

**APPLICATION NUMBER:** [2/2019/0318/OUT](#)

**APPLICATION SITE:** Land off Haywards Lane (West of Allen Close) Child Okeford Dorset

**PROPOSAL:** Develop land by the erection of up to 26 No. dwellings, form vehicular and pedestrian access. (Outline application to determine access).

**Decision:** Approved, subject to conditions.

**CONDITIONS:**

1. Approval of the Reserved Matters (i.e. any matters in respect of which details have not been given in the application concerning the layout, scale or appearance of the building(s) to which this permission and the application relates, or to the means of access to the building(s), or the landscaping of the site) shall be obtained from the Local Planning Authority in writing before any development is commenced. Such development shall be carried out as approved.  
Reason: This condition is required to be imposed by Section 92 of the Town and Country Planning Act 1990 (as amended).
2. Application for the approval of any Reserved Matter must be made not later than the expiration of two years beginning with the date of this permission. Reason: This condition is required to be imposed by Section 92 of the Town and Country Planning Act 1990 (as amended).
3. The development hereby permitted shall be begun before the expiration of two years from the date of approval of the last of the reserved matters to be approved. Reason: This condition is required to be imposed by Section 92 of the Town and Country Planning Act, 1990.
4. The development hereby permitted shall be carried out strictly and only in accordance with the following approved drawings and details:
  - Proposed Site Plan, ref – P004, dated 16.07.20.

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

5. No development must commence until details of the access, geometric highway layout, turning and parking areas have been submitted to and agreed in writing by the Planning Authority.  
Reason: To ensure the proper and appropriate development of the site.
6. Before the development is occupied the first 15.00 metres of the vehicle access, measured from the rear edge of the highway (excluding the vehicle crossing - see the Informative Note below), must be laid out and constructed to a specification submitted to and approved in writing by the Local Planning Authority.  
Reason: To ensure that a suitably surfaced and constructed access to the site is provided that prevents loose material being dragged and/or deposited onto the adjacent carriageway causing a safety hazard.

7. There must be no gates hung so as to form obstruction to the vehicular access serving the site.

Reason: To ensure the free and easy movement of vehicles through the access and to prevent any likely interruption to the free flow of traffic on the adjacent public highway.

8. The development hereby permitted must not be occupied until a scheme showing details of the proposed cycle parking facilities is submitted to the Planning Authority and approved in writing. The approved scheme must be maintained, kept free from obstruction and available for the purpose specified.

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

9. Before the development hereby approved is occupied the visibility splay areas as shown on Drawing Number 152.0001.002 Rev C must be cleared/excavated to a level not exceeding 0.60 metres above the relative level of the adjacent carriageway. The splay areas must thereafter be maintained and kept free from all obstructions.

Reason: To ensure that a vehicle can see or be seen when exiting the access.

10. Before the development hereby approved is occupied the following works must have been constructed to the specification of the Planning Authority:

- o The provision of a 2m wide footway and associated tactile crossing provision on the western side of the vehicular access to St Nicholas C of E (VA) Primary School as shown on Dwg No 18083 Rev C (or similar scheme to be agreed in writing with the Planning Authority).

Reason: These specified works are seen as a pre-requisite for allowing the development to proceed, providing the necessary highway infrastructure improvements to mitigate the likely impact of the proposal.

11. Before the development hereby approved commences a Construction Traffic Management Plan (CTMP) must be submitted to and approved in writing by the Planning Authority. The CTMP must include:

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

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

Reason: 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.

13. Prior to occupation of any dwelling hereby approved, details of the open space shall be submitted to and agreed in writing by the local planning authority for the provision of on-site public open space. The plan should include details relating to the design, laying out and future arrangements for management and maintenance of the open space. The open space shall then be implemented and maintained as agreed, unless otherwise agreed in writing with the local planning authority.

Reason: To ensure the landscape scheme secured by reserved matters is implemented and satisfactorily maintained in the interests of the character and amenity of the completed development.

14. Prior to the commencement of the development hereby approved, an Arboricultural Method Statement (AMS), prepared by a qualified tree specialist, providing comprehensive details of construction works in relation to trees and hedgerows that have the potential to be affected by the development must be submitted to, and approved in writing by the Local Planning Authority. All works must **then** be carried out in accordance with the approved details. In particular, the method statement must **include** the following:

