

Application Number:	P/FUL/2023/04091
Webpage:	https://planning.dorsetcouncil.gov.uk/
Site address:	Dower House Parnham House Parnham Beaminster DT8 3LZ
Proposal:	Erection new dwelling. Construct swimming pool and pool plant house. Alterations and extensions to Dower House to provide enhanced internal accommodation; part demolition including existing boiler room, utility room, conservatory, garage, walling, structures within courtyard and detached outbuilding. Reinstatement of carriageway, gates and piers and boundary enclosure; erection of bike stores.
Applicant name:	Mr James Perkins
Case Officer:	Matthew Pochin-Hawkes
Ward Member(s):	Cllr Knox

1.0 Reason application is going to committee:

This application is being re-reported to planning committee following Section 106 negotiations with the applicant and proposed revisions by the applicant to the Section 106 heads of terms and conditions following Members resolution to approve the development subject to planning conditions and a Section 106 legal agreement at the 8 February 2024 Western and Southern Area Planning Committee.

2.0 Recommendation

Refuse planning permission for the following reasons:

1. In the absence of a Section 106 Agreement linking the holiday-let with Parnham House and/or other approved holiday accommodation within the Estate, the proposal would not result in the intensification or extension of existing premises where the expansion would improve the quality and appearance of the accommodation contrary to the West Dorset, Weymouth and Portland Local Plan (2015) Policy ECON6.

3.0 Background

3.1 At the 8 February 2024 Western and Southern Area Planning Committee Members considered that less than substantial harm to the setting of Parnham House, the Dower House and the Registered Park and Gardens was outweighed by the public benefits (economic) of the construction of one unit of holiday accommodation.

3.2 Members resolved to grant planning permission against officer recommendation subject to planning conditions and the completion of a legal agreement under Section 106 of the Town and Country Planning Act 1990 (as amended) in a form to be agreed by the Legal Services Manager to secure the tying of the proposed holiday-let to Parnham House so that it cannot be sold off separately.

3.3 As noted in the Committee Report to the 8 February Meeting (Appendix 1), and discussed at the Planning Committee meeting, the tying of the proposed holiday-let to Parnham House so that it cannot be sold off separately was considered necessary to ensure compliance with Policy ECON6. The resolved approach would have been consistent with earlier planning approvals for the River Lodges (P/FUL/2021/05299), Orchard Rooms (P/FUL/2021/05746), Marquee and Car Park (P/FUL/2021/02707) which were also considered by Members of the Western and Southern Area Planning Committee.

3.4 Since the Planning Committee, officers have sought to progress the Section 106 Agreement with the applicant and the council's legal advisors issued a draft for the applicant's review.

3.5 The applicant has provided the below response advising that they are unable to agree to the resolved linkage of the holiday-let with Parnham House due to funding reasons:

"Whilst our client is very pleased that the committee is supportive of the proposed development, the Dower House and adjoining land sits on a different legal title (see attached) to the main Parnham House title. Whilst it is possible to tie different land titles together as part of section 106 legal agreements (as was the case with the car park) and as per the committee resolution, in this particular case, our client would not be able to raise the necessary funds from a bank or other financial institution to implement the Dower House permission if it is tied to the Parnham House title. This is because of the condition of Parnham House itself. Unlike the Dower House, the implementation of the car park did not require a mortgage.

We would therefore like the committee to consider an alternative package of measures to ensure that any planning permission granted is capable of being implemented and contribute to the wider plans for the future of the site. Having discussed your email with [the applicant] and reviewed the Lear Associates Historic Parkland Restoration Plan for Parnham Park which dates from May 2003, our clients would be willing to enter into a s106 agreement / unilateral undertaking and/or accept planning conditions which:

- 1. ties the Mirrored Dower House [proposed holiday-let] to the existing Dower House and remaining title so that the new holiday let cannot be sold off separately from that building;*
- 2. commits to undertaking landscape management and maintenance within the title plan, including the tree lined avenue, to ensure the development would improve the quality and appearance of the site and part of the Estate (in line with part of Policy ECON6). With reference to the Lear Associates Report, such works could include limited reshaping of the yew trees to return the sense of an ornamental feature, inspection of all Beech trees in the avenue and remedial action taken as advised and removal of dangerous Beech trees and their replanting; and*
- 3. commits to restoring the gates, piers and carriageway leading to Parnham House before occupation of the Mirrored Dower House.*

The land title in question is quite small in area, so the measures that our client can commit to are consequently quite limited. However, we are open to other suggestions if you or your colleagues have any."

