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## **DORSET COUNCIL - EASTERN AREA PLANNING COMMITTEE**

### **MINUTES OF MEETING HELD ON WEDNESDAY 31 JULY 2019**

**Present:** Cllrs Toni Coombs (Chairman), Shane Bartlett (Vice-Chairman), Alex Brenton, Cherry Brooks, Robin Cook, Mike Dyer, Beryl Ezzard (arrived at 14.20pm), Barry Goringe, David Morgan, David Tooke (left meeting at 17.15pm), Bill Trite and John Worth

**Also present:** Cllr David Walsh

**Officers present (for all or part of the meeting):**

Philip Crowther (Senior Solicitor - Planning), Lynda King (Development Management Manager), Alan Davies (Development Manager), Andrew Collins (Principal Planning Officer), Kate Critchel (Senior Democratic Services Officer), Elizabeth Adams (Principal Planning Officer), Elizabeth Fay (Major Projects Officer), Alexandra Dones (Planning Officer) and Caroline Smith (Senior Planning Officer)

#### **13. Declarations of Interest**

There were no declarations of interest to report.

The Chairman of the Committee, Councillor T Coombe had no declaration to make but she read out the following statement to all those present at the meeting:-

"The application from Wyatt Homes to be considered on the agenda related to a site previously allocation by East Dorset District Council in its Core Strategy. I was previously a member of East Dorset District Council and at the time voted in support of the submission of the Core Strategy to the Secretary of State.

I have taken advice from Dorset Council's Monitoring Officer about my role as Chairman of this Committee and Whether I should take part in this meeting. The Monitoring Officer is the Council's Chief Legal Officer and responsible for ensuring that the Council's actions are both lawful and uphold standards of behaviour.

The Monitoring Officer has advised me that I have no disclosable pecuniary interest under the Localism Act 2011 to prevent me from taking part in he meeting. I have been advised by the Monitoring Officer that I have no interest to declare.

In addition, the Monitoring Officer has advised that simply having voted on the submission of the Core Strategy to the Secretary of State for examination in public by an Independent Planning Inspector appointed by the Secretary of

State, does not prevent me or indeed any other councillor in that position from taking part to decide this specific planning application. I do not have a predetermined view about the application as a result of having voted on the core strategy and I am approaching the application before the committee completely afresh.”

**14. Minutes**

The minutes of the meeting held on 3 July 2019 were confirmed and signed by the Chairman.

**15. Public Participation**

Representations by the public to the Committee on individual planning applications are detailed below. There were no questions, petitions or deputations received on other items on this occasion.

**16. Planning Applications**

Members considered written reports submitted on planning applications as set out below.

**17. Land East of New Road West Parley Dorset**

The Major Projects Officer presented the report showing members all the relevant plans and drawings. The committee was advised that the application site comprised of 20.2ha of green field land and was located to the south-east of the intersection of the A347 and B3073, in the Parley Cross area, the local centre of the village. The A347 and the B3073 connected to the site east to west and north to south to the surrounding area.

The Major Projects Officer reported a number of updates to the committee including that additional comments had been received from East Dorset Environment Partnership. However these issues did not include any matter relevant at outline stage that had not already been addressed within the report. Some matters did relate to the details to be submitted at reserved matter stage and where relevant would be included within an informative note.

Members were also advised that two further neighbour representations had been received, but no new issues had been raised. In respect of paragraph 8.5.2 and 8.11.2 of the report the reference to policy should be updated to read FWP6. In respect of employment opportunities, the applicant had confirmed that the proposal had the potential to deliver up to 207 new FTE positions. In relation to the location of the SANG car parking provision, the access to this was to be provided from either the link road, New Road or Christchurch Road, with the final location of the car park to be determined in consultation with Natural England. Members were also advised that in recommendation B the “Head of Planning Services” should be amended to read “Legal Services Manager”.

The committee was informed that the site had a Public Right of Way that crossed east to west connecting Church Lane to New Road and the land was allocated within the Christchurch and East Dorset Local Plan Core Strategy. The outline application was for the construction of up to 386 dwellings, new local centre comprising of up to 1000sqm of retail units, 900sqm of offices and 2200sqm of food store. The application would include access from Christchurch Road and New Road, a link road which is forecast to alleviate congestion at Parley Cross, and associated highway works, open space, including SANG, allotments, landscaping and associated works; and a children's play area.

Members were reminded that the plan shown was indicative and demonstrated what could be delivered on the proposed site. The committee was asked to note that these designs were not set in stone.

The Major Projects Officer continued that the majority of properties abutting the site were located within Church Lane adjacent to the proposed SANG area and it was unlikely that there would be any unacceptable disturbance to amenity. The development facing the site from Christchurch Road and New Road would also not be detrimentally affected and would see improvements to amenity as a result of the reduction in traffic and congestion in the area.

The proposed site was not within the green belt area, but parts of the SANG proposal were shown in parts of the green belt. However this was an appropriate green-belt use and would not be considered to impact on the openness of the green-belt.

In respect of the retail space and food store, the Major Projects Officer confirmed that a Sequential Test and assessment of the impact of the whole retail offering had been submitted. The test concluded that the impacts associated with the proposal were low and represented no threat to the vitality and viability of local town centres.

The site was located within the Bournemouth Airport safeguarding zone and members were advised that the airport had raised no objection to the proposals, but had indicated a number of detailed considerations to be secured and addressed through conditions. The public footpath could be accommodated within the proposed residential layout, SANG and this would be addressed through the Design Code and at the reserved matters stage.

In respect of public transport, there was a bus route which passed the site north to south which could be accommodated in the proposal; however this along with any proposed cycle path would be addressed as part of the link road development.

Members were informed that in respect of the housing mix and affordable housing contribution, the housing mix did differ from that identified in the Strategic Housing Market Assessment (SHMA). The proposal would secure a good mix of properties including larger accommodation for affordable rent. But also provided a good mix of 1, 2 and 3 bedroom market units. The proposed affordable housing would be 19% of the site.

In terms of community facilities the Major Projects Officer confirmed that the following would be secured; contributions to Education, transport improvements towards a new clinical consulting room. It also included contributions to a new community facility at the Sports and Social Club to provide a wide ranging community centre and other contributions included, allotments and a children's' play area.

### Public Participation

Oral representations objecting to the planning application were received from Keith Hern, Jean Heaton of the British Horse Society and Tom Blythe. Those objecting to the proposal stated that there was no evidence to prove a demand for another large food store in the area when there were others within a 5 minute drive or short bus trip away. They also challenged the need for additional office space when there were vacant properties at a local business park. Concerns were expressed regarding the existing infrastructure which was considered inadequate and insufficient to cope with traffic and that local schools and GPs could not cope with the increased demand.

There were further concerns expressed that the link road would not work as planned and would create additional traffic issues for the area. There were concerns expressed regarding the loss of green belt land and the development had not been considered in light of other housing developments already in the area. It was considered that the local planning authority had not listened to these points raised or views of the local community. Jean Heaton indicated that she was concerned for the long-term safety of local horse riders and that the proposed link road would create a dangerous environment for those crossing the B0373. She requested that more links across Parley Common be introduced for horse rider's safety and asked that the committee think about the safety of the horse riding community when making their decision.

Oral representations were received from the Chairman of the West Parley Parish Council, Cllr Philip Bamborough. Cllr Bamborough expressed concerns in respect of the information relating to the access, link road indicating that the detail was inadequate. He asked if the material to be used would be horse and cycle safe. He also advised that planning needed to take a strategic view of the whole area and consider the long term impact of the infrastructure, including the proposed development at the airport. There was also concern that SuDs would attract birds causing a hazard for local aircraft.

