



Eastern Area Planning Committee

Date: Wednesday, 6 January 2021

Time: 10.00 am

Venue: M S Teams Live Event/Virtual

Membership: (Quorum 6)

Toni Coombs (Chairman), Shane Bartlett (Vice-Chairman), Alex Brenton, Robin Cook, Mike Dyer, Barry Goringe, Brian Heatley, David Morgan, Julie Robinson, David Tooke, Bill Trite and John Worth

Chief Executive: Matt Prosser, South Walks House, South Walks Road, Dorchester, Dorset DT1 1UZ (Sat Nav DT1 1EE)

For more information about this agenda please telephone Democratic Services on 01305 251010 or David Northover on 01305 224175 - david.northover@dorsetcouncil.gov.uk



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Members of the public are welcome to view the proceedings of this meeting, with the exception of any items listed in the exempt part of this agenda. MS Team Live Event/Virtual (please see link below)

Link for the meeting:-

https://teams.microsoft.com/l/meetup-join/19%3ameeting_YzVhOTAxODYtNDc2Zi00OWI5LWEzZjEtODI5NmYxNjg0Y2Uw%40thread.v2/0?context=%7b%22id%22%3a%220a4edf35-f0d2-4e23-98f6-b0900b4ea1e6%22%2c%22oid%22%3a%226b0f9558-2fa4-49d1-82dc-5ad39a1bb4c7%22%2c%22isBroadcastMeeting%22%3atrue%7d

Members of the public are invited to make written representations provided that they are submitted to the Democratic Services Officer no later than **8.30am on Monday 4 January 2021**. This must include your name, together with a summary of your comments and contain no more than 450 words. If a Councillor who is not on the Planning Committee wishes to address the Committee, they will be allowed 3 minutes to do so and will be invited to speak before the applicant or their representative provided that they have

notified the Democratic Services Officer by **8.30am on Monday 4 January 2021**.

Please note that if you submit a representation to be read out on your behalf at the committee meeting, your name, together with a summary of your comments will be recorded in the minutes of the meeting.

Please refer to the guide to public participation at committee meetings for general information about speaking at meetings [Guidance to Public Speaking at a Planning Committee](#) and specifically the **"Covid-19 Pandemic – Addendum to the Guide to Public Speaking Protocol for Planning Committee meetings"** included as part of this agenda (see agenda item 4 - Public Participation).

Using social media at virtual meetings

Anyone can use social media such as tweeting and blogging to report the meeting when it is open to the public.

AGENDA

Page No.

1 APOLOGIES

To receive any apologies for absence

2 DECLARATIONS OF INTEREST

To receive any declarations of interest

3 MINUTES

5 - 12

To confirm the minutes of the meeting held on 2 December 2020.

4 PUBLIC PARTICIPATION

13 - 14

Members of the public wishing to speak to the Committee on a planning application should notify the Democratic Services Officer listed on the front of this agenda. This must be done no later than two clear working days before the meeting. Please refer to the [Guide to Public Speaking at Planning Committee](#).

5 3/19/2437/RM - RESERVED MATTERS DETAILS FOR 312 DWELLINGS, PUBLIC OPEN SPACE, VEHICULAR, CYCLE AND PEDESTRIAN ACCESS, CONNECTIONS TO THE SANG, LANDSCAPE PLANTING AND SURFACE WATER ATTENUATION FEATURES AT LAND WEST OF CRANBORNE ROAD WIMBORNE MINSTER

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To consider a report by the Head of Planning.

6 3/20/0499/FUL - ERECTION OF A MULTI-USE GAMES AREA (MUGA) COMPRISING SYNTHETIC SURFACE, 3M HIGH PERIMETER BALL STOP NETTING AND 8 X 8M LIGHTING COLUMNS (ADDITIONAL AND AMENDED DOCUMENTS REC'D 6/7/20) AT ST IVES PRIMARY AND NURSERY SCHOOL, SANDY LANE, ST LEONARDS AND ST IVES,

99 - 116

To consider a report by the Head of Planning.

7 6/2020/0297/FUL - ALTERATIONS TO EXISTING BUILDING TO

117 - 132

**FORM ADDITIONAL GROUND FLOOR 1 BEDROOM FLAT AND
REDUCE SIZE OF SHOP UNIT AND INSTALLATION OF
ROOFLIGHTS TO SOUTH ELEVATION TO SERVE SHOP AT 86
WAREHAM ROAD, LYTCHELT MATRAVERS,**

To consider a report by the Head of Planning.

8 APPEAL SUMMARIES

133 - 138

To receive and note recent appeal summary decisions.

9 URGENT ITEMS

To consider any items of business which the Chairman has had prior notification and considers to be urgent pursuant to section 100B (4) b) of the Local Government Act 1972

The reason for the urgency shall be recorded in the minutes.



DORSET COUNCIL - EASTERN AREA PLANNING COMMITTEE

MINUTES OF MEETING HELD ON WEDNESDAY 2 DECEMBER 2020

Present: Cllrs Toni Coombs (Chairman), Shane Bartlett (Vice-Chairman), Alex Brenton, Robin Cook, Mike Dyer, Barry Goringe, Brian Heatley, David Morgan, David Tooke and John Worth

Apologies: Cllrs Julie Robinson and Bill Trite

Officers present (for all or part of the meeting): Kim Cowell, Lara Altree, Elizabeth Adams, Katie Lomax, Colin Graham and David Northover

147. Apologies

Apologies for absence were received from Councillors Julie Robinson and Bill Trite.

148. Declarations of Interest

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

149. 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.

150. Minutes

The minutes of the meeting held on 28 October 2020 was confirmed and would be signed as soon as was practicable.

151. Planning Applications

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

152. Application No: 6/2020/0334 - 73 West Street, Bere Regis

The Committee considered an application - 6/2020/0334 – which proposed to demolish a workshop, sever a plot and erect a dwelling at 73 West Street, Bere Regis.

In severing the plot of 73 West Street, a new plot would be created on the northern half of the site that would front, and be accessed by, Tower Hill to the north of, and running parallel with, West Street. The development would remove the existing workshop outbuilding and replace it with a part ground floor and part underground (lower ground) one bedroom dwelling. At ground floor level, the new dwelling would be a basic structure of similar size, design and external appearance to the existing outbuilding.

The planning history of the site was drawn to the Committee's attention in that a previous planning application - 6/2020/0103 - was refused permission in May 2020 on the basis that it would appear cramped in its appearance on a narrow and constrained plot, with limited private amenity space and loss of rear access to 73 West Street, to the detriment of the prevailing rural lane character of the area and the amenity of future occupiers of the proposed property and the parent property of 73 West Street. The size, height and mass of the dwelling was considered to have resulted in significant dominance and enclosure to the street scene and the dwelling did not integrate well in relation to neighbouring properties and the character of Bere Regis.

However, this new application had largely addressed those considerations and, in particular, issues about highway management and parking needs, drainage and ground stability had all been assessed and met, or would meet, the necessary building controls and regulations and relevant planning requirements, as appropriate.

With the aid of a visual presentation, officers provided context of what the main proposals, principles and planning issues of the development were; how these were to be progressed; how the construction would be undertaken and by what means and the phasing of how this would be done; how the development would contribute towards housing need in the village; and what this entailed. The presentation focused on not only what the development entailed and its detailed design and construction, but what effect it would have on residential amenity and the character the area. There was provision in the NPPF for a windfall side such as this to be developed in accordance with the local plans and policies which governed such.

Plans and photographs provided an illustration of the location, orientation, dimensions – form, bulk, size and mass - and appearance of the development and how , in particular, it would be constructed and by what innovative means this would be done, along with its ground floor plans; how it would look; proposed street scenes; the materials to be used; access, parking and highway considerations; the characteristics and topography of the site and its setting within that part of Bere Regis, it's Conservation Area and the wider landscape – particularly within the Dorset Area of Outstanding Natural Beauty (AONB).

Officers showed the development's relationship with other adjacent residential development and how this innovative design made best use of the available land and could contribute towards the appearance of the area. Given that the building was to be of basic design, with little external intrusion, and was to be sited where a building already sat, it was considered to provide no adverse

effect on the characteristics of the established local environment. The development's relationship with the highway network and to neighbouring properties were drawn to Committee's attention. Views into the site and around it were shown, which provided a satisfactory understanding of all that was necessary.

In summary, officers planning assessment adjudged that the overall design of the development was considered to be largely acceptable and there were no material considerations which would warrant refusal, with all, significant, planning and building control matters having been appropriately, or adequately, addressed.

The proposed development accorded with local and national planning policy and was considered to be acceptable in principle and also acceptable in terms of impacts on the Bere Regis Conservation Area. The impact on neighbouring amenity, highway safety and drainage area were also considered to be acceptable. Ground stability had been considered and an appropriate pre-commencement condition recommended, with the means of achieving the development being well-established and a successful engineering solution used elsewhere in such confined areas - the proposed dwelling being seen to make a positive contribution to the local housing supply. All of this formed the basis of the officer's recommendation in seeking approval of the application.

Formal consultation had seen an objection from Bere Regis Parish Council on the basis of increased traffic congestion, access arrangements, overdevelopment of back land and concerns of overlooking.

The Committee were notified of a written submission received and officers read this direct to the Committee – it being appended to these minutes. Having heard what was said, officers responded to some of the pertinent issues raised, being confident that each one could be addressed by the provisions of the application.

The opportunity was given for Members to ask questions of the presentation and what they had heard, in seeking clarification of aspects so as to have a better understanding in coming to a decision.

Particular issues were raised about the construction methods to be used; what effect ground stability would/could have on the integrity of neighbouring property; drainage issues; the habitability of the property – particularly how the subterranean element was an attractive proposition for any prospective residents; effect on neighbouring amenity and their parking arrangements – including those for what could happen in the future to the curtilage; the disruption caused in such a confined site; drainage and the effect on the Conservation Area and how this development accorded with the Neighbourhood Plan and the Purbeck Local Plan - particularly the relationship between this individual development and land identified for development in those plans.

Having heard what was said, officers responded to some of the pertinent issues raised, being confident that each one could be addressed by

the provisions of the application.

Officers confirmed that the impacts on the amenity of future occupiers of the proposed dwelling in terms of the size of the dwelling and the levels of daylight available to serve the 'subterranean' element of the property and its courtyard had all been assessed to be acceptable in terms of habitability.

There was every reason to believe that the innovative engineering means proposed in constructing the development could be satisfactorily achieved. Any piling necessary would be achieved by the least obtrusive and disruptive methods available and was not considered to give rise to concern over ground stability. Similarly, drainage issues were manageable as were the parking, access and construction arrangements being proposed. It was confirmed that there was no provision for any future sale of the curtilage.

The proposed development, by virtue of its limited above ground level structure, was considered to integrate within the informal character of the Tower Hill and its rural lane townscape quality. Whilst the Parish Council and neighbours had raised objections on the basis of overdevelopment of the plot, officers consider that there was sufficient space to do this and it was considered unreasonable to refuse the proposal on that basis, as the innovative design would achieve a development that would not appear out of keeping with the existing character and appearance of the area.

Moreover, whilst there was the formal allocation for development within the local plans elsewhere in the village, this did not preclude other individual, sustainable development as proposed – with each being considered on their merit - provided planning considerations could be satisfactorily met.

Whilst some members - the Vice-Chairman included - maintained their concern over the habitability of the development and the well-being of its occupants – particularly as significant adjustments had to be made to satisfy this; the land constraints and the excavation methods necessary and that, in their opinion, this did not add up to good quality or standard of housing, others were more agreeable to what was being proposed being of the view that the development was making the best use of available land and being achieved in an acceptably innovative and ingenious way. Nevertheless, the Vice-Chairman proposed refusal of the application on grounds that it was a significantly contrived application to be able to achieve all that was necessary, and which could, subsequently, adversely affect the health and well-being of any future residents. However, this proposal was not seconded.

Having had the opportunity to discuss the merits of the application, having understood what was being proposed and the reasoning for this; having taken into account the officer's report and presentation, the written representations; and what they had heard at the meeting, and having received satisfactory answers to questions raised, the Committee were satisfied in its understanding of what the proposal entailed and the reasoning for this and, on that basis - and being proposed by Councillor Mike Dyer and seconded by Councillor John Worth - on being put to the vote, the Committee agreed - by 7:2 - that the application should be approved, subject to the conditions set out

in the paragraph 18 of the report.

Resolved

That planning permission be granted for application 6/2020/0334, subject to the conditions set out in paragraph 18 to the report.

Reasons for decision

- Para 14 of the National Planning Policy Framework (NPPF) sets out that permission should be granted for sustainable development unless specific policies in the NPPF indicate otherwise.
- The location was considered to be sustainable and the proposal was acceptable in its design, general visual impact and impact on the Bere Regis Conservation Area.
- There was not considered to be any significant harm to neighbouring residential amenity.
- There were no objections on highway safety, traffic or parking grounds.
- There were no material considerations which would warrant refusal of this application.

153. **Application No: 3/19/0862/FUL - Change/ Added of use of family centre into residential care facility and office space at Hayeswood County First School, Colehill**

The Committee considered application 3/19/0862/FUL for a change of and an added of use of a family centre (D1) into a residential care facility and office space (mixed C3/D1) at Hayeswood County First School, Colehill to provide permanent care for looked after children. The application was being considered by the Committee as it was a Dorset Council application, being obliged to do so rather than it being determined under delegated authority.

With the aid of a visual presentation, officers provided context of what the main proposals, principles and planning issues of the development were; how these were to be progressed; how the proposal would meet the need of providing such a facility for the accommodation of children in residential care; and what this entailed.

Plans and photographs provided an illustration of the location and appearance of the development – with its external appearance would be remaining the same – but with interior modification to meet the needs of that facility; access, parking and highway considerations; its relationship with local amenity and neighbouring residencies and its setting within Colehill and the wider

landscape. The arrangements for the habitation of the facility and how the office area would be managed was described.

In summary, officers planning assessment adjudged that the merits of the application were that it was an acceptable use within an urban area; would not harm the amenity of occupants of adjacent dwellings or school nor have an adverse impact on road safety; access and on-site parking provision was acceptable and there were no other material considerations which would warrant refusal of this application and this formed the basis of the officer's recommendation in seeking approval of the application.

Formal consultation had seen Colehill Parish Council support the application and no objections had been received to it.

The opportunity was given for members to ask questions of the presentation and what they had heard, in seeking clarification of aspects so as to have a better understanding in coming to a decision. Officers addressed what questions were raised, providing what they considered to be satisfactory answers.

The Committee wholly endorsed the principle of the proposal and what it was designed to achieve - in providing a much needed facility and accommodation for those children who were in need of that service.

Having had the opportunity to discuss the merits of the application, having understood what was being proposed and the reasoning for this; having taken into account the officer's report and presentation, what they had heard at the meeting, and having received satisfactory answers to questions raised, the Committee were satisfied in their understanding of what the proposal entailed and the reasoning for this and, on that basis - in being proposed by Councillor Robin Cook and seconded by Councillor David Tooke - on being put to the vote, the Committee agreed unanimously that the application should be approved, subject to the conditions set out in the paragraph of the report relating to this.

Resolved

That planning permission for application 3/19/0862/FUL be granted, subject to the conditions set out in the paragraph of the officer's report relating to this.

Reasons for Decision

- The principle of this use is acceptable within an urban area.
- The proposal is not considered to harm the amenity of occupants of adjacent dwellings or school.
- The proposal would not have an adverse impact on road safety
- Access and on-site parking provision was acceptable
- There were no other material considerations which would warrant refusal of this application.

154. Application No: 3/19/2378/FUL - Change of Use and Conversion of Four Existing Agricultural Buildings to form 9 dwelling houses, works and alterations to other outbuildings and associated landscaping and demolition of redundant buildings at Grange Farm, Colehill, Wimborne

The Committee were informed that application 3/19/2378/FUL for the change of use and conversion of four existing agricultural buildings to form 9 dwelling houses, works and alterations to other outbuildings and associated landscaping and demolition of redundant buildings at Grange Farm, Grange, Colehill, Wimborne was being recommended by officers to be deferred on the grounds that third party representations received since the Chairman's briefing – on Monday 30 November - had presented information about the alignment of the access track which could have implications for the lawfulness of the access on which the proposal relies. This information required further investigation so that the officer report might be amended to fully inform Members and give the opportunity for any relevant representations to be made.

In understanding and acknowledging the reason given, the Chairman – on behalf of the Committee - agreed that application 3/19/2378/FUL should be deferred, to be considered at the earliest opportunity.

155. Urgent items

There were no urgent items of business for consideration at the meeting.

156. Public Participation - Submission

APPLICATION NUMBER 6/2020/0334 73 WEST STREET, BERE REGIS –
DEMOLISH WORKSHOP. SEVER PLOT AND ERECT DWELLING

Jackie Ahern

We would like to OBJECT to this application for the following reasons:

1) It is not included in the Bere Regis Neighbourhood Plan. The Bere Regis Neighbourhood Plan was extensively consulted on in 2019 and a village referendum was held. The Plan was approved and we believe that in June 2019 Dorset County Council released a Press release congratulating Bere Regis on its Neighbourhood Plan. The Plan allows for 105 new houses to be built in Bere Regis, the location for these being set out in the Plan. The Neighbourhood plan allows for 2/3 houses to be built a little bit further up Tower Hill, so if they go ahead, and this application is granted, there could be a significant increase in traffic in this conservation area.

2) The revised plans for 73 West Street, now put the bulk of the proposed development underground, but there is no reference to any structural/engineering survey to indicate that this is safe. Is there any chance of causing subsidence to adjacent properties and gardens? Is there a risk to local water supplies and drainage? Is there a risk of land slippage? We do however note that any grant of planning permission will be subject to ground surveys etc.

3) The application makes no reference to the impact on our property, Woodbury Cottage, 74 West Street, Bere Regis. Woodbury Cottage has access to Tower Hill via the back of the property, where it has two off road parking spaces, one of them directly adjacent to the proposed new dwelling. Meadow View Barn has one off road parking space. It is difficult to imagine how the proposed dwelling can be constructed without intrusion onto land belonging to Woodbury Cottage. Note, one of our off road parking spaces is directly adjacent to the existing black workshop.

4) The proposed new dwelling has one double bedroom and an office/study (second bedroom?) However, it only allows for one parking space. It is not unreasonable to assume that any tenants/owners will have more than one vehicle. Where will they park? Bere Regis already has a known traffic and parking problem. Vehicles already park on the corner of Tower Hill and Butt Lane, causing larger vehicles to mount the curb and damage the bank.

Duration of meeting: 10.00 - 11.40 am

Chairman

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Dorset Council

Covid-10 Pandemic – Addendum to the Guide to Public Speaking Protocol for Planning Committee meetings – effective from 29 July 2020

Due to the Covid-19 pandemic the council has had to put in place measures to enable the council's decision making processes to continue whilst keeping safe members of the public, councillors and council staff in accordance with the Government's guidance on social distancing by applying new regulations for holding committee meetings from remote locations.

The following procedures will apply to planning committee meetings until further notice, replacing where appropriate the relevant sections of the Guide to Public Speaking at Planning Committees:

1. While planning committee meetings are held remotely during the Coronavirus outbreak public participation will take the form of written statements (and not public speaking) to the Committee.

2. If you wish to make a written statement it must be no more than 450 words with no attached documents and be sent to the Democratic Services Team by 8.30am, two working days prior to the date of the Committee – **i.e. for a committee meeting on a Wednesday, written statements must be received by 8.30am on the Monday**. The deadline date and the email contact details of the relevant democratic services officer can be found on the front page of the Committee agenda. The agendas for each meeting can be found on the Dorset Council website:-

<https://moderngov.dorsetcouncil.gov.uk/mgListCommittees.aspx?bcr=1>

3. During this period the council can only accept written statements via email and you should continue to bear in mind the guidance in the public speaking guide when preparing your representation.

4. The first three statements received from members of the public for and against the application (maximum six in total) will be read out together with any statement from the town and parish council, by an officer (but not the case officer), after the case officer has presented their report and before the application is debated by members of the Committee. It may be that not all of your statement will be read out if the same point has been made by another statement and already read to the Committee. This is to align with the pre-Covid-19 protocol which limited public speaking to 15 minutes per item, although the Chairman of the Committee will retain discretion over this time period as she/he sees fit. All statements received will be circulated to the Committee members before the meeting.

5. This addendum applies to members of public (whether objecting or supporting an application), town and parish councils, planning agents and applicants. **The first three statements received from members of the public, for and against the application, (maximum six in total) will be read out, together with any statement from the Town and Parish Council, in its own right.**

6. Councillors who are not on the Planning Committee may also address the Committee for up to 3 minutes by speaking to the Committee (rather than submitting a written statement). They need to inform Democratic Services of their wish to speak at the meeting two working days before the meeting – by the 8.30 am deadline above - so those arrangements can be put in place.

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REFERENCE NO.	3/19/2437/RM
APPLICATION PROPOSAL	Reserved matters details for 312 dwellings, public open space, vehicular, cycle and pedestrian access, connections to the SANG, landscape planting and surface water attenuation features.
ADDRESS	Land West of Cranborne Road Wimborne Minster
RECOMMENDATION - GRANT, subject to the conditions (and their reasons) listed at the end of the report and subject to no adverse comment from the Environment Agency (see Section 9 of the report for the full recommendation)	
<p>REASON FOR REFERRAL TO COMMITTEE</p> <p>The application was referred to the Eastern Planning Committee on the 28th October 2020 by the Head of Service and Head of Planning due to the number of proposed dwellings, outstanding objections from consultees and given the application relates to a Core Strategy Option Site.</p> <p>The Committee deferred consideration of the application for the following reasons:</p> <ol style="list-style-type: none"> 1. Approach to renewable energy 2. Use of chimneys / detailing 3. Design of the Amherst Block in the south eastern corner 4. Design / use / function of the Urban Square 5. Private refuse collection concerns 6. Control of lighting 7. Road construction 8. Landscaping on the western boundary 9. Connectivity 10. Water quality impacts <p>The application is returned to committee for consideration following the receipt of amended plans.</p>	
<p>SUMMARY OF REASONS FOR RECOMMENDATION</p> <ul style="list-style-type: none"> • The site is allocated for residential development in the Christchurch and East Dorset Local Plan Part 1 - Core Strategy 2014 through Policy WMC7 (North Wimborne New Neighbourhood). • The principle of residential development for up to 630 dwellings on the wider 	

Wimborne New Neighbourhood site was agreed under outline planning application 3/14/0016/OUT.

- Adequate biodiversity mitigation was secured at outline planning stage through planning conditions and a Section 106 Agreement. A Suitable Alternative Natural Greenspace (SANG) will be provided to the north and east of the site. This meets the requirements of the Habitat Regulations.
- The number of residential units and mix of unit sizes are considered to be appropriate for the site.
- The legal agreement secures 32% affordable housing with 70% for affordable rent proposal and 30% as shared ownership. 10% of the affordable housing is to be provided to 'M4(2) Cat 2 Accessible and Adaptable Standard', providing accommodation for people with disabilities. In combination with the affordable housing proposed in the earlier approved phase 1, the proposal aligns with the legal agreement requirements.
- The proposed highway layout is acceptable and sufficient parking is proposed for the dwellings.
- The proposal is considered to be acceptable in its design and general visual impact to an extent that would not warrant refusal.
- The proposed landscaping of the site is considered to be acceptable in its design and general visual impact to an extent that would not warrant refusal.
- The proposal is considered acceptable and there are no material circumstances which would warrant refusal of this application.

INFORMATION ABOUT FINANCIAL BENEFITS OF PROPOSAL

The following are considered to be material to the application:

Contributions to be secured through Section 106 legal agreement: Legal Agreement secured as part of 3/14/0016/OUT. This is set out in more detail within the site history section of the officer report below.

Contributions to be secured through CIL: None- nil rated site

The following are not considered to be material to the application:

Estimated annual council tax benefit for District: approx. £52,661 (approx. calculation only)

Estimated annual council tax benefit total: £467,245 (approx. calculation only)

Estimated annual new homes bonus per residential unit, per year (for first 4 years): £1,000 approx. *(NB. based on current payment scheme, the assumption that the 0.4% housing growth baseline is exceeded and assuming this baseline is reached through the delivery of other new homes)*

APPLICANT	Bloor Homes Limited	AGENT	Mr Simon Ible
WARD	Wimborne Minster	PARISH/ TOWN COUNCIL	Colehill
PUBLICITY EXPIRY DATE	26 August 2020	OFFICER SITE VISIT DATE	January 2020, June 2020
DECISION DUE DATE	16 March 2020	EXT. OF TIME	13 January 2021

RELEVANT PLANNING HISTORY			
App No	Proposal	Decision	Date
3/19/0681/RM	Alternative reserved matters details (following approval of 3/14/0016/OUT and 3/18/0054/RM) to substitute house types for plots 235-242, 258-259, 269-318 within the southeast residential development east of Cranborne Road.	Granted	10/06/2019
3/18/0054/RM	Reserved matters details (following approval of 3/14/0016/OUT) for the second phase of development off Cranborne Road comprising: the construction of 254 plots (phase 1B plots 65-318), public open space, vehicular, cycle and pedestrian access, access for the proposed first school, landscape planting, surface water attenuation features, foul water pumping station and associated infrastructure (as amended by plans rec'd 16.2.18)	Granted	14/03/2018
3/17/2868/DCC	New school building (15 classrooms) with hall, meeting rooms, specialist teaching rooms and associated landscape works	Granted by Dorset County Council	14/2/2018
3/17/1389/RM	Reserved matters details (following approval of 3/14/0016/OUT) for the first phase of development off Cranborne	Granted	7/12/2017

	Road comprising: the construction of 318 residential dwellings of which phase 1a is 64 plots (first phase plots 1-64); public open space; vehicular, cycle and pedestrian access; access for the proposed first school; landscape planting; surface water attenuation features; foul water pumping station and associated infrastructure.		
App No	Proposal	Decision	Date
3/17/1390/RM	Reserved matters for the main access junctions, spine road and school access road, foul water pumping station and associated infrastructure to serve urban development off Cranborne Road approved by application 3/14/0016/OUT	Granted	5/10/2017
3/14/0017/COU	Change of use of agricultural land to form Suitable Alternative Natural Greenspace (SANG)	Granted	13/3/2017
3/14/0016/OUT	Residential development of up to 630 dwellings, a new local centre, a replacement and extended Wimborne First School, public open space and new allotments together with new access, streets and other related infrastructure (All Matters Reserved).	Granted	13/3/2017
<p>Accompanied by a legal agreement securing a package of contributions, both financial and associated development:</p> <ul style="list-style-type: none"> • 32% affordable housing (approximately 200 dwellings) • Provision of land for the construction of a new three form County first school to replace Wimborne First School • Funding towards primary and secondary education • Funding towards highway infrastructure improvements in Wimborne and Colehill • Funding to secure the creation and management of the Suitable Alternative Natural Greenspace (SANG) • Provision and management of public open space • The provision of an open space corridor incorporating play spaces • Funding for the Council or their nominee to maintain play spaces and the open 			

space corridor

- The construction of a pedestrian bridge across the River Allen (subject to planning) or a financial contribution towards its provision
- Provision of land set out for allotments and the construction of an allotment pavilion
- Funding towards sports facilities in Wimborne and Colehill
- Funding for community facilities in Wimborne and Colehill
- The implementation of the Travel Plan

The above benefits are subject to a number of trigger points, the first being commencement of development (being material operations not including works site clearance, investigations, contamination remedial work etc. and works associated with providing services or access to the school site or any development on the school site).

