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DORSET COUNCIL - NORTHERN AREA PLANNING COMMITTEE

MINUTES OF MEETING HELD ON TUESDAY 21 JANUARY 2020

Present: Cllrs Sherry Jespersen (Chairman), Mary Penfold (Vice-Chairman), Jon Andrews, Tim Cook, Les Fry, Carole Jones, Robin Legg, Bill Pipe, Val Potheary and Belinda Ridout

Apologies: Cllrs Matthew Hall and David Taylor

Also present: Cllr David Walsh

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

Robert Lennis (Area Lead (Major Projects) Eastern), Robert Firth (Solicitor (Deputy Monitoring Officer)), Charlotte Haines (Senior Planning Officer), Hannah Smith (Planning Area Manager), Cass Worman (Planning Officer) and Fiona King (Democratic Services Officer)

76. Apologies

Apologies for absence were received from David Taylor and Matthew Hall.

77. Declarations of Interest

No declarations of disclosable pecuniary interests were made at the meeting.

Cllr Mary Penfold declared a non-pecuniary interest in application number WD/D/19/000872 – Barton Farm Development Site because as a former district councillor she had previous involvement in this application. Cllr Penfold withdrew from the meeting during consideration of the item.

78. Minutes

The minutes of the meeting held on 19 December 2019 were confirmed and signed.

79. 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.

80. Planning Applications

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

81. **WD/D/19/000872, Barton Farm Development Site, Yeovil Road, Sherborne**

Cllr Penfold left the meeting for this item.

The Senior Planning Officer introduced the outline application for the erection of 66 dwellings and associated works. Members were shown a site location plan and advised that the principle of residential development had been agreed at an outline stage and that the proposal would result in less than substantial harm to the nearby Grade II listed barn. This harm would be outweighed by the public benefits of the proposal, in terms of the provision of dwellings, including affordable homes.

The design of the dwellings had been improved through negotiation and the principle buildings fronting towards the listed building would employ natural stone to their exterior elevations.

The Planning team had received an objection from Sherborne Town Council which had now been addressed.

The applicant's Biodiversity Mitigation and Enhancement Plan had not yet been agreed by the Dorset Natural Environment Team but this was expected shortly. As such, the Area Lead proposed an amendment to the recommendation to account for this and allow changes to Condition 12

The Planning team had received one objection from Sherborne Town Council which had now been addressed.

The Senior Planning Officer proposed an amendment to the recommendation to be subject to comments being received from the Dorset Natural Development teams on the bio diversity mitigation plan and to condition 12 being updated, all of the following conditions remained.

Mr Christopher Perfect, resident of Barton Farm spoke objecting to the application. Mr Perfect advised members he was a homeowner at Barton Farm, in Phase 1 of the development which was built 3 years ago. He strongly objected to application in that the proposed 2 storey property at unit 33 was immediately opposite his property. It would be 12.5 metres from his property in respect of full height windows and balconies and views and light would be compromised, in effect his property would be completely overlooked and therefore urged the Committee to refuse permission.

As Cllr Matthew Hall was unable to attend the meeting, Cllr Jon Andrews read out a statement from him objecting to the application. His comments included that whilst he welcomed the number of affordable homes he felt the spread across the phase was inadequate. He had issues with the proposed tree planting, the current infrastructure not being sufficient, obstruction of views and loss of light for existing properties, the narrow road network and the sustainability of the site. He would like to see a condition in place that required the developer to use one are of open space for a toddler's play area.

Suzanne Knowles speaking on behalf of the applicant, highlighted that 23 units would be affordable. She advised that they had worked with the Local Authority in respect of this proposed development and had also worked closely with the design officer and with the Sherborne Conservation Team. Additional information regarding flooding and drainage was highlighted. Highways officers had not raised any objections. Whilst there had been several concerns regarding existing green spaces there had not been any objections from Natural England.