Cllr Andrew Parry, Local Ward Members was invited to address the committee and speak on behalf of the local community.

Cllr Parry advised that they should not underestimate the strength of feeling within the West Parley community regarding their concerns about the proposed development. He advised that residents were unhappy about the loss of the green space and the green belt land. The development would be detrimental to West Parley and surrounding towns and villages. The proposed

retail and business units would have a negative impact on the area and it was considered that these proposals were not demand lead.

If members were minded to approve that application, he asked them to consider rejecting the business element of the proposal. He also asked the committee to consider the proposal in the light of the council's declaration of a national climate emergency and challenged if the proposal had been considered against this declaration. He also stated that it was disappointing that the original affordable housing allocations would not be met and there were concerns around the viability of the link road proposal.

Oral representations were received from Lorraine Southwood on behalf of the applicant who advised that the proposed development would create new homes with community benefits and a much needed link road for the area. She understood the depth of local feeling in respect of the application, but advised that the proposal did accord with the requirement of the Local Plan New Neighbourhood Policy and was in accordance with the National Planning Policy Framework. The applicant advised that they had consulted widely and considered need against these policies. The proposal represented sustainable development for the area including the allocation of affordable dwellings.

The Chairman invited Steve Savage, Transport Development Liaison Manager to address the committee and respond to some of the comments relating to highway issues. He confirmed that the Transport Statement was satisfactory and robust. The proposed forward funding would enable the link road to be in place prior to the proposed development of the site and so offer relief to local congestion. He also confirmed that the proposals for the airport had been taken into account as part of the modelling results.

In response to some of the issues raised the Development Management Manager advised that there had been a number of representations made and these had all been carefully considered and part of the application process. Education need had been considered and section 106 contributions would be sought. Members were advised that the proposal for the site accorded with the requirements of the Local Plan and the Core Strategy. The parameter plan had been submitted and provided confidence that the proposal would be distributed across the site in a way that would not have an adverse impact on the Dorset heathlands or green belt area.

## Debate

At this stage of the meeting and following advice from the Senior Solicitor, Cllr B Ezzard indicated that she would not take part in the debate or vote on the application; she had arrived late to the meeting and had not heard all of the officer's presentation.

In response to questions, the Planning Officer advised that climate issues were considered in accordance with planning policies. A cycle way, public footpath and public allotments were all proposed for the site. Renewable energy had also been considered. The application also included an Ecological Appraisal and Biodiversity Mitigation Plan. In respect of the concern that SuDs

would attract birds causing a hazard for local aircraft, members were advised that it was anticipated that the SANG would only attract small birds and the airport were not objecting to the proposal.

In response to a further question regarding the evidence for a food store and it not impacting existing stores, the Major Projects Officer advised that the retail assessment was subject to independent scrutiny by a retail consultant who confirmed the original findings of the Sequential test.

Members were disappointed about the percentage of affordable housing, but acknowledged that the proposal had to be considered as a whole. However it was requested that the condition relating to social housing element be strengthened to read as follows:-

“Review of affordable housing viability at mid-point of the development with any additional affordable housing found viable to be delivered on-site, provided that this review does not result in a reduction in the percentage of affordable housing units to be provided below 19%.” This amendment was agreed by the committee.

In respect of reserved matters members were advised that the submission of a design code was subject to a condition of the application. Reserved matters could come back to committee in accordance with the constitution, should this be considered appropriate. In summing up the Major Projects Officer confirmed that officers had worked with the local community and engaged with the design and access statement. The changes to proposal had been made as part of the consultation process.

Overall members welcomed that application and considered the scheme to be sustainable and reasonable. The community facility proposals would bring benefits to the area and work opportunities through the business element of the proposal.

#### Decision

It was proposed by Cllr S Bartlett seconded by Cllr M Dyer that the application be:-

**APPROVED** as amended and as set out in the appendix to these minutes.

#### 18. **Land East of Church Lane, West Parley (SANG for Core Strategy Policy Site FWP6)**

The Major Projects Officer presented a report and advised that the application sought planning permission for the change of use of land to a suitable alternative natural greenspace (SANG) for the residential element of the development proposed under the outline planning proposal. The existing agricultural buildings and associated hardstanding would be removed and meadow grassland, scattered tree planting, a pond, hedgerow and scrub habitats were to be provided.

As an update the Major Projects Officer reported that the following:-

- An additional sentence should be added as paragraph 4.1 of the report "Planning policy contained in the National Planning Policy Framework and National Planning Practice Guidance is relevant and is a material consideration to be considered in the planning judgement. The guidance contained in Department of Transport (DfT) Circular 01/2010 is also a material consideration".
- Recommendation B replace "Head of Planning Services with Legal Services Manager "

## Public Participation

Oral representations were received from Cllr Philip Bamborough, Chairman of West Parley Parish Council. In addressing members he indicated that the Parish Council accepted the provision of a SANG, in principle but expressed reservations that the Parish Council's concerns had not been addressed in relation to the narrowness of Church Lane. This road was not suitable for additional traffic or parking. There were concerns over air pollution and signage. The Parish Council requested that the responsibility of the SANG lease or freehold should be transferred to them to run and manage.

Cllr Andrew Parry spoke on the application as the Local Ward Member and reminded members of the strength of feeling in respect of the wider development of the area. He highlighted that the application was fragmented and expressed concerns that the airport would have increased risk of bird strike. He asked the committee to carefully reflect on the traffic management of the site and parking provision in order to protect visitors and local residents alike. He also wanted to ensure that the long-term future of the site was secured.

In response to matters raised the Major Projects Officer confirmed that the applicant intended to maintain the SANG. However the Parish Council could discuss this matter direct with the applicant outside of the planning process, if they so wished.

In respect of the airport and birds from the SANG, it was anticipated that there would be mainly small garden birds and following consultation, the airport was content that bird strike would not be an issues subject to details of a Management Plan.

## Debate

In response to concerns expressed the Chairman confirmed that, if required reserved matters could be referred back to the committee for decision.

Responding to further questions for clarification, the Major Projects Officer advised that Church Lane was a very quiet road and the highways authority had raised no objection. Putting traffic calming measures in place would be considered out of character for the site and area. It was further confirmed that reserve matters would include the links to the SANG.

## Decision

It was proposed by Cllr S Bartlett and seconded by Cllr D Morgan

**GRANTED subject to conditions as set out in the appendix to these minutes.**

**The committee adjourned at this juncture (16.25pm) and returned at (16.35pm)**

### 19. **Land South of Christchurch Road, Christchurch Road, West Parley, Dorset, BH22 8SL**

The Major Projects Officer set out the report and the application to erect an 80 bedroom Care Home with associated parking, landscaping and amenity space. The application site comprised of 0.75ha of greenfield land and was located to the south of Christchurch Road. There were a number of protected trees on the site which were proposed to be retained.

The accommodation would be provided over two storeys, with a main entrance to the building facing Christchurch Road and a servicing entrance to the north east of the building. Vehicular access to the site would be via a new access off of Christchurch Road and parking would be provided at the front of the site for 35 vehicles. The site would consist of community facilities as well as bedrooms. There was a good level of amenity and the extending roof line would prevent glare and heat build-up in the building. In conclusion the proposal for the site conformed to the requirements of the general policies of the local plan and overall the proposal represented sustainable development.

