



Eastern Area Planning Committee

Date: Tuesday, 12 May 2020

Time: 10.00 am

Venue: MS Team Live Event/Virtual - (please see link below).

Membership: (Quorum 6)

Toni Coombs (Chairman), Shane Bartlett (Vice-Chairman), Alex Brenton, Cherry Brooks, Robin Cook, Mike Dyer, Beryl Ezzard, Barry Goringe, David Morgan, David Tooke, Bill Trite and John Worth

Chief Executive: Matt Prosser, South Walks House, South Walks Road, Dorchester, Dorset DT1 1UZ (Sat Nav DT1 1EE)

For more information about this agenda please telephone Democratic Services on 01305 251010 or David Northover on 01305 224175 - david.northover@dorsetcouncil.gov.uk



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Members of the public are invited to access this meeting with the exception of any items listed in the exempt part of this agenda.

MS Team Live Event/Virtual (please see link below)

https://teams.microsoft.com/l/meetup-join/19%3ameeting_Y2Y4YWY2ZjQtNmVhNy00Y2Y0LThiNTUtOTgyMTUxOGJjNTc1%40tthead.v2/0?context=%7b%22id%22%3a%220a4edf35-f0d2-4e23-98f6-b0900b4ea1e6%22%2c%22oid%22%3a%221b44fce-fc3a-4938-a8be-abbbc58daf3c%22%2c%22isBroadcastMeeting%22%3a%22true%22%7d

Members of the public are invited to make written representations provided that they are submitted to the Democratic Services Officer no later than **8.30am on Thursday 7 May 2020**. This must include your name, together with a summary of your comments and contain no more than 450 words.

If a councillor who is not on the Planning Committee wishes to address the committee, they will be allowed 3 minutes to do so and will be invited to speak before the applicant or their

representative provided that they have notified the Democratic Services Officer by **8.30am on Thursday 7 May 2020**.

Please note that if you submit a representation to be read out on your behalf at the committee meeting, your name, together with a summary of your comments will be recorded in the minutes of the meeting.

Please refer to the guide to public participation at committee meetings for general information about speaking at meetings [Guidance to Public Speaking at a Planning Committee](#) and specifically the "***Covid-19 Pandemic – Addendum to the Guide to Public Speaking Protocol for Planning Committee meetings***" included as part of this agenda (see agenda item 4 - Public Participation).

Using social media at virtual meetings

Anyone can use social media such as tweeting and blogging to report the meeting when it is open to the public.

AGENDA

Page No.

1 APOLOGIES

To receive any apologies for absence

2 DECLARATIONS OF INTEREST

To receive any declarations of interest

3 MINUTES

5 - 16

To consider the minutes of the meeting held on 11 March 2020.

4 PUBLIC PARTICIPATION

17 - 18

Members of the public wishing to submit a written representation to the Committee on a planning application should notify the Democratic Services Officer listed on the front of this agenda. This must be done no later than two clear working days before the meeting.

Please note that the deadline to register to submit a written submission to the Area Planning Committee is at 8.30am on Thursday 7 May 2020.

Please refer to the [Guide to Public Speaking at Planning Committee](#) and specifically the "***Covid-19 Pandemic – Addendum to the Guide to Public Speaking Protocol for Planning Committee meetings***" (attached).

5 3/20/0178/FUL - SINGLE STOREY EXTENSION TO SOUTH-WEST ELEVATION AND ALTERATIONS TO RAMP AND RAILINGS AT VERWOOD LIBRARY, 1 MANOR ROAD, VERWOOD

19 - 28

To consider a report by the Head of Planning.

6 6/2019/0585 - ERECTION OF 9 DWELLINGS AND ASSOCIATED WORKS AT THE FORMER ROYAL BRITISH LEGION CLUB, WIMBORNE ROAD, LYCHETT MATRAVERS

29 - 50

To consider a report by the Head of Planning.

7 URGENT ITEMS

To consider any items of business which the Chairman has had prior notification and considers to be urgent pursuant to section 100B (4) b) of the Local Government Act 1972

The reason for the urgency shall be recorded in the minutes.



DORSET COUNCIL - EASTERN AREA PLANNING COMMITTEE

MINUTES OF MEETING HELD ON WEDNESDAY 11 MARCH 2020

Present: Cllrs Toni Coombs (Chairman), Shane Bartlett (Vice-Chairman), Alex Brenton, Cherry Brooks, Robin Cook, Beryl Ezzard, Barry Goringe, David Morgan, David Tooke and John Worth

Apologies: Cllrs Mike Dyer and Bill Trite

Members present, by invitation: Cllr David Shortell for minute 79.

Officers present (for all or part of the meeting): Kim Cowell (Team Leader - Development Management), James Brightman (Senior Planning Officer), Diana Mezzogori-Curran (Planning Officer), Naomi Shinskins (Planning Officer), Phil Crowther (Legal Business Partner – Regulatory) and David Northover (Democratic Services Officer).

Public speakers

Corine Van Barneveld, Principal at The Sheiling Community for minute 77.

John Baylem, local resident for minute 78.

Wayne Barrabell, agent for minute 78.

Giles Moir, local resident for minute 79.

72. Apologies

Apologies for absence were received from Councillors Michael Dyer and Bill Trite.

73. 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.

74. Minutes

The minutes of the meeting held on 5 February 2020 were confirmed and signed.

75. Declarations of Interest

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

76. 6/2019/0585 - Erection of 9 dwellings and associated works at the former Royal British Legion Club, Wimborne Road, Lytchett Matravers

The Committee were informed that, owing to the imminent publication of the Inspector's letter on the Emerging Purbeck Local Plan, consideration of planning application 6/2019/0585, for the erection of 9 dwellings and associated works at the former Royal British Legion Club, Wimborne Road, Lytchett Matravers was to be deferred until the next meeting of the Committee, scheduled for 2 April 2020.

77. 3/18/2612 - Provision of car park and associated works at The Sheiling Community, Horton Road, Ashley Heath

The Committee considered application 3/18/2612 for the provision of a car park to provide 56 designated spaces in place of the existing informal parking area, the removal of trees and associated replacement tree planting and Landscaping - as amended - to benefit the practical management of The Sheiling Community, Horton Road, Ashley Heath. A more regulated and rationalised management of the parking arrangements would address the issue of indiscriminate parking throughout the site.

With the aid of a visual presentation, officers explained what the main proposals and planning issues of the development were; how these were to be progressed; why they were necessary; and what the benefits of the development entailed. Plans and photographs provided an illustration of the location, dimensions and configuration of the car park, with the presentation also confirming what the traffic management and access arrangements being proposed would be; how it would look and its setting in the landscape, which was incorporated within the Green Belt. Officers showed its relationship with the Sheiling Community campus and neighbouring property. The characteristics and topography of the site was shown; what trees were there currently; which ones would be felled and those retained; and what provision there would be for replacement and replanting. The activities and operations in the Community were described in detail by officers, with the measures being beneficial in preventing conflicts between car users and students by moving as many staff cars as possible away from the informal parking areas and out of the student accessible areas.