3.6 The following sections of this report reassess compliance with the Development Plan in light of the applicant's inability to enter into a legal agreement in the form resolved and assess the proposed alternatives proposed by the applicant, making a recommendation based on the revised proposal.

3.7 Given the limited nature of the changes no further public consultation has been carried out on the application.

4.0 Assessment

Principle of development

4.1 The principle of alteration and extension of the Dower House remains acceptable as set out within the February Committee Report (Appendix 1).

4.2 The February Committee Report concluded that the principle of the erection of a new dwelling with a holiday-let restriction would be acceptable under Local Plan Policies SUS2 and ECON6 by virtue of the proposed holiday-let intensifying existing/approved tourist accommodation and improving the quality and appearance of the accommodation and site. A Section 106 Agreement tying the proposed holiday-let to Parnham House so that it cannot be sold off separately was considered necessary to make the development acceptable in principle in line with earlier planning approvals which linked the River Lodges (P/FUL/2021/05299), Orchard Rooms (P/FUL/2021/05746), Marquee and Car Park (P/FUL/2021/02707) with Parnham House.

4.3 As explained above, the applicant has confirmed he is unable to enter into the Section 106 Agreement due to funding reasons. Whilst funding is not a material planning consideration in this instance (i.e. the proposal is not enabling development), there are policy implications of not securing a link between the proposed holiday-let and Parnham House.

4.4 Without the link, the proposed holiday-let could be sold off separately to Parnham House and other accommodation on the site and operated independently without any financial or operational link with other holiday accommodation. This conflicts with Policy ECON6 and makes the proposed holiday-let unacceptable in principle.

4.5 Since the applicant confirmed he was unable to enter into a Section 106 Agreement in the form resolved, officers have negotiated with the applicant in an effort to reduce policy conflict. Of relevance to the principle of development, the applicant has confirmed he would be willing to enter into a Section 106 Agreement with the following heads of terms:

1. Landscape management and maintenance within the title plan, including the tree lined avenue, to ensure the development would improve the quality and appearance of the site and part of the Estate (in line with part of Policy ECON6).
2. Tying the proposed holiday-let to the existing Dower House and remaining title so that it cannot be sold off separately from the Dower House and associated title.

4.6 The above proposed heads of terms would reduce the conflict with Policy ECON6 as explained below.

Landscape management and maintenance

4.7 In respect of landscaping, the title associated with the application site includes the Dower House, site of the proposed holiday-let and entrance from the A3066 leading towards Parnham House (Sauer Avenue).

4.8 The applicant has referred to the Historic Parkland Restoration Plan for Parnham Park prepared by Lear Associates in May 2003. The report was funded by the Countryside Stewardship Scheme. It considers the historical development of the parkland at Parnham, addresses the condition of the park and identifies opportunities for management. In respect of land within the title of the application site, recommended works to the beech trees lining Sauer Avenue (between Parnham House and the Dower House) comprise a small amount of felling and replanting to maintain scale and remove dangerous trees. The underplanted yew trees are noted to not be sufficiently close to form a hedge and are noted to be multi stems, indicating they have all been treated as a uniform landscape feature. The report observes that they were probably intended as a topiary effect.

4.9 The proposed reshaping of yew trees to return the sense of an ornamental feature and tree works to the beech trees would align with the historic recommendations of the Lear Associates report. Removal of dangerous trees represents good arboricultural practice that might ordinarily be expected to take place. As the avenue falls outside of the application site boundary, it would be necessary to secure landscape management and maintenance within the title via a Section 106 Agreement. Given the blanket tree protection order (TPO) of trees within the registered parks and gardens (RPG) tree works would require separate consent.