## **Vote to Continue Meeting**

**As the meeting had reached its three hour limit and in accordance with the constitution, the Chairman interrupted the debate to seek a vote to continue the meeting to its conclusion. This was so proposed by Cllr S Bartlett, seconded by Cllr C Brooks and agreed by the committee.**

## Public Participation

Cllr Philip Bamborough, Chairman of West Parley Parish Council objected to the application on the ground that this proposal was speculative and out of keeping with the surrounding area. The design and scale of the building was overbearing. There were also concerns expressed regarding traffic safety.

Cllr Andrew Parry, Local Ward Member expressed disappointment at a care home on this site rather than a community use. This was not what was expected or required by the local community. He felt that the proposed building was of poor design. If the care home was to provide high dependency level of care, he was anxious that there would be insufficient car parking on the site. If members were minded to approve, he asked that they request a CIL for the benefit of wider development for the community.



Oral representation were received from Mr Adrian Kearly as the applicant's agent. This was a proposed residential nursing care home which was badly needed across Dorset. The home would help reduce bed blocking and reduce accommodation shortfall. There was an increasing need for specialist care in the catchment area and the NHS had raised no objection to the plans. It was considered that the car park was acceptable and staff would be working shifts outside of normal office hours. Full CIL contributions were also part of the application.

In response to some of the comments made, the Development Management Manager advised that community use did not preclude a care home on the site. In planning terms this was an acceptable proposal and no other use had been put forward. The proposal also met the general requirements of the planning policies.

#### Debate

There were some reservations expressed in respect of the design and size of the building and some members were concerned that it would be overbearing. It was also disappointing that there was no direct access to the SANG for the residents of the care home as the use of green space was important for resident's health.

Overall most members felt that the site and proposed building was acceptable development for the area and the increase care provision was an important factor for the local and surrounding areas of Dorset.

It was proposed by Cllr S Bartlett seconded by Cllr A Benton that the application be approved. Before being put to the vote members discussed amending the following condition " There shall be no pets on the site at any time" to read "There shall be no pets on the site at any time, with the exception of therapy animals".

Upon being put to the vote the amendment was carried.

#### Decision

**GRANTED subject to conditions, as amended and as set out in the appendix to these minutes.**

Cllr Tooke left the meeting.

#### 20. **Land off Stour View Gardens/ 91 Wimborne Road Corfe Mullen Wimborne BH21 3DS**

Before considering the item Cllr W Trite indicated that the applicant was known to him and asked if he should be making a declaration in this respect. The committee were advised that as Mr Burt was a previous Councillor of the East Dorset District Council, he would be known to many councillors.

The Senior Solicitor confirmed that it was up to individual to decide if this precluded them from making a decision on the application based on the closeness of their relationship with Mr Burt. Cllr Trite indicated that he would speak and vote of the item. For clarity Cllr Bartlett wanted to the committee to be aware that he served on Wimborne Town Council with the applicant.

The Principle Planning Officer advised that this was a residential development for approval of all reserved matters in respect of the outline planning permission at land off Stour View Gardens/91 Wimborne Road, Corfe Mullen, Wimborne.

Members noted that the proposal would have no adverse impact on the occupants of adjacent dwellings or the character and appearance of the locality. There was a local need for this type of dwelling and the proposal was in keeping with the area. The following updates were presented:-

- There was one additional neighbour comment, clarifies that a strip of land 3.1m wide lies between the site and 24 Stour view Gardens retained by the developer of Stour view gardens & the hedge which currently provides screening lies beyond the site  
Paragraph 8.3 of the report should be revised to read:- *The new access from Stour view Gardens is be acceptable in the street scene and would result in a relatively low-key entrance to the site. The timber fence enclosing the refuse store is acceptable as this is to be located inside the site entrance adjacent to the site's west boundary; it would not be readily seen from the cul-de-sac given its set back position. There is currently also additional screening provided by the hedge at no. 24, beyond the site.*
- Concern that 24a Stour View Gardens is closer to the highway than the plans suggest.

#### Public Participation

Mr D Burt, highlighted a typing error in the report and asked members to support the application as set out.

#### Debate

Members considered the application to be in accordance with the outline planning permission and would have no adverse impact of the character and appearance of the immediate area.

#### Decision

It was proposed by Cllr S Bartlett seconded by Cllr D Morgan that the application be approved

**GRANTED subject to conditions as set out in the appendix attached for these minutes.**

**21. Land adjacent to Blandford Road Corfe Mullen Wimborne BH21 3RQ**

In presenting the report, the Planning Officer advised that the application was to erect an agricultural building for livestock and machinery. Members noted that Corfe Mullen Parish Council had objected to the proposal for a number of reasons as set out in the report. The following updates were also reported:-

- Paragraph. 8.12 of the officer report should be deleted and replaced with the following:  
“Paragraph 193 of the NPPF explains that when considering the impact of a proposed development on the significance of a designated heritage asset great weight should be given to the asset’s conservation. In this case, the impact of the proposed development upon the setting of St Huberts church is less than substantial, and the proposed development is considered acceptable provided that its use is for agriculture only, and that additional planting is provided – as indicated on the submitted landscaping scheme”
- An additional paragraph should be added at 8.13: Paragraph. 196 of the NPPF states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal. In this case, there is some benefit in terms of the agricultural enterprise which outweighs the slight harm to the setting of St Huberts church.

Oral representations were received from Mr Munro the applicant’s agent. The building was required for the start up of trade and needed for security on site. It also was considered key to the success of this fledgling business. He advised that the container currently on the site would not be used once the building had been built.

**Debate**

Some members expressed concerns regarding the proposed siting of the building and the impact that it might have on the grade 2 listed church building. Some members felt that it was detrimental for the line of the church and would detract from the listed building which was set in an area of green belt land.

It was suggested that the building could be sited in another area of the field, for example, the embankment or near the woodland area. However, the Development Management Manager advised that these areas were at different levels and were likely to cause significant harm compared to the proposed location. Members were also reminded that they must consider the application before and not what they might like to see on site.

Although there were concerns expressed regarding the accesses to the field, members were reminded that there had been no objection from the Highways Authority. It was the officer’s view that the impact of the proposed site would be negligible.

Decision

It was proposed by Cllr B Ezzard seconded by Cllr M Dyer that the application be:-

**GRANTED subject to conditions as set out in the appendix to these minutes.**

**22. 8 Westminster Road, Wareham, BH20 4SW**

The Planning Officer presented a proposal for the reorganisation of depot for recycling collection vehicles. Provision of parking, porta cabins for office & welfare facilities, shipping containers for storage and new fencing and lighting. Member noted that the principle of development was acceptable for the site and within the development boundary. All planning matters had been addressed and the location was considered to be sustainable and acceptable in terms of design and general visual impact.

Debate

As the Local Member, Cllr B Ezzard advised that the proposal was a considerable improvement to the site. Overall the committee were minded to support the application.

Decision

It was proposed by Cllr S Bartlett and seconded by Cllr A Brenton that the application be:-

**GRANTED subject to the conditions as set in the appendix attached to these minutes.**

**23. Planning Appeals**

Decision

That the outcome of the planning appeal decisions as set out in the agenda were received and noted.

**24. Future Meetings of Eastern Area Planning Committee**

Decision

That all future meetings of the Eastern Area Planning Committee set out in the 2019/20 Calendar would be held in the Allendale Centre, Wimborne starting at 10.00am.

**25. Urgent items**

There were no urgent items to report.

26. **Exempt Business**

There were no Exempt items of Business to be considered.