Comments from Members are detailed below:-

- There was a concern about the loss of open space and the Senior Planning Officer highlighted the public open space proposed for this phase and noted that in the near future additional open space would be provided. He also drew members' attention to the ecological survey. A further concern was raised about the potential lack of open spaces and how it would have been helpful to have a steer from the Natural Environment Team in this regard. The Senior Planning Officer advised that officers were waiting for their comments as a consultee but confirmed these had now been received.
- Provision of car parking was highlighted and the Senior Planning Officer was satisfied that parking could be accommodated to a reasonable extent.
- Reference was made to the loss of hedgerows and the Senior Planning Officer confirmed that the ancient hedge was being preserved as shown in the presentation and that enforcement officers were content that the hedge was being retained. He acknowledged that through previous applications the hedge had not been protected in its entirety.
- Concern was expressed about rendered buildings as in a few years the render becomes discoloured and crackles and can become unsightly. Members asked that an additional condition be added that stipulates that there is no render on exterior walls.
- There was a discussion on affordable housing, 23 units were proposed in this phase and members were concerned as to how the retention of rented properties would be sustained.
- One member following a visit to the site felt the play area was of poor quality and asked if one could be included, specifically for younger children.
- In respect of previous phases officers confirmed that the applicant had fulfilled previous conditions and worked reasonably well with officers.
- Concern was expressed that the main road through the estate was quite narrow and questioned if there was enough room for emergency vehicles to pass through. The Senior Planning Officer advised that highways engineers were content and had no objections to the proposals.
- Following a question about whether the drainage was satisfactory, the Senior Planning Officer advised it would be for Wessex Water to address any issues that might arise.
- One member asked that with regards to the barn particular attention be given to bats as there were a significant number of bats there.
- In respect of building materials, one member reflected that the site had a history of changing roofing materials in particular and would be content if there were no red tiles used at all. The Senior planning Officer felt that this might be a bit onerous as the rest of the development had been

allowed to receive a mix of tiles. However, they could push for a different colour reference in condition 5 and add wording to the condition to avoid red/pink tiles.

Cllr Jon Andrews felt that the reasons for recommendations were a subjective point of view. Affordable houses needed to be social rented houses otherwise they ended up freehold and subsequently sold. He applauded the fact that there was 35% affordable housing proposed and wanted to see it remain. The schools were full in Sherborne and he was concerned where children would go. Doctors surgeries were also under pressure and he felt that the infrastructure was not in place and therefore could not support the application.

Cllr Robin Legg proposed an amendment to recommendation B, as outlined in the report, that the Section 106 came back to Committee for approval within 6 months and to include an objection to affordable housing and the provision of open space. The Senior Planning Officer advised that the Housing Enabling Officer would give planning officers a steer on shared equity and were well placed to negotiate this. The amendment not supported.

Cllr Jon Andrews proposed a refusal on over development of site and lack of amenities. The proposal was lost.

Cllr Belinda Ridout felt that the issues raised had now been addressed and therefore saw no justification for refusal with the added conditions and amended recommendation in place.

Proposed: Cllr Belinda Ridout
Seconded: Cllr Carole Jones

When put to the vote; 4 members voted for the application and 4 voted against. The Chairman's casting vote supported the officers' amended recommendation therefore the application was approved.

Decision: that the application be delegated to the Head of Planning to grant planning permission subject to Dorset Natural Environment Team's comments on the applicant's Biodiversity Mitigation and Enhancement Plan and subsequent correction to condition 12, all of the following 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.

82. WD/D/19/001069 Land at Shakes Hole, Southover Farm Access Road, Tolpuddle

The Senior Planning Officer introduced the proposal which sought the variation of 2 conditions attached to the planning permission that was granted on appeal to allow the change of use of the agricultural land to use for leisure purposes.

A comparison between the existing and proposed use of the site was highlighted to members. No statutory noise complaints had been received from residents.

An update sheet circulated to the Committee prior to the meeting provided an update on the comments that had been received from Affpuddle and Briantspuddle Parish Council.

A statement from Affpuddle and Briantspuddle Parish Council was read out by the Vice-Chairman which highlighted their objections to the application. The Chairman allowed this as there had been some confusion around the use of an incorrect email address which had resulted in the Parish Council not receiving the notice of when the item was being presented to committee in a timely way which had led to members of the Parish Council not being able to attend.

Mr Pitman, the Applicant, advised members he had lived in Tolpuddle for 30 years and had been working with the local community for the past 10 years. The existing use of the land was primarily on a Saturday. The additional 2 days requested would be used to target new groups to the site. There was no significant change to the original application and no significant noise or disturbance complaints had been received. Sound was not an issue as had been stated. The Highways Officer had no issue with any potential increase in traffic. Mr Pitman commented that he hoped to attract new diverse groups to the area and would embellish local employment and revenue if accepted.

In response to a question about 'blind driving', the Senior Planning Officer advised this was when the driver was blindfolded and the passenger directed them, a form of team building exercise.

