

# Northern Area Planning Committee

## 23 March 2021

### Decisions List

**APPLICATION NUMBER:** P/FUL/2021/00063

**APPLICATION SITE:** Land East of the B3092 South of the River Lodden, Gillingham, Dorset

**PROPOSAL:** Form a floodplain compensation area as part of land adjacent to Gillingham Principal Street

**DECISION:** That authority be delegated to the Head of Planning to grant permission subject to the prior completion of a Section 106 obligation to address:

- Access to the land for monitoring and maintenance of the flood storage area

and the conditions (and their reasons).

#### **CONDITIONS:**

##### **Time Limits**

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).

##### **Approved Plans**

2. The development hereby permitted shall be carried out in accordance with the following approved plans:
  - HI1177/82/01/Orig – Gillingham Principal Street Floodplain Compensation Area Location and Site Plan
  - HI1177/82/02/Orig – Gillingham Principal Street Floodplain Compensation Area Plan and Long Section
  - HI1177-81-02-Orig – Gillingham Principal Street Floodplain Compensation Area Swale Discharge

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

##### **Ecology**

3. development shall be carried out in accordance with the mitigation and enhancement measures set out in the Danny Alder Ecological Report, Dated 25 November 2020.

Reason: To mitigate, compensate and enhance/provide net gain for impacts on biodiversity.

#### **INFORMATIVES:**

**Environmental Permit**

An Environmental Permit may be required from the EA, as relevant regulator for all works to a designated Main River that take place in, under or over, or as prescribed under relevant byelaws in accordance with section 109 of the Water Resources Act 1991. To clarify the Environment Agency's requirements, the applicant should contact the relevant department by emailing [floodriskpermit@environment-agency.gov.uk](mailto:floodriskpermit@environment-agency.gov.uk)

**APPLICATION NUMBER:** P/FUL/2020/00282

**APPLICATION SITE:** Land at E 382085 N 125405, Shaftesbury Road, Gillingham, Dorset

**PROPOSAL:** Form a temporary access for the construction of the Gillingham Principal Street.

**DECISION:** Approved, subject to the conditions.

**CONDITIONS:**

**Time Limits**

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).

**Access Road Construction**

2. Before the temporary construction access hereby approved is utilised the geometric highway layout shown on Drawing Number HI1177/90/02/Orig must be constructed. Thereafter, this access must be maintained, kept free from obstruction and available for the purposes specified.

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

**Partial Closure of Access**

3. Upon the completion of the Principal Street the temporary access hereby approved shall be altered to provide a standard agricultural access, with any areas of redundant existing highway vehicular crossing expunged and reinstated as shown on Drawing Number HI1177/90/04/B

Reason: To ensure the proper and appropriate reinstatement of the adjacent highway and formation of the retained access.

**Visibility Splays as Shown**

4. Before the agricultural access hereby approved is utilised the visibility splay areas as shown on Drawing Number NI1177/90/04/B 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.

**Ecology**

1. The development shall be carried out in accordance with the mitigation and enhancement measures set out in the Danny Alder Ecological Report, Dated 09 September 2020.

Reason: To mitigate, compensate and enhance/provide net gain for impacts on biodiversity.

**INFORMATIVES:**

**Dorset Highways**

The vehicle crossing serving this proposal (that is, the area of highway land between the nearside carriageway edge and the site's road boundary) must be constructed to the specification of the Highway Authority in order to comply with Section 184 of the Highways Act 1980. The applicant should contact Dorset Highways by telephone at 01305 221020, by email at [dorsethighways@dorsetcouncil.gov.uk](mailto:dorsethighways@dorsetcouncil.gov.uk), or in writing at Dorset Highways, Dorset Council, County Hall, Dorchester, DT1 1XJ, before the commencement of any works on or adjacent to the public highway.

**APPLICATION NUMBER:** 2/2018/1437/FUL

**APPLICATION SITE:** St Martin's, Queen Street, Gillingham, SP8 4DZ

**PROPOSAL:** Erect extra care residential building comprising 55 No. residential units, shared communal areas and ancillary facilities. Modify vehicular accesses, form pedestrian accesses, parking, servicing, courtyard and landscaping, carry out associated works.

**DECISION:**

A) That authority be delegated to the Head of Planning to grant permission subject to a Section 106 agreement to address:

- 25% affordable housing
- Community facilities
- Informal outdoor space

and the conditions.