**Appendix**

**Duration of meeting:** 2.00 - 6.30 pm

**Chairman**

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**APPLICATION NUMBER:** 3/17/3609/OUT

**APPLICATION SITE:** Lands East of New Road West Parley Dorset

**PROPOSAL:** Outline application (All matters reserved except for access and associated link road); with up to 386 dwellings (Class C3); up to 1000sqm of retail units (Classes A1-A5); up to 900sqm of offices (Class B1) and up to 2200sqm of foodstore (Class A1); together with accesses, a link road and associated highway works, public open space including SANG, allotments, landscaping and associated works.

**Decision:**

**A) GRANT, SUBJECT TO 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 FOLLOWING:**

1. 19% affordable housing (73 dwellings), to be provided in the following mix, or as subsequently agreed by officers.

Dwelling Type	Affordable Rented	Shared Ownership
1 bed flat	20	10
2 bed flat	8	10
2 bed house	9	0
3 bed house	13	2
4 bed house	1	0
<b>TOTAL</b>	<b>51</b>	<b>22</b>

Review of affordable housing viability at mid-point of the development with any additional affordable housing found viable to be delivered on-site, provided that this review does not result in a reduction in the percentage of affordable housing units to be provided below 19%

2. Market housing to be provide in the following mix or as subsequently agreed by officers:

Dwelling Type	Market Dwellings
1 bed flat	21
2 bed flat (inc. FOG)	92
2 bed house	21
3 bed house	109
4+ bed house	70
<b>TOTAL</b>	<b>313</b>

3. Education contribution of £5,880 per eligible dwelling (two or more bedrooms)
4. Local Health Facility Contribution of £24,000
5. Link Road loan of £2million to be made available for a period of one year from the date of permission should the applicant wish to draw against this.

6. Requirement to enter into a S278 in respect of the link road.
7. Off-Site Highway Works Contribution of £156,234 for Longham Road double roundabout + £92,802 for Ringwood Road / New Road junction
8. SANG to be created including on the main site approved pursuant to this permission, and east of Church Lane approved pursuant to application 3/17/3610/COU in accordance with a SANG Management Plan. SANG to include a LEAP in the form of a natural children's play area (within the boundary of application 3/17/3609/OUT) and a car park serving both SANG areas to be accessed from either the link road, New Road or Christchurch Road, with the final location of the car park to be determined in consultation with Natural England Monitoring of SANG to take place in accordance with a Visitor Monitoring Strategy.
9. On-going management and maintenance of the SANG in the form of the appointment of a Management Company by Lewis Wyatt (Construction) Ltd to manage the SANG or transfer to another suitable organisation e.g. The Land Trust, Dorset Wildlife Trust approved by Natural England. SANG to be managed in perpetuity.
10. SANGS Step In Maintenance Contribution of £20,000
11. SAMM Contribution - Flats (@ £179 per flat) & houses (@ £263 per house)
12. Community Contribution towards West Parley Parish Council's community project at the Parley Sports and Social Club of £130,000
13. Provision of Allotments (0.23ha)
14. All financial contributions to be index-linked from 6 months post-committee resolution or date of consent, whichever is sooner.

**And the following conditions** (NB. The agreement of the applicant to pre-commencement conditions is not required in relation to Outline consents):

1. (a) Before any development is commenced details of 'Reserved Matters', (that is any matters in respect of which details have not been given in the application and which concern the siting, design or external appearance of the building(s) to which this permission and the application relates, or to the means of access to the building(s) or the landscaping of the site) shall be submitted to and approved in writing by the Local Planning Authority.
- (b) An application for approval of any 'Reserved Matters' must be made not later than the expiration of three years beginning with the date of this permission.
- (c) The development to which this permission relates must be begun not later than the expiration of two years from the final approval of the



Reserved Matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: (a) This condition is required to be imposed by the provisions of Article 5(1) of the Town and Country Planning (Development Management Procedure) Order 2015: (1) of the (b) and (c) These conditions are required to be imposed by Section 92 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:
  - W524/02 rev B (Proposed Link Road between Christchurch Road and New Road)
  - W524/04 (New Road Access)
  - W524/05 (Church Lane Access)
  - Preliminary Tree Loss and Impact Plan (10537/P15 – included within Tyler Grange Preliminary Arboricultural Impact Assessment, 14 December 2017) insofar as it relates to highway works approved pursuant to drawings W524/02 rev B, W524/04 and W524/05
  - LP-01 rev E (Site Location Plan)
  - LUBHP-01 (Land Use and Building Heights Plan)

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

3. No development shall commence until a scheme of phasing of construction for the housing, foodstore, local centre and associated works including SANG hereby approved has been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the agreed scheme of phasing unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the housing and commercial development is fully supported by associated development.

4. An extension to the village centre shall be provided within the area identified for Mixed Use Commercial development on approved plan LUBHP-01, not exceeding 1,900sqm floor area.

Reason: To ensure compliance with policy WMC7 of the adopted Local Plan.

5. Prior to the submission of any application for Reserved Matters for any phase, a detailed Design Code, accompanied by a masterplan, shall be submitted to and approved in writing by the Local Planning Authority. The detailed Design Code shall set out the proposed design principles for the development and the associated measures intended to secure a

high quality development, taking into account the character of the site and its surroundings. It shall include details of:

- Street hierarchy and character;
- Green infrastructure and green corridor framework;
- Urban form, and;
- The character areas, including boundary treatments and materials.

All applications for Reserved Matters approval shall be accompanied by a Design Statement which shall explain how the proposal conforms to the principles and requirements of the approved detailed Design Code.

Reason: To ensure that a design code is agreed by the Council as required by Policy FWP5 in order that development respects its setting in the interests of visual amenity.

6. The following works must have been constructed to the specification of the Local Planning Authority prior to the opening of the foodstore or the occupation of the 193rd dwelling unless otherwise agreed in writing with the local planning authority:
  - The construction of a link road and associated signal-controlled junctions (including crossing facilities) as shown on Drawing No W524/02 Rev B (or similar scheme to be agreed in writing with the Local Planning Authority).
  - A continuous 3.00m wide shared footway cycleway along the complete site frontages to both Christchurch Road and New Road as shown on Drawing No W524/02 Rev B (or similar scheme to be agreed in writing with the Local Planning Authority).

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

7. Each phase of the development hereby permitted must not be occupied or utilised until a scheme showing precise details of the proposed motor vehicle and cycle parking facilities for that phase is submitted to the Local Planning Authority. Any such scheme requires approval to be obtained in writing from the Local Planning Authority and these works shall be carried out as approved and thereafter, must be maintained, kept free from obstruction and available for the purpose specified.

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

8. The reserved matters application for access in relation to each phase of the development shall include details of the access, geometric highway layout, turning and parking areas for that phase.

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

9. Prior to the occupation of any dwellings within the phase of the development it serves the first 15.00 metres of the vehicle access formed onto New Road, as shown on Drawing Number W524/04, measured from the rear edge of the highway (excluding the vehicle crossing – see the Informative Note 1 below), must be laid out and constructed to a specification submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that a suitably surfaced and constructed access to the site is provided that prevents loose material being dragged and/or deposited onto the adjacent carriageway causing a safety hazard.

10. Prior to the occupation of any dwellings within the phase of the development it serves the visibility splay areas as shown on Drawing Number W524/04 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.

11. Prior to the occupation of any dwellings taking vehicular access from Church Lane the first 5.00 metres of each vehicular access formed onto Church Lane, as shown on Drawing Number W524/05 measured from the rear edge of the highway (excluding the vehicle crossing – see the Informative Note below), must be laid out and constructed to a specification submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that a suitably surfaced and constructed access to the site is provided that prevents loose material being dragged and/or deposited onto the adjacent carriageway causing a safety hazard.