6th JANUARY 2021 COMMITTEE UPDATE

This application was presented at committee in October 2020 and was deferred for the reasons listed below. The following report has been updated in relation to these items as identified in paragraph titles and updated text is highlighted in **BOLD** font.

1. Approach to renewable energy
2. Use of chimneys / detailing
3. Design of the Amherst Block in the south eastern corner
4. Design / use / function of the Urban Square
5. Private refuse collection concerns
6. Control of lighting
7. Road construction
8. Landscaping on the western boundary
9. Connectivity
10. Water quality impacts

The applicant's response and revised information submitted in relation to these items are summarised in paragraph 8.02 of this report.

MAIN REPORT

1.0 DESCRIPTION OF SITE AND SURROUNDINGS

(update not required – no change to site description and surroundings)

- 1.01 Outline permission 3/14/0016/OUT, with all matters reserved, formalised the principle of the development of a new neighbourhood on 24.3ha of agricultural land north of the urban area of Wimborne as allocated by policy WMC7 of the Christchurch and East Dorset Local Plan. The approval established the principle of development to be guided by three parameter plans dealing with land use, movement into and within the site and landscape.
- 1.02 This is the fourth reserved matters application submission in respect of the residential development granted in Outline. Permission has already been granted for supporting infrastructure including engineering works to Cranborne Road. Reserved matters applications have been approved (3/17/1390/RM ,3/17/1389/RM and 3/18/0054/RM) as detailed above. Works have commenced to the approved eastern parcel, the eastern SANG is open to the public, houses are occupied and the approved school has been completed. On the western parcel the only works undertaken to date are the formation of the two accesses onto Cranborne Road and the installation of a pumping station.
- 1.03 The current application relates to the development parcel west of Cranborne Road. The site rises to the north where land levels are highest, with views of Wimborne Minster.
- 1.04 The site is bound by Cranborne Road to the east and lies adjacent to agricultural land to the north and west. It is also adjacent to Catley Copse to the north, residential dwellings and large pumping station/waterworks to the south east, and industrial units to the south. Suitable Alternative Natural Greenspace (SANG) is to be created to the north of the application site and to the south and south west of the adjacent industrial units (3/14/0017/COU). Pedestrian links are provided through the application site to access the-SANG areas.

2.0 PROPOSAL SUMMARY

(update not required – no change to the proposal summary)

- 2.01 Permission is sought to complete the second phase of development on land west of Cranborne Road. All five reserved matters - access, appearance, layout, scale and landscaping - are incorporated in this application for consideration.

The submitted details include: the design and siting of 312 residential units (plot nos. 401-712); vehicular, cycle and pedestrian access; local equipped area for play (LEAP) design; and landscaping.

- 2.02 The proposed residential units are predominantly 2 storey dwellings with some having rooms in the roof (2.5 storeys). Three, 2.5 - 3 storey apartment blocks are also proposed comprising 1 and 2 bedroom units. The application details the appearance of the proposed units; the materials are to be traditional, red, orange and multi brick with some render and hanging tile details. Proposed roofs will be plain red, anthracite or slate effect tiled roofs. The specific materials are subject of condition 5 on the outline consent.
- 2.03 32% of the proposed dwellings are affordable, which is in line with the completed legal agreement. These units are spread across the site with clusters located to the centre and south east of the application site. The design and materials will be tenure neutral.
- 2.04 The proposal includes landscaping details for the residential areas, which incorporates planting and boundary proposals. Landscaping and details of the public open space areas, including the Local Equipped Area of Play (LEAP) and urban square are also provided.
- 2.05 As part of this application, details have also been submitted to discharge the pre-phase commencement elements of the following conditions from the Outline Consent (3/14/0016/OUT):
- 1 - Reserved matters
 - 4 - Ground levels
 - 5 - Materials (partial, panels to be constructed on site to fully discharge)
 - 8 - Highway layout, visibility, turning and parking
 - 12 - Soft landscaping, open space, play space
 - 14 - Full hard landscape and traffic management features
 - 15 - Trees and tree root protection
 - 16 - Ecological and Landscape management plan
 - 17 - Foul water drainage strategy
 - 18 - Surface water drainage masterplan
 - 20 - Detailed drainage design
 - 21 – Energy provision
 - 22 - Statement in respect of carbon emissions reduction, water and energy efficiency, sustainable and low carbon options that have been explored
 - 25 - Construction Traffic/Construction Environmental Management Plan
 - 26 - Ground investigation/contamination
 - 28 - Lighting strategy
- 2.06 The Outline consent (3/14/0016/OUT) included the requirement at condition 2 that 'the development shall accord with three parameter plans', namely:

- **Land Use and Open Spaces Plan** (PARP05 Rev P) - sets out the areas for residential, local centre and school development together with SANG and open spaces.
- **Movement Plan** (PARP04 Rev K) - establishes the location of the key access points and main vehicle routes.
- **Landscape Plan** (PARP06 Rev L) - identifies the areas of open space, strategic planting, play spaces, SANG and allotments.

3.0 SUMMARY OF INFORMATION

(update not required – no change to the proposal summary)

4.0

	Proposed
Application Site Area (approx.)	10.2ha
Number of residential units	312
Number of affordable units (AH)	100 (32%)
Number of social rented units	64
Number of shared ownership units	36
Number of market dwellings	212
Storey heights	2, 2.5 & 3

RELEVANT PLANNING CONSTRAINTS

(update not required – no change to constraints)

Protected Heathland 400m - 5km

Airport Safeguarding Applies

Tree Preservation Order (TPO)

Adjacent to the Green Belt

Proximity of the AONB (approximately 300m to the west)

5.0 POLICY AND OTHER CONSIDERATIONS

(update not required – no change to policy)

Development Plan:

Christchurch and East Dorset Core Strategy Part 1 – 2014 (CS)

Policies:

KS1	Presumption in favour of sustainable development
KS4	Housing Provision in Christchurch and East Dorset
KS11	Transport and Development
KS12	Parking Provision
WMC7	Cranborne Road New Neighbourhood, Wimborne
ME1	Safeguarding biodiversity and geodiversity
ME3	Sustainable development standards for new development
ME4	Renewable energy provision for residential and non-residential developments
ME6	Flood Management, Mitigation and Defence
HE1	Valuing and Conserving our Historic Environment
HE2	Design of new development
HE4	Open Space Provision
LN1	The Size and Type of New Dwellings
LN2	Design, Layout and Density of New Housing Development
LN3	Provision of Affordable Housing

East Dorset Local Plan (saved policies) (2002)

Policies:

WENV4	Development should be sited and designed to protect or enhance the visual and physical quality of specific rivers within the Plan Area.
TEDEV3	On sites of 0.5ha or more, the developer will be required to provide underground ducting to be used by service providers.
DES6	Landscaping schemes in rural areas and on the edge of settlements should be of indigenous species.
DES7	Criteria controlling the loss of trees.
DES11	Criteria for ensuring developments respect or enhance their surroundings

Supplementary Planning Documents:

Housing and Affordable Housing Supplementary Planning Document April 2014
Cranborne Chase AONB Management Plan 2019-20224

Dorset Heathlands Planning Framework 2020-2025

SPG15 Wimborne Minster Conservation Area

SPG29 Burts Hill Conservation Area

Government Guidance:

The National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

National Design Guide

6.0 LOCAL REPRESENTATIONS

(update not required - re-consultation with neighbours not required)

6.01 In addition to a press advert published on 17th January 2020, site notices were posted adjacent to the site on the 8th January with an expiry of 24 days from this date. Letters were also sent to neighbours of the application site.

6.02 4 letters of representation have been received from local residents with the following comments:

1 - Too many houses in the green belt

2 - Not enough affordable houses

3 - SANG is too small

4 - SANG location is unsuitable due to flooding

5 - Impact on traffic at Walford Mill

6 - Biodiversity concerns related to owls and great crested newts

7 - Negative impact on the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty (AONB) dark night skies

8 - Concerns regarding layout, particular the 3 storey apartment block to road frontage, impacting negatively on neighbouring amenity by way of overlooking and loss of light

[Officer note: matters concerning points 1-6 were considered in full and addressed in previously approved applications 3/14/0016/OUT and 3/14/0017/COU. Points 7 and 8 are addressed in section 8 of this report].

7.0 CONSULTATIONS

(see updated responses where relevant consultees - highlighted in bold font)

[Officer notes – all comments are summarised. Full details are available on the Dorset Council (DC) website]

7.01 – Dorset Council Urban Design

Initial Design	<ul style="list-style-type: none"> - The site is considered highly prominent and sensitive in terms of the landscape and townscape impact that any development will have. - It is disappointing that the design of the scheme fails to adequately address the provisions of the Design Code and instead creates a scheme that does not adequately reflect or enhance its setting or the character of the area. It is therefore considered that the proposals do not comply with the provisions set out within the NPPF, the recently published National Design Guide or Policy HE2 of the East Dorset Local Plan. - The submitted Energy Strategy Statement is very poor and it is extremely disappointing that more has not been proposed in terms of energy efficiency and sustainability and the reasons for not including certain features within the scheme are particularly weak. As it stands the design of the scheme fails to respond to the impacts of climate change which are clearly set out the National Design Guide.
Revised Design	<ul style="list-style-type: none"> - Some amendments have been made to the scheme which are welcome but I still have significant concerns about the quality of design and do not consider that the scheme meet the requirements of the NPPF in regards to <i>‘taking the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents.’</i> (NPPF para 130) - In addition to this the scheme fails to address the provisions of para 127 which states that development should be; <i>sympathetic to local character and history, including the surrounding built environment and landscape setting.....using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;</i> - I still have concerns about the Cranborne Road frontage and the impact on views to Minster – I do not think they have been satisfactorily overcome and proposals are therefore

	<p>contrary to Policy HE1.</p> <ul style="list-style-type: none"> - As such I consider that the scheme fails to meet the appropriate standards to ensure that it complies with policy: <i>WMC7 Development must be carefully planned to avoid a negative impact on the Burts Hill Conservation Area and the historic character of Wimborne Minster.</i>
<p>Comments from DC Conservation, Landscape and Urban Design in response to amended plans received 09.12.2020</p> <p>(These tri party comments are repeated under the relevant consultee headings below for ease of reference)</p>	<p>Summary</p> <p>1. Approach to renewable energy - The approach was generally considered acceptable, where the PV consultants have advised these are the most efficient location for PV panels. PV panels fronting Cranborne Road (plots 539-542) should be removed and located elsewhere.</p> <p>2. Use of chimneys / detailing – Increased number of chimneys within the Victorian Extension welcomed and generally acceptable.</p> <p>3. Design of the Amherst Block in the south eastern corner - Concerns were raised regarding the scale of the proposed Amherst block in relation to adjacent 2 storey dwellings but it considered generally acceptable where it is located within the site and in the proximity of 2.5 and 3 storey house/apartment types.</p> <p>Design concerns were raised regarding the new SE terrace. To improve the design it was requested to separate the gables, add a barge board, vary the porch treatment, create gable ends and locate chimneys to side elevations.</p> <p>4. Design / use / function of the Urban Square - Concerns were raised regarding the urban square design and suggestions for integrated seats/planters, some smaller trees in addition to those already proposed, replace the parkland style railings were suggested. It was agreed that a resolution to grant subject to the Urban Square details to be agreed and delegated to the Head of Service and Chair and Vice Chair of the Planning Committee, the advice of Urban Design and Landscape Officers will be required as part of this.</p> <p>5. Private refuse collection concerns – N/A</p> <p>6. Control of lighting - The condition to remove PD rights for further lighting is acceptable</p>

	<p>7. Road construction – N/A</p> <p>8. Landscaping on the western boundary - Additional shrub planting to be provided in the south east corner.</p> <p>9. Connectivity – All pedestrian connections should be identified</p> <p>10. Water quality impacts – N/A</p>
<p>Comments from DC Conservation and Urban Design in response to amended plans tabled at meeting 17.12.2020</p>	<p>3. Design of the Amherst Block in the south eastern corner – Proposed draft elevations much improved and considered to be generally acceptable subject to submission of final details and drawings</p> <p>4. Design / use / function of the Urban Square – Proposed materials and design much improved and considered to be generally acceptable subject to revising proposed street furniture, reviewing final drawings and details and subject to comments from DC Landscape Officer.</p> <p>(Officer Note - DC Landscape Officer not available and will comment in January 2020 and update will be provided at Planning Committee)</p>

7.02 – Dorset Council Landscape

Initial Design	<ul style="list-style-type: none"> - Impact on local landscape character due to the scale of the development particularly the three storey apartment blocks which would intensify development on the edge of town towards the rural edge. - Inadequate mitigating structure planting to reduce visual impact of development from the AONB. This is an issue throughout the site, including the boundaries and within the development. Proposed tree avenues along principal roads are an overly varied mix of trees that do not sufficiently address the visual impact of development or create a strong avenue appearance. Boundary planting is inadequate and will take a long time to establish to form any mitigation. - Lack of high quality amenity public open space – the design of the central open space and local equipped area for play (LEAP) play area has not been adequately planned to maximise benefits to residents or wildlife. It should also act as
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	<p>an opportunity to provide important tree planting to mitigate the proposed high density development.</p> <ul style="list-style-type: none"> - Lack of consideration on the Impact of lighting on the AONB Dark skies status and policy.
Revised Design	<ul style="list-style-type: none"> - My comments and objection remain unchanged regarding plot 537 538. These plots project into the skyline taking away from the prominence of Wimborne Minster. - Moving the apartment block into the site has had a positive effect on the impact along the Cranborne road and is a positive amendment. - Southern Apt. block - Despite the minimal reduction of 60cm, Block 605-613 remains overly dominant along the Camborne road and to the existing Victorian villas. New development must respect the character of the area. The quality of these buildings will be diminished rather than enhanced by this apartment block. I reinstate my comments that this should be reduced to 2/12 storey. - The design approach of the tree species selection does not appear to take into account the surrounding landscape. A more sympathetic simple approach to the species based on local conditions and landscape setting would be more appropriate and a revised plan should be submitted. - Any long term mitigation obviously depends on the success of the tree growth. Therefore the management and protection of these trees must be ensured and I recommend placing tree preservation orders (TPO) on the street trees. - A hard works drawing should be provided for approval detailing the proposed paving materials and hard works details, which is a standard requirement for all major schemes. - The 'urban square' lacks detail and does not demonstrate high quality design required in NNPF 127 B, the National Design Guide and local policy. This is a key gateway area which should enhance the general quality of the development and further information demonstrating a considered design for this square should be submitted. - The rest of the planting proposals demonstrate little design

	<p>consideration in making character areas across the site or adding to and enhancing the sense of place.</p> <ul style="list-style-type: none"> - Given the above, I consider the planting proposals do not meet local policy: HE2 and HODEV2. - Sustainable design – The latest amendments have not gone far enough to integrate this development appropriately or comply with planning policy. Therefore my objection remains on the fundamental issues outlined above.
<p>Comments from DC Conservation, Landscape and Urban Design in response to amended plans received 09.12.2020</p>	<p>Summary</p> <p>1. Approach to renewable energy - The approach was generally considered acceptable, where the PV consultants have advised these are the most efficient location for PV panels. PV panels fronting Cranborne Road (plots 539-542) should be removed and located elsewhere.</p> <p>2. Use of chimneys / detailing – Increased number of chimneys within the Victorian Extension welcomed and generally acceptable.</p> <p>3. Design of the Amherst Block in the south eastern corner - Concerns were raised regarding the scale of the proposed Amherst block in relation to adjacent 2 storey dwellings but it considered generally acceptable where it is located within the site and in the proximity of 2.5 and 3 storey house/apartment types.</p> <p>Design concerns were raised regarding the new SE terrace. To improve the design it was requested to separate the gables, add a barge board, vary the porch treatment, create gable ends and locate chimneys to side elevations.</p> <p>4. Design / use / function of the Urban Square - Concerns were raised regarding the urban square design and suggestions for integrated seats/planters, some smaller trees in addition to those already proposed, replace the parkland style railings were suggested. It was agreed that a resolution to grant subject to the Urban Square details to be agreed and delegated to the Head of Service and Chair and Vice Chair of the Planning Committee, the advice of Urban Design and Landscape Officers will be required as part of this.</p> <p>5. Private refuse collection concerns – N/A</p>

	<p>6. Control of lighting - The condition to remove PD rights for further lighting is acceptable</p> <p>7. Road construction – N/A</p> <p>8. Landscaping on the western boundary - Additional shrub planting to be provided in the south east corner.</p> <p>9. Connectivity – All pedestrian connections should be identified</p> <p>10. Water quality impacts – N/A</p>
<p>Comments from DC Conservation and Urban Design in response to amended plans tabled at meeting 17.12.2020</p>	<p>DC Landscape Officer not available on 17.12.2020 and will comment in January 2020. An update will be provided at Planning Committee</p>

7.03 – Dorset Council Conservation

Initial Design	<ul style="list-style-type: none"> - Concerns regarding visual impact on heritage assets as per DC Urban and Landscape comments
Revised Design	<ul style="list-style-type: none"> - Reservations over the position and design of road frontage dwellings, it would be preferable to have a 'buffer' from the road. - However, the revised plans are more acceptable than the previous and have addressed some of the concerns over views of the Minster. - I cannot offer full Officer support but do concede that the amended plans will represent less than substantial harm to views into the Conservation Area and through to the Minster.
Comments from DC	<p>1. Approach to renewable energy - The approach was generally considered acceptable, where the PV consultants have advised these are the most efficient location for PV panels. PV panels</p>

<p>Conservation , Landscape and Urban Design in response to amended plans received 09.12.2020</p>	<p>fronting Cranborne Road (plots 539-542) should be removed and located elsewhere.</p> <p>2. Use of chimneys / detailing – Increased number of chimneys within the Victorian Extension welcomed and generally acceptable.</p> <p>3. Design of the Amherst Block in the south eastern corner - Concerns were raised regarding the scale of the proposed Amherst block in relation to adjacent 2 storey dwellings but it considered generally acceptable where it is located within the site and in the proximity of 2.5 and 3 storey house/apartment types.</p> <p>Design concerns were raised regarding the new SE terrace. To improve the design it was requested to separate the gables, add a barge board, vary the porch treatment, create gable ends and locate chimneys to side elevations.</p> <p>4. Design / use / function of the Urban Square - Concerns were raised regarding the urban square design and suggestions for integrated seats/planters, some smaller trees in addition to those already proposed, replace the parkland style railings were suggested. It was agreed that a resolution to grant subject to the Urban Square details to be agreed and delegated to the Head of Service and Chair and Vice Chair of the Planning Committee, the advice of Urban Design and Landscape Officers will be required as part of this.</p> <p>5. Private refuse collection concerns – N/A</p> <p>6. Control of lighting - The condition to remove PD rights for further lighting is acceptable</p> <p>7. Road construction – N/A</p> <p>8. Landscaping on the western boundary - Additional shrub planting to be provided in the south east corner.</p> <p>9. Connectivity – All pedestrian connections should be identified</p> <p>10. Water quality impacts – N/A</p>
<p>Comments from DC Conservation and Urban Design in</p>	<p>3. Design of the Amherst Block in the south eastern corner – Proposed draft elevations much improved and considered to be acceptable</p>

<p>response to amended plans tabled at meeting 17.12.2020</p>	
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7.04 – Dorset Council Trees

<p>Initial Design</p>	<ul style="list-style-type: none"> - Landscaping needs to inform the layout, for instance, the route of the main road needs to be pulled west to avoid harm to the central oak tree which forms an integral landscape feature. - Although positioned along the edge of the standard root protection area (RPA) (which is a minimum), the extent of hard surfacing fails to respect this field grown tree and secure the protection measures necessary to secure its long-term health. The tree protection plan demonstrates that there has not been comprehensive thinking about how trees will be protected which has resulted in unrealistic slivers of no-dig surfacing being included. - Additionally, the latest path through the central greenspace is unacceptable as it would appear to necessitate the loss of mature hedgerow, which is an integral avoidance/mitigation measure identified by the landscape ecological management plan (LEMP).
<p>Revised Design</p>	<ul style="list-style-type: none"> - The planting pallet seems limited and there is little diversity or movement away from traditional tree species. It is disappointing that the level of information in regard to planting is so limited, it also appears that planting pits 600x1000mm will fit all tree planting no matter size or species and that little more than a watering tube will aid establishment. The submitted landscape drawings show root barriers protecting what appears to be Highways interest and public land but no consideration has been given to private drives etc. - As to location of tree planting, as is so often the case nowhere enough space has been allocated for substantial planting meaning future pressure to prune/reduce will increase resulting in no viable tree maturity down the line 20/30 yrs. - There are a number of suitable locations within the site where the use of structural tree pits (Tree Bunker/Silvacell etc) should be utilised to ensure greater tree planting success and no long term issues of struct conflict. Irrigation can easily be achieved

	via roof rain water run off via piping directly into the pits.
Additional Information	- Acceptable subject to pre-commencement condition requiring structural tree pit information.
Comments on amended plans received 20.11.2020	- No further comment other than the Turkish Hazel and Pin Oak should be retained despite comments regarding non-native species. The Tilia Mongolica can be replaced with a Tilia Xeuchlora.

7.05 – Dorset Council Green Infrastructure Advice Team (GIAT)

Initial Design	<p>Suitable Alternative Natural Green Space (SNAG)/ Public Open Space (POS)</p> <ul style="list-style-type: none"> - As the SANG works are integral to the acceptability of the residential development, the applicant should consider the impacts of these works and a recommendation made as to what mitigation is required and whether this Sett should be included in the license application. - As the SANG site has not yet been transferred to Dorset Council and no allowance was made for works related to the Badger Sett in the initial costings it is considered that any required license and/or additional specialist work is the responsibility of the developer, prior to transfer. - There are significant changes in public open space between the 22nd of May 2015 SANG phasing plans provided by Terence O'Rourke and the submitted Bloor Homes plan (SO107- LS-038). The 2015 plan shows a complete path route from North to South along the Western boundary which creates connectivity between the Northern SANG on West side and via the road crossing with the SANG on the Eastern side. This route is also shown on the 2015 approved plans PL003 (2 of 7) PL004 (3 of 7). This route is not shown in its entirety on the 2019 plan as the paths terminates approx. 1/3 of the length of the site. - There are also many connectivity paths in the public open space at the Southern end of the Phase 2 site shown on the phasing plans (3/4 of 7) omitted from the submitted 2019 plans. We consider all the changes and the omittance of these paths
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	<p>to have a significant negative impact on the value of the site to local residents and also more importantly, on the functionality to the SANG.</p> <ul style="list-style-type: none"> - With regards to the functionality of the SANG we would request/advise that Natural England are consulted on these changes. From our understanding of the proposals for works on the Badger Setts, we do not consider that the Badger setts prevent the construction of these paths. - Whilst the landscape ecological management plan (LEMP) is focused on the phase 2 development and discharge of the associated condition, as the SANG is critical to the acceptability of the development and Bloor Homes has previously agreed that they would be responsible for the discharge of the ecology conditions attached to 3/14/0017/COU, it is requested that the LEMP is widened to include consideration of water voles within the southern SANG area to discharge condition 5. <p>Permissive path:</p> <ul style="list-style-type: none"> - As per the S106, Schedule 3, 10, a Specification for the permissive path to be made available to the public prior to 1st occupation is awaited, to include details of surfacing and signage. <p>Local Equipped Area for Play (LEAP):</p> <ul style="list-style-type: none"> - The proposed LEAP specification would need to be accompanied by costings; the S106 states (page 11) the LEAP is to be £135,000 worth of equipment; this needs to be substantiated. - The play area to the East was constructed with Kompan equipment, to remain in keeping with the development as a whole it is suggested to have the same make of equipment. - Bow Top Play specification fencing and easy close gates needed. - The shape of the LEAP fencing would benefit from being a softer shape, an 'oval' shape or a more natural shape for example rather than a rectangle, this would be more aesthetically pleasing within the landscape. - Rubber mulch safety surfacing is preferred. - Picnic benches would add family value. - The sensory planting mix within the LEAP is not a requirement and its removal is recommended.
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Revised Design	<ul style="list-style-type: none"> - Previous comments regarding badger setts remain, and impact on SANG construction will require further discussion with Bloor Homes prior to their discharging of the ecology conditions attached to 3/14/0017/COU - Past comments still stand that the SANG is critical to the acceptability of the development and Bloor Homes has previously agreed that they would be responsible for the discharge of the ecology conditions attached to 3/14/0017/COU, it is requested that the LEMP is widened to include consideration of water voles within the southern SANG area to discharge condition 5. - We appreciate that the developer has re-included the connecting paths within the public open space which are deemed vital to the infrastructure network. Our past comments still apply that as per the S106, Schedule 3, 10, a Specification for the permissive path to be made available to the public prior to 1st occupation is awaited, to include details of surfacing and signage. - The resubmitted LEAP plans are much improved and take into account our previous comments. However, the proposed LEAP specification still needs to be accompanied by costings; the S106 states (page 11) the LEAP is to be £135,000 worth of equipment; this needs to be substantiated; this could be dealt with at condition stage.
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7.06 – Dorset Council Highways

Initial Design	<ul style="list-style-type: none"> - Generally acceptable to be adopted - Speed reducing features required as noted - Footways to be a minimum of 2m - Contrasting kerbs required and minimum of 25mm - Turning heads with insufficient geometry - Minimum kerb face of 125mm required next to soft landscaping - Some roads with unsuitable geometry for adoption and no footways - Ramp required at plot 628
Revised Design	<ul style="list-style-type: none"> - There are a number of proposed roads which have excessive forward visibility. Estate roads with a width of 5.5m and a design speed of 20mph should have forward visibility restricted

	<p>to 60m (Ref. Manual for streets fig 7.16). Where this is not possible the introduction of speed reducing features will be required. Roads fronting Plots 621-663, 628-631 & 587-588, 499-504 & 408-410.</p> <ul style="list-style-type: none"> - Footways in raised areas must have a minimum kerb upstand of 25mm and have a contrasting surface finish to the carriageway (Guidance on the use of Tactile Paving Surfaces). - A minimum 0.5m hard surfaced margin with a full height kerb face (125mm) is required where the carriageway is adjacent to areas of soft landscaping. - Roads serving plots 688-690 & 709-712; 452-455; 666-667; 422-426 do not have suitable geometry for adoption. Note that these roads/drives do not have any provision for pedestrians / non-motorised units.
Additional information	<ul style="list-style-type: none"> - Areas of concern highlighted as private roads - Details of speed reducing features can be confirmed at a later stage - Considered to be generally acceptable
Comments in response to amended plans received 10.12.2020	<ul style="list-style-type: none"> - Proposed construction specification of private roads conform to the Dorset Council adoptable specification. - No concerns regarding layout changes

7.07 - Highways England

Initial Design	- No objection
Revised Design	- N/A

7.08 – Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty (AONB)

Initial	- AONB recommends most strongly that a lighting strategy and
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Design	<p>supporting documents are provided before any reserve matters are approved. The criteria for good lighting are available on our website and the AONB is happy to discuss achieving compliant good lighting with the developers and/or their agents.</p> <ul style="list-style-type: none"> - Concerns regarding proposed lighting and roof lights on dark night skies of the AONB. - Energy Statement is considered insufficient and should be refused - Landscape ecological management plan (LEMP) requires more information.
Revised Design	<ul style="list-style-type: none"> - Concerns regarding proposed lighting and roof lights on dark night skies of the AONB. - Energy Statement is considered insufficient and should be refused - LEMP requires more information. - SANG information not included
Comments in response to amended plans received 02.12.2020	<ul style="list-style-type: none"> - Outstanding concerns regarding the impact of Dark Night Skies and strongly recommends that Environmental Zone E1 criteria are applied. - Notes the LEMP is an important document that requires the scrutiny across a wider landscape front than just your Natural Environment Team, particularly in relation to the western boundary - Addition of PVs welcomed but recommend PVs to be located on all appropriate roofs.