4.10 Coupled with the proposals to restore the main entrance, the proposal for landscape management and maintenance within the title would secure compliance with part of Policy ECON6 by ensuring the development would improve the quality and appearance of the site.

4.11 The proposal to tie the proposed holiday-let to the existing Dower House and remaining title so that it cannot be sold off separately from the Dower House and associated title would not result in the development intensifying existing/approved holiday accommodation or improving the quality and appearance of the existing/approved accommodation. This is because the permitted use of the Dower House is a C3 dwellinghouse and not a holiday-let (albeit there is no planning restriction on renting the Dower House for holiday purposes providing the use of the accommodation would not amount to a material change of use).

4.12 In negotiations with the applicant officers have sought for the proposed holiday-let to be linked with other approved holiday accommodation within the Estate (i.e. the River Lodges and Orchard Rooms). However, the applicant has advised that such a link also isn't possible due to funding reasons.

4.13 Accordingly, in the absence of a Section 106 Agreement linking the proposed holiday-let with other holiday accommodation the development is not acceptable in principle under Policy ECON6.

4.14 The proposed Section 106 heads of terms would nevertheless reduce policy conflict and ensure that the proposed holiday-let could only be sold with the Dower House and other land within its title. This would not comply with Policy ECON6, but would provide some, limited, assurances that it may be unlikely for the Estate to be fragmented in the future due to the clear intention of the current owner's submitted Business Plan that land within the title would form the main entrance for emerging

proposals for a hospitality venture. However, ownership and intentions could change in the future and given this would not be secured it is not afforded any weight in the planning balance.

Heritage

4.15 Whilst the Committee Report to the 8 February 2024 Committee recommended refusal on heritage grounds, Members concluded that less than substantial harm to the setting of Parnham House (Grade I), the Dower House (Grade II) and the Registered Park and Gardens (Grade II*) was outweighed by the public benefits (economic) of the construction of one unit of holiday accommodation.

4.16 The revised proposal affects the heritage assessment of the proposal which was outlined in the February Committee Report as follows:

Risk of fragmentation of the Estate

4.17 The report noted that the potential fragmentation of the Estate through the selling off of the proposed holiday-let and Dower House was raised as a concern by Historic England.

4.18 As explained above, without a link between the application site and Parnham House the Estate could be fragmented in different ownerships (as it was in the past) albeit land within the title of the Dower House would need to be retained in the same ownership.

Heritage benefit of financial support to the ongoing maintenance of the Estate and the restoration of Parnham House

4.19 Notwithstanding the fact that the proposed development (nor earlier approvals for holiday accommodation at the estate) does not constitute enabling development, the February Committee Report identified a limited heritage benefit of the development providing financial support to the ongoing maintenance of the Estate and the restoration of Parnham House.

4.20 The revised Section 106 heads of terms offered by the applicant would ensure some (unquantified) financial support to a small part of the land within the Estate (i.e. the title) through landscape management and maintenance. If the proposal is considered acceptable to Members, it is recommended that landscape maintenance and management is secured in perpetuity and that the detailed scope of landscape maintenance and management is agreed in consultation with the council's landscape and tree officers. This would ensure the associated landscaping benefits and ongoing maintenance of part of the Estate.

4.21 In the absence of a link between the proposed holiday-let and Parnham House the development would not provide any guarantee that the proposed holiday-let would provide financial support for the restoration of Parnham House or the wider Estate, including the majority of the registered parks and gardens. As noted within the February Committee Report, the applicant has not justified or quantified the level of financial support that could be derived from the holiday-let for supporting the ongoing maintenance of the Estate and restoration of Parnham House. As currently proposed, the Dower House, holiday-let and other land within the associated title could be sold off and operated independently of any future holiday accommodation within the wider Estate.

