

Officer Report

Application Number:	P/FUL/2023/05314		
Webpage:	https://planning.dorsetcouncil.gov.uk/		
Site address:	Land at Mampits Lane Shaftesbury SP7 8GL		
Proposal:	Erection of Community Centre with associated parking & landscaping		
Applicant name:	Mampits Lane Community Land Trust CIO		
Case Officer:	Fiona McDonnell		
Ward Member(s):	Councillor Cook and Councillor Beer		
Publicity expiry date:	7 December 2023	Officer site visit date:	30 th January 2024
Decision due date:	8 January 2024	Ext(s) of time:	EOT requested
No of Site Notices:	2 notices have been displayed.		
SN displayed reasoning:	1 notice was attached to a lamp post adjacent to Mampits Green area; and a second notice was attached to a lamppost at the seated area adjacent Mampits Green – to ensure all those who are impacted are aware of proposal.		

- 1.0** Shaftesbury Town Council have requested that the application is heard at the Northern Area Planning Committee.

- 2.0 Summary of recommendation:**
GRANT subject to conditions.

- 3.0 Reason for the recommendation:** as set out in paragraph 17 at end:
 - The proposal is considered to be acceptable in respect of its layout, design, and landscaping.

 - The proposed development improves and enhances its surroundings; acceptable separations distances are in place to ensure no negative impact on residential amenity.

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- Secure generous parking provision is made, and road safety would not be compromised.
- The development would provide a much-needed community facility and no harm has been identified which would warrant refusal.

4.0 Key planning issues

Issue	Conclusion
Principle of development	Principle accords with local and national plans and policy.
Scale, design, impact on character and appearance	Community hall building is of good design. Proposal enhances local character; it is compatible with its surroundings.
Impact on the living conditions of the occupants and neighbouring properties	Acceptable separation distance with parking area sufficient to ensure no disturbance or harm to residential amenity. Enhanced community space will improve amenity for all residents.
Flood risk and drainage	Flood risk is low.
Highway impacts, safety, access and parking	Parking provision is good and highway safety is protected.
Biodiversity & Impact on trees	DCNET biodiversity enhancement plan & certificate of approval received. No loss of trees, all trees will be protected throughout construction

5.0 Description of Site

The site is located on the eastern edge of Shaftesbury settlement close to but not within the Cranborne Chase AONB. The site is made up of Mampits Green and Mampits Meadow, and is located to the southeast of Maple Road, south of Snowdrop Wynde and at the east end of Mampits Lane.

Mampits Meadow is mainly rectangular in shape and Mampits Green is a circular space that juts from the southwest corner onto Mampits Lane. Mampits Green and Mampits Meadow have a combined area of 0.7hectares

The Green area is a maintained area of open space where children play, it is occasionally used for community events. It also provides visual relief from built form. The meadow area is fenced off from the green and enclosed by scrub, it is not utilised. It provides ecological value and is a gateway to the countryside and AONB beyond.

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The site is broadly level with a gentle slope downwards to the east. A band of trees and scrub that runs along the southern boundary of the site adjacent to Mampits Lane is protected by Tree Preservation Orders.

Description of the area

Mampits Road and its environs is situated on the eastern edge of the market town of Shaftesbury. The suburban development provides around 670 homes was constructed between 2011 and 2016. The area is predominantly residential and displays a mix of property types with three storey buildings located towards the centre of the site and mainly 2 storey houses beyond the centre.

The residential character changes at the junction of Maple Road and Mampits Lane where there is more a community emphasis. A pedestrianised space with seated area is located opposite to Mampits Green. A convenience store and bus stop area are central focus of the estate, and the proposed community hub would sit well in this central location.

Private amenity space provision is minimal across the development with most properties having only small outdoor space available. Front garden space is modest, and there is minimal provision of defensible space or less between dwelling and footpath, with some dwellings opening directly onto the street. There would appear to be a shortfall of soft landscaping in the Mampits area. Emphasis in the past appears to have been on built form and hard landscapes, there is a need for community green space and meeting place.

6.0 Description of Development

Planning permission is sought for a community centre with associated parking and landscaping.

A gated access from Maple Road leads to a dedicated car parking area located to the north within the site. Provision is made for 23 standard parking spaces and 1 x disabled parking space. An enclosed area for waste storage is located close to the access and a bicycle shelter adjacent to the community hall.