7.09 – East Dorset Environmental Partnership (EDEP)

Initial Design	<ul style="list-style-type: none"> - Biodiversity survey and improvements required - Landscape ecological management plan (LEMP) plan not in line with previously approved SANG plans - Concerns regarding planting (see full response) - Concerns regarding lighting strategy and impact on AONB and biodiversity (see full response) - Concerns regarding energy strategy (see full response) - Concerns regarding submitted CEMP (see full response)
Revised Design	<ul style="list-style-type: none"> - Biodiversity survey and improvements required - Concerns regarding planting (see full response) - Concerns regarding submitted Construction Environment Management Plan (CEMP) (see full response)

<p>Comments in response to amended plans received 01.12.2020</p>	<ul style="list-style-type: none"> - Some invasive non-native species removed, however concerns regarding invasive non-native species retained (see full response online)
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7.10 – Dorset Wildlife Trust (DWT)

Initial Design	<ul style="list-style-type: none"> - Landscape ecological management plan (LEMP) based on historical information with only the badger sett information updated - Bat roosting inspection required in advance of the removal of trees - Concerns regarding ornamental planting - LEMP management concerns (see full response) - Support EDEP planting and landscaping concerns - Concerns regarding lighting strategy on biodiversity - LEMP plan not in line with previously approved SANG plans
Revised Design	<ul style="list-style-type: none"> - No response
<p>Comments in response to amended plans</p>	<ul style="list-style-type: none"> - No response

7.11 - Dorset Natural Environment Team (DNET)

Initial	<ul style="list-style-type: none"> - No response
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Design	
Revised Design	<ul style="list-style-type: none"> - The landscape ecological management plan (LEMP) does not include a summary of the losses and gains and any corresponding residual loss of habitat. It is, therefore, not possible to compare the proposals against the 2014 DNET advice about the requirement for compensation under the Dorset Biodiversity Compensation Framework. - It would be desirable to have more details about the central green corridor - particularly overall width and specific buffer for the hedge. It would be desirable to see the use of biodegradable tree guards specified. - The LEMP should provide management prescriptions for all hedges to ensure that they are managed to benefit wildlife as a primary objective. - The LEMP should address potential impacts to Catley Copse, in consultation with Dorset Wildlife Trust, and the River Allen. - The lighting regime specified within the LEMP for bats (BCT/ILP Guidance note 08/18) must be complied with on all identified bat foraging and commuting features i.e. the boundaries and central green corridor. - The LEMP should be more definitive about the provision of gaps in all fencing for hedgehogs.
Additional Information	<ul style="list-style-type: none"> - Acknowledged given the original outline application fell under EIA Regulations (2011) and advice from DNET was provided to the authority outside of the Dorset Biodiversity Appraisal Protocol (DBAP), this reserved matters application should not be reviewed under the current DBAP. - No further comments on reviewing the revised information submitted, which included confirmation of habitat losses and gains; details of hedgerow buffers and tree protection; native species incorporated into the site as agreed with the DC tree officer; details of hedgerow and tree management included; provisions for hedgehogs added.
Comments in response to amended plans received	<ul style="list-style-type: none"> - The revised layout is acceptable in terms of ecology - Whilst the additional comments in EDEPs document are legitimate and do raise concerns about the use of species that don't accord well with the DC Pollinator Strategy (2019), the removal of the other invasive plants is welcome. DC NET do recognise that the use of non-native plants is acceptable in formal areas of residential developments and always recommend that retained/new wildlife habitats, boundary features such as hedges and areas adjacent open countryside and within reach of designated sites,

09.12.2020	should be designed with ecological input.
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7.12 – Dorset Waste Partnership (DWP)

Initial Design	- No response
Revised Design	- Concerns raised in specific areas where proposed refuse collection does not meet DWP guidelines
Additional Information	- Concerns regarding waste collection to plots 596-600 and 682-688. It was agreed with the applicant that a private collection would serve these areas (this was confirmed by email dated 5.10.2020)
Comments in response to amended plans received 10.12.2020	- Proposed waste collection strategy now acceptable across the site in relation to DWP guidance.

7.13 - Dorset Crime Prevention (DCP)

Initial Design	<ul style="list-style-type: none"> - Would like to see silver standard secure by design (SbD) certificate achieved - Gates to rear gardens not over looked to be double locked from both sides - No public open space to abut residential dwellings - Details of water attenuation enclosure required
Revised Design	- No response

7.14 – Dorset Council Flood Risk Management (DC FRM)

Initial Design	- Defer to EA
Revised Design	- N/A

7.15 – Environment Agency (EA)

Initial Design	<ul style="list-style-type: none"> - No objection - Whilst the overall design details provided within the Drainage Strategy are not of significant concern we recommend a holding objection until the Drainage Strategy is updated to include further discussion / clarification of any surcharge/surface flooding from the drainage networks and demonstration of overland flood flow and collection areas under exceedance events has been provided. - Pollution and surface water informatives to be added
Revised Design	<ul style="list-style-type: none"> - The original strategy was considered acceptable in principle subject to clarification about exceedance of the system and overland flow routes. - The change in direction under the latest drainage strategy has looked to resolve this exceedance question, however due to the change in drainage approach has resulted in different questions that need clarification. - There is likely to be an engineering solution for the drainage, however further information is requested to answer drainage questions raised (see full response)
Comments in response to amended plans received 08.12.2020	<ul style="list-style-type: none"> - No objection or concerns to proposed drainage in relation to pollution or contamination of the River Allen - No objection to proposed revised layout and proposed drainage

7.16 - Wimborne Town Council (WTC)

Initial Design	- No objection
Revised Design	- No objection

7.17 - Colehill Parish Council

Initial Design	- Disappointed to see high-rise buildings along the main road
Revised Design	- No comment

7.18 – Dorset Council Environmental Health

Initial Design	<ul style="list-style-type: none"> - No objection to construction environmental management plan (CEMP) - Standard contaminated land condition required
Revised Design	- N/A reconsult not required

7.19 - Dorset Council Rights of Way (DC RoW)

Initial Design	<ul style="list-style-type: none"> - No objection - Kissing gates not to be used to the public right of way
Revised Design	- N/A

7.20 – Dorset Council Housing

Initial Design	<ul style="list-style-type: none"> - Housing provision generally in line with the agreed S106 - Concerns over the layout where care will be needed due to the high number of rented flats being provided. This is a particular issue around the blocks at plots 516 – 524, 525 – 530, 535 – 543 and 589 – 594, 607 – 15.
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Revised Design	- N/A

7.21 The following consultees responded to the Outline application when their issues were addressed and no further comments have been received:

- Natural England
- County Archaeologist
- Wessex Water
- Sembcorp Bournemouth Water Ltd

8.0 APPRAISAL

(see updated paragraphs highlighted in bold font)

8.01 This is a Reserved Matters application for the access, appearance, layout, scale and landscaping details associated with 312 residential units granted in Outline (plot nos. 401-712). For this residential application the main considerations are:

- The Principle of Development
- Reserved Matters
- Access: Highway Safety
- Layout
- Scale
- Appearance
- Character areas: Layout, appearance and scale
- Landscaping of residential areas
- Parking provision
- Crime Prevention
- Waste Collection
- Drainage
- Impact on Residential Amenity
- Impact on Heritage
- Impact on Biodiversity
- Affordable and Market Housing Size and Type

These points will be discussed as well as other material considerations under the headings below.

- 8.02** This application was presented at committee in October 2020 and was deferred for the reasons listed below. Changes made are summarised in the table below. The officer report has been updated in relation to each item listed.

ITEM DEFERRED	AMENDMENTS & REVISED INFORMATION
<p>Approach to renewable energy</p>	<p>PV panels have been provided across the site (as specified by PV Consultants 'Viridion') on 82 roofs to achieve the requirement of 10% of energy to be provided by renewable resources as per condition.</p> <p>Previously proposed waste water heat recovery systems have been removed.</p>
<p>Use of chimneys / detailing</p>	<p>A further 27 chimneys have been added to the Victorian extension and a further 8 chimneys have been relocated.</p> <p>This results in a total of 81 chimneys overall, where 53 were previously approved.</p> <p>The chimneys have been sited to make a positive contribution towards the street scene and wider Cranborne Road.</p>
<p>Design of the Amherst Block in the south eastern corner</p>	<p>Following comments on the 'Amherst' apartment building to the south east of the site, several potential options for its redesign / relocation were explored.</p> <p>The amended plans propose the relocation of the Amherst apartment block to a more central location (in the vicinity of plot 712 on the previous layout). This relocation complies with the approved building heights parameter plan (under the outline planning permission), which permits development up to 13 metres in height in this location.</p> <p>A 4 unit, 2 storey terrace block is</p>

	proposed in the site's south east corner in place of the relocated Amherst block.
Design / use / function of the Urban Square	<p>The design of the square has been updated following concerns expressed at Committee, to incorporate design cues from Wimborne Town Square.</p> <p>The Square is to be built to adoptable standards.</p> <p>The use / placement of street furniture, coupled with a varied surface treatment and use of structured planting is intended to denote the space and direct users through the space. The design includes a pinch point at the entrance to the Square and a raised table top denoted by kerbs, to slow traffic.</p>
Private refuse collection concerns	The drawings have been amended to ensure that the DWP waste collection standards can be met.
Control of lighting	The applicant has agreed to the removal permitted development (PD) rights for further lighting on the site (to address AONB concerns).
Road construction	<p>Roads not proposed for adoption will be constructed to adoptable standards.</p> <p>The construction detail is provided on drawing SO107-EN-5140 to demonstrate that the requisite standards are met. These have been agreed with Dorset Council Highways and are secured by the approved plans condition (condition 1).</p>
Landscaping on the western boundary	<p>Concerns were raised at Committee that the western boundary was not being suitably reinforced as required by policy WMC7 of the adopted Core Strategy.</p> <p>Revised landscape drawings indicate that the western boundary will be reinforced with additional tree planting.</p>

	In conjunction with DCNET and East Dorset's Tree Officer, the applicant has agreed which trees and plants to replace. Landscape drawing refs SO107-LS35 – LS39 show the full amendments to the planting scheme.
Connectivity	Concerns were raised at Committee regarding pedestrian and cycle connections. In response, a pedestrian footpath is now proposed along the eastern edge of the site to provide a continuous route for pedestrians in accordance with the approved parameter plan. A supplementary 'connectivity plan' has also been submitted to highlight the proposed connections to the network demonstrating the extent and nature of the proposed foot and cycle routes.
Water quality impacts	The Committee raised concern in respect of pollution of the River Allen from the sites sustainable drainage system. The Environment Agency has been reconsulted on this issue and confirms that it has no concerns with regards to pollution or objection to the revised layout.

The Principle of Development

(update not required – principle of development is unchanged)

- 8.03 The principle of residential development for up to 630 dwellings on the entire site was agreed under outline planning application 3/13/0480/OUT which was approved subject to a number of planning conditions and a Section 106 legal agreement. In addition to the housing, the outline permission secured the principle of development of a three-form entry first school (now completed), a local centre, allotments and open space. Full permission (reference: 3/14/0017/COU granted 13.03.17) has also been granted for the associated Suitable Alternative Natural Green Space.

- 8.04 Reserved Matters applications were approved for the development to the east of Cranborne Road in 2017 and 2018 with amended details approved in 2019. The current proposal provides the details for the remaining 312 units on the western parcel. The National Planning Policy Framework 2019 (NPPF) requires that such housing applications be considered in the context of the presumption in favour of sustainable development.
- 8.05 Paragraph 127 of the NPPF sets out the need for development to add to the overall quality of the area, establish a strong sense of place, optimise the potential of a site, respond to local character and to be visually attractive. This NPPF guidance is reflected in Local Plan policies LN1 'The Size and Type of New Development', LN2 'Design, Layout and Density of New Housing Development' and HE2 'Design of Development' which require new dwellings to reflect site specific circumstances and the local character and distinctiveness of the area. These policies are relevant to the current reserved matters proposal.

Environmental Impact Assessment (EIA) Screening

(update not required – EIA screening is unchanged)

- 8.06 The development was identified as an EIA development at the Outline application stage. Since the proposed reserved matters do not extend the scope of the outline permission, the environmental effects were identifiable at outline stage and there has been no significant change to the environmental circumstances, therefore a further EIA is not required. The application is accompanied by updated biodiversity information submitted as part of the Landscape Ecological Mitigation Plan (LEMP).

Reserved Matters

(update not required – summary of Reserved Matters is unchanged)

- 8.07 The 'Reserved Matters' submitted for consideration are:-
- Access- The accessibility for all routes to and within the site which inform the layout
 - Layout– The overall layout of the site including development densities, to include an assessment of amenity to adjoining residents and future residents.
 - Scale – The mass and height of the buildings, to include an assessment of amenity to adjoining residents and future residents

- Appearance – the design approach and materials to be used
- Landscaping – the hard and soft landscaping of the site including public open space, and area of play and boundary treatments.

8.08 Condition 10 of 3/14/0016/OUT requires that all reserved matters applications should accord with the design code that has been agreed with the Officers. The design code identifies neighbourhood characteristics for the site including anticipated urban form and appearance, building and boundary materials and detailing for each character area and states:

‘As a reflection of the shape of the site, the Western Neighbourhood will be somewhat more formal and rectilinear than its eastern neighbour, automatically creating a different character more reminiscent of the Victorian parts of Wimborne’.

The design code also provides building heights, landscaping and topography strategies and identifies street character types.

The western area comprises two character areas: the ‘Hilltop Village’ and ‘Victorian Extension’. Within these areas 5 further ‘sub’ areas are identified which include: SANG Frontage, Cranborne Road North Frontage, Cranborne Road South Frontage, Linear Park Frontage (north and south) and Urban Square Frontage

8.09 The current proposal includes all of these character areas so the layout, scale and appearance for each area will be evaluated in turn following consideration of access and a general overview of the layout.

Access: Highway Safety

(see updated paragraphs highlighted in bold font)

8.10 The current application includes the layout and details of the internal highways to serve the new dwellings which generally accord with the street formation identified in the design code:

- Streets: 5.5m wide streets which radiate from the primary route. These have formal pavements. They are designed to encourage speeds of up to 20mph. Turning heads are provided to facilitate waste collection vehicles movement and lead onto lanes and driveways.

- Lanes: informal shared surface streets but incorporating the width that would be necessary to achieve a 5m wide highway and 2m wide pavements. These can be used for waste collection.
 - Parking courts: small scale spaces that do not offer through routes
- 8.11 The proposed adoption plan indicates which streets are to be adopted and which streets will not. Lanes and parking courts will be privately managed common areas.
- 8.12 As presented at the October committee, Dorset Council (DC) Highways confirmed that the submission provided suitable access, highways layout and related highways infrastructure. They noted that the principles suggested in the 'Manual for Streets' have generally been achieved, however did note some areas of concern. These areas of concern have been identified as private roads not to be adopted, which is acceptable to the highways team. One other note of concern was the lack of detail for speed measures due to excessive forward visibility for some roads to be adopted. However, DC Highways also noted details of such measures can be agreed at Section 38 detailed design stage.
- 8.13 Some layout changes have been made in order to address design concerns raised at the October committee, which includes the relocation of the 'Amherst' block from the south eastern corner to more centrally within the site. The 'Amherst' block is now replaced with a terrace block of 2 storey houses in the south east corner. DC Highways have raised no concern in relation to the revised layout.**
- 8.14 Another reason for deferral at the October Committee included reassurance that private roads would be constructed to a specification that conforms to Dorset Council adoptable standards. Construction specification details have been provided, which includes construction depths, materials and foundation thicknesses. DC Highways have confirmed these conform with the Council's adoptable standards.**
- 8.15 The revised layout is considered acceptable and suitable construction of private roads has been secured . The construction specification drawings form part of the approved drawing list (condition 1). For these reasons the proposal is considered to accord with policy KS11 and is recommended for approval on that basis.**

Layout (Overview)

(see updated paragraphs highlighted in bold font)

8.16 The Outline consent (3/14/0016/OUT) included the requirement at condition 2 that ‘the development shall accord with three parameter plans’, namely:

- **Land Use and Open Spaces Plan** (PARP05 Rev P) - sets out the areas for residential, local centre and school development together with SANG and open spaces.
- **Movement Plan** (PARP04 Rev K) - establishes the location of the key access points and main vehicle routes.
- **Landscape Plan** (PARP06 Rev L) - identifies the areas of open space, strategic planting, play spaces, SANG and allotments.

8.17 **Policy WMC7 in the Local Plan requires that “*the New Neighbourhood will be set out according to the principles of the Masterplan Reports.*”** This requirement was reflected in the approved Land Use parameter plan, which identified the areas for residential development. The proposal presented at the October committee generally complied with the approved Land Use, Movement and Landscaping parameter plans, in line with condition 2 of the Decision Notice for 3/14/0016/OUT. Layout changes have been made in order to address the Committee’s concerns. These include the relocation of the ‘Amherst’ block from the south eastern corner to more centrally within the site and the erection of a residential terrace in the site’s south east corner.

The scheme has not departed significantly from the original indicative layout submitted to inform the outline consent. Revisions made to the layout generally accord with the approved Land Use, Movement and Landscaping parameter plans

8.18 The NPPF (2019) and policy LN2 of the Local Plan require that proposals optimise the potential of the site to accommodate development to a level where it will not have an adverse impact on the character of the area. The Design Code anticipates that the street structure of the development “*will be based on perimeter blocks interspersed with smaller streets, lanes and small parking courts,*” with the neighbourhood to the west of Cranborne Road being more formal and rectilinear than the approved development to the east of Cranborne Road. The principal street of the western development as per the Design Code, loops around perimeter blocks and starts and ends at Cranborne Road, crossing through the linear park.

8.19 In line with Policy LN2 of the Core Strategy, the developable area (7ha) across the site has a net density equating to approx. 45 dwellings per hectare.

Parcels of development to the north, adjacent to the SANG are of a lower density with mostly detached and semi-detached dwellings as required to achieve the 'Hilltop Village' character area.

- 8.20 The built form of the residential parcels on the approved masterplan were designed to respond to the undulating topography and existing landscape features, where the land rises significantly to the north. Finished floor levels for proposed dwellings have been submitted and are generally in line with the existing topography. The shape of the parcels has been reproduced generally in line with the masterplan for this reserved matters application.
- 8.21 The proposed densities within the development balance the requirement to respect the edge of settlement location and the visual impact as a result of the topography with the need for efficient use of land. The physical separation of the development from the West Suitable Alternative Natural Greenspace (SANG) land to the north of the site, and the separation of the development from the linear park, the Locally Equipped Area for Play (LEAP) and the set back from Cranborne Road will generally help to avoid harm to the character of the established urban area from this residential development.
- 8.22 The revised layout, is considered to be generally acceptable and in accordance with the approved Design Code. It is therefore considered to accord with Policy HE2 of the Local Plan and is recommended for approval on that basis.**

Appearance (Overview)

(see updated paragraphs highlighted in bold font)

- 8.23 As mentioned previously the design approach for the western parcel is intended to be more formal and rectilinear than the eastern parcel, which is intended to reflect the Victorian areas of Wimborne.
- 8.24 The proposal seeks to provide a variety of dwellings comprising of detached, semi-detached, terraces and apartment blocks; with attention paid to the frontages of properties and corners to ensure active perimeter frontages face onto the road, using the design code to generally guide the scale and character of development. The general approach to materials is to use a simple palette which references the characteristic materials of the town, namely brick with detailing provided by soldier coursing, brick header arches over windows, render and hanging tiles. A tenure blind approach is to be taken so that the affordable properties use the same materials as proposed

for open market properties. Material details have been submitted to be discharged as part of this application are is dealt with section 9 of this report.

- 8.25 Concerns were raised by the DC Urban Design and Landscape Officers prior to the October committee in relation to the appearance and design of the proposed as summarised in section 7 of this report and a revised design was submitted in late June 2020 to address these concerns as noted in the following tables.

Urban Design	<ul style="list-style-type: none"> - Dwelling type mix amended to address comments on distinctiveness - Parking solutions limited within each street to strengthen character - Rear parking courtyards added to dwellings north of the linear park to remove parking from the frontage to strengthen the character here - All but one apartment block removed from the Cranborne Road frontage - Height of apartment block 605-613 reduced by replacing the 12m high/3 storey 'Hughes' with a 11m high/2.5 storey 'Amherst' type - Storey heights of plots 537 -538 reduced by 2.1m by replacing the former 2.5 storey 'Masefield' type with a 2 storey 'Lyttleton' type. - Apartment blocks around the urban square redesigned to create formal edges - Northern lane to be privately maintained in order to retain rural appearance - The architecture to the 'Victorian Extension' has been reworked into a more formal character with late Victorian design cues, to contrast with the arts and crafts inspired 'Hilltop Village' and formalised Georgian architecture of the 'Urban Square'.
Landscaping	<ul style="list-style-type: none"> - Planting increased throughout the site and in boundary treatments - Verges added to spine road to provide space for larger trees - Tree locations revised to reduce impact of the proposed built environment - Further ornamental planting to dwelling frontages, rear gardens and court yards - Native trees added to the linear park

	<ul style="list-style-type: none"> - Structural tree pits added - Public open space structural planting increased - Locally Equipped Area for Play (LEAP) updated to create more organic shape - LEAP details added as requested by consultees – bow top railings, rubber mulch and benches - Feature trees and street furniture added to the Urban Square - Pedestrian routes added north to south on the western boundary to link SANGs - Hoggin paths have been positioned on desire lines through the Linear Park and surrounding open spaces to ensure practical and usable permeability.
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8.26 While amendments were generally welcomed and considered an improvement, concerns were still raised in response to these changes by the Urban Design and Landscape Officers as follows:

Urban Design	<ul style="list-style-type: none"> - Still the lack of character and local distinctiveness where it is considered there is little that relates to Wimborne and will give the scheme its sense of place. This is particularly important and relevant along the Cranborne Road frontage. - Submitted Street scenes - too many different house types within the streets which results in a lack of rhythm and unity of form. - Plot 448 is proportionally out of scale with the rest of the street scene and is detrimental to the overall appearance of the street. - Still have concerns about the Cranborne Road frontage and the impact on views to Minster, particularly plots 537 and 538. - Southern apartment block fronting Cranborne Road is still too high and should be reduced to 2.5 storeys.
Landscaping	<ul style="list-style-type: none"> - Concerns regarding tree species and the lack of visual mitigation these will achieve - Proposed planting still does not consider character

	<p>areas</p> <ul style="list-style-type: none"> - Proposed Urban Square lacks detail.
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8.27 In response to these comments the Planning Officer secured the following additional changes:

Urban Design	<ul style="list-style-type: none"> - Number of house types reduced within street scenes - Plot 448 has been replaced with a 'Lyttleton' two storey house type - Plot 538 has been moved 3m to the west to reduce the impact on the view of the Minster - The 'Amherst' southern apartment block is 2.5 stories with an eaves height of 6.6m and the ridge has been reduced by a further 0.6m creating a ridge height of 10.4m.
Landscape	<ul style="list-style-type: none"> - Tree and plant species revised and agreed with the DC Tree Officer - Details requested for the Urban Square have been conditioned to be provided.

8.28 Following the Committee's concern raised at the October committee regarding the design of the 'Amherst' apartment building and its visual prominence from Cranborne Road, several potential options for its redesign / relocation were explored with officers. Amended plans have been submitted which propose the relocation of the 'Amherst' apartment block from the site's south eastern corner to a more central location to the south of the linear park as advised by officers.

8.29 At 2.5 storeys, it's relocation to this position complies with the approved building heights parameter plan (under the outline planning permission), which permits development up to 13 metres in height in this location. The south east corner will accommodate a terrace of 4 two storey dwellings in place of the relocated 'Amherst' block.

8.30 The general approach of a 2 storey terrace in the south east corner is considered to be appropriate in scale and appearance, subject to design details of the front and side elevations. Whilst the principle of a terrace in this location is acceptable, officers requested further minor amendments to the design of those units. This included the addition of barge board detailing to gables, bay windows and further Victorian

detailing. A draft design was presented to Urban Design and Conservation Officers on 17.12.2020 who confirmed the proposed was much improved and generally acceptable subject to final drawings to be submitted. Given the importance of housing delivery on this site and in order to address these concerns pragmatically, the officer recommendation is subject to amended design details. The Committee is requested to delegate the approval of those details to the Head of Service, Planning Committee Chair and Vice Chair.

