17 September 2019 **Appendix**

APPLICATION NUMBER: 2/2018/1240/FUL

APPLICATION SITE: Huntley Down, Milborne St Andrew, DT11 0LN

PROPOSAL: Erect 25 no. dwellings with garages, form vehicular access

DECISION: That the application be delegated to the Head of Planning to grant planning permission subject to securing planning contributions through the signing of a S106 agreement and conditions listed below:-

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: This condition is required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The development hereby permitted shall be carried out strictly and only in accordance with the following approved drawings and details:

- Location and block plan (17161.79)
- Proposed Site Plan (17161.22)
- Plots 01 and 02 Plans and Elevations (17161.80)
- Plot 03 Plans and Elevations (17161.81)
- Plots 04 and 05 Plans and Elevations (17161.82)
- Plot 06 Plans and Elevations (17161.83)
- Plot 07 Plans and Elevations (17161.84)
- Plot 08 Plans and Elevations (17161.85)
- Plot 09 Plans and Elevations (17161.86)
- Plots 10 and 11 Plans and Elevations (17161.87)
- Plot 12 Plans and Elevations (17161.88)
- Plot 13 Plans and Elevations (17161.89)
- Plot 14 Plans and Elevations (17161.90)
- Plot 15 Plans and Elevations (17161.91)
- Plot 16, 17, 18 Plans and Elevations (17161.92)
- Plot 19, 20, 21 Plans and Elevations (17161.93)
- Plots 22 and 23 Plans and Elevations (17161.94)
- Plot 24 Plans and Elevations (17161.95)
- Plot 25 Plans and Elevations (17161.96)
- Single and Double Garages Plans and Elevations (17161.78)

Reason: For the avoidance of doubt and to clarify the permission.

3. Prior to occupation of any dwelling hereby approved, the access, geometric highway layout, turning and parking areas shown on drawing number 17161.22 shall have been constructed. Thereafter these areas shall be maintained, kept free from obstruction and made available for the purposes specified.

Reason: In the interests of highway safety.

4. Prior to occupation of the dwellings hereby approved a scheme showing precise details of cycle parking facilities shall be submitted to and agreed in writing by the Local Planning Authority. The agreed scheme must be constructed before first

occupation of any dwelling hereby approved and thereafter maintained and kept free from obstruction, and made available for the purpose specified.

Reason: To ensure the proper construction of the parking facilities and to encourage the use of sustainable transport modes.

5. Prior to commencement of any works on site, a Construction Traffic Management Plan (CTMP) shall be submitted to and agreed in writing by the Local Planning Authority. Amongst other relevant matters, the CTMP shall include:

- construction vehicle details (number, size, type and frequency of movement);
- a programme of construction works and anticipated deliveries;
- timings of deliveries so as to avoid, where possible, peak traffic periods;
- contractors' site arrangement plan(s) (compound, storage, parking, turning, surfacing and drainage);
- wheel cleaning facilities;
- vehicle cleaning facilities;
- a scheme of appropriate signing of vehicle route to the site;
- a route plan for all contractors and suppliers to be advised on;
- temporary traffic management measures where necessary;

The development must be carried out strictly in accordance with the agreed Construction Traffic Management Plan.

Reason: In the interest of highway safety. In particular, to minimise the likely impact of construction traffic on the surrounding highway network and prevent the possible deposit of loose material on the adjoining highway.

6. No development shall take place until an Construction Environmental Management Plan (CEMP) based on the submitted Hydrogeological Risk Assessment and relevant to all phases of the construction of the proposed development, is submitted to and approved by the Local Planning Authority. The statement shall outline the potential impacts from all construction activities on both groundwater and surface water and identify the appropriate mitigation measures which shall then be implemented to the satisfaction of the Local Planning Authority. It shall include, but not be exclusive, to the following matters:

a. Satisfactory arrangements for grit traps, sumps, oil interceptors (and sampling chambers) to restrict contaminants entering the groundwater system. These will require a regular maintenance and cleansing regime.

b. storage and use of fuels and other chemicals on the site;

c. all plant and equipment shall be checked each day for signs of leakage of fuel or other fluids and any equipment found to be leaking shall be removed from the site immediately; and

d. design & management of on-site facilities including welfare units and vehicle washing etc, particularly in relation to disposal of waste water / effluent.

Reason: To minimise risk to groundwater and in the interest of public health

7. Prior to any development, details of maintenance and management of the foul and surface water sustainable drainage scheme shall be submitted to and approved in writing by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. These

details should include, an implementation schedule, a plan for the lifetime of the development, the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime.

Reason: To ensure future maintenance of the surface water drainage system and to prevent increased risk of flooding.

8. No development shall be commenced until a scheme for the disposal of foul and surface water drainage has been submitted to and approved in writing by the Local Planning Authority. Thereafter, no part of the development shall be occupied or brought into use until the approved scheme has been fully implemented.

Reason: To minimise the risk of flooding and/or pollution.