The single storey community building sits mid plot and adjacent to the parking area. It will accommodate a main hall (12m x 7m) and additional meeting room (7m x 5m). The meeting room will have a mezzanine floor (5m x 3.5m). A café and kitchen area are included, and space retained for a storeroom, shower room and toilet facilities. The building is orientated so the main hall is located to the south and bifold doors will open from the hall onto a landscape area and overlook a toddlers play area.

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To the north of the Green area, it is proposed to construct an oak framed gazebo (4m X 4m) which will be situated within a newly landscaped zone of rough grass, wildflower, trees and shrubs.

A comprehensive network of pathways constructed in self-binding gravel is well placed to provide easy access to the community hall from Maple Road, Mampitts Lane and Allen Road.

An open area to the east of the site is to be used as an events area. The 'main field' will be used for fetes, sport, games, picnics, fitness clubs and other community events. It is of a suitable size that it can also provide safe landing area for Air Ambulance. It will be maintained with mown amenity grass.

Trees and hedgerow that defines the southern boundary of the plot is to be retained and improved landscaping scheme incorporated to create a nature park area.

7.0 Relevant Planning History

- **2/2002/0415** - Land at Salisbury Road. Mampitts Road and Gower Road, Shaftesbury, Dorset. Develop land for residential and mixed use purposes with associated open space, create vehicular and pedestrian accesses This application was refused and allowed at appeal ref: **APP/N1215/1191202**
Decision: GRANTED - Decision Date: 03/05/2007
- **2/2002/0800** – Land adjacent to Greenacres, Salisbury Road, Shaftesbury, Dorset. Develop land for residential, business and retail purposes, form vehicular and pedestrian access. This application was refused and allowed at appeal ref: **APP/N1215/1191206**
Decision: GRANTED - Decision Date: 03/05/2007
- **2/2008/1137** - Phase 1 Land at East Shaftesbury, Gower Road, Shaftesbury, Dorset. Erect 75 dwellings with associated works including parking, garage blocks, access roads and highway works (reserved matters for outline application 2/2002/0415, seeking consent for landscaping details). Phase 1A.
Decision: GRANTED - Decision Date: 18/03/2009
- **2/2010/1101/PLNG** - Phase 1 Land at East Shaftesbury, Gower Road, Shaftesbury, Dorset. Erect 96 dwellings, estate roads, landscaping, open space and SUDS corridor at Phase 3 - Parcel 2. Reserved Matters application

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following Outline Permission No 2/2002/0415 to determine appearance, landscaping, layout and scale.

Decision: GRANTED - Decision Date: 16/03/2011

- **2/2012/0310/PLNG** - Phase 1 Land at East Shaftesbury, Gower Road, Shaftesbury, Dorset. Erect 238 No. dwellings with associated parking, estate roads, open space, suds corridor, and form vehicular and pedestrian access. (Reserved Matters to determine Appearance, Landscaping, Layout and Scale following Outline Permission No. 2/2002/0415). Parcels 3 and 5.
Decision: GRANTED - Decision Date: 25/07/2012
- **2/2016/0658/PAEIA** - Legal Agreement Signed: 04/09/2017
Erect 97 No. dwellings on land east of Shaftesbury (Parcels 6 & 7), with associated access, parking, open space and landscaping.
- **2/2016/1898/OUT** - Land At Langdale Farm, Mampitts Lane, Shaftesbury, Dorset Develop land by the erection of 20 No. dwellings, (outline application with all matters reserved).
Decision: REFUSE - Decision Date: 10/10/2017

8.0 List of Constraints

TPO (TPO-573-2017)

TPO - TPO (NDDC/TPO-573-2017)

Legal Agreements S106

Nutrient Catchment Areas

Wiltshire - Distance: 161.86m

Shaftesbury Parish/Town Council

Right of Way: Footpath N1/7; - Distance: 18.37m

Right of Way: Footpath N1/39; - Distance: 1.16m

9.0 Consultations

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

Consultees

1. **P - Shaftesbury TC**

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No comment. (received 06.12.2023)

It is requested that this application is called to the Northern Area Planning Committee for consideration.

2. DC - Rights of Way Officer

Comment received 07.12.2023.