B) That permission be refused for failing to secure the obligations above if the agreement is not completed by (23 September 2021) or such extended time as agreed by the Head of Planning.

**CONDITIONS:**

**Time Limit**

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).

**Age Restriction**

2. The residential accommodation hereby approved shall only be occupied as extra care accommodation and such occupation shall be limited to persons over 55 years old (with the exception of three flats, which can be occupied by persons under 55 who are in need of care).

Reason: to ensure that the proposals are retained as extra care dwellings and so that the impacts of the proposal are acceptable in highway terms and planning obligations.

**Approved Plans**

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

- Location Plan; S001 Rev B, Dated 03/10/18
- Site Plan; 1182 PD002, Rev G, Dated 15/01/21
- Ground Floor Plan, 1182 PD100, Rev G, Dated 23/06/20
- First Floor Plan, 1182 PD101, Rev G, Dated 23/06/20
- Second Floor Plan, 1182 PD102 Rev G, Dated 23/06/20
- Roof Plan, 1182 PD103, Rev D, Dated 15/01/21
- West Elevation, 1182 PD301, Rev F, Dated 15/01/21

- East Elevation, 1182 PD303, Rev D, Dated 26/06/20
- North Elevation, 1182 PD302, Rev F, Dated 15/01/21
- South Elevation, 1182 PD304, Rev E, Dated 15/01/21
- Courtyard Elevations, 1182 PD305, Rev F, Dated 15/01/21

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

### **Material Samples**

4. Prior to development above damp proof course, samples of materials to be used in the construction and finish of all brick types, roof tiles, hips and ridges, slates, stone and cappings; shall be made available on site and retained in that location thereafter for the inspection and approval of the Local Planning Authority. Any such samples shall require approval to be obtained in writing from the Local Planning Authority prior to any development above damp proof course and the development shall thereafter accord with the approved materials.

Reason: To safeguard the character of the locality.

### **Sample Panels**

5. Prior to development above damp proof course, a sample panel measuring at least 1 metre by 2 metres, using the approved stone and /or brick and demonstrating the proposed coursing, mortar mix and pointing detail, shall be constructed on site. Construction of the development hereby permitted shall not commence above damp proof course until a sample panel of the stonework has been approved in writing by the Local Planning Authority, thereafter, the stone panel shall remain on site until the external walls of the dwelling have been constructed to eaves height.

Reason: To safeguard the character of the locality.

### **Dormers and South Elevations Foyer Entrance**

6. Prior to development above damp course level, details of all dormers and the south side foyer entrance to include detailed annotated drawings (at a scale of not less than 1:20 elevations and 1:5 cross-sections) showing the design, materials, finish, construction specifications, profiles, eaves overhangs shall be submitted to and approved in writing by the Local Planning Authority and the development shall thereafter accord with the approved scheme.

Reason: To safeguard the character of the locality.

### **Chimneys, Balconies, balustrading, Railings**

7. Prior to development above damp course level, details of all chimneys, balconies, balustrading, railings, to include detailed annotated drawings (at a scale of not less than 1:20 elevations and 1:5 cross-sections) showing the design, materials, finish, construction specifications, profiles shall be submitted to and approved in writing by the Local Planning Authority and the development shall thereafter accord with the approved scheme.

Reason: To safeguard the character of the locality.

### **Windows and Doors**

8. Prior to development above damp course level, detailed annotated drawings (at a scale of not less than 1:20 elevations and 1:5 cross-sections) showing the design, materials, finish, construction specifications, and depth of reveal of external doors and windows

shall be submitted to and approved in writing by the Local Planning Authority and the development shall thereafter accord with the approved scheme.

Reason: To safeguard the character of the locality.

### **Window Reveals**

9. Notwithstanding the details shown on the submitted plans, all windows shall be installed with their frames inset not less than 75mm from the outer face of the wall.

Reason: To safeguard the character of the locality.

### **Brick detailing and profiles**

10. Prior to development above damp course level, details showing the brick detailing for window heads and aperture surrounds; quoins; string courses; plinths; sills shall be submitted to the Local Planning Authority. Any such scheme shall require approval to be obtained in writing from the Local Planning Authority and the development shall thereafter accord with the approved details.

Reason: To safeguard the character of the locality.