12. Prior to the occupation of any dwellings taking vehicular access from Church Lane the visibility splay areas as shown on Drawing Number W524/05 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.

13. No phase of development shall take place, including any works of demolition, until a Construction Method Statement for that phase has been submitted to, and approved in writing by, the local planning

authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- i. the parking of vehicles of site operatives and visitors
- ii. loading and unloading of plant and materials
- iii. storage of plant and materials used in constructing the development
- iv. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- v. wheel washing facilities
- vi. measures to control the emission of dust and dirt during construction
- vii. a scheme for recycling/disposing of waste resulting from demolition and construction works
- viii. an airport communication plan for any cranes and tall plant equipment
- ix. radio frequency use by staff site to be agreed with Bournemouth Airport

Reason: This information is required prior to commencement to safeguard the amenity of the locality and to reduce or mitigate the impacts of construction traffic on the surrounding highway network, to prevent the possible deposit of loose material on the adjoining highway and to ensure aircraft safety.

14. Demolition or construction works shall not take place outside 7:30 hours to 18:30 Mondays to Fridays and 8:00 hours to 13:00 hours on Saturdays nor at any time on Sundays or Bank Holidays.

Reason: To protect the amenities of the locality.

15. A Travel Plan for each land use category (Residential, Mixed Use Commercial and Foodstore) shall be submitted to and approved in writing by the Planning Authority prior to the first occupation and / or bringing into use of any building for the relevant use. The Travel Plan, as submitted, will include:

- Targets for sustainable travel arrangements.
- Effective measures for the on-going monitoring of the Travel Plan.
- A commitment to delivering the Travel Plan objectives for a period of at least five years from first occupation/utilisation of the development.
- Effective mechanisms to achieve the objectives of the Travel Plan by the occupiers/users of the development

The development shall be implemented only in accordance with the approved Travel Plan.

Reason: This information is required 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 in accordance with the requirements of policy KS11 of the Local Plan and Government Guidance contained in the National Planning Policy Framework

16. The plans and particulars submitted in accordance with condition 1 above shall include:
- (a) a plan showing the location of, and allocating a reference number to, each existing tree on the site which has a stem with a diameter, measured over the bark at a point 1.5 metres above ground level, exceeding 75 mm, showing which trees are to be retained and the crown spread of each retained tree;
  - (b) details of the species, diameter (measured in accordance with paragraph (a) above), and the approximate height, and an assessment of the general state of health and stability, of each retained tree and of each tree which is on land adjacent to the site and to which paragraphs (c) and (d) below apply;
  - (c) details of any proposed topping or lopping of any retained tree, or of any tree on land adjacent to the site;
  - (d) details of any proposed alterations in existing ground levels, and of the position of any proposed excavation, [within the crown spread of any retained tree or of any tree on land adjacent to the site] [within a distance from any retained tree, or any tree on land adjacent to the site, equivalent to half the height of that tree];

Reason: In order to allow for the preservation of trees during the design process.

17. No development shall commence on any phase or development parcel until details of the adequate protection of all trees and tree root systems to be retained within, bordering and adjacent to that phase have been submitted to and approved in writing by the Local Planning Authority and enacted (retention / protection shall be in accordance with BS 5837:2012 'Trees in Relation to Design, Demolition and Construction'). The details shall include a site plan identifying all trees to be retained and removed in accordance with the Preliminary Arboricultural Impact Assessment (December 2017), unless otherwise agreed in writing with the local planning authority. The details shall include the location of Root Protection Areas and Construction Exclusion Zones and the erection of tree protection measures. The tree protection measures shall be in place prior to the commencement of development for that phase and retained until the development in that phase is completed. The areas enclosed by the tree protection measures shall not be used for any storage and the levels within these areas shall not be altered.

Reason: To safeguard the future of these trees and shrubs in the interests of visual amenities and the biodiversity value of the area and the setting and character of the proposed development in accordance with policies HE2 and HE3 of the Christchurch and East Dorset Local Plan- Core Strategy Part 1.

18. No development above DCP (damp proof course) within each development phase shall take place until full details of both hard and soft landscape works for that phase have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include hard surfacing materials; means of enclosure; details of boundary planting, schedules of plants (noting species, plant sizes and proposed numbers/densities where appropriate).

All hard and soft landscape works shall be carried out in accordance with the approved details. The works approved for that phase shall be carried out prior to the occupation of that phase of the development and the planting carried out in the first planting season following completion of the development. Any planting found damaged, dead or dying in the first five years following their planting are to be duly replaced with appropriate species.

Reason: The long term establishment, maintenance and landscaping of the site is necessary to preserve the amenity of the locality. This decision has also had regard to Policies HE2 and HE3 of the Local Plan and Government Guidance contained in the National Planning Policy Framework.

19. The development hereby approved shall be undertaken in accordance with the biodiversity mitigation plan dated 29 March 2018 approved by Certificate of Approval dated 3 April 2018, unless otherwise agreed in writing by the Local Planning Authority in conjunction with Dorset Council's Natural Environment Team. Thereafter approved mitigation measures shall be permanently maintained and retained in accordance with the approved details, unless otherwise first agreed in writing by the Local Planning Authority.

Reason: To ensure the protection and enhancement of biodiversity on the site in accordance with policy ME1 of the Christchurch and East Dorset Core Strategy.

20. No development shall take place in each phase until a lighting strategy for that phase has been submitted to and approved by the local planning authority in writing. The approved scheme shall be implemented and thereafter retained.

Reason: To ensure that the lighting is appropriate in its context, to safeguard the safety of Bournemouth Airport and contribute to public safety.

21. No development shall take place until a detailed surface water management scheme for the site, based upon the hydrological and hydrogeological context of the development, and including due consideration of the construction phase, has been submitted to, and

approved in writing by the local planning authority, The surface water scheme shall be implemented in accordance with the submitted details before the development is commenced. The surface water management system shall be designed in a way that will avoid attracting large birds.

Reason: To prevent the increased risk of flooding, to improve water quality and to safeguard the airport flightpath.

22. 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.

23. No development shall take place within any phase until a plan showing details of existing and proposed finished ground levels (in relation to a fixed datum point) and finished floor levels for that part of the site and its relationship with adjoining buildings, including indicative floor levels of adjoining properties within any future phase, and adjoining ground levels has been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved finished floor and ground levels.

Reason: To control matters which will impact on neighbouring amenity, views within the site and the visual impact of the development.

24. Details shall be submitted with the first reserved matters application which demonstrate:
- how the development shall achieve at least 10% of the total regulated energy (used for space heating, hot water provision, fixed lighting and ventilation) used in the dwellings in each phase from renewable sources, unless otherwise agreed in writing with the local planning authority
  - that options for district heating, and/or power facilities to serve the development have been investigated
  - Where it is possible to do so the development should be connected to a district heating and/or power facility in accordance with a scheme to be submitted to and agreed in writing by the Local Planning Authority.

Reason: To help meet the UK's carbon emissions targets and comply with Policy ME4 of the Christchurch and East Dorset Core Strategy.

25. No development above DPC (damp proof course) shall take place within each development phase until details and samples of all external facing and roofing materials within that phase have been provided on site, and approved in writing by the Local Planning Authority (LPA). All works shall be undertaken strictly in accordance with the details as approved, unless otherwise agreed in writing with the LPA.

Reason: This information is required to ensure satisfactory visual relationship of the new development to the existing.

26. Residential properties fronting onto New Road and onto the proposed link road shall be designed to minimise the adverse impacts of road traffic noise within internal spaces including the use of acoustic glazing to facades facing these roads as identified within the submitted Acoustic Assessment.