Please to see the formalised link onto FP. N1/39 and N1/7 in the SE corner of the site, However, the land is for the time being at least still under the control of Persimmon Homes so their permission will be required. The SUDS corridor is due to transfer to Dorset Council in the near future.

3. DC - Highways

No objection (received 07.02.2024)

The submitted parking layout has been revised to provide an arrangement that meets with safety criteria. The number of parking spaces to be provided is acceptable, as is the proposed cycle shelter and barrier.

Representations received

Total - Objections	Total - No Objections	Total - Comments
1	2	3

Petitions Objecting	Petitions Supporting
0	0
0 Signatures	0 Signatures

Summary of comments of objections:

- The community hall is sited on the wrong side of the trees.
Case officer assessing current application location of hall appears to be acceptable.
- There is a safety concern that it is sited to close to the road and will be dangerous for children etc.
Hub building not sited close to road. Highway Authority are satisfied there are no safety problems.
- The land at the back would be better suited to hall location.
Case officer required to assess current application.
- The parking facility is not adequate for the amenities and will restrict its usage due to limited parking spaces.

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Proposal accords with Dorset Councils parking standards. Highway Authority raise no objection.

- There needs to be a 'green fields' covenant on the land at the back.
Not a material planning consideration.
- It is well known that a property developer is trying to gain access to the land at the rear for development.
Not a material planning consideration.

Summary of comments of support:

- Makes maximum use of the site by not encroaching on Mampitts Green which will be preserved for outdoor community events and use as an emergency helicopter landing zone
Noted.
- it preserves the wishes of the community that no additional roads will be required
Noted.
- The trust have charitable status maximises the value of expenditure
Noted.
- Safe Parking arrangement, guaranteeing access rather than risk incursion of residential parking overnight/weekends.
Noted.
- It has been well thought out and takes full account of existing and future needs of the community.
Noted.

Community Involvement

The Community Land Trust advised that they conducted extensive community consultation in 2020, 2021, and 2022 to inform the proposal. It submitted a petition of 760 residents who supported the proposal for a community hall and nature park.

10.0 Duties

s38(6) of the Planning and Compulsory Purchase Act 2004 requires that the determination of planning applications must be in accordance with the development plan unless material circumstances indicate otherwise.

11.0 Relevant Policies

North Dorset Local Plan Part One

Sustainable Development Strategy
Policy 1 – Presumption in favour of sustainable development

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Policy 2 – Core Spatial Strategy

Environment and Climate Change

Policy 3 – Climate Change

Policy 4 - The Natural Environment

Sustainable Infrastructure

Policy 14 (J & K) – Social Infrastructure Paragraphs 7.107 & 7.110

Policy 15 – Green Infrastructure

Market Towns and the Countryside

Policy 18 - Shaftesbury

Development Management Policies

Policy 23 – Parking

Policy 24 – Design

Policy 25 – Amenity

Neighbourhood Plans

Shaftesbury Town Council Neighbourhood Plan 2019-2031

Dorset Council agreed with the findings of the Examiner's Report and agreed that a referendum should take place on Thursday 6 May 2021. The Shaftesbury Neighbourhood Plan was made (adopted) by Dorset Council on 22 June 2021. Following a majority 'yes' vote in the referendum, the [decision](#) was taken to make the Shaftesbury Neighbourhood Plan part of the development plan for the Shaftesbury neighbourhood area.

Relevant Policies:

Green Infrastructure

Policy SFGI1 - Protect important and locally valued green spaces

Design policies

SFDH3 The scale and positioning and orientation of buildings

SFDH4 A range of open areas and enclosed spaces should be incorporated into the design of new places

SFDH5 – Provision must be made for cars.

SFDH7 – Development should use materials that respect the areas heritage.

Community and Leisure

Policy SFCL1 – Community Facilities

Policy SFCL3 – Support safe walking and cycling routes.

Material Considerations

Emerging Local Plans:

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Paragraph 48 of the NPPF provides that local planning authorities may give weight to relevant policies in emerging plans according to:

- the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
- the extent to which there are unresolved objections to relevant plan policies (the less significant the unresolved objections, the greater the weight that may be given); and
- the degree of consistency of the relevant policies in the emerging plan to the NPPF (the closer the policies in the emerging plan are to the policies of the NPPF, the greater the weight that may be given).