Scale (Overview)

(see updated paragraphs highlighted in bold font)

- 8.31 The approved Design Code identifies the areas where development up to 2, 2.5 and 3 storeys in height can be accommodated based on the site's topography and visual impacts, which were considered as part of the Environmental Impact Assessment (EIA) submitted with the outline application. The proposal generally accords with the design code which identified that three storey development should be restricted to the parcels to the east of the site (above and below the linear park).
- 8.32 **The largest blocks within the development are the apartment blocks which are located to the most southern part of the site - to the north and east of the urban square; and to the northern and now the southern edge of the linear park that runs through the site, where the 'Amherst' block has been relocated. These are 10.4 – 12m high to the ridge.**
- 8.33 **The form and scale of that building is considered consistent with other similar scaled buildings in the central part of the site.**
- 8.34 The DC Urban Design Officer considered that the scale of the apartment blocks as initially proposed was excessive, particularly given the prominent location fronting Cranborne Road. In response to this the apartment block to the north of the Linear Park has been moved away from Cranborne Road.
- 8.35 **The 'Amherst' apartment block has been relocated to the southern side of the linear park. The Amherst block is now located at plots 704-712, where courtyard parking is provided adjacent, landscaped verges surround the building and proposed dwellings in the surrounding area are 2, 2.5 and 3 storeys. It was noted the scale of the proposed Amherst block in relation to proposed adjacent 2 storey dwellings is somewhat at odds but it is considered generally acceptable where it is located within**

the site and in the proximity of 2.5 and 3 storey house/apartment types to east, north and south.

- 8.36 The provision of the 2 storey residential terrace to the south east corner fronting Cranborne Road is welcomed and considered to be more in keeping with the Victorian dwellings opposite. The application is recommended for approval on that basis subject to minor amendments to the design of the terrace as set out in paragraph 8.30 above.**

Character areas: Layout, appearance and scale

(see updated paragraphs highlighted in bold font)

- 8.37 Two main character areas for the western parcel are identified in the approved design code; Hilltop Village and Victorian Extension. Within these areas there are further sub-areas as follows:

1 - Hilltop Village	a - SANG Frontage b - Cranborne Road North Frontage c - Linear Park Frontage (north) d - Cranborne Road South Frontage (lies between both areas)
2 - Victorian Extension	a - Linear Park Frontage (south) b - Cranborne Road South Frontage (lies between both areas) c - Urban Square

1. Hilltop Village (plots 401-538, 137 dwellings):

The Hilltop Village adopts a somewhat rectilinear layout, however, given the topographical constraints, the rectilinear form is eased and frontages attempt to follow the land form where possible, with more 'organic' perimeter blocks.

Proposed densities are lower to this part of the site given the elevated position in order to reduce the visual impact of the development as you leave Wimborne. House types are generally semi-detached and detached villas. Small cottage typologies are also located on secondary streets, lanes and parking courts. Proposed heights are 2-2.5 storeys, with only the 2 apartment blocks adjacent to the linear park at 3 storeys high.

Proposed dwellings are intended to be 'Arts & Crafts' in style. Proposed materials are render, red/orange and multi brick with mainly red roof tiles but slate effect tiles also provided.

As noted previously, concerns have been raised that too many house types were proposed and that some were unjustifiably too high. The number of house types within a street scene has been reduced to help address this, as has proposed clusters of brick types. Also, the 2.5 storey unit at plot 448 has been replaced with a 2 storey unit 'Lyttleton' house type. Other concerns raised in relation to height have been addressed under the Cranborne Road frontage below (1 (b)).

1 (a) SANG Frontage

This edge of the neighbourhood intends to present an informal character and mix of unit types. The frontage has an overall green and rural appearance and it will be privately maintained to achieve this.

The proposed dwellings are mainly detached houses. The style intends to reference 'Arts & Crafts' large villa styles and are set back in their plots and surrounded by vegetation. All buildings front the SANG but have subtle changes in orientation and variation in gaps and setbacks. Proposed heights are two storeys.

1 (b) Cranborne Road North Frontage

This part of the road will become the point at which the built edge of Wimborne effectively begins. The landscaping in the form of retained trees and hedgerows, will be the dominant characteristic of this part of Cranborne Road where dwellings are further set back, but built form will be gradually introduced behind the vegetation to create a transition from countryside to town environment.

The Cranborne Road North character area comprises of mainly detached 'cottage' style dwellings, with some semi-detached units to the south. Proposed heights are mainly 2 storey with one 2.5 dwelling at plot 405.

Particular concerns have been raised by the DC Design and Landscape Officers that plots 537 and 538 would impact negatively on the view of the Minster due to their siting and height (5m eaves, 8.4m ridge). In order to address this issue, these have been reduced in height by 2.1m and the plot closest to Cranborne Road located 3m further to the west. Together with the repositioning of the apartment block further into the site, it is considered the

alterations will retain the Minster views identified in the Environmental Statement.

1 (c) Linear Park Frontage (north)

The built form to the linear park creates enclosure and surveillance of the space, whilst maintaining an acceptable level of privacy for residents.

Built form is set near to the edge of the park, and dwellings are mainly 2 storeys to the west, 2.5 storeys to the centre and some 3 storey apartment blocks to the east. The Design Code had envisaged a higher proportion of terraced properties in the eastern part and the apartment blocks were intended to be landmark buildings in key locations on the eastern boundary. As a result of negotiation, the apartment blocks have been repositioned away from the sensitive Cranborne Road frontage into this area fronting onto the linear park enabling them to benefit from visual mitigation from established trees.

Concerns were raised that too many parking solutions were provided and parking layouts to this area have since been amended to be located to the rear of dwellings to retain a green edge and improve the character and visual appearance.

2. Victorian Extension (plots 539-712, 173 dwellings):

The general layout of the Victorian extension is rectilinear to be reflective of the Victorian housing found within Wimborne. Key frontages intend to reflect the uniformity and rhythm of the period. Semi-detached and detached villas define the western side, opposite the open spaces and landscaped edges. There is a limited use of short terraces within this area.

Proposed densities are higher to this part of the site where it is closer to existing residential areas adjacent. Storey heights will be 2-3 storeys, where 3 storey apartment blocks are located around the urban square only.

Proposed materials consist of red/orange and multi brick; flat profile tiles & slate effect finishes; white uPVC windows. Villa's will have deep overhanging eaves and bargeboards and prominent bay windows.

As noted previously, concerns have been raised that the proposed scheme lacks character; and that too many dwelling types and parking solutions are proposed. Dwelling types, clustering of materials and parking solutions have consequently been reduced to address this criticism and improve cohesion.

2 (a) Linear Park Frontage (south)

The linear park to the south follows a similar concept of enclosure and surveillance to the northern edge, however, with a higher proportion of terrace forms fronting central and eastern edge of the park. Buildings are set back with some parking provision to the park edge, in contrast to the more informal edge of the Hilltop extension side.

Dwellings are 2-2.5 storeys high to this edge.

2 (b) Cranborne Road South Frontage

The Cranborne Road south frontage leads into Wimborne Road and is more urban than the northern section. There are no existing trees in this section and the built form will be set back behind a highway verge, in which there is some tree planting to the south east and wildflower meadow planting and ornamental hedging to building frontages. Existing hedging is also retained and fronts the highways verges.

Formal terraces build up the urbanisation of Cranborne Road moving south into Wimborne Road, and the town – this includes the revised 2 storey terrace block proposed in the south east corner.

Planting on the southeast corner was identified within the approved landscape parameter plan. This area is constrained by the pumping station but the proposed planting of heavy standard trees, including two oak trees (as previously proposed), will in time provide some screening on the approach from Wimborne. Officers requested further planting to the southern boundary, however, the applicant has advised it is not possible to provide this due to the existence and conflict with existing services as shown on drawing ref. SO107-PN-001.

2 (c) Urban Square

The Urban Square is intended to form a focal point within the western neighbourhood. As the name suggests this is more urban and formal in character than its surroundings.

3 Storey apartment blocks provide a uniform frontage and enclose the square. The design of these blocks takes reference from town houses in Wimborne Town Centre. Improvements to the design, use and function of the Urban Square were requested by the Committee in October and formed a further reason for deferral. Amended plans submitted for

consideration provided further detail including changes to the hard landscaping (paving and chipped tarmac), planting (2 large trees and 3 smaller trees), and street furniture such as planters which also provide seating. Updated plans were presented at a meeting on 17.12.2020 to the Urban Design officer who considered the design approach to be generally acceptable subject to comments from the DC Landscape Officer, which will be provided prior to committee in January 2021. Given the importance of housing delivery on this site and in order to address these concerns pragmatically, the officer recommendation to grant relies on minor amendments to hard and soft landscaping within the square. The Committee is requested to delegate agreement of these details is to the Head of Service, Planning Committee Chair and Vice Chair. The officer recommendation to grant is made on that basis.

Summary

- 8.38 Overall, it is considered that the revised proposals broadly follow the approach detailed in the approved design code for this site and are considered to be acceptable. The scheme meets the majority of the requirements of Local Plan policies HE2 (Design of new development) and LN2 (Design layout and density of new housing) and East Dorset Local Plan policy DES11 (Criteria for ensuring developments respect or enhance their surroundings).

The application is therefore recommended for approval in this respect subject to the following amendments and conditions :

1. Submission of final drawings of the elevation design of the new terrace block in the south east corner (plots 606-609).
2. Amendments to the design details of the Urban Square.
3. Removal of permitted development rights for roof extensions throughout the development (in order to control the visual appearance of the overall scheme and aspects which have the potential to harm neighbouring amenity (condition 3).

Landscaping:

(see updated paragraphs highlighted in bold font)

- 8.39 The existing site comprises former agricultural land, surrounded by further agricultural land and bordered by residential development to the south, with some significant trees and hedging along the east and western boundaries, providing a verdant backdrop to the development site. Protected trees are

located on the west, north and eastern boundaries and some to the centre of the site. These are to be retained.

8.40 The agreed Design Code envisaged an amenity landscape to be concentrated to the centre of the site through the use of linear green space; avenue trees would be planted along principal streets; frontages and front gardens to be defined; mature trees to be included in the urban square area; existing hedgerows to be enhanced; open frontages to the SANG frontage area.

8.41 Third party concerns were raised that proposed landscaping was insufficient and that proposed tree species were inappropriate due to being invasive non-natives and/or not keeping with the proposed character areas. A revised design was submitted as a result of these comments which added more landscaping and trees across the site, however it did not satisfy the DC Landscape and Tree Officers who have sought to secure meaningful tree planting that will soften the built form and better represent character areas. As result of this, a meeting was held with the applicant and the DC Tree Officer to explain the key concerns and further revised information was submitted as agreed at that meeting.

8.42 Changes to landscaping to respond to concerns raised include:

Urban Design	<ul style="list-style-type: none"> - The key loop now has distinct groups of repeating tree species, positioned formally to create avenues - Plot hedgerows along the SANG to the north, and towards the public open space boundary to the south, substituted for holly to provide a more natural interface with the countryside. Domestic plant species also reviewed - Larger growing native trees have been added along the Cranborne Road frontage to help reduce the impact on views from minster and the wider landscape. - Without affecting the overall number of trees proposed, the mix of different species of street trees has been reduced greatly, whilst avenues and groups of same species trees within the development have been created. Larger growing species have also been used, to help to address the visual impact of the development, where appropriate
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<p>Landscape and Trees</p>	<ul style="list-style-type: none"> - All trees along public open space edges have been changed to native species to help distinguish as rural edges and aid the transition into built development - All trees across the scheme have been increased to 16-18cm girth to aid immediate screening of the site from the AONB - Tree planting has been specified around the locally equipped area for play (LEAP) where able, but space is restricted due to storm crates - 2 upright Oak trees have been added to the urban square, along with 2 Tulip trees to the spine road near the LEAP, to create focal points along this main route - Amelanchiers across the scheme have been replaced with larger growing tree species - As mentioned above, holly hedgerows have been added to the north and south to help the transition between the wider landscape and the development. - Green, leafier shrubs have also been specified to the northern plots to be more appropriate in relation to the SANG - 29 plants species specified are taken from the Royal Horticultural Society pollinators list - The palette of species has been reduced to create a more sympathetic approach, as requested above - Tree rooting space and support detail for each tree have been added to the specification (same as agreed upon to the eastern phase) - Prunus, Amelanchier and Malus street trees have been replaced with larger growing species within the development - Tree Bunker systems specified to 31 areas where structural tree pits are required, and tree bunker detail added to the specification - Root barriers increased to protect private and public land
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Biodiversity	<ul style="list-style-type: none"> - Lime and Beech trees have been added to the eastern boundary to help screen views as mentioned above - 41 Oaks, Limes and Beech trees are located across the scheme - Smaller canopy trees are also located within the public open space areas, with Rowan and Sycamore tree species now added - Native hedge and buffer mixes species updated as requested - Biodegradable Fibre tree guards added to all public open space trees
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8.43 Third party concerns have also been raised that the proposed Landscape and Ecological Management Plan (LEMP) is somewhat lacking in landscape management. The DC Tree Officer has noted that while the proposed LEMP is concerned more with ecological matters and the maintenance of boundary treatments, he is satisfied the landscape maintenance submitted with landscape proposals and the structural tree pit condition (condition 6) will secure the long terms future of proposed landscaping. Also, condition 13 of the outline consent secures the implementation of the approved landscaping scheme and replacement of any damaged/dead plants within the first five years to ensure its establishment.

8.44 At the October Committee meeting concerns were raised that the western boundary was not being suitably reinforced as required by policy WMC7 of the adopted Core Strategy.

Amended plans have been submitted which reinforce the boundary with additional tree planting and includes 4 extra heavy duty trees. This additional planting is set slightly into the site, given the existing dense nature of the boundary. The location and quantum of additional planting is also informed / restricted by the presence of existing services; however, the applicant has supplemented the landscaping where possible.

The submitted landscaping drawings also detail some additional planting on the southern boundary of the site. The applicant has advised that further planting in this area is restricted due to conflict with services below ground (shown on drawing ref. SO107-PN-001).

- 8.45** The proposed planting schedule has been further revised in response to comments from the East Dorset Environment Partnership (EDEP) particularly relating to non-native invasive plant species. While all non-native plant species have not been removed, the planting schedule has been agreed with the Dorset Natural Environment Team (NET). Dorset NET note whilst the additional comments in EDEPs document are legitimate and do raise concerns about the use of species that don't accord well with the DC Pollinator Strategy (2019), the removal of other invasive plants is welcome. DC NET note they recognise that the use of non-native plants is acceptable in formal areas of residential developments and always recommend that retained/new wildlife habitats, boundary features such as hedges and areas adjacent open countryside and within reach of designated sites, should be designed with ecological input.
- 8.46** Revisions to landscaping and planting follow discussions with the Council Tree Officers and Dorset NET. Officers are of the view that the proposed landscaping and planting are considered acceptable subject to a condition to secure details of tree pits to secure appropriate planting conditions for trees which are constrained by hard surfacing (condition 6). The application is recommended for approval on that basis.

Hard landscaping

- 8.47** Third party concerns have been raised that the proposed hard landscaping is insufficient and lacks detail.
- 8.48** The hard landscape drawing proposes standard road materials; primary roads are asphalt; shared surface lanes are concrete block; cycle and footways are asphalt; private parking courts are concrete block; private drives are asphalt; and pedestrian routes through public open space are hoggin path with timber edge. Proposed hard landscaping is generally in line with the street type requirements of the approved Design Code. They also accord with those used on the eastern site and are considered to be acceptable.
- 8.49** The DC Landscape Officer has raised concerns the proposed hard landscape details are insufficient, in particular for the Urban Square. Concerns regarding the proposed design detail were raised and further information was required to assess this.
- 8.50** The Urban Square is identified in the approved Design Code as 'consisting of blocked paved shared surface areas. Street furniture,

trees and planters used along with built form to restrict vehicle speeds and add character.'

Improvements to the design, use and function of the Urban Square were requested by the Committee in October and formed a further reason for deferral. Amended plans submitted for consideration provided further detail including changes to the hard landscaping (paving and chipped tarmac), planting (2 large trees and 3 smaller trees), and street furniture such as planters which also provide seating. Updated plans were presented at a meeting on 17.12.2020 to the Urban Design officer who considered the design approach to be generally acceptable subject to comments from the DC Landscape Officer, which will be provided prior to committee in January 2021. Given the importance of housing delivery on this site and in order to address these concerns pragmatically, the officer recommendation to grant relies on minor amendments to hard and soft landscaping within the square. The Committee is requested to delegate agreement of these details is to the Head of Service, Planning Committee Chair and Vice Chair. The officer recommendation to grant is made on that basis.

Boundary Treatments

- 8.51 The majority of front curtilage boundaries are to be open with planting providing a soft, informal and open boundary style. 1.8m high timber close-boarded fencing and panel fencing is proposed to mark the internal boundaries between rear amenity spaces, securing privacy screening. Some boundaries to existing and proposed public highways will be brick walls with the joint benefits of privacy and security to rear amenity space and visual quality within the street scene. 1.2m high metal railings are proposed to apartment blocks facing the Urban Square. 1.2m high post and rail fence is proposed to SANG boundaries.
- 8.52 Proposed boundaries also include areas of defensible space provided by proposed verges and ornamental hedging to building frontages.
- 8.53 The proposed hard landscaping, including proposed boundary treatments are considered acceptable and to accord with Policies HE2 and HE3 of the Core Strategy.

Locally Equipped Area for Play (LEAP)

(update not required – not a deferred item)

- 8.54 A locally equipped area of play (LEAP) is provided to the centre of the site, within the main green space. The design has responded to initial concerns raised by DC Green Infrastructure Advice Team (GIAT) with changes including the shape of the LEAP becoming softer, the inclusion of bow topped fencing and exclusion of planting areas. Equipment has also been substituted for 'Kompan' equipment as requested. The amendments are such that the proposal is now acceptable subject to provision of the fully costed specification of the play space and equipment which is required to ensure that the proposal accords with the definition of the LEAP within the agreed Section 106 at reserved matters application stage. As the provision of the LEAP is not required until the occupation of the 100th dwelling on the western site it is considered reasonable to impose a condition to ensure costings are provided (condition 5).

Parking provision

(update not required – not a deferred item)

- 8.55 Policy KS12 requires that developers provide adequate vehicle and cycle parking facilities to serve the needs of the proposed development in accordance with the Local Transport Plan parking guidance. All the proposed housing units are served by two or more off-street parking spaces and many of these include a garage. All garages are of sufficient size to be considered as providing a parking space. Wherever possible, parking is provided within the curtilage of dwellings. As per the eastern parcel, the S38 highway details will reduce speed by design and the layout affords sufficient visibility to avoid highway danger, therefore proposed driveway parking spaces do not require turning areas. It is noted no unallocated spaces are specified; however, it is considered the road width of 5.5 and proposed layout will allow for sufficient on street parking to compensate for this.

212 Private units	All private units have 2 parking spaces = 424 spaces In addition 81 units have 1 garage = 81 garages
100 Affordable units	36 No. 1 bed flats 1 parking space each = 36 spaces 19 No. 2 bed flats 1 parking space each = 19 spaces 20 No. 2 bed houses 2 parking spaces each = 40 spaces 22 No. 3 bed houses 2 parking spaces each = 44 spaces 3 No. 4 bed house 2 parking spaces each = 6 spaces

	Total = 145 (inc. 11 disabled spaces)
TOTALS	Residential spaces: 569 Garages : 81 Visitor spaces: 63

- 8.56 Parking provision on the site, as identified in the above table, is in accordance with the guidance provided by Dorset Council parking standards and policy KS12. A condition is necessary to secure their width and the retention of parking spaces and garaging for those purposes in perpetuity (condition 2).

Crime Prevention

(update not required – not a deferred item and the appraisal is applicable to the revised layout)

- 8.57 As required by condition 11 of the Outline consent, the proposal has incorporated Secured by Design (SbD) principles to encourage crime prevention and allow the creation of a safe environment. SbD principles include natural surveillance, structure and clear definition between public and private spaces.
- 8.58 The proposed layout generally secures a good degree of natural surveillance, with properties positioned and designed to overlook public areas. All parking courts benefit from surveillance from adjoining properties.
- 8.59 The perimeter block layout assists in distinguishing public from private space whilst allowing permeability across the site. A clear distinction between public and private ownership is to be achieved by varying surfacing materials.
- 8.60 Dorset Police have been consulted on both the initial and revised design and note the following:
- Applicants cannot state they are designing to SbD standards unless they apply for SbD certification – the applicant has advised they will apply for this and an informative has been added.
 - Any access gates to rear gardens not overlooked should be lockable on both sides – the applicant has agreed to this
 - Details of surface water attenuation features have not been provided – surface water attenuation features do not form part of this application.
- 8.61 Based on the above, officers are satisfied that the requirements of condition 11 have been met.

Waste Collection

(see updated paragraphs in bold font)

- 8.62 A refuse strategy layout has been submitted which demonstrates accessibility for Dorset Waste Partnership (DWP) vehicles. It is anticipated that in general householders will keep their bins within their rear gardens and where refuse lorries cannot directly access dwellings then curb side collection points are identified. Accessible bin stores have been provided for apartment blocks.
- 8.63 **Amended plans have been submitted which show the proposed now conforms with DWP guidance, where an additional turning space has been provided at plots 599-609 and 666-677. DWP have confirmed the revised layout is now acceptable and conform to DWP guidelines.**

Impact on Residential Amenity

(see updated paragraphs in bold font)

- 8.64 **Amended plans which relocate the 'Amherst' building address third party concerns regarding the location of the Amherst block in the south east corner of the site and its impact on neighbouring amenity opposite the site (Wimborne Road).**
- 8.65 The closest existing neighbouring properties to the proposed development on the west of Cranborne Road lie over 55m to the south west and are screened by existing trees and hedging to be retained and is therefore considered acceptable.
- 8.66 In terms of amenity of future occupiers, the proposed layout results in mostly back to back relationships or back to side in some instances. Separation distances to neighbouring boundaries are generally acceptable. No overlooking is anticipated where there is a back to side relationship, where house types do not have side windows or if they do, they serve bathrooms only and will be obscure glazed. It is considered necessary to condition first floor bathroom windows inside elevations overlooking neighbouring back gardens to be obscure glazed to ensure neighbouring amenity is protected (condition 4).
- 8.67 **The revised layout, , does not impact further on neighbouring amenity. Based on the above the proposed is considered to accord with Policy**

HE2 of the Core Strategy in respect of compatibility with nearby properties.

Impact on heritage

(see updated paragraphs in bold font)

8.68 The DC Urban Design and Conservation Officers previously raised concerns that the proposed development would impact negatively on heritage assets given the views afforded of Wimborne Minster from the site and the impact of the proposed design on these views.

8.69 The impact on heritage assets was assessed as part of the Outline application. It was concluded that whilst there would be limited areas of substantial harm, overall the new development would cause less than substantial harm to the heritage assets of the Conservation Areas and Listed Buildings in the vicinity.

8.70 Limited areas of substantial harm identified related to areas close to the eastern parcel, however this was outweighed by the benefits of the development proposal in accordance with the advice contained in NPPF paragraphs 193-196 and it was judged that careful design at the reserved matters stage for this part of the site could mitigate the impact.

8.71 Paragraph 196 of the NPPF 2019 notes:

Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

8.72 Concerns have been raised by the DC Urban Design Officer that the height and layout of the proposed Cranborne Road Frontage would impact negatively on the view of the Minster from Cranborne Road. In response to these concerns the applicant has made changes to the Cranborne Road frontage including removing two of the apartment blocks away from the road frontage; moving the dwelling of plot 538 3m to the east to reduce the impact on the view.

8.73 Following the Committee's concern regarding the design of the 'Amherst' apartment building and its visual prominence from Cranborne Road several potential options for its redesign / relocation were explored with officers. Amended plans have been submitted which

propose the relocation of the 'Amherst' apartment block from the site's south eastern corner to a more central location to the south of the linear park. The south east corner will now accommodate a terrace of 4 two storey dwellings in place of the relocated 'Amherst' block.

- 8.74 The proposed amendments have been discussed with the DC Conservation Officer who considers the revised plans for the houses and apartment block are now acceptable in the south east corner, with the reduction in building scale addressing some earlier concerns regarding impact on the surrounding Conservation Area.**
- 8.75 As noted previously, harm to heritage assets is considered to be less than substantial and the benefits the proposed application provides, particularly in terms of housing provision including affordable housing, outweigh this harm (in line with paragraph 196 of the NPPF 2019).**
- 8.76 The Conservation officer has now confirmed the design of 2 storey terrace block presented at the meeting on 17.12.2020 is acceptable. Officers are satisfied that the scale and appearance are much improved and considered acceptable in relation to the surrounding Conservation Area.**

Impact on Dorset Heathlands

(update not required – not a deferred item)

- 8.77 The outline proposal was screened in accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (as amended) prior to the submission of this application.
- 8.78 An appropriate assessment, which is required by Regulation 63 of the Conservation of Habitats and Species Regulations 2017, Article 6(3) of the Habitats Directive, and having due regard to its duties under Section 40(1) of the NERC Act 2006 for the purpose of conserving biodiversity, has been undertaken in relation to this application.
- 8.79 Natural England was consulted under regulation 61(3) on 7th January 2020 and again on 17th July 2020. No response was received from Natural England on the current reserved matters application; however, their representations submitted under outline application ref. 3/14/0016/OUT were considered in this appropriate assessment. It is noted that at the time of outline application, appropriate assessment was not required as it predates Habitats Regulations 2017 which implements the EU Habitats Directive (92/43/EEC).

- 8.80 Planning obligations within the Section 106 Agreement dated 10th March 2017 secures the creation and management of a Sustainable Alternative Natural Greenspace (SANG) in accordance with a scheme, transfer of ownership to the Council and SANG maintenance, covering SANGS approved under 3/14/0017/COU. Planning obligations also secures payment for SAMM contribution towards Strategic Access Management and Monitoring in accordance with the Dorset Heathlands SPD. It is considered that Section 106 Agreement dated 10th March 2017 provides adequate mitigation for the proposal.
- 8.81 An appropriate assessment was carried out in August 2020. The conclusions of this appropriate assessment are in accordance with the advice and recommendations of Natural England under outline application 3/14/0016/OUT and in line with an assessment of this proposal under this current reserve matters application. It is judged that with the mitigation already secured by legal agreement it can be concluded that there will be no adverse effect on the integrity of the designated site identified above.

Impact on biodiversity

(update not required – not a deferred item)

- 8.82 Condition 16 of the Outline consent requires the submission of a Landscape and Ecological plan (LEMP). A LEMP has been submitted in support of the application and the Dorset Natural Environment Team (DNET) has been consulted.
- 8.83 It is noted third party concerns have been raised with regards to the contents of the LEMP. While Dorset NET raised initial concerns regarding content also, they acknowledged given the original outline application fell under Environmental Impact Assessment (EIA) Regulations (2011) and advice from DNET was provided to the authority outside of the Dorset Biodiversity Appraisal Protocol (DBAP) 2020, this application should not be reviewed under the current DBAP.
- 8.84 Additional information was requested by Dorset NET and provided by the applicant. No further comments were offered by Dorset NET on reviewing the revised information and the submitted LEMP and biodiversity was considered acceptable.