Reason: To ensure development is carried out in accordance with the submitted evidence.

27. The SANG Land as shown on drawing LUBHP-01 shall not be utilised until details of a car park accessed via a vehicular access road from either the Link Road, New Road or Christchurch Road and intended to serve the SANG Land, including that approved under planning permission ref: 3/17/3610/COU, are submitted in writing to and approved by the Council. The submitted details shall include a timetable for the delivery of the car park. The car park shall thereafter be laid out in accordance with the agreed details and retained in perpetuity.

Reason: To mitigate the impacts of vehicular access and parking on existing residential properties in Church Lane.

28. The details submitted pursuant to condition 1 with respect to the approved food store shall include an assessment of the noise generated by this use carried out by a suitably qualified person and the design shall incorporate mitigation measures where necessary.

Reason: To safeguard the amenity of nearby existing and proposed residential uses.

**Informative:**

1. Highways – Section 38
2. Highways – Section 184
3. Measures shall be taken to ensure the re-use on-site of all suitable sands or gravels raised during construction wherever viable, environmentally feasible and practicable to reuse them. Within six



months of the substantial completion of groundworks in each phase of the development a report setting out the quantum of material re-used on-site shall be submitted to the Mineral Planning Authority.

4. Comments on illustrative layout
5. Legal agreement details

**B) REFUSE PERMISSION FOR THE REASONS SET OUT BELOW IF THE AGREEMENT IS NOT COMPLETED BY 31 January 2020 OR SUCH EXTENDED TIME AS AGREED BY THE LEGAL SERVICES MANAGER OR RELEVANT LEAD OFFICER:**

1. The proposal does not make provision through a S106 legal agreement for the delivery of policy compliant affordable housing on the site, contrary to Policy LN3 of the Local Plan Part 1 (2014) and the Affordable Housing SPD. The submitted evidence is insufficient to warrant a departure from policy requirements.
2. The site lies within 5km of a number of Sites of Special Scientific Interest (SSSIs) which are also designated European wildlife sites, namely Dorset Heathlands Special Protection Area, Dorset Heaths Special Area of Conservation and Dorset Heathlands Ramsar. The proximity of these European sites means that determination of the application should be undertaken with regard to the requirements of the Conservation of Habitats and Species Regulations 2017, in particular Regulation 63. The proposal fails to secure the avoidance measures identified as necessary to mitigate the impact of the development, in combination with other plans and projects, on the integrity of the designated site as set out in the Dorset Heathlands Planning Framework Supplementary Planning Document (SPD) 2015-2020 and there are no imperative reasons of overriding public interest in support of the proposal. The development is therefore contrary to policy ME2 of the Christchurch and East Dorset Local Plan, Part 1 - Core Strategy adopted April 2014, the provisions of the National Planning Policy Framework, particularly paragraphs 175-177 and the Conservation of Habitats and Species Regulations 2017.
3. The provision of a financial contribution towards education provision is required to ensure sufficient provision of school places to support the development. In the absence of a completed legal agreement to secure the necessary education contribution, the proposal is contrary to paragraph 94 of the NPPF.
4. The provision of a LEAP, is required to serve the development, along with providing for its long terms maintenance and management. In the absence of a completed legal agreement to secure the necessary LEAP, the proposal is contrary to Policy HE4 of the Local Plan Part 1 (2014) and paragraph 8 of the NPPF.

5. The provision of financial contributions to mitigate identified transport impacts on Longham Road double roundabout and Ringwood Road / New Road junction is required. In the absence of a completed legal agreement to secure the necessary works, the proposal is contrary to Policy KS11 of the Local Plan Part 1 (2014) and paragraphs 108 of the NPPF.

**APPLICATION NUMBER:** 3/17/3610/COU

**APPLICATION SITE:** Land East of Church Lane, West Parley (SANG for Core Strategy Policy Site FWP6)

**PROPOSAL:** Change of use of land to a suitable alternative natural greenspace (SANG) and associated works.

**Decision:**

**A) GRANT, SUBJECT TO 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 FOLLOWING:**

1. SANG to be created including on the this site, and land East of New Road approved pursuant to application 3/17/3609/OUT in accordance with a SANG Management Plan. SANG to include a LEAP in the form of a natural children's play area (within the boundary of application 3/17/3609/OUT) and a car park serving both SANG areas to be accessed from the either the link road, New Road or Christchurch Road, with the final location of the car park to be determined in consultation with Natural England. Monitoring of SANG to take place in accordance with a Visitor Monitoring Strategy.
2. On-going management and maintenance of the SANG in the form of the appointment of a Management Company by Lewis Wyatt (Construction) Ltd to manage the SANG or transfer to another suitable organisation e.g. The Land Trust, Dorset Wildlife Trust approved by Natural England. SANG to be managed in perpetuity.

**Conditions** (NB: The applicant has agreed to all pre-commencement 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.

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

## SANG Location Plan SGLP-01 RevB

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

3. The development hereby approved shall be undertaken in accordance with the biodiversity mitigation plan dated 29 March 2018 approved by Certificate of Approval dated 3 April 2018, unless otherwise agreed in writing by the Local Planning Authority in conjunction with Dorset Council's Natural Environment Team. Thereafter approved mitigation measures shall be permanently maintained and retained in accordance with the approved details, unless otherwise first agreed in writing by the Local Planning Authority.

Reason: To ensure the protection and enhancement of biodiversity on the site in accordance with policy ME1 of the Christchurch and East Dorset Core Strategy.

4. No development shall take place until details of the proposed SANG have been submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall include details of the proposed layout; infrastructure specification; vehicular (for maintenance) and pedestrian accesses; hard and soft landscaping; along with any proposed structures and equipment. The development shall be undertaken in accordance with the approved details and the timescales set out within the SANG Management Plan to be approved pursuant to outline planning permission 3/17/3609/OUT,, and shall be retained as such for the life of the development.

Reason: To provide adequate heathland mitigation in accordance with Policy ME2 of the Christchurch and East Dorset Core Strategy.

7. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
  - i. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
  - ii. wheel washing facilities
  - iii. measures to control the emission of dust and dirt during construction
  - vi. a scheme for recycling/disposing of waste resulting from demolition and construction works
  - v. Details of the proposed access arrangements during construction.

Reason: This information is required prior to commencement to safeguard the amenity of the locality in accordance with Policy DES2 of the East Dorset Local Plan.

**Informative:**

1. Legal Agreement

**B) REFUSE PERMISSION FOR THE REASONS SET OUT BELOW IF THE AGREEMENT IS NOT COMPLETED BY 31 January 2020 OR SUCH EXTENDED TIME AS AGREED BY THE LEGAL SERVICES MANAGER OR RELEVANT LEAD OFFICER:**

1. The proposal fails to secure appropriate SANG management and maintenance measures, contrary to Policy ME2 of the Christchurch and East Dorset Core Strategy.

**APPLICATION NUMBER:** 3/19/0821/FUL

**APPLICATION SITE:** Land South of Christchurch Road, Christchurch Road, West Parley, Dorset, BH22 8SL

**PROPOSAL:** Erect an 80 bedroom Care Home with associated parking, landscaping and amenity space.

**Decision:**

Grant, subject to the following:

**Conditions (all pre-commencement conditions have been agreed by the applicant):**

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.