4.22 Whilst the revised Section 106 heads of terms would ensure financial support to land within the title (through landscape management) there would be no guarantee of financial support to the restoration of Parnham House and the wider Estate and registered parks and gardens and financial support could not be enforced. The heritage benefit associated with financial support to the ongoing maintenance of the Estate and the restoration of Parnham House is therefore reduced to very limited weight in the heritage balance compared to the limited weight afforded in the February Committee Report given the reduced scope of any enforceable benefits to land within the title only.

Heritage benefit of reinstating the historic driveway and restoring the entrance and gates

4.23 Within the February Committee Report, officers identified that the reinstatement of the entrance, gates and driveway would provide heritage benefit by enhancing the status and prominence of the eastern entrance commensurate with its historic use when it was used to access Parnham House (Para. 16.43).

4.24 The enhanced entrance was previously approved in December 2021 under P/FUL/2021/0420 and planning condition 10 required details to be submitted and approved. The condition did not secure the timing of implementing the works. A similar condition was drafted and agreed with the Chair following the February Committee (see Appendix 2).

4.25 Following the February Planning Committee, the applicant has committed to restoring the gates, piers and carriageway leading to Parnham House before occupation of the holiday-let. This would ensure the heritage benefits associated with these works are delivered in a timely manner, before the holiday-let is occupied. Additional landscape management and maintenance within the title is also proposed. The enhanced heritage benefits therefore carries greater weight in the heritage balance than it did previously.

Heritage balance

4.26 Overall, officers consider that the proposed revised Section 106 heads of terms and commitment to restoring the historic driveway and gates would have a neutral effect on the heritage balance previously considered to be acceptable by Members.

AONB

4.27 The February Committee Report concluded that given the relatively limited scale of development within the Dorset AONB (National Landscape), the development is not considered to harm the special qualities of the Dorset AONB (National Landscape) and accords with Policy ENV1.

4.28 The Committee Report did not expressly consider the December 2023 amendments to the Clause 85 of the Countryside and Rights of Way Act 2000 (CROW). The amendments require relevant authorities (including Local Planning Authorities) to *“seek to further the purposes of conserving and enhancing the natural beauty of the area of outstanding natural beauty”* (rather than *“have regard to...”*) in relation to land in an AONB.

4.29 The site is considered to play a limited role in supporting the special qualities of the AONB and contributing to its natural beauty. Given the relatively limited scale of development within the Dorset AONB there are limited opportunities to seek to further the purposes of enhancing the natural beauty of the AONB. Nevertheless, the

landscape management and maintenance within the site would conserve and enhance the natural beauty of the AONB in accordance with the revised statutory duty.

5.0 Conclusion and recommendation

4.30 The February Committee Report recommended refusal on heritage grounds and matters of principle due to the absence of a Section 106 Agreement linking the holiday-let with the Parnham Estate.

4.31 Members considered that less than substantial harm to the setting of Parnham House, the Dower House and the Registered Park and Gardens was outweighed by the public benefits (economic) of the construction of one unit of holiday accommodation. Members resolved to grant planning permission subject to planning conditions and the completion of a legal agreement under Section 106 to secure the tying of the proposed holiday let to Parnham House so that it cannot be sold off separately.

4.32 This report has assessed the implications of the applicants' inability to enter into a Section 106 agreement in the form resolved by Members and the proposed commitments by the applicant:

1. Landscape management and maintenance within the title plan, including the tree lined avenue, to ensure the development would improve the quality and appearance of the site and part of the Estate (in line with part of Policy ECON6);
2. Tying the proposed holiday-let to the existing Dower House and remaining title so that it cannot be sold off separately from the Dower House and associated title; and
3. Committing to restoring the gates, piers and carriageway leading to Parnham House before occupation of the proposed holiday-let.

4.33 The above commitments are considered to have a neutral effect on the heritage balance previously considered by Members.

4.34 The inability of the applicant to secure a legal tie between the proposed holiday-let and Parnham House and/or other approved accommodation within the Estate so that they cannot be sold off separately introduces policy conflict with Policy ECON6.