- 8.85 The DC Green Infrastructure Advice Team (GIAT) and Tree Officers have also been consulted and raised no objection to the LEMP. The proposed is therefore considered acceptable and accords with policy ME1 of the CS.

Impact on the Area of Outstanding Natural Beauty (AONB)

(see updated paragraphs highlighted in bold font)

- 8.86 The Cranborne Chase AONB lies approx. 300m west of the current proposal site. The impacts on the AONB were assessed at the outline stage and it was judged that the appearance of the proposal would *'result in indirect visual effects on a minor proportion of the overall character areas but the impact will be negligible'* (para 8.4).
- 8.87 Conditions imposed at the Outline stage to make the development acceptable included condition 28 which requires the submission of a lighting strategy to control the impact of lighting in this area close to the AONB.
- 8.88 The applicants have been advised of the need for their lighting strategy to take account of the proximity to the AONB but note highways requirements for such developments.
- 8.89 As per the eastern side, due to highways constraints, the proposed lighting will be:
- Lantern details: Philips Micro Luma, Post top with 5 degree tilt, LED colour temp neutral white (4000k) Fitted with part night electronic one-part photo-cell Switch regime 762, dusk to 24:00/05:30 to dawn (35 lux on/18 lux switch off)
 - Column details: 6m high
 - Private security lighting of front entrance to each unit (houses and blocks of flats): Down lighters (motion sensor activated), Stainless steel PIR wall light GL203LU-6W, 3000K colour temperature, 495lm
 - Affordable dwelling carparks to be lit by down lighters and shielded bollards to accord with the AONB Good Practice Note on Good External Lighting and Paper by Bob Mizon on Light Fittings.
- 8.90 The AONB Officer has raised concerns due to the impact on dark night skies of the AONB. While the private lighting was considered acceptable, the proposed highways lighting does not comply with the Dark Night Sky Criteria. These concerns are acknowledged, particularly given the closer proximity of the western parcel, however DC Highways has been consulted on the proposed lighting scheme and raise no objection.

- 8.91 Further advice was sought from DC Highways on the AONB Officer lighting concerns. DC Highways noted that the proposed development needs to be considered within its context taking into account urban sprawl, highways safety and additional energy required to achieve Dark Night Sky requirements. DC Highways consider the proposed street lighting is only a small element of light pollution caused by such developments and on balance that a highways dark night skies requirement would not apply here.
- 8.92 Following concerns raised by committee in October a condition has been added to remove permitted development rights for additional lighting in order to help reduce potential impact on the AONB Dark Night Skies (condition 7). In addition to lighting concerns the reinforcement of the western boundary has also been reviewed as set out in paragraph 8.44 of this report.**
- 8.93 Based on the above the proposed lighting strategy is considered acceptable and in accordance with condition 28 of the outline application. The application is therefore recommended for approval in this respect,

Renewable Energy

(see updated paragraphs highlighted in bold font)

- 8.94 Policy ME4 of the Core Strategy states that 10% of the total regulated energy used in major residential development should be from renewable, low-carbon, and decentralised energy sources. It is also stated that, for the New Neighbourhoods, district heating and/or power facilities should be investigated.
- 8.95 At the outline stage, the developer set out an aim to achieve a 10% reduction in carbon emissions compared to the existing Building Regulations requirements, and it was stated that this would be achieved, where possible, through the use of sustainable building methods. Condition 22 of the outline permission requires the approval of details, and their implementation, to ensure that this would be achieved.
- 8.96 Previously the scheme proposed to achieve a minimum of 10% of the total regulated energy used in the dwellings through the use of a waste water heat recovery (WWHR) system to achieve this 10% requirement. This was not considered acceptable to the Committee. .**
- 8.97 A revised energy statement and amended plans have been submitted which propose the installation of PV across the site (as specified by PV**

Consultants Viridion) on 82 roofs to achieve the requirement of 10% of energy to be provided by renewable resources as per condition. The previously proposed waste water heat recovery systems have been removed from the application.

- 8.98 It is noted third party comments have been made that PV panels should be provided on all suitable roofs. While third party concerns are acknowledged, a sufficient number of PV panels have been provided to meet condition 22 of the Outline application, where the required 10% energy generation from renewable sources will be achieved on this phase.**

The requirements of the Outline condition 22 have been met and the application is recommended for approval on that basis.

Affordable and Market Housing Size and Type

(update not required – not a deferred item)

- 8.99 The legal agreement for the site secures 32% affordable housing in accordance with an agreed housing mix such that the proposal complies with Local Plan policies LN1 and LN3. Across the development 64% of affordable houses are to be affordable rented and 36% shared ownership. The legal agreement also identifies that 10% of the affordable dwellings are to be capable of accommodating households requiring specially adapted or supported housing where the Council identifies such a need, in accordance with the Housing and Affordable Housing Supplementary Planning Document.
- 8.100 While the proposed split of affordable rented and shared ownership is not 70%/30% this has been achieved across the eastern and western parcels as a whole as set out in the following table:

Tenure		Percentage of total	Requirement
AR	75	64	>=70%
SO	10	36	<=30%

Table 1 – AFH breakdown for this application

Tenure		Percentage of total	Requirement
AR	141	70.14925373	>=70%

SO	60	29.85074627	<=30%
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Table 2 – AFH breakdown for both eastern and western parcels

8.101 The current proposal would achieve the affordable housing set out in the tables below and the total achieved across the scheme is generally in line with the agreed S106, again set out in the table below:

Bedrooms	Percentage of total	s106 guidance	Difference
1 bed flat	36.00	34.9	1.10
2 bed flat	23.00	15.9	7.10
2 bed house	18.00	22.1	-4.10
3 bed house	20.00	24.6	-4.60
4 bed house	3.00	2.6	0.40
Total	100.00	100.1	-0.1

Table 3 – AFH provision for this application

Bedrooms	Percentage of total	s106 guidance	Difference
1 bed flat	34.83	34.9	-0.07
2 bed flat	17.91	15.9	2.01
2 bed house	21.89	22.1	-0.21
3 bed house	22.89	24.6	-1.71
4 bed house	2.49	2.6	-0.11
Total	100.00	100.1	-0.1

Table 4 – AFH provision for both east and western parcels

8.102 In terms of open market housing the following is achieved in this application and across the development of the whole:

Bedrooms	Percentage of total	s106 guidance	Difference
2	34.11	28.30	5.81
3	21.96	31.94	-9.98
4	43.93	34.49	9.44
5	0.00	5.00	-5.00
Total	100.00	99.73	0.27

Table 5 – OMH provision for this application

Bedrooms	Percentage of total	s106 guidance	Difference
2	26.45	28.30	-1.85
3	32.02	31.94	0.08
4	41.30	34.49	6.81
5	0.23	5.00	-4.77
Total	100.00	99.73	0.27

Table 6 – OMH provision for both east and western parcels

- 8.103 It is acknowledged there is an under provision of bed 5 open market units, however there is an over provision of 4 bed open market units. The DC Housing Officer was consulted and notes the proposed housing mix is generally in line with the agreed S106.
- 8.104 The DC Housing Officer did however note that the affordable for rent flats could be better spread across the site. Given the sensitive nature of the site it is necessary to locate the 2.5 - 3 storey apartment blocks towards the centre and south of the site and it is noted proposed affordable flats are located in 4 different areas.
- 8.105 In addition to housing mix, Local Plan policy LN1 requires that all new housing should meet minimum space standards. The proposed affordable and market dwellings have been assessed and they exceed the minimal internal space standards set out in the Housing and Affordable Housing SPD.
- 8.106 Based on the above, it is evident that the proposals for the site west of Cranborne Road comply with the affordable housing requirements in conjunction with the proposals to the east already approved. Therefore the proposal is found to accord with policy LN3.

Suitable Alternative Natural Greenspace (SANG)

(update not required – not a deferred item)

- 8.107 Concerns have been raised by the AONB Officer and the DC Green Infrastructure Advice Team (GIAT) Officer regarding SANG provisions and that information has not been included with this application. Comments made are acknowledged and the applicant has been made aware of these consultee responses. However, it is noted SANG matters have been dealt with under PA 3/14/0017/COU, which was granted in March 2017. The red line boundary for this application does not include SANG land but pedestrian links to the

SANGs have been provided through the application site as requested by the DC GIAT Officer.

Drainage

(see updated paragraphs highlighted in bold font)

8.108 The DC Lead Flood Authority (LFA) and the Environment Agency (EA) have been consulted on the proposed drainage scheme where condition 18 of the Outline application requires a surface water drainage to be submitted and approved prior to reserved matters approval.

8.109 The LFA responded to note that the preceding Outline application was registered in January 2014, prior to the adoption of the LFA as a statutory consultee role in April 2015. As such both the Outline and subsequent reserved matters applications are taken to predate the LFA involvement. Therefore the LFA defer to the EA as the relevant consultee for surface water management prior to April 2015, in compliance with the agreed transitional arrangements.

8.110 The EA has been consulted and has raised no objection to the proposed drainage strategy including the revised layout.

8.111 A further reason for deferral in October was concern that the proposed drainage strategy would result in contamination of the River Allen. The Environment Agency as statutory consultee has provided a written statement to advise this is not a concern it shares. The Environment Agency raises no objection:

“We have no objection to the discharge of the surface water system through the sustainable urban drainage system to the tributary of the River Allen, as the measures put forward by the applicant are considered appropriate with the appropriate maintenance.”

The application is recommended for approval on that basis.

9.0 DISCHARGE OF CONDITIONS

(see updated information highlighted in bold font)

9.01 The table below summarises the condition discharge implications in respect of details submitted as part of the application.

Condition requirements (summarised)	Details submitted	Outcome
4. Finished floor and ground levels for each phase required	Existing and proposed ground levels provided	The approved plans submitted with this application discharge the pre-commencement submission requirements of condition 4 for the residential phase 2 (units 401-712)
5. Materials details for each phase required	Proposed materials and locations	Officers do not agree with proposed brick samples, therefore the condition is not discharged
8. Details of the access, geometric highway layout, visibility, turning and parking for each phase required	Details provided of internal access, highway layout and visibility	The approved plans submitted with this application discharge the pre-commencement submission requirements of condition 4 for the residential phase 2 (units 401-712)
11. Compliance with (or explanatory brief where design deviates from) Secured by Design New Homes 2014	Plans and Access and security brief within submitted Design and Compliance Statement	The approved plans submitted with this application discharge the submission requirements of condition 11 for the residential phase 2 (units 401-712)
12. Landscaping details	Submitted plans and planting details	The approved plans submitted with this application discharge the pre-

		commencement requirements for the soft landscaping details in respect of condition 12 for the residential phase 2 (units 401-712)
14. Hard landscaping works and highway traffic management features	Submitted plans provide necessary details with exception of hard surfacing materials	The approved plans submitted with this application discharge the pre-commencement requirements for details to be submitted under condition 14 for the residential phase 2 (units 401-712)
15. Details of the retention and adequate protection of all trees and tree root systems to be agreed.	Arboricultural Report including Arboricultural Impact Assessment and Arboricultural Method statement submitted for the residential works: <i>ACD Environmental, December 2019 (revised June 2020)</i> <i>BLO22541aia-amsB</i> <i>BLO22541-01 (Sheets 1 & 2)</i> <i>BLO22541-03C (Sheets 1 & 2)</i>	The submitted details are satisfactory and discharge the pre-commencement submission requirements of condition 15 for the western residential proposals
16. Ecological and Landscape Management Plan	Ecological and Landscape Management Plan are submitted for the site: <i>EPR, November 2019 (updated 4 September)</i> <i>Cranborne_Road_Update_LEMP_040920_FINAL</i>	The submitted details are satisfactory and discharge the pre-commencement submission requirements of condition 16 for the western residential proposals

17. Foul water Drainage	<p>Foul water drainage strategy information:</p> <p><i>Clarkebond, November 2019 (updated June 2020)</i></p> <p>WB04803-CLK-XX-XX-RP-C-0001-PO6</p>	<p>Additional information requested by the Environment Agency therefore the condition cannot be discharged</p>
18. Surface water Drainage	<p>Surface water drainage strategy information:</p> <p><i>Clarkebond, November 2019 (updated Nov 2020)</i></p> <p>WB04803-CLK-XX-XX-RP-C-0001-PO6</p>	<p>Additional information requested by the Environment Agency therefore the condition cannot be discharged</p>
20. Detailed drainage design	<p>Detailed drainage strategy information:</p> <p><i>Clarkebond, November 2019 (updated Nov 2020)</i></p> <p>WB04803-CLK-XX-XX-RP-C-0001-PO6</p>	<p>Additional information requested by the Environment Agency therefore the condition cannot be discharged</p>
21. Energy statement	<p>Energy statement submitted for energy provision:</p> <p>BriaryEnergy, November 2020</p> <p>Wimborne West Energy Statement v4</p> <p>Water Calc Bloor Homes</p> <p>15472 MCS PV Energy Calculation - Wimborne West</p> <p>15472 SK1B Fusion PV Site Plan - Sheets 1 of 5</p> <p>80033-Clearline-Fusion-Brochure-v1-4</p> <p>2020-11-24 Technical energy note Wimborne West</p>	<p>The report submitted discharge the submission requirements of condition 21 for the residential phase 2 (units 401-712)</p>

<p>22. Carbon emissions and sustainability options</p>	<p>Energy statement submitted for carbon emissions and sustainability:</p> <p><i>BriaryEnergy, November 2020</i></p> <p><i>Wimborne West Energy Statement v4</i></p> <p><i>Water Calc Bloor Homes</i></p> <p><i>15472 MCS PV Energy Calculation - Wimborne West</i></p> <p><i>15472 SK1B Fusion PV Site Plan - Sheets 1 of 5</i></p> <p><i>80033-Clearline-Fusion-Brochure-v1-4</i></p> <p><i>2020-11-24 Technical energy note Wimborne West</i></p>	<p>The report submitted discharge the pre-commencement submission requirements of condition 22 for the residential phase 2 (units 401-712)</p>
<p>25. Construction Traffic and Construction Environmental Management Plan</p>	<p>Construction Traffic and Construction Environmental Management Plan:</p> <p><i>Bloor Homes, October 2019</i></p> <p><i>Wimborne West CEMP - Rev B</i></p> <ul style="list-style-type: none"> • <i>SO017-W-CEMP-001 – B - Location Plan</i> • <i>SO017-W-CEMP-002 - B - CTM Plan</i> • <i>SO017-W-CEMP-003 - B - Compound Layout</i> • <i>SO017-W-CEMP-004 - Appendix B</i> • <i>SO017-W-CEMP-005 - Appendix C</i> • <i>SO017-W-CEMP-006 - Appendix D Plot log</i> 	<p>The report submitted discharge the pre-commencement submission requirements of condition 25 for the residential phase 2 (units 401-712)</p>
<p>26. Ground investigation/ contamination</p>	<p>Ground investigation/ contamination report:</p> <p><i>Clarkebond, August 2019</i></p> <p><i>WB04803-CLK-00-XX-RP-GT-001</i></p>	<p>Further information required by DC Environmental Health, therefore the condition cannot be discharged</p>

28. Lighting strategy	<p>Lighting strategy plans and report:</p> <p><i>Lighting Impact Assessment & Lighting Design Category Selection Process</i></p> <p><i>Including:</i></p> <ul style="list-style-type: none"> • <i>Lighting design document</i> • <i>Lighting layout drawing 001R2</i> • <i>Lighting layout drawing 002R2</i> • <i>Area calculation</i> • <i>Assumptions</i> • <i>Contour plan</i> • <i>Risk assessment</i> • <i>Electrical connections schedule</i> 	<p>The information submitted discharge the pre-commencement submission requirements of condition 26 for the residential phase 2 (units 401-712)</p>
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10.0 HUMAN RIGHTS

(update not required – not a deferred item)

10.01 Article 6 - Right to a fair trial.

Article 8 - Right to respect for private and family life and home.

The first protocol of Article 1 Protection of property

10.02 This Recommendation is based on adopted Development Plan policies, the application of which does not prejudice the Human Rights of the applicant or any third party.

11.0 PUBLIC SECTOR EQUALITIES DUTY

(update not required – not a deferred item)

11.01 As set out in the Equalities Act 2010, all public bodies, in discharging their functions must have “due regard” to this duty. There are 3 main aims:-

- Removing or minimising disadvantages suffered by people due to their protected characteristics
- Taking steps to meet the needs of people with certain protected characteristics where these are different from the needs of other people
- Encouraging people with certain protected characteristics to participate in public life or in other activities where participation is disproportionately low.

11.02 Whilst there is no absolute requirement to fully remove any disadvantage the Duty is to have “regard to” and remove OR minimise disadvantage and in

considering the merits of this planning application the planning authority has taken into consideration the requirements of the PSED.

12.0 CLIMATE IMPLICATIONS

(update not required – not a deferred item)

- 12.01 The proposal, by its nature, will increase the number of vehicle trips to the application site.
- 12.02 Existing protected trees are retained on site with substantial amount of landscaping added to the site in addition to this.
- 12.03 The applicant has submitted an Energy Report to demonstrate how the development will achieve a minimum of 10% of the total regulated energy used in the dwellings from renewable sources and how the proposed construction achieves a 10% reduction in carbon emissions.
- 12.04 The main climate impacts will be result of increased vehicle trips. This is generally expected with new development and would not warrant refusal.

13.0 CONCLUSION

(see updated paragraphs highlighted in bold font)

- 13.01 On the 28th October the Committee deferred consideration of the application for the following reasons:**

- 1. Approach to renewable energy**
- 2. Use of chimneys / detailing**
- 3. Design of the Amherst Block in the south eastern corner**
- 4. Design / use / function of the Urban Square**
- 5. Private refuse collection concerns**
- 6. Control of lighting**
- 7. Road construction**
- 8. Landscaping on the western boundary**
- 9. Connectivity**
- 10. Water quality impacts**

Amended plans submitted by the applicants have sought to address these concerns and officers are continuing to work with the applicant to finalise the outstanding design concerns related to the Urban Square and subject to receiving the final elevation design drawings of the new terrace block in the south east corner (plots 606-609), where the draft elevations have been agreed. On balance following receipt of amendments made to the scheme, it is considered the proposal accords

sufficiently with the approved Design Code and outline parameters to be deemed acceptable and any harm caused would be outweighed by much needed housing supply secured on this strategic allocated site.
Therefore, the recommendation is for approval subject to condition and finalising the design of the Urban Square and elevations of plot 606-609.

13.02 Having assessed the material considerations as outlined within the report above, overall, the reserved matters submitted for the second tranche of 312 residential units for the western parcel are found, on balance, to be acceptable and sufficiently compliant with national and local planning policies.

14.0 RECOMMENDATION

(see updated paragraphs highlighted in bold font)

14.01 Delegate authority to the Head of Planning Service to grant planning permission subject to;

- a) The conditions (and reasons) set out below and
- b) Receipt of the design details of the Urban Square and plots 606-609 by the 31st January 2021 (or such extended time as agreed by the Head of Planning Service or relevant Lead Officer) and
- c) Those design details being acceptable to the Head of Planning Service in consultation with the Chairman and Vice-Chairman of this Committee and
- d) The imposition of any conditions which the Head of Planning considers necessary in relation to the submitted details.

Conditions:

(see updated conditions highlighted in bold font)

[Pre-commencement conditions agreed by email 05.10.20]

1. (Plans)

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

Layout drawings

Drawing Title	Drawing no.
Location Plan	SO107-SL-030
Site Layout	SO107-SL-001T
Refuse Layout	SO107-SL-050J
Means of enclosure	SO107-SL-060H
Storey Height layout	SO107-SL-901F
Affordable housing plan	SO107-SL-902G
Parking layout	SO107-SL-903G

Landscape drawings

Drawing title	Drawing number
Site landscaping	SO107-LS-035d
Site landscaping	SO107-LS-036d
Site landscaping	SO107-LS-037d
Site landscaping	SO107-LS-038d
Site Landscaping Specification & Schedule	SO107-LS-039d

Bin stores, car ports & Garages

Drawing title	Drawing number
BIN_STORE_BRICK	BS01.PL-01
CYCLE_BIN_STORE_BRICK	CBS_01.PL-01
CYCLE_STORE_BRICK	CS01.PL-01
SINGLE (1)_BRICK (Garage)	GL01.PL-01
PAIRED_BRICK (Garage)	GL02.PL-01

House types

Drawing title	Drawing number
<i>Hilltop village (North – Plots 401-538)</i>	
SINCLAIR_BRICK	2B4P.PL-01
SATTERFIELD_BRICK	2BF03-1.PL-01
SORLEY_BRICK	3B5P.PL-01
CHESTERTON_BRICK_CHIMNEY	272_272-1.PL-01
CHESTERTON_BRICK	272_272-1.PL-01
CHESTERTON_RENDER_CHIMNEY	272_272-1.PL-02
CHESTERTON_RENDER	272_272-1.PL-02
BYRON_BRICK_CHIMNEY	372_372-1.PL-01
BYRON_BRICK	372_372-1.PL-01
LYTTELTON_BRICK	375-1.PL-01
LYTTELTON_BRICK	375.PL-01
MAKENZIE_BRICK	384.PL-01_05
MAKENZIE_RENDER	384.PL-02_05
KILBURN_BRICK	386_386-1.PL-01
KILBURN_RENDER	386_386-1.PL-02
GROVIER_BRICK	389_389-1.PL-01
HALLAM_BRICK	470-1.PL-01
HALLAM_RENDER_CHIMNEY	470-1.PL-02
HALLAM_BRICK	470.PL-01
HALLAM_TUDOR	470-1.PL-03
BROOKE_BRICK_CHIMNEY	472-1.PL-01-05

ROOKE_RENDER_CHIMNEY	472-1.PL-02-05
BROOKE_BRICK_CHIMNEY	472.PL-01-05
BROOKE_RENDER_CHIMNEY	472-1.PL-02-05
HARWOOD_BRICK	481-1.PL-01_06
HARWOOD_TUDOR_CHIMNEY	481-1.PL-03-06
HARWOOD_TUDOR	481.PL-03_06
HARWOOD_BRICK	481.PL-01_06
HARWOOD_TUDOR_CHIMNEY	481.PL-03-06
HARWOOD_TUDOR	481.PL-03-06
LANGLEY_BRICK	489-1.PL-01-06
LYTTELTON_BYRON_BRICK	807-1.PL-01_05
LYTTELTON_BYRON_BRICK	807.PL-01_05
BYRON_CHESTERTON_BRICK	809-1.PL-01_05
STORER SORLEY_BRICK	BLO-070-1.PL-01-02
STORER SORLEY_BRICK	BLO-070.PL-01-02
STORER_SINCLAIR_SORLEY(4)_BRICK	BLO-071.PL-01-02
MASEFIELD_BRICK	BSP421.PL-01
MASEFIELD_BRICK	BSP421-1.PL-01
MASEFIELD_BRICK	BSP421.PL-01
MASEFIELD_QUOINBRICKS	BSP436.PL-01
ADLARD_BRICK	BSP628-1.PL-01-02-03-04-05
BROOKE_QUOINBRICKS	RV504.472.PL-01-05
<i>Victorian Extension (South – Plots 539-712)</i>	

MASEFIELD_BYRON_GEORGIAN	BLO-057.PL-01_02
CHESTERTON_GROVIER-QA-BRICK	BLO-058.PL-01-04
MASEFIELD_BYRON-QA-BRICK	BLO-059-1.PL-01-03
SINCLAIR_SORLEY(3)_BRICK_QA	BLO-061.PL-01-03
STRAND_SINCLAIR_SORLEY(3)_BRICK_QA	BLO-072.PL-01-02
LYTTELTON_CHESTERTON(3)_QA	BLO-073.PL-01-02
STRAND_SORLEY(3)_BRICK_QA	BLO-0161.PL-01-03
MALIK_BRICK_GEORGIAN	BSP418-1.PL-01
MALIK_BRICK_GEORGIAN	BSP418.PL-01
MASEFIELD_GEORGIAN	BSP422-1.PL-01
MASEFIELD_GEORGIAN	BSP422.PL-01
MASEFIELD-QA-BRICK	BSP433-1.PL-01
MASEFIELD-QA-BRICK	BSP433.PL-01
JENNINGS	BSP630.PL-01-02-03-04-05
SIMCOE_BRICK_OA	BSP640.PL-01
Sinclair - Proposed Plans	P20-3070-01 Rev A
Sinclair - Proposed Elevations	P20-3070-02 Rev A
Amherst - Proposed Ground Floor	P20-3070-03
Amherst - Proposed First Floor	P20-3070-04

Amherst - Proposed Second Floor	P20-3070-05
Amherst - Proposed Elevations - Sheet 01	P20-3070-06
Amherst - Proposed Elevations - Sheet 02	P20-3070-07
SEDLEY_BRICK	QA.M2B4P.PL-01
SINCLAIR	QA2B4P.PL-01-02
STRAND_SORLEY	QA4B6P_3B5P-1.PL-01-02
BYRON_BRICK	QA372.PL-01-05
LYTTELTON_BRICK	QA375.PL-01-05
MAKENZIE_BRICK	QA384.PL-01-03
HALLAM_BRICK	QA470-1.PL-01-06
HALLAM_BRICK_CHIMNEY	QA470.PL-01-06
BROOKE	QA472-1.PL-01-02-03-06
BROOKE	QA472.PL-01-02-03
SKELTON_BRICK	QA474-1.PL-01-03
HARWOOD_BRICK	QA481-1.PL-01-03
HARWOOD_BRICK	QA481.PL-01-03
LANGLEY_BRICK	QA489.PL-01-03
LANGLEY_BRICK	QA489-1.PL-01-03
LYTTELTON_BYRON_BRICK	QA807.PL-01-03
LYTTELTON_CHESTERTON_BYRON	QA808-1.PL-02-03
BYRON_CHESTERTON	QA809.PL-01-05

ATWOOD_GEORGIAN	RV601.PL-01-02-03-04-05_
ATWOOD_GEORGIAN	RV601-1.PL-01-02-03-04-05
ATWOOD_GEORGIAN (cycle)	RV602-1.PL-01-02-03-04-05

Engineering drawings

Drawing title	Drawing number
Swept_Path_Analysis - Refuse_Vehicle - Sheet 1	SO107-EN-5001H
Swept Path Analysis+Refuse Vehicle+Sheet 2	SO107-EN-5002E
Swept Path Analysis+Refuse Vehicle+Sheet 3	SO107-EN-5003E
Swept Path Analysis+Refuse Vehicle+Sheet 4	SO107-EN-5004E
Road_Classification_Plan	SO107-EN-5011H
Visibility_Constraints_Plan	SO107-EN-5012J
Highway_General_Arrangement	SO107-EN-5105H
Private Construction Details	SO107-EN-5140D
Drainage Layout + Overview	SO107-EN-5500Q
Drainage Layout + Sheet 1	SO107-EN-5501Q
Drainage Layout + Sheet 2	SO107-EN-5502Q
Drainage Layout + Sheet 3	SO107-EN-5503Q
Engineering_Layout + Overview	SO107-EN-5700N
Engineering_Layout + Sheet 1	SO107-EN-5701L
Engineering_Layout + Sheet 2	SO107-EN-5702M

Engineering_Layout + Sheet 3	SO107-EN-5703N
Misc Engineering+Surfacing Plan	SO107-EN-5815D

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

2. (Parking provision)

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, or any subsequent re-enactment thereof, the garages and off-road parking spaces hereby approved shall be retained at the dimensions shown on the approved plans and shall not be altered so as to result in a loss of parking availability.