### **All rooflights or patent glazing**

11. All new and replacement rooflights and patent glazing shall be conservation style with vertical glazing bar(s) and fitted flush to the roof plane.

Reason: To safeguard the character of the locality.

### **Vents and flues**

12. Prior to development above damp course level, details of all extractor vents, soil vent pipes (including any means of alleviating and/or filtering fumes and odours) shall be submitted to and approved in writing by the Local planning Authority. The approved scheme shall be implemented before the development is occupied and shall be permanently maintained thereafter.

Reason: To safeguard the character of the locality.

### **Boundary walls, Substation and Bin stores:**

13. Prior to development above damp course level, details of all boundary walls and enclosures, substation and bin stores, to include detailed annotated drawings (at a scale of not less than 1:20 elevations and 1:5 cross-sections) showing the design, materials, finishes, construction and acoustic soundproofing or mitigation specifications, profiles shall be submitted to and approved in writing by the Local Planning Authority and the development shall thereafter accord with the approved scheme.

Reason: To safeguard the character of the locality.

### **Soft Landscaping**

14. Prior to the commencement of any development hereby approved, above damp course level, a soft landscaping and planting scheme shall be submitted to, and approved in writing, by the Local Planning Authority. The approved scheme shall be implemented in full during the planting season November - March following commencement of the

development or within a timescale to be agreed in writing with the Local Planning Authority. The scheme shall include provision for the maintenance and replacement as necessary of the trees and shrubs for a period of not less than 15 years.

Reason: In the interest of visual amenity.

### **Hard Landscaping**

15. Prior to the commencement of any development hereby approved, above damp course level, full details of hard landscape proposals shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In the interest of visual amenity.

### **Tree Protection**

16. The development hereby approved shall proceed only in accordance with the details set out in the Kingfisher Ecology Ltd Arboricultural Method Statement dated July 2019 setting out how the existing trees are to be protected and managed before, during and after development.

Reason: To ensure thorough consideration of the impacts of development on the existing trees

### **Foul Drainage**

17. Prior to the commencement of development details of foul drainage for the site shall have been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented prior to the completion of the development.

Reason: To ensure adequate facilities are provided in the interests of flooding and pollution.

### **Surface Water Drainage**

18. Prior to commencement of development details of the surface water drainage works, based upon the hydrological and hydrogeological context of the development, and including clarification of how surface water is to be managed during construction shall be submitted to and approved in writing by the Local Planning Authority and the approved drainage scheme shall be completed before occupation of the development.

Reason: To avoid drainage problems as a result of the development with consequent pollution or flood risk. Reason: To avoid drainage problems as a result of the development with consequent pollution or flood risk.

### **Surface Water Drainage Maintenance**

19. No development shall take place until details of maintenance and management of the surface water sustainable drainage scheme 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.

#### **Flood Risk**

20. The development permitted by this planning permission shall only be carried out in accordance with the following measures:

1. Finished floor levels must be set no lower than 73.20m above Ordnance Datum (AOD).
2. There shall be no structures, ground-raising or other encroachment into the floodplain on existing land below the level of 72.06mAOD. Any ground raising or encroachment on land below this level must be fully compensated for on a level-for-level basis within the site.

Reason: To reduce the risk of flooding and prevent flooding elsewhere.

#### **Manoeuvring, parking and loading areas**

21. Before the development is occupied or utilised the areas shown on Drawing Number 1182 PD002 Rev G for the manoeuvring, parking, loading and unloading of vehicles have been surfaced, marked out and made available for these purposes. Thereafter, these 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 and to ensure that highway safety is not adversely impacted upon.

#### **Mobility scooter parking/storage**

22. Before the development is occupied or utilised the mobility scooter storage/parking facilities shown on Drawing Number 1182PD100 Rev G must have been constructed. Thereafter, these must be maintained, kept free from obstruction and available for the purposes specified.

Reason: To ensure the proper construction of the storage/parking facilities.

#### **Cycle parking details**

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

Reason: To encourage the use of sustainable transport modes.

#### **Electric vehicle charging scheme to be submitted**

24. Prior to the construction of any part of the development above damp proof course a scheme showing full details of the necessary underlying infrastructure for 16 car parking spaces to enable the installation and activation of electric vehicle charge points at a future date shall be submitted and approved by the Local Planning Authority. The approved scheme must be constructed before the development is occupied and, thereafter, must be maintained, kept free from obstruction and available for the purpose specified.