A previous application had been refused on the grounds that no very special circumstances had been set out to justify a use of land in the way it was being proposed, which would result in inappropriate development causing detriment to the openness of the Green Belt and the proposed car park would damage the generally rural character of this countryside area, as well as being detrimental to what trees were there – these being subject to a Tree Preservation Order - and how their integrity would be compromised.

The amended proposals still represented inappropriate development in, and was harmful to the Green Belt, by definition. However, the current application included planting of additional trees, the landscape management proposals, and reduction in the number of car parking spaces which would be clearly

delineated and made readily accessible to the needs of drivers. In addition a more regulated and rationalised management of the parking arrangements would address previous concerns, with the benefits to the wellbeing of the pupils of the facility from reducing the number of vehicles moving within the main campus. These factors, together with the national significance of the Sheiling Community's Special Educational Needs work, represented the very special circumstances that would outweigh the harm to the Green Belt.

On that basis and this being seen as acceptable, officers were now recommending that this application be approved.

Formal consultation had generated a sustained objection from Dorset Council's Tree Officer at the loss of trees, whilst St Leonards & St Ives Parish Council raised no objection based on the need for the proposals and mitigation measures in place.

The Committee heard from Corine Van Barneveld, Principal at The Sheiling Community, who impressed the need for better regulated car parking arrangements to benefit the wellbeing of their vulnerable students and for the improved safety and management of the campus.

One of the two local members, Councillor Barry Goringe, wholeheartedly supported the application, particularly given the mitigation of extensive tree planting.

The opportunity was given for members to ask questions of the presentation and what they had heard, and it was confirmed that the species of trees to be replanted would be conducive to those being replaced and in being suitable for a heathland setting. Although there was no intention to double the number of trees being replaced, officers confirmed that the replanting would increase the number of trees overall and would ensure these would be species, and of a maturity, to be sympathetic to the landscape.

Moreover as there was a need to ensure the protection of nesting birds, any felling would have to comply with regulations on that. How felling and planting would be phased so as to ensure tree coverage was maintained as far as practicable should also be a consideration. Officers confirmed that conditions could be fortified so as to determine the timeframes for what was planted and when and when felling should take place, with the applicant being asked to provide details of this for approval.

Concerns raised over unnecessary light pollution in such a rural setting were allayed by officers in that, whilst lighting of the car park would be necessary, this would be achieved by sympathetic means, being modest and kept to a minimum and could be motion activated if necessary.

The Committee understood the need for the Sheiling Community to address the parking arrangements so that the relationship between vehicles and student accessible areas could benefit from improved management and that what was being proposed would go a considerable way to achieving this. The benefits of this would be:-

- of considerable importance to the functioning of the Sheiling Community's Special Educational Needs work as a valuable contribution to the care and education of children and young adults with special educational needs;
- the provision of a substantial amount of new tree planting throughout the Community campus and also on the application site; and
- the removal of existing parking spaces on the campus

all of which was seen to be very special circumstances outweighing the harm arising from the inappropriateness of the development in the Green Belt and the loss of Green Belt openness and the loss of TPO trees.

Having had the opportunity to discuss the merits of the application, having understood what was being proposed and the reasoning for this; having taken into account the officer's report and what they had heard at the meeting, the Committee were satisfied in their understanding of what the proposal was designed to address and, on that basis – and on being put to the vote – the Committee considered that the application should be approved, subject to the conditions set out in the officer's report and taking into account lighting need; species of tree planted; sequencing of tree planting and felling; and the timeframe for this to ensure the bird nesting season was not affected.

Resolved

That planning permission be granted for application 3/18/2612 subject to the condition set out in paragraph 12 of the report and the amendments agreed by members to these, namely:-

7. Prior to the first use of the car park hereby approved, or in accordance with a timetable to be agreed by the Local Planning Authority, the trees specified and located on Cambium Drawing No.1309-03: Site wide tree planting proposals shall be planted in accordance with the details and specifications set out in this drawing (and planted at the maximum size specified) in the first planting season following the first use of the car park. Thereafter the planted trees shall be retained for a period of 5 years during which if any trees are found to be dying or are damaged, they shall be replaced on a like for like basis, unless agreed in writing by the Local Planning Authority.

Reason: To compensate for the loss of trees arising from the proposal and to enhance biodiversity at the site and campus in general.

8. Prior to the first use of the car park hereby approved, details of the height of the replacement trees to be planted on the application site as shown on Cambium Drawing No.1309-01 Rev E: Landscape Proposals shall be submitted to and approved by the Local Planning Authority. These trees shall be planted at the maximum size specified (i.e. 12cm in girth. Following approval, the new trees shall be planted before the end of the planting season following completion of the

development, or in accordance with a timetable to be agreed in writing by the Local Planning Authority. Any trees that are removed, die or become, in the opinion of the Local Planning Authority seriously damaged or defective within five years of planting shall be replaced with specimens of similar size and species as originally planted.

Reason: To safeguard the amenities of the area and ensure the enhancement of the development by the replacement of trees lost to the development

9. Prior to the installation of the external lighting for the proposed car park, details of its specification and times for illumination shall be submitted to and approved in writing by the Local Planning Authority, and low light emission motion detecting lighting shall be incorporated. Thereafter the lighting shall be installed, illuminated and maintained in accordance with the approved details unless agreed in writing by the Local Planning Authority.

Reason: To protect the Dark Skies characterising the AONB and to limit impact on biodiversity.

10. The development hereby permitted shall be carried out in accordance with the requirements of the Biodiversity Mitigation & Enhancement Plan dated 25/10/19 unless otherwise agreed in writing by the Local Planning Authority, and tree felling shall only take place between the end of August and the end of February which is outside the bird nesting season.

Reason: To protect and enhance biodiversity at the site.

Reason for Decision

The benefits to the wellbeing of the pupils of the facility from reducing the number of vehicles moving within the main campus; the national significance of the Sheiling Community's Special Educational Needs work, together with the planting of additional trees on the application site and campus represent the very special circumstances that would outweigh the harm to the Green Belt arising from the inappropriateness of the development, loss of Green Belt openness in the vicinity of the current car park and the loss of trees protected by a Tree Preservation Order.

78. 3/19/2441/HOU - Development at 74 Amyesford Road, Ferndown

The Committee considered an application 3/19/2441/HOU for development at 74 Amyesford Road Ferndown to raise the roof and ridge height of the property to create first floor, habitable accommodation with a dormer window to its south elevation and three roof lights to the south and north elevations. The application was designed to benefit what living space there was available to the occupants so as to enhance their quality of life and enjoyment of their home.