Comments from members are detailed below:-

- Would be good for the local area, would bring people in and help the local economy.
- Suggest a notice or something similar to encourage better litter collection. A condition could be inserted to address this.
- Members supported an amendment to ensure a register was kept of the days of operation, to ensure the business operated no more than 4 days each week.
- Need to attract businesses to the countryside highlighted.
- Did the catering van sell alcohol? Was currently just food, but would be a matter for Licensing should this be required.
- Discussion about the noise assessment and when this was carried out. Possibly not carried out at the busiest times but then guidelines would have been referred to.

Proposed: Cllr Carole Jones

Seconded: Cllr Les Fry

All members voted in favour of the application.

Decision: That the application be approved subject to the amended conditions outlined in the appendix attached to these minutes.

83. 2/2019/1223/FUL, Land at, 9-10 Pigeon Close, Blandford St Mary, Dorset

The Planning Officer introduced the outline application for the erection of 4 No.2 storey dwellings, in the form of 2 semi-detached units. The existing permission for 4no. chalet style dwellings with amenity space and car parking was highlighted to members.

The previously approved application was accompanied by an approved Biodiversity Mitigation and Enhancement Plan and officers advised that a new certificate had since come through and would be updated.

Cllr Mackay from Blandford St Mary Parish Council spoke objecting to the proposal and highlighted that access to the properties 9 and 10 were solely from Pigeon Close, whilst the access road at the back serviced Knights Close. The Parish Council considered the application to be an overdevelopment of the site.

Mr Mckeon, speaking in support of the application and on behalf of the Applicant, highlighted the positive impact on an underused site and noted that the proposed development was within settlement boundary.

Comments from members are detailed below:-

- Concern raised about the inundation of sewers. Members were advised that Wessex Water had not raised any objections but felt this could be dealt with by an additional condition.
- In respect of Biodiversity and landscaping, it was not clear in the report how much tree planting was planned but could there be more? The Planning Officer referred members to Condition 4 and advised this would be taken into account.
- With regards to the height of dwellings in respect of other properties, the Planning Officer advised that there was a condition included that related to this.
- Members did not believe the application represented overdevelopment of the site.

Proposed: Cllr Belinda Ridout

Seconded: Cllr Les Fry

All members voted in favour of the application.

Decision: That the application be approved subject to the conditions outlined in the appendix attached to these minutes.

84. Urgent items

There were no urgent items of business.

Appendix

Duration of meeting: 2.00 - 4.20 pm

Chairman

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APPLICATION NUMBER: WD/D/19/00872

APPLICATION SITE: Barton Farm Development Site, Yeovil Road, Sherborne

PROPOSAL: Erection of 66 Dwellings and associated works

Decision:

DELEGATED to the Head of Planning to grant planning permission subject to Dorset Natural Environment Team's comments on the applicant's Biodiversity Mitigation and Enhancement Plan and subsequent correction to condition 12, all of the following 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.

1. Plans List

- a. Phase 4 Location Plan Feb 2019 (received 11 October 2019)
- b. 2019-SHR4-121-P6 Site Layout
- c. 2019-SHR4-500-P4 Alnwick Housetype Design Sheet 1
- d. 2019-SHR4-501-P4 Hanbury Housetype Design Sheet 1
- e. 2019-SHR4-503-P5 Souter Housetype Affordable Design Sheet 1
- f. 2019-SHR4-505-1-P5 Clayton Corner Housetype Design Sheet 1
- g. 2019-SHR4-505-2-P5 Clayton Corner Housetype Design Sheet 2
- h. 2019-SHR4-506-P4 Greyfriars Housetype Design Sheet 1
- i. 2019-SHR4-509-P4 Hanbury Housetype Affordable Design Sheet 1
- j. 2019-SHR4-510-P3 Garages Design Sheet 1
- k. 2019-SHR4-511-P4 Greyfriars Corner Housetype Design Sheet 1
- l. 2019-SHR4-512-1-P4 Corby Apartments Design Sheet 1
- m. 2019-SHR4-512-2-P4 Corby Apartments Design Sheet 2
- n. 2019-SHR4-512-3-P4 Corby Apartments Design Sheet 3
- o. 2019-SHR4-512-4-P4 Corby Apartments Design Sheet 4
- p. 2019-SHR4-513-1-P4 Souter Housetype Design Sheet 1
- q. 2019-SHR4-513-2-P4 Souter Housetype Design Sheet 2
- r. 2019-SHR4-513-3-P4 Souter Housetype Design Sheet 3
- s. 2019-SHR4-513-4-P4 Souter Housetype Design Sheet 4
- t. 2019-SHR4-514-P3 CH2 (Coach House) Housetype Design Sheet 1
- u. 2019-SHR4-122-P3 Materials Layout
- v. SK402.00.P3 Highway & Site Levels Plan – Phase 4 Overall Strategy
- w. SK420.01.P2 Highway Longitudinal Sections
- x. SK420.02.P2 Highway Longitudinal Sections
- y. SK420.03.P2 Highway Longitudinal Sections
- z. 2019-SHR4-301-P4 Phase 4 Landscape
- aa. D11 78 P3 Tree Protection Plan