Reason: To ensure that adequate future provision is made to enable occupiers of development to be able to charge their plug-in and ultra-low emission vehicles.

### **No gates**

25. 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.

### **Construction traffic management plan to be submitted**

26. Prior to the commencement of development a Construction Traffic Management Plan (CTMP) must be submitted to and approved in writing by the Local Planning Authority. The CTMP must 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 (also accommodating local schools' commencement and finishing times)
- a framework for managing abnormal loads
- contractors' arrangements (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 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.

### **Travel Plan**

27. Before the development hereby approved is occupied or utilised, the submitted WYG Travel Plan Ref - A11424, dated July 2019, must be implemented and operational.

Reason: In order to reduce or mitigate the impacts of the development upon the local highway network and surrounding neighbourhood by reducing reliance on the private car for journeys to and from the site.

### **Ecology**

28. The biodiversity mitigation and enhancement measures set out in the Biodiversity Plan approved by the Natural Environment Team on 16/07/2019, shall be implemented in full, in strict accordance with the timetable set out in the report, or in the absence of a specific timetable, prior to the development hereby approved being first brought into use. The site shall thereafter be maintained in accordance with the approved mitigation and enhancement proposals.

Reason: In the interests of protecting species protected by law

29. No development shall take place until a scheme for the provision and management of a 10 metre wide buffer zone alongside the Shreen tributary shall be submitted to and agreed in writing by the local planning authority. Thereafter the development shall be carried out in accordance with the approved scheme and any subsequent amendments shall be agreed in writing with the local planning authority. The buffer zone scheme shall be free from built development including lighting, domestic gardens and formal landscaping; and could form a vital part of green infrastructure provision. The schemes shall include: - plans showing the extent and layout of the buffer zone. - details of any proposed planting scheme (for example, native species). - details demonstrating how the buffer zone will be protected during development and managed/maintained over the longer term including adequate financial provision and named body responsible for management plus production of detailed management plan. - details of any proposed footpaths, fencing, & lighting.

Reason: In order to conserve and enhance the natural and local environment by minimizing impacts on biodiversity and providing net gains in biodiversity.

### **Contamination**

30. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be implemented as approved.

Reason: To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site.

### **Privacy Screens**

31. Prior to the first occupation of any part of the development hereby permitted, details of the balcony privacy screens to serve flats 25, 34, 44 and 55 (as illustrated on the approved first and second floor plans) shall be submitted to and agreed in writing by the Local Planning Authority. Prior to the occupation of those flats the approved details shall be fully installed and thereafter retained in perpetuity.

Reason: To protect residential amenity.

### **INFORMATIVES:**

#### **Informative:**

All works offering an obstruction to flow within a channel with the status of Ordinary Watercourse are likely to require prior Land Drainage Consent from Dorset Council, as relevant Lead Local Flood Authority, in accordance with s23 of the Land Drainage Act 1991.

All works in, under, over or within (Byelaw) distance of the adjacent Main River Shreen, may require an Environmental Permit from the Environment Agency, in accordance with the Water Resources Act.

#### **Informative:**

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>

**Informative:**

If any controlled waste is to be removed off site, then site operator must ensure a registered waste carrier is used to convey the waste material off site to a suitably authorised facility. If the applicant require more specific guidance it is available on our website <https://www.gov.uk/how-to-classify-different-types-of-waste>

**Informative:**

Water efficiency measures should be incorporated into this scheme. This conserves water for the natural environment and allows cost savings for future occupants. The development should include water efficient systems and fittings such as: dual-flush toilets; water-saving taps; water butts; showers and baths. Greywater recycling and rainwater harvesting should also be considered.

**APPLICATION NUMBER:** WD/D/20/001203

**APPLICATION SITE:** Land Adjacent to Piddlehinton Enterprise Park, Church Hill, Piddlehinton

**PROPOSAL:** Create a temporary gypsy and traveller transit site for 3 years for 25 caravans to start 1st April 2020 and end 31st August 2023 inclusive for five months a year.

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

**CONDITIONS:**

**Time Limit – Commencement of Development**

1. The development hereby permitted shall be begun no later than 30<sup>th</sup> August 2023.

Reason: In accordance with the application proposal for the temporary use of land within the application site and in accordance with section 91 of the Town and Country Planning Act 1990 (as amended).