- a) a specification for protective fencing to trees and hedges during both demolition and construction phases which complies with BS5837 (2012) and a plan indicating the alignment of the protective fencing (to include tree situated on southern side of Haywards Lane, south of proposed tactile crossing);
- b) a specification for scaffolding of building works and ground protection within the tree protection zones in accordance with BS5837 (2012);
- c) a schedule of tree and hedge work conforming to BS3998 (2010);
- d) details for any necessary hedgerow replanting and/or translocation on Haywards Lane behind the visibility splay (in the event that any further hedgerow is to be removed beyond that shown in Tree constraints Plan ref 18332-01 or the hedge is to be reduced to such a height that the Council considers mitigation necessary). This should also accord with any future soft landscaping proposals that are submitted for consideration;
- e) details of the area for storage of materials, concrete mixing and any bonfires;
- f) plans and particulars showing proposed cables, pipes and ducts above and below ground as well as the location of any soakaway or water or sewerage storage facility;
- g) details of any no-dig specification for all works within the root protection area for retained trees;
- h) details of the supervision to be carried out by the developers tree specialist;

Reason: This information is required to be submitted and agreed before any work starts on site to ensure that the trees and hedges deemed worthy of retention on-site will not be damaged prior to, or during the construction works.

15. Prior to occupation of any dwelling hereby approved, an external lighting strategy shall be submitted and agreed in writing by the local planning authority. The agreed strategy shall be implemented in accordance with the agreed details.  
Reason: In order to ensure that lighting is installed and maintained in a manner which will minimise possible light pollution to the night sky, neighbouring properties and protected species.
16. No development shall take place until a definitive mitigation and method statement, following the recommendations of the submitted Biodiversity Mitigation Plan (dated 12 February 2019) has been submitted to and agreed in writing by the local planning authority. The development shall be implemented in accordance with the agreed statement.  
Reason: To ensure that the development conserves and enhance biodiversity and protected species.
17. No development shall take place until a detailed surface water management scheme for the site, which accords with the approved Drainage Strategy (Land at Haywards Lane Child Okeford, Dorset – Paul Basham Assoc. – Rev 4 (15/10/2019) – Ref No: 152.5001/FRA/4), approved addendum (Land at Haywards Lane, Child Okeford - PBA - May 2020 - Ref No: 152.5001/FRAA/1), is based upon the hydrological and hydrogeological context of the development, and includes clarification of how surface water is to be managed during construction, has been submitted to, and approved in writing by the local planning authority. The surface water scheme shall be fully implemented in accordance with the submitted details before the development is completed.  
Reason: To prevent the increased risk of flooding, to improve and protect water quality, and to improve habitat and amenity.
18. No development shall take place until details of maintenance & management of both the surface water sustainable drainage scheme and any receiving system have been 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 should include 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 the increased risk of flooding.

**Reasons for the Decision:**

- The Council cannot demonstrate a five year housing land supply
- The proposal would contribute towards the Council's 5 year housing land supply
- Para 11 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. None have been identified
- The location is considered to be sustainable despite its position outside of the settlement boundary



**APPLICATION NUMBER:** 2/2019/1316/REM

**APPLICATION SITE:** The Brewery, Bournemouth Road, Blandford St Mary, DT11 9LS

**PROPOSAL:** Erect 63 No. dwellings with garaging, parking, landscaping and associated infrastructure. (Reserved matters application (Phase1) to determine layout, scale, appearance and landscaping, following grant of Outline Planning Permission No. 2/2017/1706/VARIA).

**Decision:** Approved, subject to conditions.

**CONDITIONS:**

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

- 10838-PL100B-SiteLocationPlan
- 10838-PL101-ExistingSitePlan
- 10838-PL102E-SitePlan
- 10838-PL103A-ParkingPlan
- 10838-PL104-RefuseStrategyPlan
- 10838-PL105-EmergencyVehicleAccess
- 10838-PL106B-HouseTypes
- 10838-PL107B-SitePlan-Levels
- 10838-PL108B-SitePlan-EA-Easement
- 10838-PL109A-BatBoxLocationPlan
- 10838-PL110-Constraints
- 10838-PL151A-TypeA1-Plans
- 10838-PL152A-TypeA2-Plans
- 10838-PL153A-TypeD-Plans
- 10838-PL154A-TypeE-Plans
- 10838-PL155A-TypeF-Plans
- 10838-PL156B-TypeG-Plans
- 10838-PL157B-ApartmentBlock1-Plans
- 10838-PL158C-AptBlock2-3GF
- 10838-PL159A-ApartmentBlock4-Plans
- 10838-PL161-TypeA1-Plot09-Plans
- 10838-PL162-TypeA1-Plot17 -Plans
- 10838-PL163-TypeA2-Plot18-Plans
- 10838-PL164-TypeA2-Plot22-Plans
- 10838-PL165-TypeA3-Plans
- 10838-PL166-TypeA3-Plot54-Plans
- 10838-PL167-TypeD-Plot45-Plans
- 10838-PL168-TypeD-Plot48-Plans
- 10838-PL169-TypeE-Plot23-Plans
- 10838-PL170-TypeF-Plot01-Plans
- 10838-PL171-TypeF-Plot08-Plans