The Dorset Council Local Plan Options Consultation took place between January and March 2021. Being at a very early stage of preparation, the relevant policies in the Draft Dorset Council Local Plan should be accorded very limited weight in decision making. However, the production of the Draft Local Plan has significant implications for the assessment of housing land supply.

The emerging Local Plan has reached Regulation 18 of the (Town and Country Planning (Local Planning) (England) Regulations 2012 stage and includes a policies map and proposed allocations towards meeting housing need. Therefore, as detailed under Paragraph 226 of the NPPF (December 2023), for decision-making purposes only, the Council is only required to identify a minimum of 4 years' worth of deliverable housing sites.

National Planning Policy Framework

Paragraph 11 sets out the presumption in favour of sustainable development. Development plan proposals that accord with the development plan should be approved without delay. Where the development plan is absent, silent, or relevant policies are out-of-date then permission should be granted unless any adverse impacts of approval would significantly and demonstrably outweigh the benefits when assessed against the NPPF or specific policies in the NPPF indicate development should be restricted.

Other relevant NPPF sections include:

- Section 4. Decision taking: Para 38 - Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available...and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.
- Section 12 'Achieving well designed places indicates that all development to be of a high quality in design, and the relationship and

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visual impact of it to be compatible with the surroundings. In particular, and amongst other things, Paragraphs 131 – 141 advise that:

The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.

Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design.

- Section 14 'Meeting the challenges of climate change, flooding and coastal change'.
- Section 15 'Conserving and Enhancing the Natural Environment' - In Areas of Outstanding Natural Beauty great weight should be given to conserving and enhancing the landscape and scenic beauty (para 183). Paragraphs 185-188 set out how biodiversity is to be protected and encourage net gains for biodiversity.

Other material considerations

Cranborne Chase National Landscape Management Plan (2019 – 2024)

Cranborne Chase AONB Landscape Character Assessment

Dorset Council Interim Guidance and Position Statement Appendix B: Adopted Local Plan policies and objectives relating to climate change, renewable energy, and sustainable design and construction. December 2023.

12.0 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.

13.0 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:-

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- 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.

In this regard a disabled parking space is suitably located adjacent to the entrance of the hall. Within the facility provision is made for a disabled persons WC separate to general facilities for able persons.

14.0 Financial implications

It is not expected that the facility will financially benefit the community. Nevertheless, money has been set aside in line with 2007 s106 legal agreement to construct the facility and that will soften the financial impact for Dorset Council.

The facility is expected to have charitable status and would pay business rates at a reduced rate when operational.

15.0 Environmental Implications

It is considered that that long term ramifications of the development are positive in terms of impact on the environmental. The proposed timber construction material is most sustainable. Solar panels and inclusion of air source heat pump units ensure no external power source is required. The DCNET is satisfied that hard and soft landscape proposals will result in biodiversity net gain on site.

16.0 Planning Assessment

Principle of development

The site is located on the eastern edge of the market town of Shaftesbury within the settlement development limit in an area that is the focus for new development as set out in the Shaftesbury (East) Masterplan 2004. Community facilities are sparsely spread throughout the residential estate with no central community hub within this

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area. Land which is the subject of this proposal is designated for community facility within the masterplan therefore the principle of development is acceptable provided the proposal complies with all other material planning matters.