With the aid of a visual presentation, officers explained what the main proposals and planning issues of the development were; how these were to

be progressed; and what the benefits of the development entailed. Plans and photographs provided an illustration of the location, dimensions, elevations and design of the development; how the property would look and; the development's relationship with the characteristics of neighbouring properties; surrounding town development and landscape around Ameyford Road.

A previous application had been refused on the grounds of an excessive increase in height, bulk, design and scale of the development which and in being overbearing, given its close proximity to 30 Maple Drive and that the scale, design and visual impact would be out of keeping with the character and spatial quality of surrounding properties.

However, the amended scheme was seen to have addressed the concerns previously raised, by simplifying and reducing the amount of additional roof extension, so as to mitigate the visual impact of the development on the character and appearance of the area and on neighbouring properties. The amended design has considered the site location adjacent to other dwellings and to its position on a prominent corner in the street scene. The ridge length would be reduced, and the gables removed to give a simple, hipped sloping roof to the eastern facing elevation. The outward facing elevations were now to be simple roof slopes, with rooflights facing north, with the roof over the garage being simplified to retain the spaciousness between the site and 30 Maple Drive. The north facing dormer windows had been removed and replaced by three, high level roof lights, which had removed additional bulk and reduced the overall prominence of the roof form. Whilst there was a dormer window to the side roof slope serving the stairway and which was not characteristic of the area, the proposed dormer was not readily visible and, as such, would be acceptable.

Overall, the amended proposal was seen to have taken into consideration the planning inspector's comments in his previous refusal and being amended following pre-application consideration. For those reasons, it is considered that the proposed amendments had overcome the previous reasons for refusal. As such, it was considered that, on balance, the proposal would be compatible with its surroundings in respect of its scale, height, design, materials and visual impact and, on that basis, was seen as acceptable, with officers now recommending that this application be approved.

Formal consultation had generated objections from a number of local residents that the development would be out of keeping with the characteristics of the area. Ferndown Town Council had objected on the grounds that the resultant height, bulk and mass of the proposed alterations were unacceptable and that there would be an adverse effect on neighbour amenity due to potential overlooking and loss of privacy and did not sufficiently address objections to the previous application. Moreover, the Town Council asked that, should the application be granted, the access needs of a neighbouring family to address their disability requirements should be taken into account. In particular how the construction traffic could be effectively managed was of concern.

The attention of the Committee was drawn to the views of one of the two local Ward members for Ferndown North, Councillor Mike Parkes, who considered that the application should be refused on the grounds that it's scale, height, bulk, design and visual impact would be out of keeping with the character and spatial quality of surrounding properties.

The Committee heard from John Baylem who expressed his concern at the application in being out of character, with other properties in the area being bungalows and this ostensibly now becoming a house. It remained overbearing and too close in proximity to the neighbouring property in his view and would be prominent in its excessive bulk and height.

Wayne Barrabell, the agent, confirmed that the issues raised in the Inspector's refusal had now been satisfactorily addressed by the reductions being made and the roof lights replacing the dormers, making the development less dominant. There was now no opportunity for neighbouring properties to be overlooked and how the development would look took into account the character of the area, being sympathetic to this. He considered that there would be negligible effect to the majority of those objecting and, given all this, asked the Committee to support the application.

The opportunity was given for members to ask questions of the presentation and on what they had heard. Officers confirmed that the revised application satisfactorily addressed the issues of the development being overbearing with its prominence in the community being considerably reduces by the measures being proposed.

Having had the opportunity to discuss the merits of the application, having understood what was being proposed and the reasoning for this; having taken into account the officer's report and what they had heard at the meeting, the Committee were satisfied in their understanding of what the proposal entailed.

The Committee were satisfied that the revised scheme now addressed much of the concerns raised by the Inspector in his refusal of the previous application, given that the proposals had now been simplified and reduced, so that concerns about the bulk and prominence of the development were addressed, mitigating the visual impact of the development. Members were reassured to see that the amendments had been made in consultation with the planning officer's advice to ensure this was the case. Members considered it beneficial that this development would provide the opportunity for a younger family to be able to remain living locally and was seen to be acceptable and of merit. However, members did ask that the concerns raised over r accessibility being maintained during the construction period be given due consideration and that Condition 5 should take this into account accordingly.

On that basis – and on being put to the vote – the Committee considered that the application should be approved, subject to the conditions set out in the officer's report and taking into account the issue of accessibility being maintained as mentioned by the Town Council.

Resolved

That planning permission be granted for application 3/19/2441 subject to the conditions set out in paragraph 12 of the report

Reason for Decision

The property is located within the urban area of Ferndown, where extensions to the dwellings are supported in principle, subject to other material planning considerations being complied with.

79. 3/19/1365 - Development on land north of Casa Vehla, Ringwood Road, Three Legged Cross

The Committee considered application 3/19/1365/FUL for the erection of 14 commercial units for B1(b), B1(c) and B8 use, together with access and associated parking at land north of Casa Velha, Ringwood Road, Three Legged Cross to provide capacity for light industrial and storage businesses to complement the principle of new employment development to meet economic need.

Whilst the application site had not been allocated for employment development in the Christchurch and East Dorset Local Plan Part 1 – Core Strategy, it was located within the urban area of Three Legged Cross and, as such, the principle of new employment development was generally acceptable subject to compliance with other relevant planning policy.

With the aid of a visual presentation and having regard to the provisions of the Update Sheet, officers explained what the main proposals and planning issues of the development were; how these were to be progressed; and what the benefits of the development entailed. Plans and photographs provided an illustration of the location, dimensions, configuration and design of the development, with the presentation also confirming what the highways and access arrangements being proposed would be – in sharing the access with the Oakdene Nursing Home; what the landscaping and tree retention arrangements would be; how the units would look and their setting within that part of Three Legged Cross; and showed the development's relationship with Oakdene Nursing Home, together with the characteristics of the surrounding area.

In response to consultee comments and officer concerns, an amended application was submitted - which members were now being asked to consider - proposed that:

- units be moved further away from Ringwood Road to allow existing vegetation to be retained and additional landscaping added,
- units be moved away from the southern boundary, with additional landscaping added,
- unit layout be revised and reconfigured and allow for the above changes,

- units fronting Ringwood Road to be reduced from 5 to 4 units and divided into one, separate larger unit and a block of 3, to improve management of the site,
- eaves height of units to the south be reduced to the rear, to reduce bulk and impact on neighbouring amenity,
- additional landscaping be provided to the western boundary.

Given these revisions, it was considered that, on balance, the proposal was now acceptable and officers were now recommending that this application be approved.

Formal consultation had generated objections from a number of local residents and the East Dorset Environmental Partnership (EDEP) concerned that the development would be out of keeping with the characteristics of the area; did not comply with the fundamental principles of the Core Strategy and prove to be a nuisance and cause a disturbance to neighbouring residential property and the adjacent Oakdene Nursing Home. Verwood Town Council objected on the grounds that the proposals were contrary to Policy HE2 of the Christchurch and East Dorset Core Strategy (Part 1) 2014 in terms of layout; its site coverage having a detrimental impact on the residents of the adjacent nursing home, architectural style, scale, bulk, materials, landscaping, visual impact and relationship to nearby properties including minimising general disturbance to amenity. They echoed the views of the EDEP.