- 10838-PL200A-StreetElevations-01
- 10838-PL-201D-HouseTypeA1-Elevations
- 10838-PL-202D-HouseTypeA2-Elevations
- 10838-PL-203C-HouseTypeD-Elevations
- 10838-PL-204C-HouseTypeE-Elevations
- 10838-PL-205C-HouseTypeF-Elevations
- 10838-PL-206D-HouseTypeG-Elevations
- 10838-PL-207E-Block01-Elevations
- 10838-PL-208C-Block0203-Elevations
- 10838-PL-209B-Block04-Elevations
- 10838-PL210A-StreetElevations-02
- 10838-PL-211A-HouseTypeA1-Elevations
- 10838-PL-212A-HouseTypeA1-Elevations
- 10838-PL-214A-HouseTypeA2-Elevations
- 10838-PL-215A-HouseTypeA2-Elevations
- 10838-PL-216A-HouseTypeA3-Elevations
- 10838-PL-217A-HouseTypeA3-Elevations
- 10838-PL-218A-HouseTypeD-Elevations
- 10838-PL-219A-HouseTypeD-Elevations
- 10838-PL-220A-HouseTypeE-Elevations
- 10838-PL-221A-HouseTypeF-Elevations
- 10838-PL-222A-HouseTypeF-Elevations
- Landscape Plan Sheet 1 of 3 - m330-301revP4
- Landscape Plan Sheet 2 of 3 - m330-302revP3
- Landscape Plan Sheet 3 of 3 - m330-303revP7
- Drainage Strategy and Water Quality Management Report - BFB-AKSW-XX-XX-RP-C-0001\_P02
- Drainage Layout Sheet 1 - BFB-AKWS-XX-XX-DR-C-9201-P06
- Drainage Layout Sheet 2 - BFB-AKWS-XX-XX-DR-C-9202-P05
- Catchment Area Layout Sheet 1 - BFB-AKSW-XX-XX-DR-C-9235-P02
- Catchment Area Layout Sheet 2 - BFB-AKSW-XX-XX-DR-C-9236-P02
- Exceedance Flood Flow Sheet 1 - BFB-AKSW-XX-XX-DR-C-9232\_P02
- Exceedance Flood Flow Sheet 2 - BFB-AKSW-XX-XX-DR-C-9233\_P02
- Proposed Levels and Sections Sheet 1 - BFB-AKSW-XX-XX-DR-C-9245-P01
- Levels Layout Sheet 1 - BFB-AKWS-XX-XX-DR-C-9240-P02
- Levels Layout Sheet 2 - BFB-AKWS-XX-XX-DR-C-9241-P02
- Vehicle Tracking Fire Fighter Sheet 1 - BFB-AKWS-XX-XX-DR-C-9220-P05
- Vehicle Tracking Fire Fighter Sheet 2 - BFB-AKWS-XX-XX-DR-C-9221-P05
- Vehicle Tracking Fire Fighter Sheet 3 - BFB-AKWS-XX-XX-DR-C-9224-P03
- Vehicle Tracking Refuse Vehicle Sheet 1 - BFB-AKWS-XX-XX-DR-C-9222-P05
- Vehicle Tracking Refuse Vehicle Sheet 2 - BFB-AKWS-XX-XX-DR-C-9223-P05
- Vehicle Tracking Large Car Vehicle Sheet 1 - BFB-AKWS-XX-XX-DR-C-9225-P04
- Arboricultural Assessment and Method Statement 19194-AA-AN dated 25th July 2019
- Tree Protection Plan 19194-1.

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

2. Prior to any development above slab level, proposed details that ensure the continuation of and full functionality of the existing French drain arrangement (shown on EA drawing A160/08/02/006A), or where ground is raised, that a new french drain is installed at the lowest point of the new embankment on the dry side shall be submitted to and approved in writing by the Local Planning Authority. This drainage system must not, under any circumstances, be used to accommodate the general site drainage. The agreed details shall be implemented in accordance with the agreed details and completed prior to the occupation of the development.

Reason: health and safety of future occupants

3. Prior to any development taking place within 8 metres of the existing embankment, details showing construction / compaction design and construction methodology for the infilling, that will have no detrimental impact to the condition and integrity of the existing embankment shall be submitted to and approved in writing by the Local Planning Authority. Material placement and compaction must be carefully undertaken without the use of heavy machinery tracking across the embankment. The finished ground must be suitably top-soiled and seeded to a similar specification to the existing. The agreed details shall be implemented in accordance with the agreed details and completed prior to the occupation of the development.

Reason: To maintain access to the watercourse for maintenance or improvements and to provide for overland water flood flows in accordance with the NPPF.

4. Prior to the installation of any fencing or gates around the embankment, a scheme shall be submitted to and approved in writing by the Local Planning Authority. The agreed scheme shall be implemented in accordance with the agreed scheme and completed prior to the occupation of the development and retained and maintained thereafter.