Reason: To ensure that off-street car parking is retained in the interests of highway safety and in a visually acceptable manner.

3. (Roof extensions)

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, and any subsequent re-enactments thereof, there shall be no extensions to the roofs of the dwellings under Schedule 2, Part 1, Classes AA or B hereby permitted.

Reason: In the interests of visual and neighbouring amenity because of the relationship of the site to the AONB and Wimborne Minster and Burts Hill Conservation Areas.

4. (Obscure glazing)

In the first instance and on all subsequent occasions first floor windows to side elevations serving bathrooms of plots 409, 414, 419, 420, 438, 452, 459, 507, 536, 539, 581, 584, 627, 628, 646, 653, 662, 666, 668, 690 and 696 which directly face neighbouring amenity space, shall be obscure glazed to obscure level 3 and shall be maintained as such.

Reason: In the interests of neighbouring amenity

5. (LEAP)

Notwithstanding the approval of the location, size and general arrangement of the locally equipped area of play (LEAP), prior to the first occupation of the dwellings hereby approved, details of costings for equipment to be provided shall be submitted and agreed in writing with the Local Planning Authority.

Thereafter the development shall be carried out in accordance with the approved costed details.

Reason : In ensure equipment for the LEAP is secured in line with the agreed S106 agreement.

6. (Landscaping)

The development hereby permitted shall be undertaken in accordance with the submitted landscaping plans SO107-LS-35c, 36c, 37c, 38c, 39c. Full details of structural tree pits (tree Bunker) shall be submitted and agreed in writing with the Local Planning Authority prior to the commencement of any ground works.

Reason : In ensure the landscaping of the site is undertaken in accordance with the approved plans.

7. (Lighting)

No external lighting shall be installed at the properties hereby approved without details first having been submitted to and approved in writing by the Local Planning Authority. The lighting shall be motion sensitive and shall be installed in accordance with the approved details and maintained as such thereafter.

Reason: In the interests of visual amenity due to the proximity of the AONB and the protected Dark Night Skies.

Informatives:

1. For the avoidance of doubt this is a strategic site which is zero rated for the Community Infrastructure Levy
2. The Local Planning Authority notes that the car parking space allocation for the apartment blocks is illustrative only. The disabled spaces will need to be allocated to the adapted units.
3. The applicant is informed that this decision constitutes an approval of reserved matters under Condition 1 of planning permission granted on 13/03/2017 under Application No 3/14/0016, and does not, but itself, constitute a planning permission.

4. In the unlikely event of a pollution the applicant must ensure that they notify the Environment Agency on 0800807060, and the local water company who operate this water supply.
5. Safeguards should be implemented during the construction phase to minimise the risks of pollution and detrimental effects to the water interests in and around the site. Such safeguards should cover the use of plant and machinery, oils/chemicals and materials; the use and routing of heavy plant and vehicles; the location and form of work and storage areas and compounds and the control and removal of spoil and wastes. We recommend the applicant refer to our Pollution Prevention Guidelines, which can be found at:
<https://www.gov.uk/guidance/pollution-prevention-for-businesses>
6. Biosecurity measures may be required to minimise the spread of non-native invasive species. These may consist of drying and disinfection procedures, a comprehensive visual check of equipment, materials, machines and PPE arriving and leaving the site. Control measures may also be required include herbicide treatment. Further information is available from the GB non-native species secretariat concerning NNIS in general, the Be Plant Wise campaign and more specifically the Check, Clean, Dry biosecurity procedures to help prevent the spread of problem non-native species.
<http://www.nonativespecies.org/checkcleandry/biosecurity-for-everyone.cfm>
<http://www.nonativespecies.org/checkcleandry/index.cfm>
7. To protect the dark skies which contribute to the character of the Area of Outstanding Natural Beauty (AONB) and in accordance with the advice of the Cranborne Chase and West Wiltshire Downs AONB office, it is suggested that proposed roof lights and floor to ceiling glazing in the development hereby approved shall be fitted blinds to reduce light pollution

Case Officer: Naomi Shinkins

NB For full details of all papers submitted with this application please refer to the relevant Public Access pages on the council's website.

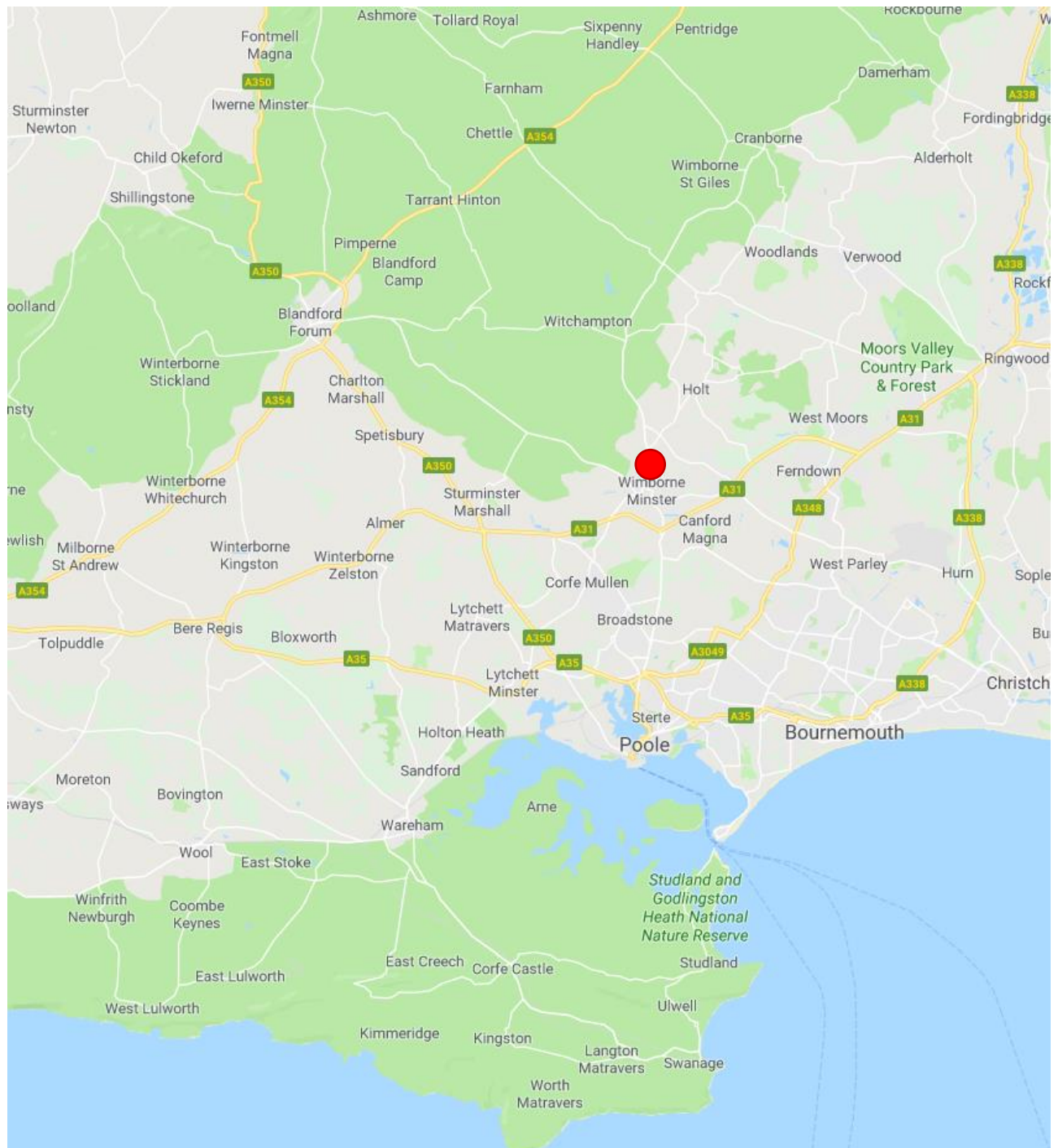
The conditions set out in the report may be subject to such reasonable change as is necessary to ensure accuracy and enforceability.

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Approximate Site Location ●

3/19/2347/RM – Land West of Cranborne Road, Wimborne Minster

Proposal: Reserved matters details for 312 dwellings, public open space, vehicular, cycle and pedestrian access, connections to the SANG, landscape planting and surface water attenuation features.



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REPORT SUMMARY

REFERENCE NO.	3/20/0499/FUL		
APPLICATION PROPOSAL	Erection of a multi-use games area (MUGA) comprising synthetic surface, 3m high perimeter ball stop netting and 8 x 8m lighting columns (additional and amended documents rec'd 6/7/20)		
ADDRESS	St Ives Primary and Nursery School, Sandy Lane, St Leonards and St Ives, BH24 2LE		
WEB LINK	https://eastplanning.dorsetcouncil.gov.uk/plandisp.aspx?recno=116191		
RECOMMENDATION - Grant, subject to conditions: (see Section 9 of the report for the full recommendation)			
REASON FOR REFERRAL TO COMMITTEE The Nominated Officer considers that it is appropriate for the application to be considered in the public forum in the light of concerns raised by the parish council and the large number of public consultation responses and objections from neighbours.			
SUMMARY OF REASONS FOR RECOMMENDATION <ul style="list-style-type: none">• The development of a new sports facility will enhance opportunities for sport on the school site within the urban area where the principle of development is acceptable• The limited harm arising from the changed character of the school site will be outweighed by the benefits• Conditions can be imposed to mitigate the impacts arising in relation to noise and lighting to acceptable levels and assessments demonstrate that the proposal will not result in harm to neighbouring amenity• Adequate parking provision is available for users of the facility outside school hours• There are no other matters which would warrant refusal of planning permission.			
INFORMATION ABOUT FINANCIAL BENEFITS OF PROPOSAL None.			
APPLICANT	St Ives Primary and Nursery School	AGENT	Mr Daniel Wilden
WARD	St Leonards	PARISH/ TOWN COUNCIL	St. Leonards and St. Ives
PUBLICITY EXPIRY DATE	21 July 2020	OFFICER SITE VISIT DATE	16 September 2020
DECISION DUE DATE	8 May 2020	EXT. OF TIME	1 October 2020

RELEVANT PLANNING HISTORY			
App No	Proposal	Decision	Date
3/19/1529/PAL	Pre-application advice was sought prior to submission. The officer's advice was that the development was acceptable in principle but it would need to be demonstrated that the proposal could avoid any significant harm to neighbouring amenity from noise and light pollution.		31/10/2019
3/14/0020	New Free Standing Classroom in School Grounds	Granted	05/03/2014
3/10/0983/FUL	Erect Awning to Rear Elevation	Granted	22/12/2010
3/75/1027	Build swimming pool (no condition imposed to regulate hours of use)	Granted	08/08/1975

This application was deferred from the meeting of the Eastern Planning Committee on 30 September to enable further consideration of the impacts on protected trees.

MAIN REPORT

1.0 DESCRIPTION OF SITE AND SURROUNDINGS

- 1.01 St Ives First School is located north of Sandy Lane within the urban area of St Leonards and St Ives. This area is predominantly residential with a suburban character.
- 1.02 The school is a single storey, predominantly flat roofed building which stands within a level, 1.5ha (approx.) site. Residential properties lie to the north, east and west of the school grounds. The access to the school is from Sandy Lane which runs along the southern boundary. The boundary is demarcated by post and wire fencing. The school is served by a car park offering 22 spaces with additional parking available outside of school hours on the playground.
- 1.03 The application site lies within the school field to the west of the school buildings.

2.0 PROPOSAL

- 2.01 The proposed Multi Use Games Area (MUGA) comprises an area of synthetic surface 50m long by 26m wide surrounded by 3m high perimeter ball-stop netting which will be served by eight 8m high lighting columns- 4 to the north and 4 to the south. A MUGA is an all-purpose court, providing an outdoor space suitable for a range of sports and activities so it has multiple different sports line markings. The proposed pitch could accommodate sports such as 5 a side football, netball and tennis. Existing climbing play equipment would be relocated within the school site.
- 2.02 It is proposed that the MUGA will be available for use between 9:00am and 8:30pm Monday to Sunday. During school hours it is anticipated that the

MUGA will be used by the school but outside of these hours it will be made available for hire by third parties. A Third Party Hire Management Plan has been submitted which the school will operate and this includes the following requirements:

- Sessions are to be scheduled as early in the evening as availability allows with particular priority for early scheduling of any hard ball sports
- A point of contact will be provided for residents to report matters relating to public health, safety or on-going disturbance
- Reasonable checks of potential hirers will be made and evidence of their activities, national body accreditation, insurance etc will be recorded
- All hirers will enter into a hire agreement to include limits on timings of sessions, flood light use, responsibility for noise levels (no whistles, radios, public announcement systems or other amplified sound allowed), no. of participants and use of parking on-site rather than on-street.
- Complaints procedure set up, complaints to be addressed promptly
- Records to be made available to the Local Planning Authority upon request

2.03 Since the application was deferred from consideration at the September Committee meeting, amended plans have been submitted which have re-positioned the proposed MUGA 3m east of its original proposed location.

3.0 SUMMARY OF INFORMATION

All measurements approximate	Proposed
Site Area (ha)	0.19ha
Use	Continued use for sport and recreation
MUGA length	50m
MUGA width	26m
Height of netting	3m
Height of lighting poles	8m
Distance from west school boundary	28m
Distance from building 5-11 Hesketh Close	Approx. 33m
Distance from southern school boundary	11-15m

Distance from Sandy Lane dwellings	Approx. 30m
Distance from northern school boundary	54m
Parking Spaces	22 + additional parking opportunities on playground
Materials	Dark green playing surface, Black/grey ball stop netting

4.0 RELEVANT PLANNING CONSTRAINTS

Open Space./Recreation

Main Urban Area

SSSI Impact Risk Zone

Airport Safeguarding

Tree Preservation Orders on trees along the northern school boundary and on individual trees along the south and east school boundaries

5.0 POLICY AND OTHER CONSIDERATIONS

5.01 Development Plan:

Christchurch and East Dorset Core Strategy (Part 1) 2014 (CS)

The following policies are of particular relevance in this case:

KS1 Presumption in favour of sustainable development

KS11 Transport and Development

KS12 Parking Provision

HE2 Design of new development

HE3 Landscape Quality

HE4 Open Space Provision

LN7 Community Facilities and Services

ME1 Safeguarding biodiversity and geodiversity

East Dorset District Council Local Plan 2002 saved policies:

DES2 Criteria for development to avoid unacceptable impacts from types of pollution

5.02 Government Guidance

The National Planning Policy Framework (NPPF)

National Planning Policy Guidance (NPPG)

6.0 LOCAL REPRESENTATIONS

6.01 The application was advertised by means of a site notice displayed on 11 May and by neighbour letters. These were delayed due to the physical constraints imposed by Covid but were sent on 14 May so the consultation period was extended until 8 June.

6.02 71 letters of objection were received during the first consultation raising the following concerns:

Issue	Number of Representations raising this issue
Lack of car parking and increase in traffic as well as the school traffic - road access to the school is restricted with many vehicles parking on the road at all times of the day. The traffic pattern will now be altered to include regular evening/night and weekend activity, potentially all year round. No additional parking facility.	58
Noise – from playing matches (whistles, people shouting, cheering, car doors slamming). Inappropriate in a residential area. Users would stay later than 10pm	57
Light - altered character and impact on amenity	54
Open Times – 10pm closing time will impact on amenity, should be no use on a Sunday	41
Biodiversity – harm arising from lighting	22
Safety - road safety, increase in traffic accidents, emergency services won't be able to get through due to traffic and car parking. Traffic calming needed.	18
Character of area – quiet residential area	15
Mental health - associated with harm	10
Anti-Social Behaviour - anticipated foul language, disruptive behaviour, vandalism, drug use.	10
Security - neighbouring properties at risk	9
Trees - removal of trees in the past	8
Litter	8
Lack of Toilet/Changing Facilities - No toilet, washing, changing, first aid or storage facilities.	6
Privacy - impacts for neighbours	5
Visual Impact	5
Too large - over development of the field	5
Air pollution - from associated traffic Unnecessary - all weather facilities available elsewhere in Ringwood and Ferndown.	4

6.03 27 letters of no objection, and 18 letters of support were also received during the first consultation period raising the following matters:

- Community benefits of additional sport facilities- improved opportunities to participate in activities and improve health
- Shortage of all weather facilities in the local area

- 6.04 A re-consultation took place in July following receipt of additional information and a revised proposal to limit operating times until 8:30pm. 33 representations were received, 32 raising objections that the amendments failed to overcome their previous concerns.
- 6.05 Amended plans were received on 18 November but as these included only a non-material alteration to the positioning of the MUGA 3m to the east, no further public consultation was undertaken.

7.0 CONSULTATIONS

- 7.01 St Leonards & St Ives Parish Council (22 May 2020)- initial response

Members discussed the proposal at length. There was considerable concern about the impact on those living close by in relation to noise and lighting particularly outside of school hours and questioned whether the requirements of policies HE2, HE3, HE4 and LN7 were being met.

It was agreed unanimously that they could not support the proposal in its present form. Whilst there were some merits and benefits to the school they had serious concern about the impact of the proposal on residents and the environment particularly in relation to the hours of opening and number of days of use. Cllr Bryan will ask that this goes to the LPA Committee if the Officer is minded to approve and asked that a Member of the Committee supports him at that meeting if called.

- 7.02 St Leonards & St Ives Parish Council (24 July 2020)

The Parish Council feels very strongly that the amendment to the original planning application does not address or mitigate the serious concerns the Parish Council raised in its initial objection.

In that the noise levels would be unacceptable.

The lighting levels would be unacceptable and that the school does not possess the ability to safely or adequately manage the facility nor has it demonstrated how the facility would be managed properly.

The Parish Council feels that this application does not address or mitigate the detrimental impact on the local community and the environment.

It is the opinion that this is a commercial venture and is not suitable or appropriate for this community.

The Parish Council does not wish to make any suggestions or proposals that may be deemed acceptable as they believe the whole proposal is unacceptable.

- 7.03 Dorset Council Highways (20 May 2020)
No objection

- 7.04 Dorset Council Public Health (2 September 2020)

No objection subject to conditions to secure installation of polypropylene cord netting, omit backboards and secure use in accordance with the management plan, which includes a booking system for outside school hours, a complaints procedure for nearby residents and a ban on the use of whistles, radios, public announcement systems or other amplified sound for third party users.

7.05 Sports England (7 October 2020)

Summary: No objection as the proposal meets exception 5 of the playing fields policy: *'The proposed development is for an indoor or outdoor facility for sport, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss, or prejudice to the use, of the area of playing field.'*

It appears that the MUGA will not have a detrimental impact on existing pitch layout and will bring benefits to both the school pupils and staff as well as the local community. There is a shortage of this type of MUGA in Dorset and it will help deliver central government objectives of schools being central to local communities and the creation of healthy active lifestyles for local communities. It is also in line with Sport England's current strategy for getting the nation active.

The sports lighting is a crucial element to development, allowing small games to be played during winter afternoons as well as being able to be used by the local community from later September to late March in the evenings

8.0 APPRAISAL

8.01 The main planning considerations are:

- The principle of development
- The impact on the character of the area
- The impact on neighbouring amenity

These and other considerations are set out below.

The Principle of Development

8.02 NPPF para 91 encourages planning decisions to '*enable and support healthy lifestyles*' including the provision of sports facilities.

8.03 The site lies within the urban area of St Leonards and St Ives which is identified as a 'Suburban Centre' in policy KS2, which is a settlement '*with no existing centre[s] that will provide for some residential development along with community, leisure and retail facilities to meet day to day needs within the existing urban areas.*' The proposal, for a Multi Use Games Area to serve the school and local community, falls within the development that is acceptable in principle subject to compliance with other policies.

8.04 Some objectors have raised concerns that the proposal will result in the loss of open space as the development will be positioned on the school field. As the proposal is for a sports facility in connection with the school it will not represent a material change of use of the land. It is understood from representations received, that the existing school playing field is not of a

particularly high quality. By providing an all-year around playing facility, the MUGA will enhance the current opportunities for sport on the school site. The majority of the playing field will remain unaltered and Sport England are satisfied that the MUGA will not have a detrimental impact on the existing pitch layout and will bring benefits that outweigh the 'loss' of the existing playing field. Development that secures alternative sports and recreational provision where the benefits outweigh the loss of the former use is acceptable on existing recreational land under NPPF para 97.

- 8.05 Objectors have suggested that the demographic of the area is predominantly older people so those using the proposed sport facility would be from outside the area and the location is inappropriate. There is no recent published open space and recreation study for the area but policy HE4 'Open Spaces Provision' of the Christchurch and East Dorset Local Plan identified that the Open Space Study PPG 17, conducted in 2007, would remain applicable throughout the Plan area, amended as necessary to take account of subsequent developments. In section 6, which considers St Leonards and St Ives, the report noted that there were two sites providing active sports space; Braeside Road Recreation ground and Horton Road Recreation Ground and only the later had formal pitch provision. The level of active sport space was 1.48ha below recommended minimum level provision due to the low level of formal sport and play area provision. The report identified very limited facilities for young people with only one children's play area and no facilities for teenagers. It states '*....facilities for young people and children should thus be a priority, despite the demographic profile. The First school (since 2015 St Ives Primary and Nursery School) is in an opportune location and possibility for improving facilities there for community use should be investigated.*' Since this report there has been no significant change to sports pitch provision in the locality.
- 8.06 Since 2007 when the open space study was conducted the school has improved its facilities with the swimming pool being repaired and refurbished. The proposed MUGA represents an additional opportunity to improve facilities for young people, both those attending the school and those attending sports clubs that may hire the MUGA, in line with the 2007 report. This is also in accordance with Local Plan policy LN7 'Community facilities and services' which encourages the provision of high quality, convenient, local and accessible facilities for community use and prioritises the multi-use of existing facilities.
- 8.07 The proposal represents an enhancement of an existing community facility in St Leonards and St Ives which is acceptable in principle.

The Impact on the Character of the Area

- 8.08 NPPF paragraph 127 requires that development is sympathetic to local character, including the surrounding built environment and landscape setting.

- 8.09 Local Plan policy HE2 requires that development should be compatible with or improve its surroundings in relation to 11 criteria including layout, height, materials, visual impact and relationship to trees.
- 8.10 The proposal will introduce development onto the currently open school field which will be evident from adjoining properties and Sandy Lane. The southern edge of the school site is demarcated by a concrete post and chain link fence. A treed verge which runs between the highway and the pavement for approx. 60m provides softening and contributes to the local verdant character. Where the verge ends, the road affords open views across the school field to the trees along the northern boundary. Although the 3m high mesh netting around the large MUGA and the eight lights would change the streetscape, the proposed siting enables the development to benefit from some screening provided by the verge trees in views from the southwest. The form would retain visual permeability through the mesh fencing and, being a sport related structure, it would not have an incongruous appearance on the existing school field.
- 8.11 Objectors have raised concerns about the removal of trees that used to stand along the southern boundary of the school. There is a longstanding tree preservation order on trees to the north of the site and in 2019, following the removal of some trees that were not protected, a preservation order was placed on individual trees with amenity value to the south and west. Amended plans have re-sited the MUGA 3m east to achieve an appropriate separation distance with the adjacent Oak tree and a tree protection plan demonstrates that the installation can take place without harm to the trees on site. This can be secured by condition (no. 3).
- 8.12 Several objectors have referred to the character of the urban area in which the application site lies as being quiet and peaceful. Concerns have been raised that the proposed use of the MUGA, in combination with existing school facilities including an outdoor swimming pool, will increase the intensity and duration of recreational activities to a harmful extent.
- 8.13 The school has explained that the school field is currently used outside of school hours until approx. 18:30 most days, including for holiday clubs, and until 20:00 three or four times a week. Additionally, the field is used on Saturdays 09:00-20:00 and on Sunday mornings. They expect that the proposed new MUGA will not significantly alter the current usage. Notwithstanding this information, officers recognise that the proposed MUGA, which will offer a better surface during the winter months than the existing field, is likely to result in increased intensity of use of the school field over the year. The lighting will also facilitate use into the evenings and it is proposed that the MUGA be available for use between 09:00 and 20:30 each day. The proposal will therefore increase the period during which vehicular trips to and from the site would be anticipated and the number of trips. It will also introduce lighting into a currently dark area of the settlement where streetlights are limited, which will have a visual impact. These changes will have an impact upon the character of the area but when taking into account the lighting assessment, which identifies that light spill will be contained, and

the proposed hours of operation which can be secured by condition (no. 7), it is considered that compared to existing use of the school site, only limited harm to the character of the area will result.

The Impact on Neighbouring Amenity

- 8.14 NPPF paragraph 127 requires that planning decisions ensure that developments *'create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.'* Local plan policy HE2 similarly requires that development should be secure acceptable relationship to nearby properties including *'minimising general disturbance to amenity'*.
- 8.15 Many of those who have objected to the proposal cite concerns about harm to their amenity as a result of noise, disturbance, unneighbourly parking and light pollution. Fear of increased crime levels have also been expressed by the occupants of some of the properties adjoining the school field.
- 8.16 In relation to light pollution, the lighting assessment submitted with the planning application demonstrates that the eight lights will be directed so as to avoid harmful light spill beyond the school site. The measurement of 1 lux (1 lumen per sqm) is equivalent to full moon and this measure is achieved within the site and along the southern boundary, with lower levels beyond, so no harm to neighbouring amenity as a result of light spill is anticipated. A condition is necessary to secure the lighting in accordance with the submitted details (condition 5).
- 8.17 Additional noise will be associated with the proposed development which will facilitate sports training and matches. At the request of officers, a Noise Impact Assessment has been submitted which considers the likely noise impact for properties nearest to the proposed MUGA. Ambient noise level readings were taken on consecutive days Friday- Sunday in June. The site lies close to the A31 which contributes to a relatively constant ambient noise. Due to the impacts of Covid 19 it is anticipated that the ambient noise readings were conservative, so they formed a robust baseline scenario. The predicted noise levels were based upon ball impact event noise measurements from Winchester Leisure Centre MUGA pitches including noise from the ball hitting the side boards and chain link fencing (checked against other locations to ensure consistency), male voice shout and whistle data and Sport England data. This Sport England data, which was used to predict noise levels of typical sports, included noises from multiple sports including football, hockey and rugby participated in by men, women and children.
- 8.18 When comparing the predicted MUGA noise levels with existing noise levels it was found that the use of the MUGA would not result in significant changes to noise levels experienced by neighbouring residents.