Section 106 agreement

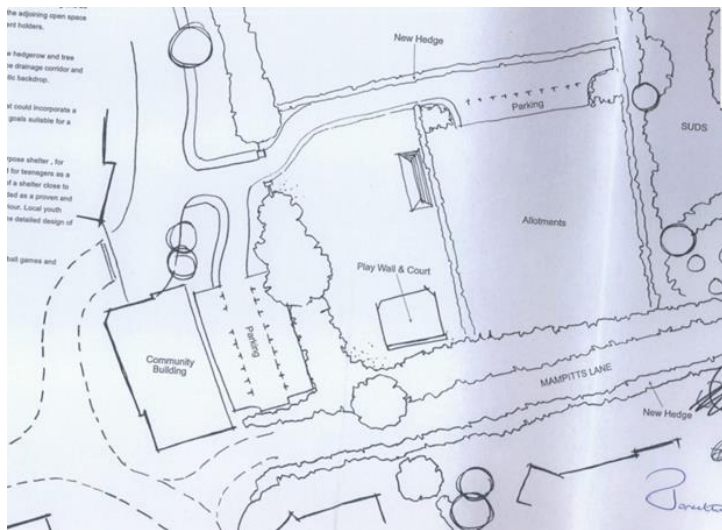
A legal agreement, pursuant to section 106 of the Town and Country Planning Act 1990 relating to the land north of A30 Salisbury Road, north and south of Mampits Lane, east of Shaftesbury - was made on 12th January 2007 between Dorset Council and developers, secured planning obligations. It relates to planning application 2/2002/0415 – the over-arching planning application to develop land for residential and mixed-use purposes which now forms the Mampits lane/ Maple Road/ Allen Road area. In addition to securing affordable housing and off-site play area contribution amongst other benefits, a contribution was secured to provide a community facility.

An area of land to be used for community and recreational purposes was designated 'Neighbourhood Hall Site'. An area of land was set aside 'to be used for community and recreational purposes ...suitable for a building to be used as a neighbourhood hall incorporating appropriate areas for parking, servicing, an ancillary landscaped area and allotments or cemetery if required'. This is the site proposed for this application. Additionally, an index linked 'neighbourhood hall contribution' was made towards construction costs of the neighbourhood hall or for the improvement of an existing neighbourhood hall, or other facility within the town of Shaftesbury.

Impact on the character of the area

The car park area (35m x 16m) is contained to the north of the plot. It is accessed by a controlled gate and this associates use of the car park specifically by those using the community hall. It is positive that it is not visible from the street scape and allows for meaningful landscaping on Maple Road which softens the character of the area. The parking arrangement is in keeping with the indicative layout of neighbourhood hall site plan (s106 2007) when it was considered that parking would be best placed out of sight. It is considered that communal parking area at this location is efficient use of land and enhances local character.

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(Indicative neighbourhood hall site secured by S106 agreement associated with 2/2002/0415 – sealed in January 2007)

The proposal merges Mampits Green and Meadow to create a wider useable area of parkland. Existing landscaping trees, scrub and hedgerow is retained, and additional meaningful planting proposed. A line of trees along Maple road creates a leafy character and improves the quality of the area in which it is located. The existing Mampits Green area is enhanced by further tree planting, wildflower and rough grassland that integrates well with amenity grass area currently in place . A gazebo is well placed with the existing 'green' and helps providing surveillance. The park will be laid mown amenity grass with rough grass/wild flower area feature to the south and encompassing existing hedgerow to the west of the site. Purposeful self-binding gravel pathways meander from access points to the community hall and to the events area. The events area will be a mown amenity grass area flat green useable space available for sports and community events, its upgrade from rough ground will enhance local character.

The proposed community hall building will assimilate with its surroundings, with only glimpses of the building visible from the west or south. It would be camouflaged by retained and proposed landscaping. The building is visible from property to the south in the Allen Road area. The facility is clad in horizontal timber planks, detailed with stainless steel fixing bolts. It is considered that timber will allow the building to sit comfortably within its natural landscaped site.

It is officer opinion that various elements would integrate well to improve local character and the design of the proposal conforms with design policy 24 and design principles set out in the NPPF.

Impact on Amenity

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The car park with 24 spaces is located adjacent and to the south of residential dwellings on the south side of Snowdrop Wynde and an assessment of the impact of the parking arrangement on the amenity of residents of Snowdrop Wynde is necessary.

Properties on this side of Snowdrop Wynde have gardens that project rearwards 10m. A band of landscaping/ native hedge, with a width of 2m will sit along the southern boundary of these houses beyond the rear gardens. It is considered that a separation distance of 12m incorporating a 2m wide hedge is sufficient to ensure that general disturbance, noise nuisance and emission from cars will not result in an unacceptable level of disturbance to the occupants of nearby properties when the facility becomes operational.

The Mampits development area offers apartment living with no private open space and some dwellings have confined outdoor space. Provision of useable outdoor public space including the gazebo has high amenity value for these residents.