Reason: To maintain access to the watercourse for maintenance or improvements and to provide for overland water flood flows in accordance with the NPPF.

5. Prior to any works taking place on the embankment, a condition survey including levels and photographs of the existing embankment shall be submitted to the Local Planning Authority. Following completion of any works to the embankment a post development condition survey shall be submitted to the Local Planning Authority within 2 months of the completion of the agreed works.

Reason: To maintain access to the watercourse for maintenance or improvements and to provide for overland water flood flows in accordance with the NPPF.

6. Notwithstanding the details on the approved plans, prior to construction of any wall above damp proof course samples of external facing materials (such as brick and roof tiles) shall be submitted to and agreed in writing by the Local Planning Authority. Samples can be made available on site for inspections. The development hereby approved shall be completed in accordance with the agreed details.

Reason: to preserve or enhance the character and appearance of the conservation area.

7. Notwithstanding the details on the approved plans, prior to construction of any wall above damp proof course details for all string course or decorative shapes, plinths, brick headers, stone cills and corbelling shall be submitted to and agreed in writing by the Local Planning Authority. The submitted details shall include precise designs, materials, details, and locations of said items. The development hereby approved shall be completed in accordance with the agreed details.



Reason: to preserve or enhance the character and appearance of the conservation area.

8. Notwithstanding the details on the approved plans, prior to construction of any wall above damp proof course details of all eaves, soffits, barge boards and verges shall be submitted to and agreed in writing by the Local Planning Authority. These shall be shown on plan at a scale of 1:5, including cross sections as needed. The development hereby approved shall be completed in accordance with the agreed details.

Reason: to preserve or enhance the character and appearance of the conservation area.

9. Notwithstanding the details on the approved plans, prior to construction of any wall above damp proof course detailed drawings (at a scale of 1:20 for elevations and 1:5 for cross-sections) of all windows (including cills and lintels), roof windows (rooflights), doors (including canopies, porches), balconies, and openings to include framing and glazing bar profiles, glazing type and thickness, method of opening, depth of reveal, finish shall be submitted to and agreed in writing by the Local Planning Authority. All glazing shall be fixed with an appropriate putty not timber bead, all large scale glazing shall be well recessed within the apertures and no visible trickle vents employed, unless otherwise agreed in writing by the LPA. The development hereby approved shall be completed in accordance with the agreed details.

Reason: to preserve or enhance the character and appearance of the conservation area.

10. Notwithstanding the details on the approved plans, prior to construction of any wall above damp proof course details of all external vents, flues, and any other external service ductwork related to electricity, gas, or water utilities shall be submitted to and agreed in writing by the Local Planning Authority. Details shall include location, materials, design and finishes. Wherever possible there is an expectation that these should be painted metal not plastic. The development hereby approved shall be completed in accordance with the agreed details.

Reason: to preserve or enhance the character and appearance of the conservation area.

11. Notwithstanding the details on the approved plans, prior to construction of any wall above damp proof course sample panels (not less than 1m x 1m) for all brickwork to show bonding style, mortar colour, texture and method of pointing shall be created on site and agreed in writing by the Local Planning Authority (LPA). Bonding shall be of a traditional bond not modern stretcher and all pointing shall have a flush finish. The agreed panel(s) shall then be retained on site throughout the development and act as an exemplar for the remainder of the work unless otherwise agreed in writing by the LPA. The development hereby approved shall be completed in accordance with the agreed details.

Reason: to preserve or enhance the character and appearance of the conservation area.

12. Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) (England) Order 2015 as amended (or any order revoking and re-enacting that Order with or without modification), no satellite dish, antenna, or other electronic receiver shall be erected or fastened to the external walls of the buildings hereby approved without the expressed written consent of the Local Planning Authority.

Reason: to preserve or enhance the character and appearance of the conservation area.

13. No work for the construction of any part of the development (other than the internal fittings of any building) shall be undertaken outside the hours of 0700 to 1900 hours Monday to Saturday (inclusive). There shall be no working at any time on a

Sunday or a Bank Holiday unless previously agreed in writing by the Local Planning Authority. These construction hours shall apply to the development hereby approved until the 13th May 2021 after which date the construction hours stated within condition 19 of outline planning permission 2/2017/1706/VARIA shall apply unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of amenity of nearby residential occupiers.

### **Reasons for the Decision**

- The details of layout, scale, appearance, and landscaping are considered by Officers to be acceptable;
- The principle of development is established by previous outline applications;
- 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 proposed details of this application would preserve or enhance the character and appearance of the Blandford Blandford St Mary and Bryanston Conservation Area and listed buildings near the site;
- There is not considered to be any significant harm to neighbouring residential amenity;
- There are no material considerations which would warrant refusal of this application.