The Committee then heard from the public speaker and one of the two local members. Giles Moir, the agent, supported the application, considering that there was a demand for such employment units, with evidence of the need for them. The configuration of the development and what landscaping was being proposed was considered to be acceptable, particularly with there being additional tree planting. Nuisance or disturbance would not be an issue in his view and there were sufficient access arrangements, with the increase job opportunities this development would bring being beneficial to the local economy.

Councillor David Shortell - one of the two local members for West Moors and Three Legged Cross, and speaking on behalf of the other, Councillor Mike Dyer, too - objected to what was being proposed, considering that the development was not in keeping with or conducive to the characteristics of the area and would have a negative impact on neighbouring properties, with the activities which would take place on site – especially at night time - having an adverse effect on amenity and cause nuisance and disturbance to the tranquillity of Oakdeane Nursing Home and its residents. He also considered the access arrangements to be unacceptable. On that basis, he asked the Committee to refuse the application.

The opportunity was given for members to ask questions of the presentation and on what they had heard. Officers confirmed that the revised application satisfactorily addressed what material planning considerations there were and

would benefit what capacity there was for new employment development to meet economic need.

Some members considered this to not be the case and agreed with the Town Council and the local members' view that the development was not in keeping with the characteristics of the area; would indeed have a negative impact on neighbouring properties, with its activities undoubtedly having an adverse effect on amenity and potentially causing nuisance and disturbance to the nursing home. Concerns were raised over whether parking arrangements would be adequate and how practical the shared access would be.

Other Committee members considered the proposals to be acceptable and beneficial, as there was evidence of demand for such units and their need. It would also provide the opportunity for local employment and economic growth. Such mixed development, which was an acceptable feature of other towns like Verwood, reduced the need for excess travel and provided the scope for local employment. Although the access was to be shared, this was considered to be an adequate arrangement given the traffic movements anticipated. Those members considered that conditions and monitoring would address any concerns about nuisance or disturbance to residents if Oakdene Nursing Home, given the proposed use. The units were only to be used for light industry and storage, attracting businesses in those sectors. Moreover, there would be sufficient screening around the development to mitigate this. However, in recognising that some members had reservations about the effect this development could have on the nursing home, it was proposed, and agreed, that Condition 18 of any grant of permission should be amended to prevent operations, including deliveries, on Sundays and bank holidays. In doing so, the Committee considered that how this was managed in practice should be pragmatic.

Having had the opportunity to discuss the merits of the application, having understood what was being proposed and the reasoning for this; having taken into account the officer's report and what they had heard at the meeting, the Committee were satisfied in their understanding of what the proposal entailed. Members considered it beneficial that this development would provide the opportunity for economic growth, reduce the need for excess travel and provide the scope for local employment. On that basis – and on being put to the vote – the Committee considered that the application should be approved, subject to the conditions set out in the officer's report - including the amendment of Condition 18 to prohibit operations, including deliveries, on Sundays and bank holidays - and having regard to the provisions of the Update Sheet.

Resolved

That planning permission be granted for application 3/19/2441 subject to the conditions set out in paragraph 12 of the report - including the amendment of Condition 18 to read "The development hereby approved shall only be in operation during the hours 07:00 to 21:00 Mondays to Saturdays, with no operations on Sundays or public holidays, including deliveries to site.

Reason: to protect the amenities of nearby residential properties"

- and having regard to the provisions of the Update Sheet.

Reason for Decision

The proposed is located within the urban area of Three Legged Cross, where the principle of new employment development was generally acceptable to meet economic need.

80. **Urgent items**

There were no urgent items for consideration at the meeting.

81. **Update Sheet**

Update Sheet

Application Ref.	Address	Agenda ref.	Page no.
6/2019/0585	Former Royal British Legion Club, Lytchett Matravers	Item 5	9
Update(s): Due to the imminent publication of the Inspectors letter on the Emerging Purbeck Local Plan, it has been decided to defer this application to the 2 April 2020 Eastern Area Planning Committee. ITEM DEFERRED			

Application Ref.	Address	Agenda ref.	Page no.
3/19/1365/FUL	Land North of Casa Velha, Ringwood Road, Three Legged Cross, Wimborne, Dorset, BH21 6RB	Item 8	67
Update(s): <ul style="list-style-type: none"> • Section of 11, 'Climate Implications', of the officer's report has been amended to: <ul style="list-style-type: none"> 11.1 <i>It is acknowledged the proposed, by it's nature will increase traffic movements to the site which will result in vehicle emissions. However, there is a bus stop outside the site and cycle parking has been provided, which provides alternative modes of transport for employees.</i> 11.2 <i>An additional 26 trees will be added, which will have a positive impact in relation to climate implications.</i> • Agent has advised proposed materials will be horizontal cedar or larch cladding to first floor, aluminium profile sheet to ground floor, aluminium glazing 			

frames and rainwater goods

Duration of meeting: 10.00 am - 12.30 pm

Chairman

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Dorset Council Covid-10 Pandemic – Addendum to the Guide to Public Speaking Protocol for Planning Committee meetings

Due to the Covid-19 pandemic the Council has had to put in place measures to enable the Council's decision making processes to continue whilst keeping safe members of the public, councillors and council staff in accordance with the Government's guidance on social distancing by applying new regulations for holding committee meetings from remote locations.

The following procedures will apply to planning committee meetings until further notice, replacing where appropriate the relevant sections of the Guide to Public Speaking at Planning Committees:

1. While planning committee meetings are held remotely during the Coronavirus outbreak public participation will take the form of written statements (and not public speaking) to the committee.
2. If you wish to make a written statement it must be no more than 450 words with no attached documents and be sent to the Democratic Services Team by 8.30am two working days prior to the date of the committee – i.e. for a committee meeting on a Wednesday written statements must be received by 8.30am on the Monday. The deadline date and the email contact details of the relevant democratic services officer can be found on the front page of the committee agenda. The agendas for each meeting can be found on the Dorset Council website
<https://moderngov.dorsetcouncil.gov.uk/mgListCommittees.aspx?bcr=1>
3. During this period the council can only accept written statements via email and you should continue to bear in mind the guidance in the public speaking guide when preparing your representation.
4. The representations made by members of the public will be read out, in the order in which they were received, by the Chairman or an officer (but not the case officer), after the case officer has presented their report and before the application is debated by members of the Committee. It may be that not all of your representation will be read out if the same point has been made by another representation and already read to the Committee. The time period for public participation (i.e. reading out public representations) will remain at 15 minutes for each item, although the Chairman of the Committee will retain discretion over this time period as she/he sees fit.
5. This addendum applies to members of public (whether objecting or supporting an application, town and parish councils, planning agents and applicants).