- 8.19 Subsequent additional noise information submitted in support of the application included noise readings for Sunday evenings which were missing from the initial assessment. On that occasion the ambient levels were slightly lower than had previously been recorded, likely due to the warm, still conditions compared to higher wind speeds previously. The likely noise levels at the receiver (neighbouring properties) were measured across distances equivalent to the centre and edge of the proposed pitch.
- 8.20 The conclusion from the noise impact assessments is that noise levels from the centre of the MUGA will result in equal or lower than existing ambient levels at the closest resident. Noise from the edge of the MUGA could lead to marginally higher ambient levels between 18:00 and 20:30 on quieter evenings. Noise levels without mitigation would remain below levels recommended by Sport England and the impacts for neighbouring residents would not be harmful as they meet the World Health Organisation average for external noise in gardens and daytime (including evening) internal noise levels recommended by British Standards. On the quietest evenings there might be an increase of 5dB above ambient noise levels from the edge of the pitch. Although noticeable, the noise would not be constant and is not judged to be at a level where it would represent harm to neighbouring amenity. Reference has been made to the Institute of Environmental Management and Assessment guidance which classifies such a long term impact as minor.
- 8.21 In order to mitigate the noise impacts, the design of the MUGA includes ball stop netting rather than traditional chain link fencing or wire mesh to avoid noise associated with balls hitting the barrier. The Noise Impact Assessment recommends that there are no backboards fitted and suggests prohibiting whistles. As whistles are already used on the school field by teachers it would not be reasonable to prohibit their use during school hours but the proposed management plan for use by third parties includes a prohibition on the use of whistles, radios and other amplified sound which is reasonable and necessary. The use of backboards for hockey or basketball are associated with increased peak level noise events so it is reasonable for backboards to be restricted by condition (no. 10). The closure of the MUGA by 20:30 each evening and the management plan proposals, including a complaints procedure to address any breach of terms of use, would ensure that the school can control the impacts of the MUGA. Within these parameters, which can be secured by condition (nos. 4, 7, 8), officers are satisfied that the noise impacts would not conflict with policy HE2 and DES11 requirements.
- 8.22 Fear of crime was raised by a number of neighbouring residents due to the proposed use of the site out of school hours. The management plan has responded to these concerns by requiring checks of those hiring the MUGA and establishing a point of urgent contact for neighbours to report concerns. The school has a fence (approx. 2m high) which extends around the majority of the perimeter of the site. The boundary with Hesketh Close properties is less formalised, with hedging. Whilst there is no CCTV (due to primary education safeguarding constraints), the school has confirmed that it is proposed to run a remote recording system overlooking the MUGA in the same manner as the existing system for the swimming pool. This is a stand

alone recording device that works as a deterrent as opposed to CCTV, it records activity and alerts the intruder to the fact that they are being recorded. It can then be downloaded to a computer if required. Additionally, confirmation has been provided that the school intends to make changing rooms and toilets available to hirers. Overall it is considered that the proposal would accord with planning policy in relation to security.

- 8.23 The site lies in a predominantly residential area, but it is considered that the design of the MUGA and its use in accordance with the submitted management plan would mitigate the impacts on neighbouring amenity to an acceptable level in accordance with policies HE2 and saved policy DES11.

Impact on highway safety

- 8.24 The use of the MUGA by the school is not anticipated to result in additional vehicular traffic but proposed third party use of the MUGA has resulted in objections from neighbours. The existing school use is associated with significant on-street parking and concerns have been raised that the proposed out of hours use would extend issues already faced by residents in relation to poor parking and associated reduced accessibility. To avoid negative impacts on highway safety the Third Party Management Plan requires that those hiring the facility to advise participants/parents to use on-site parking and drive into the site for drop off/pick ups. It is noted that the school playground provides good parking opportunities but such on-site parking would need to be made available by the school so a condition is necessary (condition 9). Whilst lawful parking on the highway cannot be prevented, this measure would assist in mitigating impacts that might otherwise arise.
- 8.25 The Council's Highway team have no objection to the proposal which will use the existing school vehicular entrance. The proposal is found to accord with highway and parking policies KS11 and KS12.

Impact on Biodiversity

- 8.26 The application is accompanied by a biodiversity plan which has been certified by the Council's Natural Environment Team. The biodiversity survey of the site found no evidence of bats or other protected species on the site and although some light spill on trees and shrubs is anticipated, this is not considered likely to have any significant effect on wildlife such as bats. The proposal is considered unlikely to have any significant impact on any protected species or habitats, a bat box, bird box and insect tower will be provided at appropriate locations within the school site to enhance biodiversity. Compliance with the biodiversity plan can be secured by condition (no. 5).

Conditions necessary to make the application acceptable

- 8.27 NPPF para 55 requires that the Council considers whether otherwise unacceptable development could be made acceptable by the imposition of planning conditions. These need to meet the six tests in para 56; necessary,

relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects.

- 8.28 It is considered that the proposal can be made acceptable in relation to the impact on the character of the area and neighbouring amenity by ensuring that the MUGA is constructed in accordance with the plans, including lighting plans and restricting the operational hours (including lighting) to 9:00-20:30 each day. Further restrictions such as limiting weekend use would not be reasonable given the intention of the MUGA, which is to be part funded by Sport England, is to improve accessibility to and opportunities for engagement in outdoor activity.
- 8.29 It is also necessary to require that use accords with the management plan in order to ensure that the development is compatible with the adjoining residential land use and to secure the biodiversity plan which includes enhancement measures.

Conclusion

- 8.30 Having considered all material planning considerations it is your officers' position that the proposal complies with local and national planning policy.

9.0 HUMAN RIGHTS

- 9.01 Article 6 - Right to a fair trial.
Article 8 - Right to respect for private and family life and home.
The first protocol of Article 1 Protection of property
- 9.02 This Recommendation is based on adopted Development Plan policies, the application of which does not prejudice the Human Rights of the applicant or any third party.

10.0 PUBLIC SECTOR EQUALITIES DUTY

- 10.01 As set out in the Equalities Act 2010, all public bodies, in discharging their functions must have "due regard" to this duty. There are 3 main aims:-
- Removing or minimising disadvantages suffered by people due to their protected characteristics
 - Taking steps to meet the needs of people with certain protected characteristics where these are different from the needs of other people
 - Encouraging people with certain protected characteristics to participate in public life or in other activities where participation is disproportionately low.
- 10.02 Whilst there is no absolute requirement to fully remove any disadvantage the Duty is to have "regard to" and remove OR minimise disadvantage and in considering the merits of this planning application the planning authority has taken into consideration the requirements of the PSED.

11.0 CLIMATE IMPLICATIONS

- 11.01 The proposal is likely to result in an increase in the number of vehicle trips to the application site to use the MUGA outside of school hours as there are limited sustainable transport options available, but it is also likely to reduce some existing trips from the St Ives area to alternative sport facilities. Overall the impacts will be limited.

12.0 Well-being and Health Implications

- 12.01 In accordance with the Council's responsibility for promoting health and wellbeing and the reduction of health inequalities across the county, the potential impact of the proposal on general health and wellbeing has been considered.
- 12.02 The proposal will make a positive contribution by facilitating outdoor sport, increasing opportunities for physical activity which is important for the health and well-being of communities. The application site is located within a residential area and the amenity of the neighbours and third party representations have been taken into account as part of the planning appraisal which has found that the development is acceptable in planning terms subject to conditions.
- 12.03 In considering this application regard has been given to the future wellbeing and health of the local population within the scope of the material planning considerations applicable to this application and the realms of planning legislation.

13.0 CONCLUSION

- 13.01 The proposed MUGA will facilitate sport throughout the year, improving sport facility provision in St Leonards and St Ives in accordance with Local Plan policies HE4 'Open Space Provision' and LN7 'Community Facilities and Services'. The increased intensity of use of the school field and the introduction of lighting will alter the character of the area, but it is considered that the harm will be limited. Only a minor change to noise levels is anticipated and the design of the MUGA will limit light spill and noise levels to appropriate levels within the residential area. The proposed management plan to be implemented by the school in relation to third party users of the MUGA will ensure that all users are aware of noise and operating hour restrictions and will encourage off-street parking. The mitigation measures are considered sufficient to avoid conflict with Local Plan policies HE2 'Design of New Development' and HE3 'Landscape Quality'.
- 13.02 For the above reasons the proposal is recommended for approval subject to conditions.

RECOMMENDATION - Grant, subject to the following:

Conditions:

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.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:
4306-1 Site Plan, 4306-2A Block Plan, 4306-4 Elevations

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

3. The protection of trees must be carried out in accordance with the Tree Implication Assessment and Arboricultural Method Statement submitted by Gwydion's Tree Consultancy, ref: GH 2083 dated 19.11.2020. This condition shall not be discharged before an arboricultural supervision statement, the contents of which are to be agreed at a pre-commencement meeting, is submitted to and approved in writing by the local planning authority on completion of development and prior to the first use of the MUGA.

Reason: To protect trees which contribute to the amenity of the area

4. The MUGA surface shall be dark green and the boundary fencing shall be ball-stop netting which shall be dark grey or black in colour.

Reason: In the interest of the visual and auditory amenities of the area.

5. The lighting of the MUGA must at all times accord with the submitted lighting details by Thorn Lighting Limited and light spill plan 4306-3.

Reason: In the interests of the character of the area, neighbouring amenity and protected species.

6. The mitigation measures identified in the approved Biodiversity Plan dated 12 March 2020 shall be adhered to during the carrying out of the development.

The development hereby approved shall not be first brought into use unless and until the protected species enhancement measures as detailed in the approved Biodiversity Plan have been installed.

Thereafter the approved enhancement measures shall be permanently maintained and retained in accordance with the approved details.

Reason: In the interests of biodiversity

7. The Multi Use Games Area hereby approved shall not be used, nor shall the lighting be on, between the hours of 20:30-9:00 Monday to Sunday.

Reason: In the interests of the character of the area and to protect neighbouring amenity

8. The use of the Multi Use Games Area (MUGA) by third parties, other than St Ives Primary and Nursery School, shall be strictly in accordance with the 'Third Party Hire Management Plan' produced by Pure Town Planning and any subsequent amended management plan agreed by the Local Planning Authority in writing.

Reason: To ensure that the MUGA functions well in the interests of the amenity of neighbouring residents and highway safety.

9. On-site car parking spaces shall be made available and accessible to third party users of the MUGA during their hire period in sufficient number to accommodate the needs of each user.

Reason: In the interests of highway safety and neighbouring amenity

10. There shall be no backboards fitted or used within the MUGA.

Reason: In the interest of neighbouring amenity due to the noise levels associated with backboards.

Informatives:

1. The applicant is advised if substantiated noise complaints from nearby residents in the future are received the Council has a duty to investigate and take action to abate any statutory nuisance identified within the remit of part III of the Environmental Protection Act 1990.

Background Documents:

Case Officer: Elizabeth Adams

- NB For full details of all papers submitted with this application please refer to the relevant Public Access pages on the council's website.

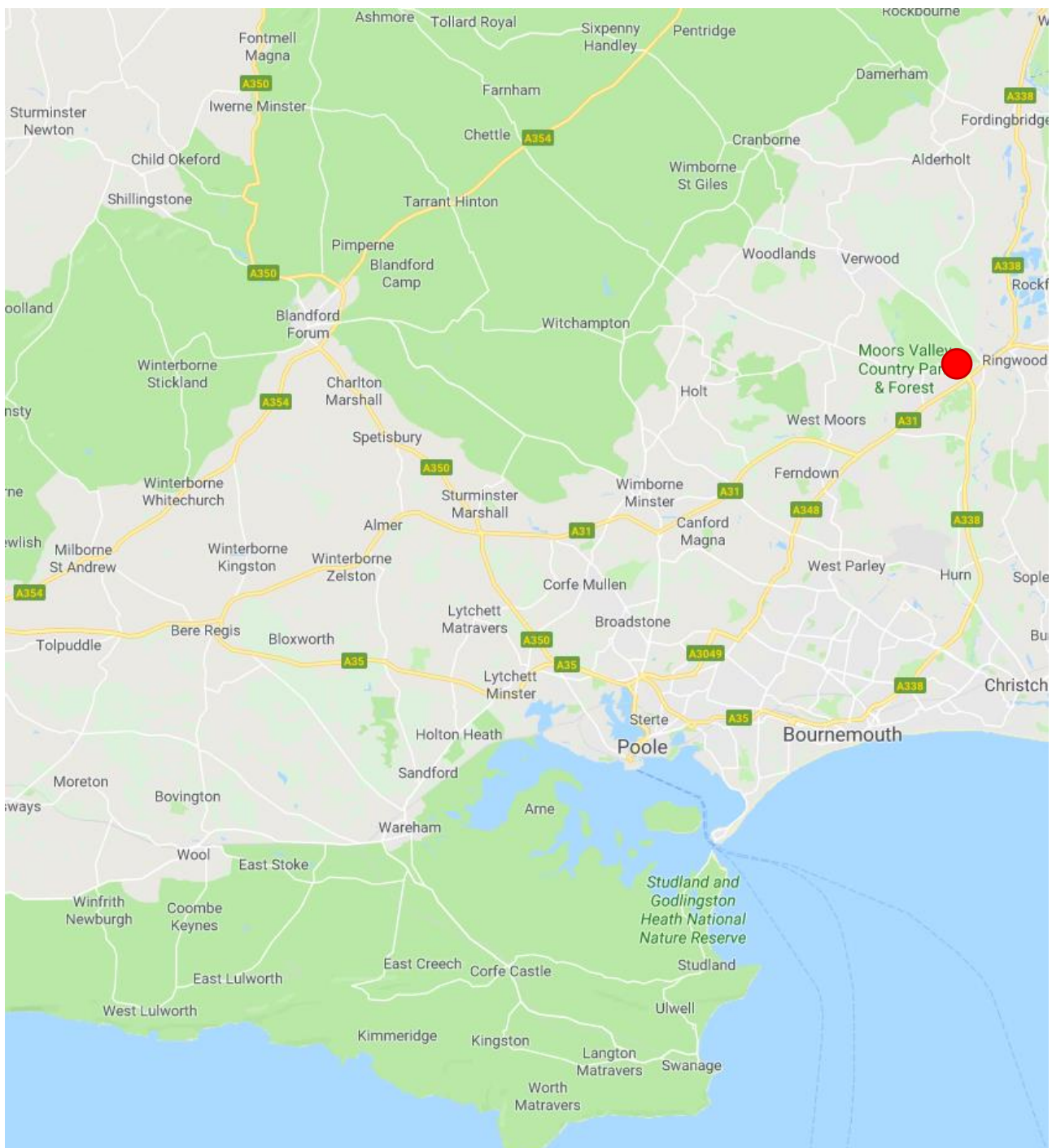
The conditions set out in the report may be subject to such reasonable change as is necessary to ensure accuracy and enforceability.

Approximate Site Location ●

Application reference: 3/20/0499/FUL

Site address: St Ives Primary and Nursery School, Sandy Lane, St Leonards and St Ives, BH24 2LE

Proposal: Erection of a multi-use games area (MUGA) comprising synthetic surface, 3m high perimeter ball stop netting and 8 x 8m lighting columns (additional and amended documents rec'd 20/11/2020)



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1.0 **Application Number:** 6/2020/0297

Webpage: <https://planningsearch.purbeck-dc.gov.uk/Planning/Display/6/2020/0297>

Site address: 86 Wareham Road, Lytchett Matravers, BH16 6DT

Proposal: Alterations to existing building to form additional ground floor 1 bedroom flat and reduce size of shop unit. Installation of rooflights to South elevation to serve shop.

Applicant name: N Rubenstein

Case Officer: Cari Wooldridge

Ward Member(s): Councillors A Brenton, B Pipe and A Starr.

The Nominated Officer has identified this application to come before the Planning Committee in light of the concerns raised by ward members and the parish council in relation to the loss of retail floor space.

2.0 **Summary of recommendation:**

GRANT planning permission subject to conditions.

3.0 **Reason for the recommendation:**

- Para 14 of the National Planning Policy Framework (NPPF) sets out that permission should be granted for sustainable development unless specific policies in the NPPF indicate otherwise.
- The location is considered to be sustainable and the proposal is acceptable in its design, general visual impact and impact on the surrounding area.
- There is not considered to be any significant harm to neighbouring residential amenity.
- There are no objections on highway safety, traffic or parking grounds.
- There are no material considerations which would warrant refusal of this application.

4.0 **Key planning issues**

Issue	Conclusion
Principle of development	Acceptable; development within the settlement boundary.

Scale, design and impact on the character and appearance of the area	Acceptable impact on the character and appearance of the area.
Impact on the living conditions of the occupants of neighbouring properties	Acceptable impact on the living conditions of the neighbouring properties subject to obscured glazing condition.
Highway impacts and parking	Acceptable.
Drainage impacts	Acceptable.

5.0 Description of Site

86 Wareham Road lies within the settlement of Lytchett Matravers. The site has recently been redeveloped. The main building to the front of the site comprises a mixture of flats and a retail unit and there is a pair of semi-detached houses to the rear of the site.

The semi-detached houses approved under 6/2019/0215 have been completed and are occupied. The remainder of the development, approved under permission 6/2018/0362, is substantially complete and the flats are occupied. At the time of the officer site visit the retail unit /coffee shop was empty. The parking at the front of the site, which was approved for three spaces to serve the retail unit, was yet to be completed as required by condition 4 of the 2018 permission.

The retail unit / coffee shop which is the subject of the current application is located at the front of the ground floor of the main building. The unit has a large central shop window on the front elevation and two small entrance doors to either side. On the north (side) elevation, there is a large window that is obscure glazed and which fronts onto the access road serving residents' parking at the rear.

6.0 Description of Development

It is proposed to alter the existing main building to form an additional ground floor 1 bedroom flat and in doing so, reduce the size of the shop unit from 84sqm to 29sqm. The installation of three roof lights on the existing south roof slope of the building is proposed to serve the smaller shop. It is also proposed to install a new composite front door to serve the new flat and install two clear glazed opening lights within the side elevation windows serving the bedroom and hallway of the new flat. The car parking arrangement to the front of the building would be altered to provide one private parking space for the new flat and retain two parking spaces for the shop.

7.0 Relevant Planning History

There is a significant planning history in relation to the development at 86 Wareham Road as summarised below:

6/2016/0729 – Demolish existing buildings, erection of a new building to include ground floor shop/coffee shop and flat with 3 flats above and a semi-detached pair of 2-storey dwellings at the rear, together with associated access and parking – withdrawn 15th February 2017.

6/2017/0152 – Demolish existing buildings, erection of new building to include a ground floor shop and coffee shop and flat, with 2 flats above, and a detached single storey building at the rear comprising 2 flats together with associated access and parking.

This application was refused planning permission by the Planning Committee in May 2017 (decision issued on 2 June 2017) against the officer recommendation of approval. The applicant lodged an appeal in November 2017 which was allowed by the Planning Inspectorate. The Inspector did not support the Council's reasons for refusal regarding unacceptable harm to the character or appearance of the area and unacceptable levels of noise disturbance to the occupiers of neighbouring properties. Approval for the proposal was therefore granted in accordance with the appeal decision on 29th November 2017.

6/2018/0362 - Demolish existing buildings, erection of new building to include a ground floor shop and coffee shop, 2 ground floor flats, with 2 flats above, and a detached single storey building at the rear comprising 2 flats together with associated access and parking – Approved 27 September 2018.

6/2019/0009 – Detached 2 storey building at the rear of 86 Wareham road, comprising two semi-detached houses – Refused.

6/2019/0215 - Detached 2 storey building at the rear of 86 Wareham Road, comprising two semi-detached houses (re-submission following refusal of 6/2019/0009). Approved.

8.0 List of Constraints

The following constraints and designations are applicable to this application:

- The parish of Lytchett Matravers;
- Lytchett Matravers Settlement Boundary;
- The Bournemouth Airport Building Restriction Area;
- 5km of a European Habitat (SSSI);
- Poole harbour River Catchment; and,
- The Nitrate SPD Catchment Area.

9.0 Consultations

All consultee responses can be viewed in full on the website.

Consultees

- **Natural England**

No objection subject to appropriate mitigation being secured.

It is a requirement of all development to enhance the natural environment, as stated in the NPPF. Without enhancement, the development would not be complying with National Policy. Natural England advise that an appropriate level of enhancement is secured through a planning condition.

- **Dorset Council Drainage Engineer**

No objection.

A sustainable drainage scheme had been agreed under planning application 6/2018/0362 and the footprint of the development is not increasing in size.

The risk from flooding is not considered to be any greater than that to the two existing ground floor flats.

Suggest that the future management and maintenance of the surface water drainage scheme is reviewed.

- **Dorset Council – Highways Management**

If one of the 3 car parking spaces on the frontage is allocated to new flat then the Highway Authority will have no objection. The remaining two spaces should then be maintained for the smaller shop unit.

- **Lytchett Matravers Parish Council**

Object.

Proposal reduces the available retail area from 84 square metres to a residual 29 square metres, which is insufficient for viability as a shop.

Contrary to the pre-application advice given in response to the original planning application. This drew on PLP1 Policy CF – community facilities and services, and requires there to be a retail unit on this site.

Summary of local representations received

- The application was advertised by means of a site notice displayed on 06/07/20 and by letters sent to neighbours. The Council received one letter of comment from neighbours about the application. The representation is available in full on the Council's website. The following list summarises the key issues raised:

No objection to change of use to residential unit.

As occupant of adjacent property to north, object to removal of obscure film to two of the opening lights on the large screen glazing on the northern elevation. Loss of privacy to kitchen, bathroom, bedroom windows and front door.

Privacy already eroded by adjacent development.

Film should be replaced with obscure glazing to ensure it cannot be removed and in accordance with original planning permission condition.

Bin storage arrangements are concern – not as approved.

10.0 Relevant Policies

Purbeck Local Plan Part 1 (2012)

Policy SD: Presumption in favour of sustainable development;

Policy LD: General location of development;

Policy NE: North East Purbeck;

Policy RP: Retail provision;

Policy CF: Community facilities and services;

Policy HS: Housing Supply;

Policy D: Design;

Policy IAT: Improving accessibility and transport;

Policy FR: Flood Risk;

Policy BIO: Biodiversity and Geodiversity;

Policy DH: Dorset Heaths International Designations;

Policy PH: Poole Harbour.

Emerging Purbeck Local Plan 2018 – 2034:

Regard has been had to the policies of the emerging Local Plan. The weight that can be given to these policies will increase as the emerging plan moves towards adoption.

Lytchett Matravers Neighbourhood Plan 2017:

Policies 1, 2 & 7.

National Planning Policy Framework:

Section 2: Achieving sustainable development;

Section 4: Decision-making;

Section 5: Delivering a sufficient supply of homes;

Section 6: Building a strong, competitive economy;

Section 9: Promoting sustainable transport;

Section 12: Achieving well-designed places;

Section 14: Meeting the challenge of climate change, flooding and coastal change; and,

Section 15: Conserving and enhancing the natural environment.

Other material considerations

National planning practice guidance

Purbeck District design guide supplementary planning document adopted January 2014.

Bournemouth, Poole and Dorset residential car parking study May 2011.

Purbeck Flood Risk Assessment 2018

The Dorset heathlands planning framework 2015-2020 supplementary planning document adopted 19 January 2016.

Dorset biodiversity appraisal and mitigation plan.

Nitrogen reduction in Poole Harbour – supplementary planning document April 2017.

Poole Harbour Recreation 2019-2024– supplementary planning document April 2020.

11.0 Human rights

Article 6 - Right to a fair trial.

Article 8 - Right to respect for private and family life and home.

The first protocol of Article 1 Protection of property.

This recommendation is based on adopted Development Plan policies, the application of which does not prejudice the Human Rights of the applicant or any third party.

12.0 Public Sector Equalities Duty

As set out in the Equalities Act 2010, all public bodies, in discharging their functions must have “due regard” to this duty. There are 3 main aims:-

- Removing or minimising disadvantages suffered by people due to their protected characteristics
- Taking steps to meet the needs of people with certain protected characteristics where these are different from the needs of other people
- Encouraging people with certain protected characteristics to participate in public life or in other activities where participation is disproportionately low.

Whilst there is no absolute requirement to fully remove any disadvantage the Duty is to have “regard to” and remove or minimise disadvantage and in considering the merits of this planning application the planning authority has taken into consideration the requirements of the Public Sector Equalities Duty.

The reduction in floor space of the approved retail unit is not considered to result in any additional disadvantage to persons with protected characteristics.

13.0 Financial benefits

What	Amount / value
Material Considerations	
None.	N/A
Non Material Considerations	
CIL Contribution	Abatement of £3,016
Reduction in Business Rates	Reduction from £6300 when 84sqm retail to approx. £2175 from 29sqm retail
Council Tax	£2074 (based on average Council Tax Band D)

14.0 Climate Implications

The proposal is for one new dwelling and reduction in retail floor area. The property will be constructed to current building regulation requirements and which will be serviced by suitable drainage to prevent any additional impact on terms of flood risk that may be exacerbated by future climate change.

15.0 Health and Wellbeing Implications

In accordance with the Council’s responsibility for promoting health and wellbeing and the reduction of health inequalities across the county, the potential impact of the proposal on general health and wellbeing has been considered.

The Lytchett Matravers Neighbourhood Plan reports that in 2015 the village population was around 3,800 with much growth in the last 50 years. The Lytchett Matravers Area Profile (Dorset insight - geowessex.com – based on 2011 census, ONS) identifies that 55.5% of the population of the parish is within the age range of 16-64 years, 79.4% of properties were owner occupied, with 19.3% rented properties. The application site is surrounded by dwellings with the village primary school opposite. The amenity of occupiers of the proposed dwelling and neighbours and any third party representations have been taken into account as part of the planning appraisal which has found that the development is acceptable in planning terms subject to conditions. In considering this application regard has been given to the future wellbeing and health of the local population within the scope of the material planning considerations applicable to this application and the realms of planning legislation.

16.0 Planning Assessment

16.1 The main planning considerations in respect of this application are:

- The principle of development;
- Scale, design and impact on the character and appearance of the area;
- Impact on the living conditions of the occupants of neighbouring properties;
- Highway impacts and car parking;
- Flood risk and drainage; and,
- Biodiversity impacts.

These and other considerations are set out below.