9. Prior to occupation of the first dwelling, a detailed and finalised a sealed system of foul water drainage and surface water management scheme for the site during and post- development, based upon the hydrological and hydrogeological context of the development, shall be submitted to, and approved in writing by the local planning authority. The surface water scheme shall be implemented in accordance with the submitted details before the development is substantially completed. In particular, the scheme shall demonstrate the proposal poses either no risk to groundwater and the aquifer(s) feeding the abstraction boreholes, or that any risk can be successfully mitigated.

Reason: To prevent groundwater infiltration into the foul sewer network affecting service levels to public sewer systems and to prevent any increased risk of flooding.

10. Prior to occupation of any dwelling hereby approved, an arboricultural method statement shall be submitted to and agreed in writing by the Local Planning Authority. The statement shall include, amongst other relevant details, the following:

- details of any proposed tree works;
- installation of temporary ground protection and/or fencing;
- construction methodologies for installation of new hard surfacing within the RPA of retained trees; and
- an auditable/audited system of arboricultural site monitoring, including a schedule of specific site events requiring input or supervision.

The development shall be carried out in accordance with the agreed method statement.

Reason: in the interest of public amenity and ecology.

11. Prior to occupation of any dwelling hereby approved precise details of all tree, shrub and hedge planting (including positions and/or density, species and planting size) shall be submitted to and approved in writing by the Local Planning Authority. Planting shall be carried out before the end of the first available planting season following substantial completion of the development. In the five year period following the substantial completion of the development any trees that are removed without the written consent of the Local Planning Authority or which die or become (in the opinion of the Local Planning Authority) seriously diseased or damaged, shall be replaced as soon as reasonably practical and not later than the end of the first available planting season, with specimens of such size and species and in such positions as may be agreed with the Local Planning Authority. In the event of any

disagreement the Local Planning Authority shall conclusively determine when the development has been completed, when site conditions permit, when planting shall be carried out and what specimens, size and species are appropriate for replacement purposes.

Reason: In the interests of public amenity and ecology.

12. The applicant's Biodiversity Mitigation & Enhancement Plan dated 31/08/2018 (from Clare Bird and Adrien Meurer of Hankinson Duckett Associates) shall be implemented in full prior to occupation of the 25th dwelling hereby approved or within timescales to be agreed in writing.

Reason: To mitigate the potential adverse affects of the development on the local ecology.

13. Notwithstanding the details on the approved plans, samples of facing and roofing materials to be used in the construction of the dwellings shall be submitted to and agreed in writing by the Local Planning Authority. The development hereby approved shall thereafter be completed in accordance with the agreed details.

Reason: In the interest of good design and to maintain the character of the area.

14. Prior to the occupation of any dwelling hereby approved, details of the proposed LAP (in the location shown on the Proposed Site Plan (17161.22) shall be submitted to and approved in writing by the Local Planning Authority. Those details shall include, amongst other things, planting, layout, schedule of implementation, and future maintenance responsibilities.

Reason: In the interest of public amenity and ecology.

15. Prior to occupation of any dwelling hereby approved, a Heathland Infrastructure Project (HIP) shall be secured and made available in perpetuity for the purposes set out in the letter from Natural England dated 13 December 2018 to a standard the details of which shall be agreed in writing by the Local Planning Authority adjacent to the site or in an agreed alternative suitable location within the Parish of Milborne St Andrew.

Reason: In the interest of wildlife habitat and ecology.

16. Prior to occupation of any dwelling hereby approved, the details of hard and soft landscaping, including measure to mitigate the sound emanating from any communal parking area, shall be submitted to and agreed in writing by the Local Planning Authority.

Reason: Landscaping is an import feature of the local character. Additionally, unmitigated sound coming from the development hereby approve could result in a detrimental harm to the neighbouring residents.

APPLICATION NUMBER: 2/2019/0351/FUL

APPLICATION SITE: Three Choughs Inn, West Street, Blandford Forum, Dorset, DT11 7AJ

PROPOSAL: Change of use and conversion of ground floor and rear outbuilding to additional staff accommodation for the Crown Hotel and create 3 No. parking spaces (demolish existing single storey rear outbuilding).

DECISION: That the application be approved subject to the conditions listed below:-

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.
    Reason: This condition is required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The development hereby permitted shall be carried out strictly and only in accordance with the following approved drawings and details:
2CD01897 STPL - SITE PLAN REV A;
2CD01897 LPL - LOCATION PLAN;
2CD01897 03 - EXISTING GF PLAN;
2CD01897 04 REV C - PROPOSED GF PLAN;
2CD01897 05 - EXISTING & PROPOSED ELEVATIONS;
; forming the approved application.
    Reason: For the avoidance of doubt and to clarify the permission.

3. The occupation of the dwelling hereby permitted shall be limited to a person solely employed in the Crown Hotel, Blandford Forum.
    Reason: Permission has only been granted having regard to the need for a dwelling where unrestricted occupation would not normally be appropriate in the flood risk area.