6. Local ward councillors, will continue to be able to make oral representations to the committee on planning applications within their ward in order to represent local residents, the Council will ensure that the technology is in place to enable this to happen from remote locations. Local ward members, who are not members of the committee, are required to advise Democratic Services two working days in advance of the meeting of their intention to speak.

Democratic Services March 2020

REPORT SUMMARY

REFERENCE NO.	3/20/0178/FUL		
APPLICATION PROPOSAL	Single storey extension to south-west elevation. Alterations to ramp & railings.		
ADDRESS	Verwood Library, 1 Manor Road, Verwood, Dorset, BH31 6DS		
RECOMMENDATION	GRANT subject to conditions. (See Section 12 of the report for the full recommendation).		
REASON FOR REFERRAL TO COMMITTEE	The application is before the Planning Committee for consideration as Applicant is Dorset Council.		
SUMMARY OF REASONS FOR RECOMMENDATION	<ul style="list-style-type: none"> • public benefit by creating an accessible toilet at the library. • sustainable location • acceptable design and general visual impact. • no significant harm to neighbouring residential amenity • scale, layout, design and landscaping respects the context of the site • no material considerations which would warrant refusal of this application. 		
INFORMATION ABOUT FINANCIAL BENEFITS OF PROPOSAL	Not Applicable		
APPLICANT	Dorset Council	AGENT	Mr Matthew Piles
WARD	Verwood	PARISH/ TOWN COUNCIL	Verwood Town Council
PUBLICITY EXPIRY DATE	22 March 2020	OFFICER SITE VISIT DATE	27 February 2020
DECISION DUE DATE	30 March 2020	EXT. OF TIME	requested
RELEVANT PLANNING HISTORY			
App No	Proposal	Decision	Date
03/88/1546/JF	Extension	No objections raised	21.12.1988

MAIN REPORT

1.0 DESCRIPTION OF SITE AND SURROUNDINGS

- 1.01 The application site is located within the Urban area (Verwood Town Centre Boundary and within a Primary Shopping Area).
- 1.02 Verwood Library comprises of a detached 2 storey building with single & 1 ½ storey buildings attached to the rear. Buildings in the immediate vicinity comprise detached, semi-detached or terraced 2 storey buildings with some single storey buildings/ extensions.
- 1.03 The application site is long and rectangular in shape, with the rear width shortening where it meets the car park. Ground levels across the site are relatively flat.
- 1.04 To the front north-west of the application site is Manor Road, to the side north-east is Verwood United Reformed Church, to the rear is Potters Wheel Car Park and to the side south-west boundary is 3 Manor Road.
- 1.05 The proposed extension and alterations to the steps/ramp would be located to the south-west elevation of the existing building, where there is currently an existing steps/ramp and railings to an exterior door.
- 1.06 Pedestrian access to the library is from Manor Road at the front, and from Potters Wheel Car Park to the rear. There is some on site parking at Verwood Library to the side/south-west of the application site and to the rear of the library.
- 1.07 Existing Boundary treatments:
 - Front/north-west boundary: low brick wall with railings above.
 - Side/south-west boundary (to 3 Manor Road): timber fencing/brick wall.
 - Rear/south-east boundary (to car park): timber fencing.

2.0 PROPOSAL

- 2.01 This application seeks approval for a single storey extension to the side south-west elevation of Verwood Library, with alterations to an existing steps/ramp and new railings. The use of the building as a library would remain unchanged (use class D1).
- 2.02 The existing steps/ramp will be altered by rotating them through 180 degrees and lengthening the steps/ramp (with associated railings), to provide access to the external door on the side south-west elevation.
- 2.04 The single storey extension will provide a new staff and accessible toilet and be built in red brick with a slate roof to match the existing.

- 2.05 The proposed staff and accessible toilet has been designed to comply with Approved Document M (Building Regulations), including a full Doc. M suite and a compliant access door.
- 2.06 Surface water from the roof is shown to connect to the existing rainwater drainage system.

3.0 SUMMARY OF INFORMATION

Details of Proposed Development:			
<i>All measurements are approximate</i>	Existing	Proposed	Differences
Site Area (ha)	0.0951 ha	0.0951 ha	-
Use	Library (D1)	Library (D1)	-
Width (NE-SW) (approx. metres)	Building: 11.2m.	Extension: 1.2m. Building: 12.4m	Building wider by 1.2m.
Length (NW-SE) (approx. metres)	Building: 27.55m	Extension: 2.7m.	Extension: 2.7m.
Height to ridge (min/max, approx. metres)	Building: 3.45m-9.7m	Extension: 3.45m	Extension continues roof pitch down to the side from existing roof.
Height to eaves (min/max, approx. metres)	Building: 2.55m-4.55m	Extension: 2.55m-2.6m.	Eaves match existing eaves.
Dimensions of ramp & railings (metres) Width = NE to SW. Length = NW to SE.	Steps/ramp: 1.2m (width) 1.95m (length) 0.25m (height). Railings: 1.1m-1.2m (height).	Steps/ramp: 1.2m (width) 2.35m (length) 0.1m/0.25m(height). Railings: 1.1m-1.2m (height).	Steps/ramp are approx. 0.4m longer than existing (with associated railings).
Distance from front north-west boundary to Church (minimum in metres)	Building: 4.05m. Ramp: 16.75m.	Extension: 19.4m. Ramp: 16.5m.	Steps/ramp is 0.25m closer to the boundary than existing steps/ramp.
Distance from side south-west boundary to 3 Manor Road (minimum in metres)	Building: 4.5m. Ramp: 3.4m.	Extension: 3.3m. Ramp: 3.4m.	Toilet extension brings the building 1.2m closer to the side south-west boundary.

Distance from rear south-east boundary to Car Park (minimum in metres)	Building: 29.5m. Steps/railings: 42.4m	Extension: 39.7m. Steps/railings: 42.65m.	Steps and railings are 0.25m further from boundary than existing steps.
Materials	Walls: red brick Roof: slate	Walls: red brick to match existing. Roof: slate to match existing.	Materials to match existing.

4.0 RELEVANT PLANNING CONSTRAINTS

Urban area

Town Centre Boundary

Primary Shopping Area

5.0 POLICY AND OTHER CONSIDERATIONS

Development Plan:

Christchurch and East Dorset Core Strategy (2014)

- KS1: Presumption in favour of sustainable development
- HE2: Design of new development
- VTSW1: Verwood Town Centre
-

The National Planning Policy Framework (2019)

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

Relevant NPPF sections include:

- Section 12 Achieving well-designed places

The requirement for good design set out in section 12; paragraph 127 requires that development should add to the overall quality of the area. Permission should be refused for development of poor design that fails to take opportunities available for improving the character and quality of an area and the way it functions (para 130).