**Commencement of Use of the Application Site as a Caravan Site**

2. The use of the land shown edged red on the application site plan titled 'Piddlehinton Transit Site' dated 23/10/2019 as a caravan site shall not commence until arrangements have been made to secure the implementation of a scheme of mitigation for the potential adverse impact of that use on the Poole Harbour Special Protection Area that scheme to have been approved in writing by the local planning authority and having been prepared in accordance with the Nitrogen Reduction in Poole Harbour Supplementary Planning Document (April 2017).

Reason: To mitigate for the potential for adverse impact on the Poole Harbour Special Protection Area in accordance with the application proposal and having regard to policy ENV2 of the adopted West Dorset, Weymouth and Portland Local Plan 2015 and Policy 3 of the made Piddle Valley Neighbourhood Plan 2018-2038.

**Management and Use of Land as a Transit Site for Gypsies and Travellers**

3. The use of the land shown edged red on the application site plan titled 'Piddlehinton Transit Site' dated 23/10/2019 as a caravan site shall be managed as a local authority transit site for occupation by gypsies and travellers only and shall be limited to the period of 01 April to 31 August in each year the site is operational. For the purposes of this permission, the term "gypsies and travellers" shall be taken to mean persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily, but excluding members of an organised group of travelling showpeople or circus people travelling together as such.

Reason: To regulate the use of the site in accordance with the application proposal having regard to policies INT1, SUS2, ENV1, ENV2 and ENV10 of the adopted West Dorset, Weymouth and Portland Local Plan 2015 and Policies 3, 7, 12 and 13 of the made Piddle Valley Neighbourhood Plan 2018-2038.

**Maximum Number of Caravans**

4. Not more than 25 caravans shall be stationed on the application site at any one time.

Reason: To regulate the use of the site in accordance with the application proposal and in the interest of amenity and the environment having regard to policies INT1, SUS2, ENV1, ENV2, ENV10, COM7 and COM10 of the adopted West Dorset, Weymouth and Portland Local Plan 2015 and Policies 3, 7, 12 and 13 of the made Piddle Valley Neighbourhood Plan 2018-2038.

#### **Stationing and Storage of Caravans**

5. No caravan shall be stationed on the application site outside of the land shown edged red on the application site plan titled 'Piddlehinton Transit Site' dated 23/10/2019 and no part of the application site shall be used for the storage of caravans outside of the period 01 April and 31 August in any year.

Reason: To regulate the use of the site in accordance with the application proposal and in the interest of amenity and the environment having regard to policies INT1, SUS2, ENV1, ENV2 and ENV10 of the adopted West Dorset, Weymouth and Portland Local Plan 2015 and Policies 3, 7, 12 and 13 of the made Piddle Valley Neighbourhood Plan 2018-2038.

#### **Implementation of Biodiversity Plan**

6. The use of the land shown edged red on the application site plan titled 'Piddlehinton Transit Site' dated 23/10/2019 shall be conducted in accordance with the biodiversity mitigation and net gain measures set out within sections D, E and H of the Biodiversity Plan submitted in support of the application and certified by Dorset Council's Natural Environment Team on 04 December 2020. The net gain biodiversity measures set out within section H of the Biodiversity Plan shall be implemented in accordance the certified arrangements within 12 months of the commencement of the use of the site as a caravan site.

Reason: In the interest of biodiversity and to secure net gain for biodiversity having regard to polices SUS2, ENV1, ENV2 and ENV10 of the adopted Weymouth and Portland Local Plan 2015 and Policies 3, 7, 12 and 13 of the made Piddle Valley Neighbourhood Plan 2018-2038.

#### **Cessation of Use of Land as a Caravan Site**

7. The use of the land shown edged red on the application site plan titled 'Piddlehinton Transit Site' dated 23/10/2019 shall cease permanently not later than 31 August 2023.

Reason: To regulate the use of the site in accordance with the application proposal and in the interest of amenity and the environment having regard to policies INT1, SUS2, ENV1, ENV2 and ENV10 of the adopted West Dorset, Weymouth and Portland Local Plan 2015 and Policies 3, 7, 12 and 13 of the made Piddle Valley Neighbourhood Plan 2018-2038.

