen planting shall be implemented in full in the first planting season following commencement of development and before the first occupation, or within such other time as may be approved with the Local Planning Authority in writing beforehand. The screen planting shall be maintained in accordance with a maintenance schedule which shall first be approved in writing by the Local Planning Authority and any trees or shrubs which are removed or found to be dead, dying or diseased shall be replaced with similar species during a period of five years following the completion of the screen planting scheme.
Reason: In the interests of the amenities of the area.
9. All rainwater goods shall be constructed of metal, with a black painted finish.
Reason: To safeguard the character of the locality.
10. No development above foundation level of the flats hereby approved shall commence until details of all external flues and vents shall be submitted to the local planning authority for approval in writing. The development shall be carried out in accordance with the approved details and there shall be no further vents or flues installed on the building. There shall be pipe work installed on the exterior of the building.
Reason: To safeguard the character of the locality.

11. No development above foundation level of the flats hereby approved shall commence until precise details of the lantern light shall be submitted to the local planning authority for approval in writing. The development shall be carried out in accordance with the approved details.
Reason: To safeguard the character of the locality.
12. No development shall take place until the applicant or their successors in title have made arrangements for archaeological observation and recording to take place during any period of demolition and/or development. Details of those arrangements shall be submitted to and approved in writing by the Local Planning Authority, at least one month before any work commences on the development site. The observations and recording shall be carried out as approved.
Reason: To safeguard and/or record the archaeological interest on and around the site.
13. The Biodiversity mitigation measures set out in the approved Report approved January 2019 shall be implemented in full in accordance with the timetable set out in the report, or in the absence of a specific timetable, prior to the development hereby approved being first brought into use and the site shall thereafter be maintained in accordance with the approved mitigation proposals.
Reason: To ensure adequate habitat is provided and subsequently protected to ensure adequate protection for important habitats and species is secured.
14. The window openings in the side elevation to the Crown car park and the side elevation to Luton Mews shall be obscured glazed prior to first use of the building hereby permitted and shall be subsequently permanently retained in that condition.
Reason: To safeguard residential amenity.
15. No occupation of the development shall commence until precise details of all tree, shrub and hedge planting (including positions and/or density, species and planting size) shall be submitted to and approved in writing by the Local Planning Authority. Planting shall be carried out before the end of the first available planting season following substantial completion of the development. In the five year period following the substantial completion of the development any trees that are removed without the written consent of the Local Planning Authority or which die or become (in the opinion of the Local Planning Authority) seriously diseased or damaged, shall be replaced as soon as reasonably practical and not later than the end of the first available planting season, with specimens of such size and species and in such positions as may be agreed with the Local Planning Authority. In the event of any disagreement the Local Planning Authority shall conclusively determine when the development has been completed, when site conditions permit, when planting shall be carried out and what specimens, size and species are appropriate for replacement purposes.
Reason: In the interests of continued visual public amenity.

Application Number – 2/2019/0613/HOUSE

Site address: Wyke Cottage , Wyke Road, Gillingham, SP8 4NH

Proposal: Erect two storey extension (demolish existing conservatory).

Decision: that the application be approved subject to the conditions outlined below:

1. 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).
2. The development hereby permitted shall be carried out strictly and only in accordance with the following approved drawings and details: GMA-155-03, GMA-155-02A forming the approved application.
Reason: For the avoidance of doubt and to clarify the permission.
3. No development hereby approved shall commence until samples of materials to be used in the construction and finish of extension hereby approved; shall be made available on site and retained in that location thereafter for the inspection and approval of the Local Planning Authority. Any such samples shall require approval to be obtained in writing from the Local Planning Authority and the development shall thereafter accord with the approved materials.
Reason: To safeguard the character of the locality.