6.0 LOCAL REPRESENTATIONS

- 6.01 In addition to letters to neighbouring properties, a site notice was posted outside the site on 27.02.2020 with an expiry date for consultation of 23.03.2020.
- 6.02 No third party representations have been received.

7.0 CONSULTATIONS

- 7.01 Verwood Town Council - NO OBJECTION (received 12.03.2020)
- 7.02 Dorset Council Highways -NO OBJECTION (received 11.03.2020)

8.0 APPRAISAL

- 8.01 The main considerations involved with this application are:
- the principle of the development
 - the design and form of the proposal and its impact upon the character of the surrounding area
 - the impact upon neighbouring amenity
 - highway safety and parking

These points will be discussed as well as other material considerations under the headings below

Principle of Development

- 8.02 Both paragraph 11 of the NPPF, and KS1 of the Local Plan place a presumption in favour of sustainable development. The site falls within the urban area of Verwood, identified as a main settlement in Policy KS2 of the Local Plan, being a sustainable location where development is supported.
- 8.03 The application site is located within the Verwood Town Centre Boundary and within a Primary Shopping Area.
- 8.04 There is no change in use and the proposal extends an existing toilet and alters an existing steps/ramp and associated railings (so they can be accessed from the north-west instead of the south-east, on the south-west side elevation). As such, the proposed development is acceptable in principle.

Design and Form

- 8.05 The proposed extension and new steps/ramp and associated railings will be visible from the public realm from the front and rear but due to its modest

scale and form the proposed extension will have a very limited impact on the appearance when viewed from the public realm.

- 8.06 The extension is considered to be appropriate in scale in relation to the existing building, as it is subservient and has a lower ridge height than the main roof.
- 8.07 The proposed development is unobtrusive and is considered to be in keeping with the character of the area and surroundings. The impact upon the street scene is considered to be limited.

Neighbour Amenity

- 8.08 The proposed single storey extension brings the building closer to the side/south-western boundary by approx. 1.2m, with a proposed separation distance to the side/south-western boundary of 3.3m.
- 8.09 No new windows are proposed, and the extension replaces the existing external window with an internal door for access to the new staff and accessible toilet.. As such the separation distance from the extension to neighbouring buildings is not considered to be harmful in an urban area.
- 8.10 As the use of this part of the library building is currently a toilet, and the proposed extension accommodates a larger toilet, the use is not changed and the proposal is unlikely to result in an increase in noise and disturbance. Therefore, it would not result in harmful noise and disturbance to neighbouring occupants.
- 8.11 No letters of representation were received from third parties, and Verwood Town Council has no objection to the proposed works.
- 8.12 The siting, scale and form of the proposed extension and altered steps/ramp & railings will not result in harmful loss of light or privacy to neighbouring occupants, and the proposal will not appear visually intrusive.

Access and Parking

- 8.13 There is no significant impact to the parking provision on site as the building line of the single storey extension is in line with the existing steps/ramp and railings.
- 8.14 There is no anticipated harmful impact to highway safety resulting from the proposal.
- 8.15 Dorset Council Highways have no objection to the proposed works.

CONCLUSION

- 8.16 Having assessed the material considerations as outlined within the report above the proposal is considered to accord with policy HE2 of the Local Plan, there are not considered to be any matters which would warrant a refusal of planning permission in this case. Approval subject to the following conditions is therefore recommended.

9.0 HUMAN RIGHTS

Article 6 - Right to a fair trial.

Article 8 - Right to respect for private and family life and home.

The first protocol of Article 1 Protection of property.

- 9.01 This Recommendation is based on adopted Development Plan policies, the application of which does not prejudice the Human Rights of the applicant or any third party.

10.0 PUBLIC SECTOR EQUALITIES DUTY (PSED)

- 10.01 As set out in the Equalities Act 2010, all public bodies, in discharging their functions must have “due regard” to this duty. There are 3 main aims:-

- Removing or minimising disadvantages suffered by people due to their protected characteristics
- Taking steps to meet the needs of people with certain protected characteristics where these are different from the needs of other people
- Encouraging people with certain protected characteristics to participate in public life or in other activities where participation is disproportionately low.

- 10.02 Whilst there is no absolute requirement to fully remove any disadvantage the Duty is to have “regard to” and remove OR minimise disadvantage and in considering the merits of this planning application the planning authority has taken into consideration the requirements of the PSED.

11.0 CLIMATE IMPLICATIONS

- 11.02 The proposed extension and alterations to Verwood Library will help future proof the building and ensures that the building can be maintained as a viable and accessible educational facility to serve the local community. The proposed works are small scale and are not considered to have a significant impact on climate change.

12.0 RECOMMENDATION

Grant, subject to the conditions set out below:

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 and documents:
 - 1191-01 Location Plan.
 - 200002908807 - 02 Site Plan.
 - 200002908807 - 04 Proposed Floorplan Drawing.
 - 200002908807 - 07 Proposed Elevation Drawing.
 - 200002908807 - 08 Proposed Elevation Drawing.
 - Planning Statement/Design & Access Statement.

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

3. The materials and finishes to be employed on the external faces of the development, hereby permitted, shall match those of the existing building and be as per the Application Form (dated 03.02.20) and the Design & Access Statement (within the Planning Statement), unless otherwise first agreed in writing by the Local Planning Authority.

Reason: To ensure satisfactory visual relationship of the new development to the existing.

Informatives:

None

Background Documents:

Case Officer: Ellie Lee

NB For full details of all papers submitted with this application please refer to the relevant Public Access pages on the council's website below:

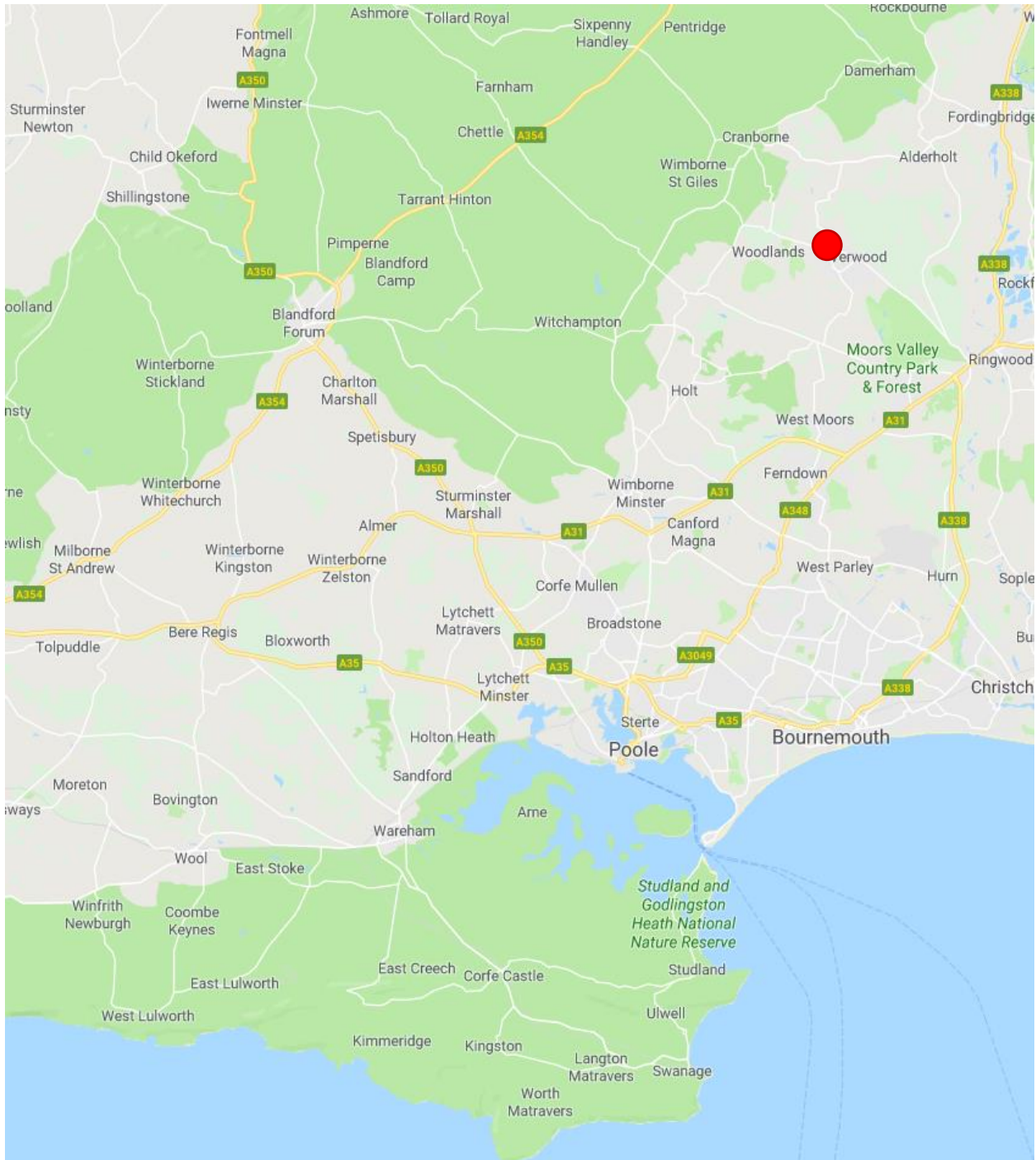
<https://eastplanning.dorsetcouncil.gov.uk/plandisp.aspx?recno=115870>

The conditions set out in the report may be subject to such reasonable change as is necessary to ensure accuracy and enforceability.

Approximate Site Location ●

3/20/0178/FUL – Verwood Library, 1 Manor Road, Verwood, Dorset BH31 6DS

Proposal: Single storey extension to south-west elevation. Alterations to ramp & railings.



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1.0 Application Number: 6/2019/0585

Webpage: <https://planningsearch.purbeck-dc.gov.uk/Planning/Display/6/2019/0585>

Site address: Former Royal British Legion Club, Wimborne Road, Lytchett Matravers, Poole, BH16 6HQ

Proposal: Erection of 9 dwellings with car parking and landscaping.

Applicant name: Bracken Developments Limited

Case Officer: Andrew Collins

Ward Member(s): Cllr Alex Brenton, Cllr Bill Pipe, Cllr Andrew Starr

This application was referred through the Council's scheme of delegation and the nominated officer considered that that the planning application should be referred to the planning committee to allow consideration of the concerns raised by the local ward member and the Parish Council about potential impacts on the impact on the Green Belt.

2.0 Summary of recommendation:

GRANT subject to conditions

3.0 Reason for the recommendation: as set out in paras 15 and 16 at the end.

- Retain 5 year land supply
- 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 site is considered that the proposal is for limited infilling in a village and so in principle is appropriate development within the Green Belt.
- 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

4,0 Key planning issues

Issue	Conclusion
Principle of development	Acceptable as the majority of the site is within the settlement boundary.
Impact upon the openness of the Green Belt	Acceptable. The application results in limited infilling in Lytchett Matravers
Scale, design, impact on character and	Acceptable – in making best use of

appearance	land.
Impact on amenity	Acceptable – no demonstrable harm on neighbouring properties subject to conditions.
Flooding / Drainage	Acceptable subject to a condition.
Access and Parking	Acceptable subject to conditions.
Ecology / Biodiversity	No issues subject to the implementation of the Biodiversity Mitigation Plan.
Trees / Hedges	Acceptable subject to the imposition of a condition.

5.0 Description of Site

The site is located on southern side of Wimborne Road in the north-east of Lytchett Matravers. To the west of the site is the Lions Court development of 2 dwellings and further residential properties. To the north across the road is Sunnyside Barn and Farm, whilst to the east and south is open countryside. The site is approximately 0.20 hectares and comprises a former, vacant Royal British Legion Club and its parking area. The Royal British Legion Club was listed as an Asset of Community Value (ACV) meaning that an extended time of marketing was undertaken to allow the local community time to develop a bid for the site. No bid came forward. This designation was removed when the site was sold. An existing vehicular access is located in the north-western corner and this is to be retained as access to the site. The whole site is considered to be brownfield land. The building itself and parking area is located in the settlement boundary.

Since the determination of outline and reserved matter permissions (6/018/0645 and 6/2019/0318), the building on the site has been demolished and the site has been cleared. In addition units 1-4 are currently under construction as this layout is the same as applications 6/2018/0645 and 6/2019/0318.

6.0 Description of Development

Full planning permission is sought to demolish the building and erect 9, two storey houses. Utilising the existing access, an access road is proposed along the western boundary adjacent to Lions Court. The overall development is proposed along the eastern and southern part of the site within the site of the building and parking area to the south. Along the eastern boundary are proposed to be 5 dwellings. Of these, 2 are detached and 3 are in a small terrace. A detached 4 bed property (Plot 1) is located on the northern boundary. Plots 2, 3 and 4 are the terrace, and comprise 3 bed properties. Plot 5 is a detached 3 bed property. To the east of the dwellings are a minimum 9m depth gardens. Plots 2-5 have separate bike/bin stores to the rear. Along the eastern elevation of the site is a 1m high landscaped bund.

Along the existing hardstanding parking area to the south are 4 detached dwellings (plots 6-9). Plot 6 is a 4 bed property, Plot 7 a 4 bed property, Plot 8 a 3 bed property and Plot 9 a 4 bed property. The rear gardens of plots 6-9 are located to the south, outside the defined settlement boundary and within the designated Green Belt.

7.0 Relevant Planning History

6/1978/0672 – Outline application – Erect new Legion Club premises – Approved.

6/1979/1092 – Erect club premises, form parking area and access – Reserved Matters – Approved.

6/1983/0814 - Outline application – Erect hut for social / recreational purposes Circular 7/77 – Approved.

