



Northern Area Planning Committee

Date: Tuesday, 30 June 2026
Time: 10.00 am
Venue: Stour Hall - The Exchange, Old Market Hill, Sturminster Newton, DT10 1FH

Members (Quorum: 6)

Richard Crabb (Chair), Carl Woode (Vice-Chair), Alex Brenton, Barrie Cooper, Les Fry, Sherry Jespersen, Carole Jones, Rory Major, Val Potheary, Belinda Ridout and Steve Murcer

Chief Executive: Catherine Howe, County Hall, Dorchester, Dorset DT1 1XJ

For more information about this agenda please contact Democratic & Governance Services Meeting Contact 01305 224877 - john.miles@dorsetcouncil.gov.uk

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Agenda

Item		Pages
13.	UPDATE SHEET FOR P/FUL/2024/04104, LAND SOUTH OF, ATHELHAMPTON ROAD, PUDDLETOWN.	3 - 4

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Planning Committee – Update Sheet

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Planning Applications

Application Ref.	Address	Agenda ref.	Page no.
P/FUL/2024/04104	Land South of Athelhampton Road, Puddletown	Item 5	P. 11-46
Recommendation: Amendment to the recommendation to remove the mechanism for a clawback clause as part of the viability review. This is due to the fact that there is no local planning policy requiring this and due to the scale of development, it is not considered that this mechanism would be justified or required in this instance. Add in to the recommendation that the on-site Biodiversity Net Gain (BNG) would be secured through the section 106 agreement.			
Nutrient Neutrality: Removal of the referral to Phosphorous (Section 14.12, Page 36-37) The nutrient neutrality section of the report mentions the need to mitigate for phosphorous however it should be clarified that phosphorous mitigation is not required in the Poole Harbour catchment, only nitrogen and as such the mitigation that has been proposed is to mitigate for nitrogen only.			
Open Space: Correction to say that there would be the option to transfer the public open space to the Parish Council or Management Company (Section 14.1, Page 23) Correction in the report on page 23 surrounding the public open space to set out that there would be an option to transfer the public open space to the Parish Council or Management Company. This replaces the sentence ‘The Applicants have confirmed that they are happy to include a cascade mechanism in the Legal Agreement for the transfer of the central public open space (excluding SuD’s) area to the Parish Council as a land transfer agreement only.’			
S106 Section 14.13 (page 37): Amendment to add in to the paragraph setting out the Heads of Terms that the on-site BNG would be secured through the s106			

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