4.35 Accordingly, officers recommend that planning permission is refused for the following reasons:

1. In the absence of a Section 106 Agreement linking the holiday-let with Parnham House and/or other approved holiday accommodation within the Estate, the proposal would not result in the intensification or extension of existing premises where the expansion would improve the quality and appearance of the accommodation contrary to the West Dorset, Weymouth and Portland Local Plan (2015) Policy ECON6.

Appendix 1 – February 2024 Committee Report

Appendix 2 – Planning Conditions agreed with the Chair post-Planning Committee

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

241392-PUR-04-00-DR-A-1000 P03 Site location plan

241392-PUR-04-GF-DR-A-2110 P03 Proposed Ground Floor plan - Dower House extension

241392-PUR-04-01-DR-A-2111 P02 Proposed First Floor plan Dower House extension

241392-PUR-04-RF-DR-A-2112 P02 Proposed Roof Plan Dower House extension

241392-PUR-04-ZZ-DR-A-2210 P03 Proposed Elevations Dower House extension

241392-PUR-04-00-DR-A-2000 P03 Proposed Site Location plan

241392-PUR-04-00-DR-A-2001 P03 Proposed Site Block plan

241392-PUR-04-RF-DR-A-2002 P03 Proposed wider Roof plan - New Dower Houses

241392-PUR-04-GF-DR-A-2100 P03 Proposed Ground Floor plan - Mirrored Dower House

241392-PUR-04-01-DR-A-2101 P03 Proposed First Floor plan Dower House

241392-PUR-04-RF-DR-A-2102 P03 Proposed Roof plan - New Dower Houses

241392-PUR-04-ZZ-DR-A-2200 P03 Proposed North & East Elevations New Dower House

241392-PUR-04-ZZ-DR-A-2201 P03 Proposed South & West Elevations New Dower House

241392-PUR-04-ZZ-DR-A-2202 P03 Proposed East & West site Elevations Dower Houses

241392-PUR-04-ZZ-DR-A-2300 P01 Proposed Pool House Floor & elevations

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 14 February 2026.

Reason: This condition is required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended). The reduced time limit aligns with the latest implementation date of other built tourist accommodation at

Parnham Park (i.e. P/FUL/2021/05746) and is required to ensure the development intensifies and improves accommodation at Parnham Park in accordance with West Dorset, Weymouth and Portland Local Plan (2015) Policy ECON6.

3. The new dwelling hereby approved and shown on approved drawing 241392-PUR-04-00-DR-A-2001 Rev P3 shall be occupied for holiday purposes only; shall not be occupied as a person's sole, or main place of residence; and the owners/operators must maintain an up-to-date register of the names of all owners/occupiers of dwelling and of their main home addresses, and must make this information available at all reasonable hours at the request of a duly authorised officer of the Local Planning Authority.

Reason: To ensure that approved dwelling is not used for unauthorised permanent residential occupation.

4. Prior to development of the new dwelling or extension of the existing dwelling hereby approved above damp proof course level, details and samples of all external facing materials for the walls and roofs shall be 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.

5. Prior to the installation of any windows or external doors in the new dwelling or extension of the existing dwelling hereby approved, a schedule and detailed drawings (elevations at 1:10 and sections at 1:5) of all new windows and external including cross references to their positions on the plans shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall proceed in accordance with such details as have been agreed.

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

6. Notwithstanding the approved plans, details and drawings of the final design of the gates, finials and piers (including how the new gate piers will match the existing in materials and mouldings) are to be submitted and approved in writing by the Local Planning Authority prior to the installation of the gates.

Thereafter, the works shall be carried out in accordance with the agreed details.

Reason: In the interests of visual amenity and the setting of the heritage assets.

7. All new and replacement rainwater goods shall be constructed of half round profile cast metal and painted in a colour to be agreed in writing by the Local Planning Authority prior to installation. Thereafter, the development shall be carried out in accordance with the agreed details.

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

8. Prior to the commencement of any development hereby approved, above damp course level, full details of hard and soft landscape proposals shall be submitted to and approved in writing by 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 5 years. The approved soft landscaping proposals 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.