2. Prior to occupation of any dwelling hereby approved, the development hereby approved shall not be occupied or utilised until the access, geometric highway layout, turning and parking areas shown on the relevant approved drawing(s) have been constructed, unless otherwise agreed in writing by the Local Planning Authority. Thereafter, these must be maintained, kept free from obstruction and available for the purposes specified.

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

3. Prior to any development relating to the dwellings hereby approved, a detailed surface water management scheme for the site, based upon the hydrological and hydrogeological context of the development, and including confirmation of how the proposed scheme (phase) integrates with the wider development, 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 completed.

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

4. Prior to any development relating to the dwellings hereby approved, 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.

5. Notwithstanding the details on the approved plans, samples of all wall type material (including boundary and garden walls), and mortar mix for stone walls, shall be submitted to and agreed in writing by the Local Planning Authority. Additionally, 1m by 1m sample panels of stone wall(s) and brick boundary walls shall be constructed on site and agree prior to construction of those features. Roofing material shall not be red or any shade thereof.

Reason: To insure the character and appearance of the development accords with the aims and objectives of the Barton Farm Design Brief.

6. Notwithstanding the details shown on the approved plans, detailed specifications and drawings at a scale of 1:10 or 1:20 of all doors (including associated canopies and roofs) and windows (including cills and arches) shall be submitted to and agreed in writing by the Local Planning Authority and the development shall be carried out in accordance these agreed details. Reason: To insure the character and appearance of the development accords with the aims and objectives of the Barton Farm Design Brief.

7. Notwithstanding the details shown on the approved plans, all windows shall be timber and all dormer windows installed with lead cheeks.

Reason: To insure the character and appearance of the development accords with the aims and objectives of the Barton Farm Design Brief.

8. Notwithstanding the details on the submitted plans, chimney stack specifications and details at a scale of 1:10 or 1:20 shall be submitted to and agreed in writing by the Local Planning Authority and the development shall be carried out in accordance these agreed details.

Reason: To insure the character and appearance of the development accords with the aims and objectives of the Barton Farm Design Brief.

9. The development hereby approved shall be carried out in accordance with the hard and soft landscaping proposals shown on the relevant approved drawings. Planting shall be carried out before the end of the first available planting season following completion of fifty percent of the dwellings unless otherwise agreed in writing by the Local Planning Authority. If within a five year period following this planting any tree(s) are removed without the written consent of the Local Planning Authority or which die or become (in the opinion of the Local Planning Authority) seriously diseased or damaged, then these shall be replaced as soon as reasonably practical and not later than the end of the first available planting season, with specimens of such size and species and in such positions as to be agreed with the Local Planning Authority. In the event of any disagreement the Local Planning Authority shall conclusively determine when the development has been completed, when site conditions permit, when planting shall be carried out and what specimens, size and species are appropriate for replacement purposes. Reason: In the interests of continued visual public amenity.
10. Prior to the first occupation of any dwelling hereby approved, details of the long-term maintenance of the approved soft landscaping details shall be submitted to and approved in writing by the Local Planning Authority. Reason: In the interests of the amenity and appearance of the location.
11. All existing trees and hedges shown on approved plan D11 78 P3 to be retained, shall be fully safeguarded during the course of site works and building operations. All trees to be protected on and immediately adjoining the site shall be protected from damage for the duration of works on the site to the satisfaction (to be confirmed in writing) of the Local Planning Authority in accordance with BS 5837:2012 (Trees in relation to construction - recommendations) or any new Standard that may be in force at the time that development commences. No unauthorised access or placement of goods, fuels or chemicals, soil or other material shall take place within the tree protection zone(s). Any trees or hedges removed without the written consent of the Local Planning Authority, or dying or being severely damaged or becoming seriously diseased before the completion of development or up to 12 months after occupation of the last dwelling shall be replaced with trees or hedging of such size, species in a timescale and in positions as may be approved in writing by the Local Planning Authority. Reason: To ensure that trees and hedges to be retained are adequately protected from damage to health and stability throughout the construction period and in the interests of amenity.
12. The Biodiversity Mitigation and Enhancement Plan (BMEP) signed and dated **xxxxx** shall be implemented in full in accordance with the specified timetables in the BMEP. Reason: To minimise impacts on the flora and fauna associated with the site.
13. Prior to occupation of any dwelling hereby approved, details of access for wheelchairs and buggies through the public spaces of this phase of development shall be submitted to and agreed in writing by the Local Planning Authority.