#### **Clearance of Site**

8. Within 3 months of the permanent cessation of the use of the land shown edged red on the application site plan titled 'Piddlehinton Transit Site' dated 23/10/2019 as a caravan site, all caravans and any vehicles, chattels, temporary structures, equipment and materials brought onto the land for the purposes of such use shall be removed from the land.

Reason: In the interest of landscape character and visual amenity having regard to policies INT1, SUS2, ENV1, ENV2 and ENV10 of the adopted West Dorset,

Weymouth and Portland Local Plan 2015 and to Policies 3, 7, 12 and 13 of the made Piddle Valley Neighbourhood Plan 2018-2038.

## **INFORMATIVES:**

### **Statement of Positive Involvement**

1. In accordance with paragraphs 186 and 187 of the National Planning Policy Framework, Dorset Council as local planning authority takes a positive and proactive approach to development proposals focused on solutions. The Council worked with the applicant/agent in a positive and proactive manner by:
  - (i) updating the applicant of issues as they arose in the processing of the application;
  - (ii) discussing possible solutions to material concerns raised; and
  - (iii) providing the applicant with the opportunity to address issues of concern with a view to facilitating a recommendation to grant permission.

### **Further Information**

2. Further information relating to this decision may be viewed online through the application webpages accessible by entering the application details at <https://planning.dorset.gov.uk/public-access/>

**APPLICATION NUMBER:** WD/D/20/002427

**APPLICATION SITE:** St Osmund's Church of England Middle School, Barnes Way, Dorchester, DT1 2DZ

**PROPOSAL:** Replace existing boundary in wire with associated access gates and widening of footpaths.

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

**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 (as amended).

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

191077 0503 P2 Location Plan (received 16/11/2020)  
191077 0505 P1 Proposed Gate Details (received 10/02/2021)  
191077 0504 P2 Proposed fencing details (received 10/02/2021)  
191077 6003 P2 Proposed Site Plan (Extract 3) (received 15/03/2021)  
191077 0506 P2 Proposed Site Plan (received 15/02/2021)  
191077 6001 P2 Proposed Site Plan (Extract 1) (received 15/02/2021)  
191077 6002 P2 Proposed Site Plan (Extract 2) (received 15/02/2021)  
191077 0507 P2 Proposed Fencing (2 of 2) (received 02/03/2021)

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

3. The development hereby approved shall proceed only in accordance with the details set out in the Arboricultural Method Statement dated 25th September 2020 setting out how the existing trees are to be protected and managed before, during and after development.

Reason: To ensure thorough consideration of the impacts of development on the existing trees.

4. Prior to the commencement of the development hereby approved, a soft landscaping and planting scheme shall be submitted to, and approved in writing, by the Local Planning Authority. The approved scheme shall be implemented in full during the planting season November – March following the substantial completion of the development or within a timescale to be agreed in writing with the Local Planning Authority. The scheme shall include provision for the maintenance and replacement as necessary of the trees and shrubs for a period of not less than 15 years. The development shall be carried out in accordance with the approved scheme.

Reason: In the interests of visual amenity.



## **INFORMATIVES:**

### **National Planning Policy Framework Statement**

1. 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:

- offering a pre-application advice service, and
- 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:

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

The application was acceptable as submitted and no further assistance was required.

**APPLICATION NUMBER:** P/HOU/2020/00139

**APPLICATION SITE:** 54 West Street, Fontmell Magna, SP7 0PF

**PROPOSAL:** Erect rear single storey extension and form pitched roof over existing single storey extension.

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

**CONDITIONS:**

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

Proposed ground floor layout - Rev A  
Proposed Elevations - Rev B (Amended plan)  
Site Plan - Rev B (Amended plan)  
Location Plan

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

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

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

3. Prior to development above damp proof course level, details (including colour photographs) of all external facing materials for the wall(s) and roof(s) shall have been submitted to, and approved in writing by the Local Planning Authority. Thereafter, the development shall proceed in accordance with such materials as have been agreed.

Reason: To ensure a satisfactory visual appearance of the development.

4. Prior to the digging of foundations for the proposed development, details of any retaining walls required as part of this proposal, including a timescale for their implementation, shall have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall proceed in strict accordance with the approved details.

Reason: In the interests of amenity.

5. All new and replacement roof lights shall be top hung and fitted flush to the roof plane.

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

**INFORMATIVES:**

### **National Planning Policy Framework Statement**

1. 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:

- offering a pre-application advice service, and
- 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:

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