4. Prior to the addition of cladding or brick infills, samples of materials to be used in the construction and finish of walls shall be made available on site and retained in that location thereafter for the inspection and approval of the Local Planning Authority. A sample panel of not less than 1m x 1m shall be constructed on site for comparison with the existing historic brickwork to demonstrate the brick bond; bricks; and mortar colour, texture and finish. Any such samples shall require approval to be obtained in writing from the Local Planning Authority and the development shall thereafter accord with the approved materials. All subsequent brickwork shall match the approved sample panel, which shall remain on site until completion of the works
    Reason: To safeguard the character of the locality and in the interests of the heritage Asset

5. Prior to the erecting of any fencing and boundary treatments, prior to the demolition of the courtyard infill and associated parapet wall, stairs, and all related structural works, and prior to the installation of any new hard surfacing; A precise scheme detailing the methodology, materials, details and finishes, shall be submitted to and approved in writing by the Local Planning Authority. All demolition shall be carried out by hand unless otherwise agreed in writing by the Local Planning Authority. The works shall proceed in accordance with the agreed details to the satisfaction of the Local Planning Authority.
    Reason: To safeguard historic fabric, architectural interest and the significance of the heritage asset and its setting.

6. Prior to the installation of the external staircase, a precise scheme for the external staircase and all associated railings/ balustrading, flat roof surface and courtyard surfaces to include details of materials, design, colour, finish, method of fixing, shall be submitted to and approved in writing by the Local Planning Authority. The works shall thereafter proceed in accordance with the details as agreed to the satisfaction of the Local Planning Authority

Reason: To safeguard the character of the locality, and to safeguard the significance of the heritage asset and its setting.

7. Prior to the installation of any new or replacement external doors and windows, annotated scale drawings at a scale of 1:20 elevations and 1:5 cross-sections (both vertically and horizontally in the case of windows), to include details of framing profile, glazing type and thickness, colour of unit spacers, method of fixing glazing, glazing bar construction and profile, depth of reveal, window head sill construction and design, and joinery finish and method of opening, shall be submitted to and approved in writing by the Local Planning Authority. No trickle vents shall be employed. The works shall thereafter accord with the details as agreed to the satisfaction of the Local Planning Authority.

Reason: to safeguard historic fabric and significance of the heritage asset

8. Prior to first use or occupation of the accommodation hereby permitted, a Flood Warning Evacuation Plan shall be submitted to, and approved in writing by the Local Planning Authority.

Reason: To ensure the occupants of the site are adequately prepared and protected in the event of a flood event

NOTES TO APPLICANT

1. **National Planning Policy Framework Statement**

In accordance with paragraph 38 of the NPPF the council, as local planning authority, takes a positive approach to development proposals and is focused on providing sustainable development. The council works with applicants/agents in a positive and proactive manner by:

1. offering a pre-application advice service, and
2. as appropriate updating applications/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

In this case:

1. The applicant/agent was updated of any issues and provided with the opportunity to address issues identified by the case officer.
2. The applicant was provided with pre-application advice.

2. Climate Emergency

Every effort should be made to demonstrate how development for the Council is addressing the ‘state of Climate Emergency’. This means demonstrating as part of the planning application how the proposed development will be making improvements on our use of natural resources and reduction of pollution. In this particular case, a statement should be submitted prior to occupation of the

development hereby approved, however it is acknowledged that due to the constraints of the site being a designated heritage asset, it may not be possible to implement otherwise desirable sustainable features due to the listed status of the building.

3. Flood Warning Evacuation Plan
The applicant/developer is strongly advised to ensure that a Flood Warning Evacuation Plan is prepared for the occupants of the site. The provision of such a plan may help to protect life and property during a flooding incident. For commercial properties a Flood Warning Evacuation Plan should form part of the Health and Safety at Work Register maintained by the operator of the site.

4. Flood Resilience
In view of the potential flood risks in this locality, it is advised that the developer of this site gives consideration to the use of flood resilient construction practices and materials in the design and build phase. Choice of materials and simple design modifications can make the development more resistant to flooding in the first place, or limit the damage and reduce rehabilitation time in the event of future inundation. Detailed information on flood proofing and mitigation can be found by referring to the CLG free publication 'Improving the Flood Performance of New Buildings'.
http://www.planningportal.gov.uk/uploads/br/flood_performance.pdf

5. Right of Way
The attention of the applicant is drawn to the existence of a public Right-of-Way which crosses the site. This permission does not authorise any interference with or obstruction of the footpath. If the diversion or stopping-up of the path is desired, application should be made to Dorset Council, Tel 01305 224463 Email: DefinitiveMapTeam@dorsetcouncil.gov.uk

APPLICATION NUMBER: WD/D/19/001562

APPLICATION SITE: ALL SAINTS CE VC PRIMARY SCHOOL, GILES LANE, BISHOPS CAUNDLE, SHERBORNE, DT9 5NQ

PROPOSAL: Replacement of existing temporary timber external changing rooms with new combined temporary timber cladded changing room/storage unit.

DECISION: That the application be approved subject to the conditions listed below:-

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.
   REASON: This condition is required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The development hereby permitted shall be carried out in accordance with the following approved plans:
   2023-01
   2023-02

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