2. The development hereby permitted shall be carried out in accordance with the following approved plans: 1834-PA-003, 1834-PA-004, 1834-PA-005, 1834-PA-006, 1834-PA-007, 1834-PA-008, 1834-PA-009, H002

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

3. Before the development is occupied or utilised the first 10.00 metres of the vehicle access, measured from the rear edge of the highway (excluding the vehicle crossing – see the Informative Note below), must be laid out and constructed to a specification submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that a suitably surfaced and constructed access to the site is provided that prevents loose material being dragged and/or deposited onto the adjacent carriageway causing a safety hazard.

4. Before the development hereby approved is occupied or utilised the turning and parking shown on Drawing Number 1834\PA\004 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.

5. Before the development is occupied or utilised the cycle parking facilities shown on Drawing Number 1834\PA\004 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.

6. Prior to the first occupation of the care home, details of storage for refuse and recycling, together with the access to it including details of a private refuse collection solution, shall be submitted to and approved in writing by the Local Planning Authority. The storage shall be provided in accordance with the agreed details before the development is first occupied and thereafter retained as approved. Furthermore unless agreed in writing with the Local Planning Authority the approved private refuse collection solution shall be retained in perpetuity.

Reason: In the interests of highway safety, visual amenity and the amenities of future occupiers of the development.

7. Occupancy of the care home hereby permitted shall be restricted to people with dementia or people requiring 24 hour close care due to frailty or disability.

The care home shall be staffed by shift working only, details of which shall be submitted in writing and approved by the Local Planning

Authority prior to occupation of the care home. There shall be no residential staff presence on the site at any time.

Reason: To prevent increased recreational pressures on the internationally designated Dorset Heathlands in accordance with Policy ME2 of the Local Plan.

8. There shall be no pets on the site at any time, with the exception of therapy animals.

Reason: To safeguard the Dorset Heathlands in accordance with Policy ME2 of the Local Plan.

9. Prior to the occupation of the care home hereby permitted details of signage to be displayed at the entrance to the site advising of the private nature of the development in order to prevent members of the public utilising the car park shall be submitted and approved in writing by the Local Planning Authority. Such signage shall thereafter be displayed and retained in perpetuity.

Reason: To prevent public use of the car park facilities to access the Dorset Heathlands.

10. No development shall take place until a detailed surface water management scheme for the site, based upon the hydrological and hydrogeological context of the development, and including clarification of how surface water is to be managed during construction, has been submitted to, and approved in writing by the local planning authority. The surface water scheme shall be fully implemented in accordance with the submitted details before the development is completed.

Reason: To prevent the increased risk of flooding, to improve and protect water quality, and to improve habitat and amenity.

11. No development shall take place until details of maintenance and management of both the surface water sustainable drainage scheme and any receiving system have been submitted to and approved in writing by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. These should include a plan for the lifetime of the development, the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime.

Reason: To ensure future maintenance of the surface water drainage system, and to prevent the increased risk of flooding

12. No development shall take place until detailed designs for the flood risk mitigation measures proposed have been submitted to, and approved

in writing by the local planning authority. The designs shall be fully implemented in accordance with the submitted details before the development is completed and maintained for the duration of the lifetime of the development.

Reason: To ensure that prevailing flood risk is managed on site and that the development is safe for its planned lifetime.

13. No development above DPC (damp proof course) shall take place until details and samples of all external facing and roofing materials have been provided on site, and approved in writing by the Local Planning Authority (LPA). All works shall be undertaken strictly in accordance with the details as approved, unless otherwise agreed in writing with the LPA.

Reason: This information is required prior to above ground work commencing to ensure satisfactory visual relationship of the new development to the existing.

14. Plans and particulars showing the finished floor levels, related to ordnance datum or fixed point within the site, of the ground floor of the proposed building(s), (and as appropriate the closest adjacent building beyond the site) shall be submitted to, and approved in writing by the Local Planning Authority prior to development above ground proof level. All works shall be undertaken strictly in accordance with the details as approved.

Reason: To ensure that the development has regard to its surroundings in accordance with Policy HE2 of the Local Plan.

15. The landscape proposals as submitted (SLR-06594-1010 PO4 06/19 General arrangement and SLR-06594-1020 P02 Softworks Plan) shall be carried out as approved before occupation of the building.

Reason: The long term establishment, maintenance and landscaping of the site is necessary to preserve the amenity of the locality, having regard to Policies HE2 and HE3 of the Local Plan and Government Guidance contained in the National Planning Policy Framework.

16. 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 occupation of any part of the development and the planting carried out in the first planting season following completion of the development. Any planting found damaged, dead or dying in the first five years following their planting are to be duly replaced with appropriate species.

Reason: This information is required prior to occupation of development in order to ensure the implementation of the scheme is carried out in accordance with the approved plans and to accord with Policies HE2 and HE3 of the Local Plan and Government Guidance contained in the National Planning Policy Framework.

17. The development hereby approved shall not be first brought into use unless and until the protected species mitigation measures as detailed in the approved mitigation plan dated 13/06/2019 have been completed in full, unless any modifications to the agreed mitigation plan as a result of the requirements of a European Protected Species Licence or the results of subsequent bat surveys have first been submitted to and agreed in writing by the Local Planning Authority.  
Thereafter approved mitigation measures shall be permanently maintained and retained in accordance with the approved details, unless otherwise first agreed in writing by the Local Planning Authority.

Reason: This information is required prior to the commencement of development to ensure that bat/barn owl species are protected and their habitat enhanced, in accordance with the Wildlife and Countryside Act 1981 as amended, the Conservation of Habitats and Species Regulations 2010 and policy ME1 of the Christchurch and East Dorset Core Strategy.

18. Demolition or construction works shall not take place outside 07:30 hours to 18:30 hours Mondays to Fridays and 08:00 hours to 13:00 hours on Saturdays nor at any time on Sundays or Bank Holidays.

Reason: To protect the amenities of the locality.

19. The installation of tree protection for the protection of trees to be retained shall be undertaken in accordance with the approved plans (Tree Protection Plan 190620-1.5-WPD-TPP-NC) and particulars (190620-1.1-AMS-WP-MW Arboricultural Method Statement) before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

Reason: In order to prevent damage during construction to trees that are shown to be retained on the site

20. Those bedrooms with windows facing towards Christchurch Road shall be provided with an alternative form of ventilation, details of which shall be submitted to the Local Planning Authority and approved in writing prior to occupation of the development.



Reason: To ensure an acceptable standard of amenity to occupants.

21. Details shall be submitted prior to first occupation of any of the residential units which demonstrates how the development shall achieve at least 10% of the total regulated energy (used for space heating, hot water provision, fixed lighting and ventilation) used in the dwellings in each phase from renewable sources

Reason: To help meet the UK's carbon emissions targets and comply with Policy ME4 of the Christchurch and East Dorset Core Strategy.

**Informative:**

1. 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 Dorset Direct (01305 221000), by email at [dorsetdirect@dorsetcc.gov.uk](mailto:dorsetdirect@dorsetcc.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.
2. In terms of the Air Navigation Order, it is an offence to endanger an aircraft or its occupants by any means. In developing this site regard must be taken to airport safeguarding notes which all developers and contractors must abide by during construction and commissioning. These include the following Airport Operators Association Advice

notes:

- \* Wildlife Hazards around Aerodromes
- \* Cranes and other Construction Issues.

To prevent an increased risk of bird strike to aircraft bird attractants during construction such as waste and standing water must be controlled and the building must be designed in such a way to prevent birds gaining access to interior roof spaces or nest on the roof, and the roof should be designed in such a way to exclude attractions externally including minimal roof overhangs and without ledges beneath overhangs or external protrusions.