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

Reason: To provide suitable access in accordance with the Equalities Act 2010.

14. No render shall be used on the external elevations of any building hereby approved.

Reason: To preserve or enhance the character and setting of heritage assets and local distinctiveness.

15. Prior to occupation of the first dwelling, details for a local area of play (LAP), including long term management and maintenance, shall be submitted to and agreed in writing by the Local Planning Authority and prior to the occupation of the 50th dwelling the LAP shall be constructed in accordance with these details and made available to the public and thereafter maintained and managed in accordance with the agreed details.

Reason: To provide recreational opportunities for children.

Reason for the Decision:

- This site is allocated of residential development;
- The proposal would contribute towards the Council's 5 year land supply;
- Paragraph 11 of the National Planning Policy Framework (NPPF) sets out that permission should be granted for sustainable development unless specific policies in the NPPF indicate otherwise. None have been identified.
- The location is considered to be sustainable and the proposal is acceptable in its design and general visual impact;
- There is not considered to be any significant harm to neighbouring residential amenity;
- There are no material considerations which would warrant refusal of this application.

APPLICATION NUMBER WD/D/19/001069

APPLICATION SITE: Land at Shakes Hole, Southover Farm Access Road, Tolpuddle

PROPOSAL: Variation of conditions 2 & 3 of reference APP/F1230/C/07/2056624 to allow activities (excluding clay pigeon shooting) to take place on four days per week (excluding Sundays) plus a variation of hours of operation to 8am - 18.30pm between 1st April - 30th September in any calendar year.

Decision: Permission granted subject to the following conditions.

CONDITIONS:

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

Location Plan received on 21st November 2019

Block Plan received on 21st November 2019

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

2. The leisure uses hereby permitted on this land shall not take place on a Sunday.

REASON: In order to safeguard the living conditions of neighbouring residential properties.

3. The leisure uses hereby permitted shall take place on no more than 4 days in any one week. A register of the days of operation shall be kept by the operator and made available upon written request by the council within 7 working days.

REASON: In order to safeguard the living conditions of neighbouring residential properties.

4. The leisure uses hereby permitted shall not take place between 18.30 hours and 08.00 hours during the period 1 April to 30 September in any one calendar year and for the remainder of the year will not take place between 17.30 hours and 09.00 hours.

REASON: In order to safeguard the living conditions of neighbouring residential properties.

5. The catering van shall only be sited on the land when the land is in use for leisure purposes. When such use takes place the van shall only be present on the land between the hours of 07.30 and 19.00 during the period 1 April to 30 September in any one calendar year and for the remainder of the year between the hours of 08.30 and 18.00 hours.

REASON: To accord with terms of application and in the interests of neighbouring amenity.

Reason for the recommendation:

- The noise assessment submitted with the application adequately demonstrates that the proposed use would not cause significant noise and disturbance to occupants of residential properties within the surrounding rural area.

- It is considered that the concerns of the previously refused application have been overcome.
- It is therefore considered that the use of the site for following activities:- archery, off-road buggy racing, 4x4 vehicle driving and blind driving on an additional two days of the week would not cause significant harm to neighbour's living conditions in terms of unreasonable noise or disturbance.
- The proposal would have an acceptable impact on highway safety.

APPLICATION NUMBER: 2/2019/1223/FUL

APPLICATION SITE: Land at 9-10 Pigeon Close, Blandford St Mary

PROPOSAL: Erect 4 No. dwellings and create new vehicular and pedestrian access (demolish existing garage).

Decision: Permission granted subject to the following conditions:

CONDITIONS:

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

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

2. The development hereby permitted shall be carried out strictly and only in accordance with the following approved drawings and details:
9232/200; 9232/201; 9232/202; 9232/203;
forming the approved application.