The events area measures 60m x 30m and this is sufficient space to accommodate emergency Air Ambulance landings. Dorset air ambulance was contacted and confirmed it would be useful to preserve an area (60m x 30m) in this location. It has been appropriately landscaped to ensure safe landing during the day and night. The events area is available for sports, recreation and other community activities and will benefit the community.

The cafe will be appreciated by locals providing a warm social space for people to meet; and the hall will be used by community groups to host yoga, craft events and charity functions. It opens onto a veranda and toddler play area where parents can relax and oversee their children play safely. A smaller meeting room with mezzanine provides additional space for community groups to meet and varied activities.

The newly created parkland, community hall and gazebo improve amenity for all residents.

Highways and Parking

The Highway Officer initially had concerns with a proposed echeloned parking arrangement. Amendments were made and the proposal now conforms with Dorset Councils parking standards. There is a sufficient quantity of parking spaces, provision is made for those with mobility issues and a secure cycle shelter is included at a suitable location to the west of the community hall. The officer is content satisfied that the access barrier arrangements is suitable and appropriate for the proposed use of the site.

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Biodiversity and trees

The application is supported by a biodiversity mitigation enhancement plan (BMEP) and certificate of approval signed by DCNET on 2nd November 2023. A condition will be included to ensure compliance with the enhancement plan. Survey work was undertaken and revealed no badgers, breeding birds or reptiles on site; a toad was recorded in the southwest corner of the site. Mitigation measures agreed include fixing light emission levels to protect bats traversing the site; ensuring grass is kept low prior to development to discourage reptiles from using the area; and excavations should be covered at night to prevent entrapment, and ramps should also be placed in excavations to provide a way out if animals become entrapped.

All trees are to be retained and protected throughout construction phase, and at least 20 additional new trees are to be planted. Conditions will be included to ensure proper means of tree protection of on-site throughout the construction phase; and to ensure suitable specific tree and shrub types of additional planting is secured.

Flood Risk

The site is located in flood zone 1 and in an area that is not susceptible to flooding due to high levels of ground water. Flood maps indicate that there is a low risk of flooding due to surface water with the extent of surface water run off 1 in 1000.

This risk is relatively low and can be readily managed. Discussion with Dorset Councils Flood risk engineer revealed that there is a sewer which runs across the site and a simple scheme whereby water is transferred by down pipe from the roof and from pathed areas, attenuated and connected to the sewer. A condition will be included for the application to ensure that the developer submits a suitable surface water drainage strategy prior to commencement of development.

17.0 Conclusion

The proposal is considered to be acceptable in respect of its layout, design, and landscaping. The proposed development improves and enhances its surroundings; acceptable separation distances are in place to ensure no negative impact on residential amenity. Secure generous parking provision is made, and road safety would not be compromised. The development would provide a much-needed community facility and no harm has been identified which would warrant refusal.

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The application accords with the Development Plan as a whole.

18.0 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 (as amended).

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

Site Plan

P2144/04 – proposed elevations

P2144/03 – proposed floor plans

P2144/05 – proposed roof plan

BE 01 4F – landscape plan

BE 01 5 – Block Plan

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

3. Before the development hereby approved commences a Construction Method Statement (CMS) must be submitted to and approved in writing by the Planning Authority. The CMS must include:

- the parking of vehicles of site operatives and visitors
- loading and unloading of plant and materials
- storage of plant and materials used in constructing the development
- delivery, demolition and construction working hours

The approved Construction Method Statement shall be adhered to throughout the construction period for the development.

Reason: To minimise the likely impact of construction traffic on the surrounding highway network.

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4. Prior to commencement of development, a Landscape Management Plan, including long term design objectives, management responsibilities, maintenance schedules and a timetable for implementation and/or phasing; for all landscape areas shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the Landscape Management Plan shall be implemented as approved.

Reason: To ensure that due regard is paid to the continuing enhancement and maintenance of amenity afforded by landscape features of communal, public, nature conservation or historical significance.

5. Prior to the commencement of development a detailed surface water management scheme for the site, based upon the hydrological and hydrogeological context of the development, and providing clarification of how drainage is to be managed during construction and a timetable for implementation of the scheme shall be submitted to and approved in writing by the Local Planning Authority. The surface water scheme shall be implemented in accordance with the approved details including the timetable for implementation.

Reason: To prevent the increased risk of flooding and to protect water quality.