Principle of development

- 16.2 The application site is located within the settlement boundary of Lytchett Matravers and the proposed change of use is acceptable in accordance with Purbeck Local Plan Part 1 (PLP1) Policies SD: Presumption in favour of sustainable development and LD: General Location of Development.
- 16.3 The partial loss of the existing retail unit falls to be considered against adopted policies relating to the safeguarding of retail provision in the PLP1 and the Lytchett Matravers Neighbourhood Plan (LMNP).
- 16.4 Policy RP: Retail Provision of PLP1 aims to safeguard existing retail provision within the Purbeck Area where there would be a loss of uses within Class A of the Use Classes Order in town and local centres. In this case the application site is located outside Lytchett Matravers Local Centre (located in the centre of the village) so the proposed loss of retail floor space does not conflict with policy RP.
- 16.5 Policy 7 of the LMNP also seeks to safeguard existing shopping facilities. This states that *'proposals which would result in the loss of sites used (or last used)*

for local shopping facilities (or any other use falling within Part A of the Use Classes Order) will not be supported unless it can be demonstrated that there is no reasonable prospect of viable continued use for similar local shopping or community uses, by having been marketed at a reasonable price for at least 9 months’. In their response, the Parish Council have objected to the reduction of available retail area proposed. Whilst Officers acknowledge the reduction in the available retail floor space, an element of retail floor space will continue to be retained at the site, and it is therefore considered that the proposal does not result in the full loss of a site used for local shopping facilities which policy 7 seeks to guard against. Additionally, the agent has supplied a letter from a local estate agent – Tony Newman Management and Letting Ltd of Poole – which confirms that the shop has been marketed since January 2019 (following approval of 6/2018/0362 in September 2018) and that feedback received has stated that the shop is too large and that local demand is for a smaller lock up unit. This additional information supports the conclusion that there has been sufficient and reasonable marketing of the unit following the grant of planning permission for the proposed reduction in size of the approved retail unit to be considered acceptable in this ‘out of local centre’ location.

16.6 The retail use also falls within the definition of a ‘community facility / service’ as set out in PLP1 (paragraph 8.10) and the proposal is therefore subject to policy CF: Community Facilities and Services of the plan. Policy CF states that development (including changes of use) that would result in the loss of existing community facilities / services will only be permitted if it can be demonstrated that there is no longer a need for the community facility /service through sufficient and realistic marketing of the current use over a period of at least 9 months that the current use is unviable. Officers have considered Policy CF of PLP1 and consider that the same assessment principles apply as with Policy 7 of the LMNP. Whilst the proposed development would result in the loss of retail floor space (55sqm), it would not result in a total loss of retail provision. The submitted supporting statement notes that the sale of the shop has not been successful, particularly given the current pandemic and restrictions and the semi-rural location of the premises. Although the flats have been successfully marketed and are now occupied, the shop has been marketed since January 2019 with no interested parties due to the size of the unit. Whilst some retail floor space will be lost, the proposal will retain a community facility at the site and is therefore considered to be acceptable in this location beyond the designated local centre.

16.7 It is noted that this application has to treat the proposal as a reduction in A1 use because it was received prior to 30 September 2020, but from that date the changes set out in the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 came into effect. No condition was attached to the previous planning permission to restrict the use of the unit to retail, therefore, the existing unit could be used for any of the uses falling within the new Use Class E ‘Commercial, Business and Service’. Use Class E, includes shops, restaurants, financial and professional services, indoor sport, recreation or fitness (not

involving motorised vehicles or firearms), health or medical services, crèche, nursery or day centre principally to visiting members of the public, an office, research and development, or any industrial process that can be carried out in any residential area without detriment to amenity. The size of the revised proposed unit is likely to limit its attractiveness for some of these uses but it is acknowledged that the flexibility now offered by the Use Classes Order reduces the control that the Local Planning Authority can reasonably influence on protecting retail space.

- 16.8 In summary, the proposed reduction in retail floor space and creation of an additional residential unit on the site is considered to be acceptable and in accordance with policies SD, LD, RP and CF of the Purbeck Local Plan and Policy 7 of the LMNP.

Scale, design and impact on the character and appearance of the area

- 16.9 The proposed alterations will result in minimal impact on the character and appearance of the area. Whilst a number of alterations are proposed to windows and doors to enable the change of use to residential, these are not out of keeping in the predominantly residential area and are considered to be acceptable. No other alterations are proposed to the scale or design of the building and the proposal is therefore considered to be acceptable.

Impact on the living conditions of the occupants of neighbouring properties

- 16.10 The proposed change of use of part of the shop to an additional residential unit is likely to reduce impacts of the retail use (e.g. disturbance, traffic, vehicle use) on neighbouring properties, albeit modestly. The proposed residential use is therefore considered to be acceptable in this largely residential area. In terms of specific impacts, these are likely to remain the same for the neighbouring property to the south with no additional impacts from the change of use and no loss of privacy from the proposed insertion of roof lights to serve the smaller shop area.

- 16.11 To the north, the ground floor flat of no. 88 Wareham Road has a side facing habitable window (bedroom) that looks directly onto the side elevation of the proposed flat. The proposed conversion intends to retain the existing large side facing window. Condition 12 of planning permission 6/2018/0362 and the earlier appeal decision required this window to be obscure glazed to prevent any direct overlooking and loss of privacy from the approved shop:

‘Before the shop / coffee shop is brought into use, the window in the north elevation must be glazed with obscure glass to a minimum Pilkington privacy 3 or equivalent as agreed in writing with the Council. It must be maintained in that condition thereafter.

Reason: To safeguard the amenity and privacy of the occupiers of adjoining residential property.'

- 16.12 The plans now under consideration would see the top half of the section of the window serving the proposed bedroom remaining clear glazed and opening. The lower part, up to 0.9m in height from finished floor level will be obscure glazed with the part above (up to a height of 2.1m from finished floor level) non—obscured and capable of opening. The remainder of the window (including the section serving the entrance hall) is to remain obscure glazed. This alteration is proposed to provide additional light and outlook to the bedroom of the new flat.
- 16.13 The neighbour at flat no. 88 raised an objection to the insertion of clear glazing panels and the loss of privacy to her side facing bedroom window. The proposed clear glazed and opening bedroom window is located directly opposite the side entrance door to no. 88. Direct outlook from the bedroom window is therefore of the opaque glazed entrance door to no. 88 and slightly further to the west, a higher level small obscure glazed bathroom window. Further to the west, with an offset between windows and at a distance of approximately 4.9m is the bedroom window of no. 88. Views between both bedroom windows would be at an angle and across the driveway between the properties. In addition, due to differences in finished floor levels, the clear glazed and opening section of the new bedroom window would be at a lower level than the bedroom window of no. 88. Therefore, whilst officers accept that there would be some additional loss of privacy to the occupier of no. 88, the direct harm to no. 88s side facing bedroom window is, on balance, not considered to be so significant that it would necessitate full obscure glazing to make it acceptable. However, for consistency and to ensure that all windows identified to be obscure glazed and remain obscure glazed in the future in accordance with the approved plan, a condition (Condition 3) will be included on the decision in this respect.
- 16.14 In addition, Officers have considered the impact of the reduced retail floor space and customer movement on the privacy of the occupier of no. 88. Given that the proposed residential use would form the part of the building nearest to no. 88, with a single shop entrance now proposed further away to the south, harmful impacts from the movement of shop customers and related loss of privacy are considered to be reduced and improved by the additional residential flat.
- 16.15 The new one bedroom residential unit will have a floor area of approx. 53sqm. This is above the 50sqm national floor space requirement for a flat of this type as set out in Table 1 of the DCLG guidance 'Technical housing standards – nationally described space standard' 2015. Built in storage space is also provided and the unit is considered to provide an acceptable of amenity for future residents.

- 16.16 In summary, the proposed change of use to residential and reduced retail floor space is considered to be acceptable in terms of the impact on the living conditions of the occupants of the neighbouring properties and future residents.

Highway impacts and parking

- 16.17 The proposed change of use from retail to residential is unlikely to result in any additional impacts on highway safety. The Council's highway Engineer has been consulted on the proposed change of use and has raised no objection. This is subject to one of the three spaces on the site frontage being allocated to the new flat and the remaining two being retained for the smaller shop unit. The submitted plans detail this separation, with one space provided to serve the new flat in accordance with County parking guidance, and the proposed development is therefore considered to be acceptable. A condition (condition 4) is recommended to ensure that the parking provision is provided in accordance with the approved plans and that the provision for both the flat and retail unit is made available before first use.

Drainage Impacts

- 16.18 A sustainable drainage scheme for the entire site has previously been agreed in accordance with planning application 6/2018/0362. Given that the footprint of the development is not increasing in size and the risk from flooding is not considered to be any greater than that to the two existing ground floor flats, the Council's Drainage Engineer has raised no objection to the proposal.

Biodiversity Impacts

- 16.19 The site lies within 5km of internationally designated Dorset Heathland and Poole Harbour. An Appropriate Assessment has been undertaken in accordance with requirements of the Conservation of Habitats and Species Regulation 2017, Article 6 (3) of the Habitats Directive having due regard to Section 40(1) of the NERC Act 2006 and the NPPF, which shows that there is no unmitigated harm generated by the proposals to interests of nature importance.
- 16.20 Natural England was consulted on the application and have raised no objection subject to appropriate mitigation being secured. This will be achieved in accordance with the existing policy framework in relation to impacts on Dorset Heathlands and Poole Harbour. Natural England also advised that it is a requirement of all development to enhance the natural environment, as stated in the NPPF (2018 as amended), paragraphs 8, 170 and 175. Without enhancement, the development would not be complying with National Policy (NPPF 2018 as amended). Natural England advise that an appropriate level of enhancement is secured through a planning condition.
- 16.21 Biodiversity Enhancements in the form of bird boxes and bat tubes/boxes were secured for the entire site through condition 8 on the original planning approval

6/2018/0362. Officers consider that this level of enhancement for the entire site continues to remain acceptable and that given there is no increase in floor area as part of the current proposal, it would be unreasonable to request further enhancements on the basis of the change of use alone. The proposed development is therefore considered to be acceptable in terms of biodiversity impacts.

17.0 Conclusion

The proposed change of use from retail to residential accords with local and national planning policy and is considered to be acceptable in principle, particularly bearing in mind recent changes set out in the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020. The proposed change of use is considered to be of an appropriate scale, size and design and acceptable in terms of impact on the character and appearance of the local area. The impact on neighbouring amenity, highway safety, biodiversity and drainage are also considered to be acceptable. The proposed dwelling will make a positive contribution to the local housing supply.

Approval is recommended subject to the conditions as set out below.

18.0 Recommendation

To grant planning permission subject to the following conditions:

1. The development must start within three years of the date of this permission.
Reason: This is a mandatory condition imposed by Section 91 of the Town and Country Planning Act 1990 to encourage development to take place at an early stage.
2. The development permitted must be carried out in accordance with the following approved plans: MDS/1271/600 Site Location Plan, MDS/1271/603A Proposed Floor Plan & MDS/1271/604A Elevations.
Reason: For the avoidance of doubt and in the interests of proper planning.
3. Before the ground floor flat is brought into use, the windows on the north elevation must be glazed with obscure glass to a minimum Pilkington privacy 3 as detailed on approved plan MDS/1271/604/A, or equivalent as agreed in writing with the Council. Thereafter, the window must be maintained in that condition.
Reason: To safeguard the amenity and privacy of the occupiers of the neighbouring residential property.
4. Prior to the first occupation of the flat and/or the first use of the retail unit, whichever is the sooner, the vehicle and cycle parking provision detailed on approved plan MDS/1271/603A must be laid out, constructed and

made available for use. Thereafter, the parking areas must be maintained, kept free from obstruction and available for the purposes specified.

Reason: To ensure the proper and appropriate development of the site.

5. The hard and soft landscaping must be completed in accordance with approved plan MDS/1271/603A prior to first occupation of the flat or first use of the retail unit, whichever is sooner. Any plants found damaged, dead or dying in the first five years shall be replaced in the next planting season (October to March).

Reason: To maintain the character and appearance of the locality and in the interests of neighbouring residential amenity.

Informative Notes:

1. Informative Note - Matching Plans. Please check that any plans approved under the building regulations match the plans approved in this planning permission or listed building consent. Do not start work until revisions are secured to either of the two approvals to ensure that the development has the required planning permission or listed building consent.
2. Statement of positive and proactive working: In accordance with paragraph 38 of the National Planning Policy Framework, the Council takes a positive and creative approach to development proposals focused on solutions. The Council works with applicants/agents in a positive and proactive manner by; offering a pre-application advice service, and as appropriate updating applicants/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

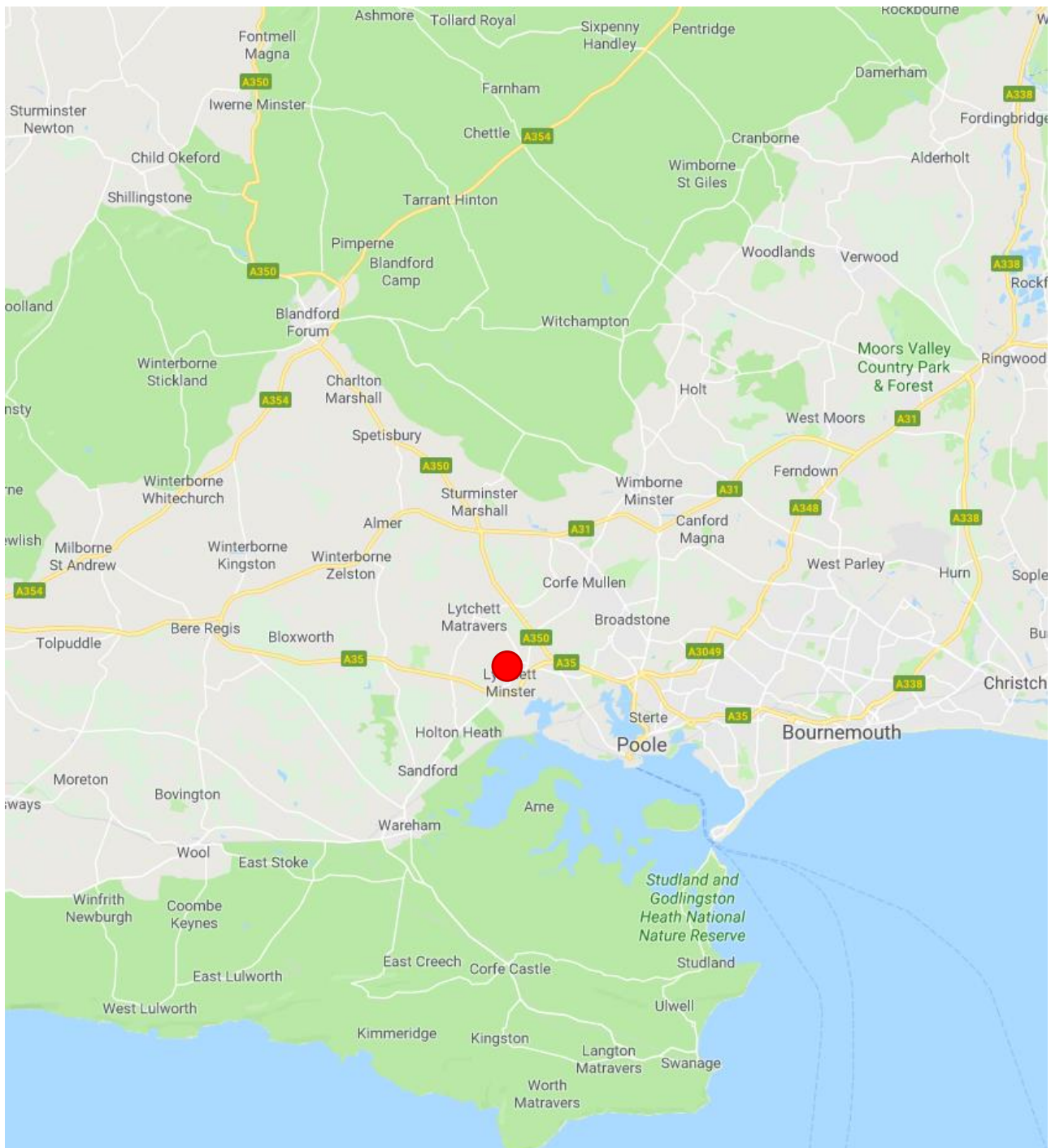
For this application: the applicant/agent was updated of any issues after the initial site visit; the opportunity to submit amendments to the scheme/address issues was given which were found to be acceptable; the application was approved without delay.

Approximate Site Location 

Application reference: 6/2020/0297

Site address: 86 Wareham Road, Lytchett Matravers, BH16 6DT

Proposal: Alterations to existing building to form additional ground floor 1 bedroom flat and reduce size of shop unit. Installation of rooflights to South elevation to serve shop.



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PLANNING COMMITTEE

06 January 2021

Appeal Decisions

1. PURPOSE AND RECOMMENDATIONS

Purpose of Report:	To inform Members of notified appeals and appeal decisions and to take them into account as a material consideration in the Planning Committee's future decisions.
Recommendations:	It is RECOMMENDED that:
	(This report is for Information)
Wards:	Council-wide

3.0 APPEAL DECISIONS

3.1 Appeal Reference: APP/D1265/W/20/3255404

Planning Reference: 3/2019/1900/OUT

Proposal: Outline planning application (Access and Layout for consideration with Scale, Appearance and Landscaping reserved) for erection of a single dwelling house.

Address: The Bothy, 63 Avon Castle Drive, Ashley Heath, Dorset BH24 2BE

Appeal Dismissed

The proposal comprised an outline planning application with all matters reserved except for access and layout for a single dwelling sited to the southern edge of Avon Castle, Ashley Heath.

The site was located outside the settlement boundary and within the South East Dorset Green Belt and Area of Great Landscape Value (AGLV). To the immediate east of the site is the River Avon, an important nature conservation site which is designated as a Special Area of Conservation (SAC) Avon Valley SPA, Avon Valley Ramsar and Avon Valley (Bickton to Christchurch) SSSI. A number of trees are sited on the southern boundary.

The application was refused under the Council's Scheme of Delegation; the Inspector notes the main issues were:

- Whether the proposal would be inappropriate development in the Green Belt having regard to the National Planning Policy Framework (the Framework) and any relevant development plan policies.
- The effect of the proposal on the character and appearance of the area, including protected trees at the site.
- The effect of the development on international and national ecology designations/sites.

In relation to the Green Belt issue the Inspector found:-

*4. The Framework sets out the categories of development which may be regarded as not inappropriate in the Green Belt. The construction of new buildings within the Green Belt is inappropriate development, unless the development falls within one of a number of stated exceptions, which includes **limited infilling in villages**. The term limited infilling is not defined in the Framework.*

5. To qualify for this exception the proposal must be both 'limited infilling' and in a 'village'. Firstly, the site is one where it is on the southern edge of this settlement known as Avon Castle. There are other dwellings to the north, south and west. The host dwelling, 'The Bothy' is to the east or south-east. Whilst the site may be outside of the defined urban area and settlement boundary this is not a determinative factor in this case for establishing whether the plot is within a village for Green Belt purposes. To my mind, when viewed on the ground and also on plan view, the site is within a village.

6. With regards to being limited, this is a single dwelling proposed which is not indicated to be of a particularly large scale, and so I conclude that this is a limited form of development. However, the question which is at the heart of this dispute is whether this is an infill plot. It should also be noted that the characteristics of the area which would receive development are a material factor in considering whether the proposal would constitute infilling. The wider context of the development form and pattern of adjoining development should inform the assessment of whether the proposal would be limited infilling. The space within which the development would take place is also an important factor.

7. This is an area characterised by large dwellings set within spacious and verdant plots. This character is evident within Chapel Rise, although this street has a varied layout with differing plot sizes. It does not have a regular or uniform row of dwellings fronting the highway. As such, building on this plot as proposed would not be a typical form of infill development. Nonetheless, it is essentially the filling of a plot which would have direct access off Chapel Rise, set between the plots of other dwellings. It would fill a space in much the same way as the other dwellings have done along this street. As such, in the context of this street and taking into account its prevailing character, I would consider this a form of infill development.

8. As such, I would regard the proposal as a form of limited infill in a village. The proposed development would therefore meet with the exception set out in paragraph 145(e) of the Framework and would not amount to inappropriate development in the Green Belt.

The Inspector in the first instance concluded that the settlement of Avon Castle was deemed to be a 'village', even though it does not on face value appear to be a village in terms of having shops or other services. Looking at the issue of 'limited infilling', the Inspector clearly identifies the character of the area and whilst his views are subjective and contrary to the Local Planning Authority's (LPA), fully justifies the rationale in arriving at his view that this plot is limited infill. On this basis the principle of development of a single dwelling within the Green Belt is allowed. Whilst disappointing, this decision remains subjective and would not give rise to an overriding precedent for similar developments throughout the Green Belt, but rather reinforces the case by case application of policy and NPPF guidance taken by officers.

Turning to other issues. In relation to the character of the area the Inspector found that the proposal would not be harmful to the character and appearance of the area or result in adverse visual clutter within the landscape. The proposal would be, based on the outline details, sympathetic to the AGLV. In relation to trees the Inspector was satisfied that this issue might be covered by planning condition.

Notwithstanding the above issues the Inspector went on to assess the potential harm to nature conservation, notably the issue of phosphates derived from wastewater and the resultant impact the River Avon.

The Inspector found harm stating: -

16 *...the site is within the catchment of the River Avon, with the wastewater connecting with this river via the Ringwood Waste Water Treatment Works (if connected to the mains sewer system, which is understood to be available). Natural England has concerns with additional development which will give rise to increased levels of phosphate entering the River Avon catchment system.*

17. *The SAC is designated for its important and diverse species of wildlife that depend on the good water quality that is typical of chalk rivers such as the Avon. This SAC is particularly vulnerable to the effects of pollutants including phosphate and nitrogen which may enter the river at sewage treatment works. In this case, the development of even a single dwelling could, through sewage discharge, have the effect of deterioration of the quality of River Avon waters. The increase in dwellings could result in more pollutants into this river which would adversely affect its quality which is important to wildlife species.*

18. *An appropriate assessment must be undertaken to ensure there is no reasonable scientific doubt as to the effects of the proposal, in combination with other developments. Natural England advise that all new residential developments, including those of a smaller scale, within the catchment should achieve 'nutrient/phosphate neutrality'. If they do not, then additional phosphate loads could enter the water environment causing significant adverse effects on the River Avon SAC.*

23. *Whilst this is a small scale development proposed, there are currently no firm detailed proposals for mitigation before me and as such, I cannot conclude with any clear certainty that, following the conclusions of this appropriate assessment, the adverse effects on the integrity of this SAC and other designations would not arise from the development, in combination with other developments within the River Avon catchment area. As this substantial uncertainty remains, it would not be reasonable or adequate to use a 'Grampian' style condition to try to address this issue as it would not provide sufficient assurance for me, as the competent authority, that the proposal would not adversely affect the integrity of this valuable habitat arising from the development.*

*"Grampian condition" - A planning condition attached to a decision notice that prevents the start of a development until off-site works have been completed on land not controlled by the applicant.

The Inspector concluded that for this reason, the proposal would therefore conflict with Policy ME1 of the Christchurch and East Dorset Core Strategy and dismissed the appeal.

3.2 Appeal Reference: APP/D1265/W/20/3251279

Planning Reference: 3/19/1900/OUT

Proposal: Erection of a dwelling (outline with all matters reserved)

Address: The Orchard at Lismore, Dogdean, Colehill, BH21 4HA

Appeal Dismissed

The application was for outline approval of a dwelling in the Green Belt at Dogdean, a hamlet outside of Wimborne. The decision, made under delegated powers, was to refuse due to harm to the Green Belt, impact on the character of the area and harm to biodiversity.

The Inspector agreed that the site, which was part of a gap between properties, did not fall to be considered as 'limited infilling' as Green Belt exception development because the site was in open countryside rather than within a village. The development would harm Green Belt openness and the character of the area and would not contribute to affordable housing need. If repeated often the cumulative effect of such a development would result in an urbanising effect.

The appellants argued that the site did not meet the criteria set out in the Dorset Biodiversity appraisal protocol guidance for consultants and biodiversity had not been a reason for refusal on a previous scheme, however the Inspector noted that Natural England had identified a requirement for a Biodiversity Plan and without one she could not conclude that there would not be an adverse impact on biodiversity.

The Inspector concluded that the benefits of additional housing did not outweigh the harm identified and dismissed the appeal.

3.3 Appeal Reference: APP/D1265/W/19/3241493

Planning Reference: 6/2019/0398 and 6/2019/0404

Proposal: Alternations and extensions of Grade II listed building

Address: Slepe Green, Dorchester Road, Lytchett Minster, BH16 6HS

Appeal Allowed

Planning and listed building consent were refused under delegated powers for alterations to Slepe Green, a 17th century, Grade II listed dwelling which has an adjacent Grade II listed cob barn, both some distance from the centre of Lytchett Minster within the Green Belt. It was judged that the proposal represented disproportionate additions to the original property which were inappropriate in the Green Belt and harmed the character and setting of the property.

The Inspector considered previous extensions that had been allowed to the dwelling and judged that the appeal proposal was modest in relation to these. He also considered that there was a margin of error in historical mapping and judged that a more accurate estimate of the footprint of the original building was greater than the Council had identified such that the cumulative additions were not numerically unacceptable. In his opinion the modest scale and harmonious design of the proposal would result in little visual change to the listed building. As the scheme would not dominate or represent a discordant visual addition, he judged that the proposal was appropriate in the Green Belt.

Additionally, the Inspector judged that the proposal would not harm landscape character nor the historic significance of the Listed Building which was principally in the north east element and internal. The Inspector did not agree with the Council that changes to a designated heritage asset needed to be positive to be supported. As only recently added elements of the listed building would be directly affected, he judged that the effect on heritage would be neutral and therefore the proposal would preserve the Listed Building as

required by the Planning (Listed Buildings and Conservation Areas) Act 1990. The two appeals were allowed.

3.3 Appeal Reference: APP/D1265/W/20/3254542

Planning Reference: 6/2019/0499

Proposal: Erect a new dwelling

Address: Land adjacent to 1 Wyatts Lane, Wareham, BH20 4NH

Appeal Dismissed

The application for one new chalet style dwelling was refused under delegated powers on the basis that the proposal failed to positively integrated into its surrounding and would result in harm to the Wareham Conservation Area.

The Inspector agreed, noting that the proposal would sit forward of an adjacent dwelling and fill a gap between the listed cottages and adjacent bungalow resulting in a prominent structure which would dominate the location at the edge of the Conservation Area. The proposal's design which featured front flat roof dormer windows would adversely affect the character and appearance of the site and its surroundings and would neither preserve nor enhance the Conservation Area. He identified less than substantial harm to heritage assets and did not consider that the public benefits of an additional dwelling on an otherwise unused site would outweigh this harm.

The appeal was dismissed.

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