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

3. Prior to development above damp proof course level, samples of materials to be used in the construction and finish of the walls and roof; shall be made available on site and retained in that location thereafter for the inspection and approval of the Local Planning Authority. Any such samples shall require approval to be obtained in writing from the Local Planning Authority and the development shall thereafter accord with the approved materials.

Reason: To safeguard the character of the locality and the appearance of the development.

4. Prior to works above damp proof course level, full details of both hard and soft landscape proposals shall, by reference to site layout drawings of an appropriate scale, be submitted to and approved in writing by the Local Planning Authority. The details shall include, the following information:

(a) Means of enclosure, including details of proposed height, materials and finish. Thereafter, no individual house shall be first occupied until the agreed means of enclosure for its plot boundaries have been completed.

(b) Planting plans, to include: Written specifications; schedule of plants, species, size, proposed numbers and densities; implementation & maintenance timetables. The development shall thereafter accord with the approved details.

Reason: To ensure the provision of amenity afforded by appropriate landscape design

5. Before any foul drainage pipe work is installed, the details of that system and how it will be implemented to ensure it results in a sealed system, must be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter accord with the approved drainage scheme and shall be completed before first occupation or use of the development.

Reason: To avoid drainage problems as a result of the development to ensure that no groundwater enters the foul water drainage system within the site.

6. Before the development hereby approved is occupied or utilised the turning and parking shown on Drawing Number 9232/200 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.

7. 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.

8. Before the development is occupied or utilised, the first 5.00 metres of any access, access crossing and drive must be constructed to a gradient not exceeding 1 in 12.

Reason: To ensure that the public highway can be entered safely.

9. There must be no gates hung so as to form obstruction to the vehicular access serving the site.

Reason: To ensure the free and easy movement of vehicles through the access and to prevent any likely interruption to the free flow of traffic on the adjacent public highway.

10. Prior to occupation or use, the mitigation measures as detailed in the approved Biodiversity Mitigation Plan dated 15 Jan 2020 shall be completed in full. Thereafter the scheme shall be maintained as detailed in the approved plan

Reason: To minimise impacts on biodiversity.

11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) (with or without modification) no enlargements or alterations of the dwellinghouse hereby approved, permitted by Schedule 2 Part 1 of the 2015 Order, shall be erected or constructed.

Reason: To protect amenity and the character of the area.

12. Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) (England) Order 2015 as amended (or any order revoking and re-enacting that Order with or without modification), no fences, walls, gates or other means of enclosure permitted by Class A of Schedule 2 Part 2 of the 2015 Order shall be erected around the curtilage of any dwellinghouse hereby permitted in a position forward of any wall of that dwelling house which fronts onto a road, private drive, footway, footpath or open space area.

Reason: To protect visual amenity and the character of the area.

13. Prior to the construction of any foundation, precise details of the finished floor level of the proposed dwellings shall be submitted to the local planning authority for approval in writing. The development shall be carried out strictly in accordance with the agreed details.

Reason: To ensure that the dwellings are set below street level which will further reinforce the recessive nature of the design and ensure that the dwellings relate properly to the surrounding development.

1. Informative - Dorset Highways:

The vehicle crossing serving this proposal (that is, the area of highway land between the nearside carriageway edge and the site's road boundary) must be constructed to the specification of the County 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, 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. Informative – Wessex Water:

According to WW records, there are no recorded public sewers or water mains within the red line boundary of the development site. Please refer to the notes and map submitted by WW for advice on what to do if an uncharted pipe is located.

The proposal is located in an area prone to sewer flooding caused by high levels of groundwater during prolonged periods of wet weather. Separate systems of drainage on site must be completely watertight and vent stacks rather than durgo valves must be used to prevent restricted toilet use during these prevailing conditions

The surface water strategy:

Surface water flows, generated by new impermeable areas, must not be connected to the foul water network which will increase the risk of sewer flooding and pollution. The surface water strategy for the proposed site must follow the SuDS hierarchy, and will be subject to building regulations

Reason for the Recommendation:

- Para 14 of the National Planning Policy Framework (NPPF) sets out that permission should be granted for sustainable development unless specific policies in the NPPF indicate otherwise
- The location is considered to be sustainable and the proposal is acceptable in its design and general visual impact on the character of the site and locality.
- There is not considered to be any significant harm to neighbouring residential amenity.
- There would be no harm to protected trees and appropriate landscaping would be secured by means of condition.
- There are no material considerations which would warrant refusal of this application.

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