6. No works or development shall take place before a scheme for the protection of the existing trees and hedges shown on approved tree plans TCP-2 7 TPP1 has been submitted to and approved in writing by the the local planning authority. Such a scheme will comply with the provisions of BS5837:2005 (Trees in relation to construction) or any replacement standard that may be in force at that the development commences. The approved scheme for the protection of the existing trees shall be implemented before development commences and be maintained in full until the development has been completed.

Reason: To ensure that trees and hedges to be retained are adequately protected from damage to health and stability throughout the construction period and in the interests of amenity

7. The detailed biodiversity mitigation, compensation and enhancement/net gain strategy set out within the approved Biodiversity Plan or Landscape Ecological Management Plan (LEMP) certified by the Dorset Council Natural Environment Team on 02.11.2023 must be strictly adhered to during the carrying out of the development.

The development hereby approved must not be first brought into use unless and until:

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i) the mitigation, compensation and enhancement/net gain measures detailed in the approved biodiversity plan or LEMP have been completed in full, unless any modifications to the approved Biodiversity Plan or LEMP as a result of the requirements of a European Protected Species Licence have first been submitted to and agreed in writing by the Local Planning Authority, and

ii) evidence of compliance in accordance with section J of the approved Biodiversity Plan/the LEMP has been supplied to the Local Planning Authority.

Thereafter the approved mitigation, compensation and enhancement/net gain measures must be permanently maintained and retained in accordance with the approved details.

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

8. Before the development is occupied or utilised the first 5.00 metres of each vehicular access, measured from the rear edge of the highway, must be laid out and constructed to a specification submitted to and approved in writing by the 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.

9. Before the development hereby approved is occupied or utilised the turning/manoeuvring and parking shown on Drawing Number BE/10/5 rev 1 must have been constructed. Thereafter, these areas, must be permanently maintained, kept free from obstruction and available for the purposes specified.

Reason: To ensure the proper and appropriate development of the site and to ensure that highway safety is not adversely impacted upon.

10. Before the development is occupied or utilised the cycle parking facilities shown on Drawing Number BE/10/5 must have been constructed. Thereafter, these must be maintained, kept free from obstruction and available for the purposes specified.

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

11. No works or development shall take place before a scheme for the protection of the existing trees and hedges shown on approved tree plans TCP-2 7 TPP1 has been submitted to and approved in writing by the the local planning authority. Such a scheme will comply with the provisions of BS5837:2005 (Trees in relation to construction) or any replacement standard that may be in force at the that the

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development commences. The approved scheme for the protection of the existing trees shall be implemented before development commences and be maintained in full until the development has been completed. 12. 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.

12. Details including layout of toddlers play area including specification of equipment; and details of the gazebo including an elevational plan shall be submitted for approval by the LPA prior to the installation of the equipment. The development shall be carried out in accordance with the approved details.

Reason: in the interest of health and safety.

13. Prior to development above damp proof course level, a hard and soft landscape scheme shall be submitted to and approved in writing by the Local Planning Authority showing details of all trees and other planting to be retained; a planting specification and plan to include numbers, size, species, positions of all new trees and shrubs; details of existing and proposed levels, walls, fences and other boundary treatments and surface treatments of the open parts of the site; details of any structures, street furniture, lighting and play equipment; and a programme of implementation.

Reason: to ensure the adequate mitigation of the landscape and visual impact of the proposals and the provision of an appropriate hard and soft landscape scheme prior to the commencement of the development.

14. Hard and Soft Landscape Implementation (pre-commencement)

All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the use of the site or in accordance with a programme agreed in writing with the Local Planning Authority.

Reason: to ensure that the agreed hard and soft landscape scheme is implemented.

15. Hard and Soft Landscaping Maintenance to Completion (compliance)

Any trees or other plants indicated in the approved scheme which, within a period of five years from the date of the development being completed, die, are removed or become seriously damaged or diseased shall be replaced (and if necessary continue to be replaced) during the next planting season with other trees or plants of a species

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and size to be first approved in writing by the Local Planning Authority. Hard landscape features will be maintained in perpetuity.

Reason: to ensure that the agreed hard and soft landscaping scheme is established and maintained.

Informative Notes:

1. Informative: 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:

- offering a pre-application advice service, and

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.