Reason: In the interests of visual amenity and the setting of the heritage assets.

9. Prior to commencement of development, an updated Arboricultural Method Statement (AMS) and associated Tree Constraints Plan, Tree Removals Plan and Tree Protection Plan shall be submitted and approved in writing by the Local Planning Authority. The submitted information shall:
 - a) Identify the retention of T5 (London Plane Tree) and establish appropriate management measures to ensure retention.
 - b) Provide details for the protection of the Root Protection Areas (RPA) of trees numbered T4, T4, T19–T22, T23-T25 and T28-T31, including timescales for the installation and removal of protection.
 - c) Specify no access through the RPAs of trees numbered T4, T4, T19–T22, T23-T25 and T28-T31 for any construction activities. AMS to specify details of the re-alignment of any tree protective fencing to facilitate the new access tracks. This is to include recommendations for a phased approach to installing tracks and parking.
 - d) Identify recommendations for works to large area of laurel alongside A3066.

Thereafter, the development shall proceed in strict accordance with the approved details and a site meeting with the Local Planning Authorities' Tree Officer shall take place prior to commencement of works (including site clearance and demolition).

Reason: To ensure the avoidance of damage to existing trees and natural features during the construction phase and in the absence of up-to-date details at the planning application stage.

10. Prior to commencement of development a scheme must be submitted to the Local Planning Authority to show how the secondary access drive leading to Parnham House from the new dwelling hereby approved will be permanently obstructed to prevent use by motor vehicles other than in emergencies. Any such scheme requires approval to be obtained in writing from the Planning Authority. The approved scheme must be constructed before the development hereby approved is occupied or utilised and, thereafter, must be permanently maintained for the purpose specified.

Reason: To ensure no net increase in vehicles using the access and prevent other vehicles other than those associated with the emergency services using the access onto the A3066.

11. Before the development hereby approved is occupied or utilised the turning/manoeuvring and parking areas shown on Drawing Number 241392-PUR-04-00-DR-A-2001 P03 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.

12. Before the development is occupied or utilised the first 5.0 metres of the vehicle access, measured from the rear edge of the highway (excluding the vehicle crossing), 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.

13. Before the development commences a scheme showing precise details (including the technical specification) for the provision of the electric gate(s) must be submitted to the Local Planning Authority. Any such scheme requires

approval to be obtained in writing from the Local Planning Authority. The approved scheme must be constructed before any part of the development hereby permitted is occupied or utilised. Thereafter, the electric gate(s) must be maintained and available for the purpose specified.

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.

14. Before the development hereby approved is occupied or utilised any entrance gates must be hung so that the gates do not open over the adjacent public highway.

Reason: To ensure that any gates do not cause a safety hazard on the highway.

15. Prior to commencement of development a Biodiversity Plan (BP) shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the BP certified by the Dorset Council Natural Environment Team 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:

- i) the mitigation, compensation and enhancement/net gain measures detailed in the approved BP has been completed in full, unless any modifications to the approved Biodiversity Plan 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 BP 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.

16. Prior to occupation of the extensions to the existing dwelling hereby approved, the proposed Air Source Heat Pump shown on the approved drawings shall be installed and made available for use.

Reason: In the interests of sustainability and to ensure sufficient public benefits to overcome the identified less than substantial harm to heritage assets.

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
- 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.

2. Informative: This permission is subject to an agreement made pursuant to Section 106 of the Town and Country Planning Act 1990 dated [## ##] relating to the tying of the proposed holiday-let to Parnham House so that it cannot be sold off separately.

3. Informative: 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, 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.

4. The applicant is reminded of their responsibility to submit evidence of compliance with the Biodiversity Plan to Dorset Natural Environment Team in order to comply fully with requirements of condition [x].

5. Informative: Electric vehicle charging points

The applicant is advised that prior to the development being brought into use, it must comply with the requirements of Building Regulations Approved Document S: Infrastructure for the charging of electric vehicles.