During construction if cranes are required to operate in excess of 10m or that of the surrounding structures or trees a crane permit should be applied for from the aerodrome.

**APPLICATION NUMBER:** 3/19/0545/RM

**APPLICATION SITE:** Land off Stour View Gardens/ 91 Wimborne Road Corfe Mullen Wimborne BH21 3DS

**PROPOSAL:** Approval of all reserved matters in respect of Outline Planning Permission 3/15/0332/OUT to construct 3 detached bungalows with garaging

and bin store with access off Stour View Gardens. Part demolish 24A Stour View Gardens and Workshop.

**Decision:**

Grant, subject to the following:

**Conditions:**

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

Location Plan rec'd 18/6/19

J.Burgess & Associates Ltd Drawing No. 6172-08: Site Plan rec'd 18/6/19

J.Burgess & Associates Ltd Drawing No. 6172-01: Proposed Floor Plan for 24a Stourview Gardens

J.Burgess & Associates Ltd Drawing No. 6172-02: Proposed Elevations (S & W) for 24a Stourview Gardens

J.Burgess & Associates Ltd Drawing No. 6172-03: Proposed Elevations (N & E) for 24a Stourview Gardens

J.Burgess & Associates Ltd Drawing No. 6172-04: Proposed Floor plans Plot 1

J.Burgess & Associates Ltd Drawing No. 6172-05: Proposed Elevations Plot 1

J.Burgess & Associates Ltd Drawing No. 6172-06: Proposed Floor plans & Garage plans Plots 2 & 3

J.Burgess & Associates Ltd Drawing No. 6172-07: Proposed Elevations Plots 2 & 3

J.Burgess & Associates Ltd Drawing No. 6172-09: Proposed Driveway/Access; Refuse Area and Fencing

J.Burgess & Associates Ltd Drawing No. 6172-10: Landscaping

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

2. No development shall take place until full details of the hard and soft landscape works shown on the submitted site plan have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall

include means of enclosure; hard surfacing materials, species, density and planting size of new planting. 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 occupation of any part of the development or in accordance with a programme agreed with the local planning authority.

Reason: In the interests of visual amenity and to ensure the approved landscaping scheme is implemented correctly.

3. Before the development is occupied or utilised the first 5.00 metres of the vehicle access, measured from the rear edge of the highway (excluding the vehicle crossing – see the Informative Note below), must be laid out and constructed to a specification submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that a suitably surfaced and constructed access to the site is provided that prevents loose material being dragged and/or deposited onto the adjacent carriageway causing a safety hazard.

4. Prior to the occupation of the new dwellings hereby approved, one generic bird box shall be built into the walls of each new dwelling and these shall be retained thereafter for the lifetime of the development.

Reason: To provide a net gain in biodiversity consistent with paragraphs 8, 170 and 175 of the National Planning Policy Framework.

5. Before they are used in the development, details of all external facing and roofing materials (to include colour, type and manufacturer) shall be submitted to and approved in writing by the Local Planning Authority (LPA). All works shall be undertaken strictly in accordance with the details as approved, unless otherwise agreed in writing with the LPA.

Reason: To ensure the development has an appropriate appearance.

6. Plans and particulars showing the finished floor levels, related to a fixed point within the site (that could be the finished floor level of the dwelling at 24a Stourview Gardens), of the ground floor of the proposed new dwellings shall be submitted to, and approved in writing by the Local Planning Authority and the construction of the new dwellings shall not be commenced until these details have been approved. All works shall be undertaken strictly in accordance with the details as approved.

Reason: To ensure the dwellings relate appropriately to the adjacent development.

**Informative:**

1. The applicant is advised that given this permission is a Reserved Matters application, the development to which this permission relates must be begun not later than the expiration of two years from the approval of this application for Reserved Matters. Please see the decision notice relating to Outline Planning Permission 3/15/0332/OUT.
2. The outline permission was granted on the 18/8/16 and the Community Infrastructure Levy (CIL) was adopted by the then East Dorset District Council on the 5/9/16. Therefore the application is not eligible for CIL as approval of the 3 new dwellings was given before CIL was adopted.
3. 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 Dorset Direct (01305 221000), by email at [dorsetdirect@dorsetcc.gov.uk](mailto:dorsetdirect@dorsetcc.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 the requirement of Condition 4 of the Outline Planning Permission relating to the application, namely that; The development hereby permitted shall not commence until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Plan shall incorporate proposed working hours and contractors' arrangements including site compound, storage, parking and turning. The development shall be carried out strictly in accordance with the approved Construction Management Plan.

**APPLICATION NUMBER:** 6/2019/0224

**APPLICATION SITE:** 8 Westminster Road, Wareham, BH20 4SW

**PROPOSAL:** Reorganisation of depot for recycling collection vehicles. Provision of parking, porta cabins for office & welfare facilities, shipping containers for storage and new fencing and lighting.

**Decision:**

Grant planning permission subject to the following conditions:

**Appendix – Recommended planning conditions**

1. The development must start within three years of the date of this permission.  
Reason: This is a mandatory condition imposed by Section 91 of the Town and Country Planning Act 1990 to encourage development to take place at an early stage.
2. The development permitted must be carried out in accordance with the following approved plans: PD3907\_C, A100revA, A101 Revision F, A203, A200

Revision E, A202, A100 rev P03, B100 rev P03, C100 rev P03, A200 rev P03, B200 rev P03, C200 rev P03, D100 rev P04, D200 rev P04, AS -F -001A, AS-F-001B, AS-F 002A, AS-F-002B, AS-F-003, AS-F-004 and the lighting details dated 04.03.2019 titled 'Westminster Road Depot'.

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

3. The engines of the recycling collection vehicles must not be started before 06:30am.

Reason: In the interest of the amenities of adjoining and nearby residential properties.

4. The lighting on site must be installed in accordance with the details submitted as part of the application. No further external lighting must be installed unless details of the location, illumination and brightness has been submitted to and agreed in writing by the Council. The lighting must be installed in accordance with those agreed details.

Reason: In the interest of the amenities of adjoining and nearby residential properties.

5. Before the development is utilised the turning and parking shown on the submitted plans 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.

6. A suitable method of dealing with surface water drainage from the development must be installed before the first occupation of any of the portable buildings. Before any surface water drainage works start, the scheme must be submitted to and approved in writing by the planning department of the Council. This must include details of the on-going management and maintenance of the scheme. The appropriate design standard for the drainage system must be the 1 in 100 year event plus 40% allowance for the predicted increase in rainfall due to climate change. This requirement is above and completely separate to any building regulations standards. Prior to the submission of those details, an assessment must be carried out into the potential for disposing of surface water by means of a sustainable drainage system (SUDs). The results of the assessment must be provided to the Council. The approved drainage scheme must be implemented It must be maintained and managed in accordance with the agreed details.

Reason: These details are required to be agreed before surface water drainage works start in order to ensure that consideration is given to installing an appropriate drainage scheme to alleviate the possible risk of flooding to this site and adjoining catchment land caused by both the weather and the vehicle wash down area.

7. Informative Note - Matching Plans. Please check that any plans approved under the building regulations match the plans approved in this planning permission or listed building consent. Do not start work until revisions are secured to either of the two approvals to ensure that the development has the required planning permission or listed building consent.

8. Statement of positive and proactive working: In accordance with paragraph 38 of the National Planning Policy Framework, the Council takes a positive and creative approach to development proposals focused on solutions. The Council works with applicants/agents in a positive and proactive manner by; offering a pre-application advice service, and as appropriate updating applicants/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

For this application: the application was acceptable as submitted and no further assistance was required. The application was approved without delay.