Application 6/2018/0022 for a full application for the demolition of the existing building and the erection of 9 dwellings was refused at Planning Committee on 30 May 2018. The application was refused due to concerns over the number of dwellings, scale and arrangement on the site resulting in an over-development of the site which was considered to be harmful to the character and appearance of the area at this edge of settlement low density location. Concern was also expressed over the design that failed to take the opportunity available for improving the character and quality of this sensitive edge of settlement location and the way in which this previously developed site functions.

The actual wording of the reason for refusal is detailed below;

“1. The proposal, due to the number of dwellings, scale and arrangement on the site, amounts to over development of the site which is harmful to the character and appearance of the area. The proposals are contrary to the advice contained in the NPPF Para 64 in that the scheme is of poor design that fails to take the opportunity available for improving the character and quality of this sensitive edge of settlement location and the way in which this previously developed site functions. The scheme is also contrary to the Lytchett Matravers Neighbourhood Plan Policy 2 in that it fails to take into account the position of the site within the village, its integration with the village and is not landscape led design. The proposals are also contrary to the Purbeck Local Plan Policy D - Design - in that they fail to positively integrate with their surroundings, and fail to reflect upon good practice advice, including appropriate densities, as outlined in the Purbeck District Townscape Character Appraisal for Lytchett Matravers, which describes the site as being in a ribbon development area, characterised by low density housing.”

The application was appealed to The Planning Inspectorate and the appeal was dismissed (ref number APP/B1225/W/18/3206919). The appeal however was only dismissed on the impact the proposal would have upon the part of the site that was in the Green Belt.

Under application 6/2018/0645, outline planning permission for layout and access was granted at the March 2019 Planning Committee of Purbeck District Council. Reserved matters was granted under application 6/2019/0318.

8.0 List of Constraints

This property is in the parish of Lytchett Matravers

Part of this site is within a Settlement Boundary - Lytchett Matravers

Natural England standing advice. This property is within 5km of a European Habitat (SSSI)

Part of this site is in the Statutory Green Belt

This property is in a River Catchment - Poole Harbour

This property is within a water source protection zone.

This site falls with the Poole Harbour Recreation Area SPD.

This site falls within the Nitrate SPD Catchment Area.

9.0 Consultations

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

Consultees

Wessex Water

Guidance provided

Dorset Council – Highways Management

No objection subject to the imposition of conditions.

Dorset Council – Drainage Engineer

No objection made to application 6/2018/0022, subject to the imposition of a condition. Nothing has materially changed in relation to surface water drainage.

Dorset Council – Landscape Officer

Reiterates previous concerns, regarding housing density. Notwithstanding this conditions are proposed regarding landscaping.

Dorset Council - Planning Policy

Has no objection in principle and guidance given on Green Belt considerations.

Dorset Council - Tree Officer

No objection subject to a condition regarding the tree protection plan

Dorset Council – Design and Conservation Officer

Raises concerns over density.

Lytchett Matravers Parish Council

OBJECTION on the following grounds:

(a) over-development in terms of inappropriately high housing density on the site which is not in keeping with the surrounding street scene and adjacent properties,

(b) insufficient provision of off-road parking in relation to the proposed number of bedrooms. This is a particular concern because there is also no opportunity for on-street parking immediately nearby since the adjacent section of Wimborne Road is a dangerous bend over the brow of a hill.

(c) The Parish Council notes that the proposal crosses the greenbelt boundary (and marked on the plans as such). This is inappropriate in that it compromises the “openness of the greenbelt”.

Representations received

The Council received 4 comments from neighbours and residents about this planning application. The representations are all available in full on the Council's website and this report addresses the key planning points that they raised.

Highway safety in relation to on street parking and its potential increase in Wimborne Road.

This is exactly the same as application 6/2018/0022 which was dismissed by the Planning Inspectorate due to harm to the openness of the Green Belt.

10.0

Relevant Policies

Purbeck Local Plan Part 1:

Policy SD: Presumption in favour of sustainable development,

Policy LD: General location of development,

Policy NE: North East Purbeck,

Policy D: Design,

Policy LHH: Landscape,

Policy FR: Flood Risk,

Policy IAT: Improving Accessibility and Transport,

Policy BIO: Biodiversity and Geodiversity,

Policy DH: Dorset Heaths International Designations.

Purbeck Local Plan 2018-2034.

Regard has been had to the policies of the emerging Local Plan. In this respect Policy H6 is considered to be material.

Policy H6 – Lytchett Matravers

Lytchett Matravers Neighbourhood Plan adopted 2017

Policy 1 – Good Design.

Policy 2 - Local Design Principles.

Policy 3 - Home Zones

Policy 4 - Protecting the Environment.

National Planning Policy Framework:

Chapter 2: Achieving sustainable development

Chapter 4: Decision-making

- Paragraphs 47 & 48 – Determining applications
- Paragraphs 54 & 55 – Planning conditions and obligations

Chapter 9: Promoting sustainable transport

- Paragraphs 108, 109 & 110 – Considering development proposals

Chapter 12: Achieving well-designed places

- Paragraphs 124, 127 & 130 - Achieving well-designed places

Chapter 13 - Protecting Green Belt Land.

- Paragraphs 133, 134, 143, 144 and 145 – Protecting Green Belt Land

Chapter 14: Meeting the challenge of climate change, flooding and coastal change

- Paragraphs 155 & 163 – Planning and Flood Risk

Chapter 15: Conserving and enhancing the natural environment

- Paragraphs 170, 172 & 173 - Conserving and enhancing the natural environment

Paragraph 175 – Habitats and biodiversity

Other material considerations

National planning practice guidance

Purbeck District design guide supplementary planning document adopted January 2014.

Purbeck townscape character appraisal supplementary planning document adopted August 2012.

The Dorset heathlands planning framework 2020 – 2025 supplementary planning document adopted 31 March 2020.

Poole harbour recreation 2019 – 2024 supplementary planning document adopted 31 March 2020.

Purbeck townscape character appraisal supplementary planning document adopted September 2012.

Landscape Character Assessment (Non AONB).

National Design Guide

Strategic Flood Risk Assessment 2018.

Development contributions toward transport infrastructure in Purbeck guidance February 2013.

Bournemouth, Poole and Dorset residential car parking study May 2011.

Dorset biodiversity appraisal and mitigation plan.

British Standard 5837:2012 Trees in relation to design, demolition and construction – recommendations.

11.0 Human rights

Article 6 - Right to a fair trial.

Article 8 - Right to respect for private and family life and home.

The first protocol of Article 1 Protection of property.

This recommendation is based on adopted Development Plan policies, the application of which does not prejudice the Human Rights of the applicant or any third party.

12.0 Public Sector Equalities Duty

As set out in the Equalities Act 2010, all public bodies, in discharging their functions must have “due regard” to this duty. There are 3 main aims:-

- Removing or minimising disadvantages suffered by people due to their protected characteristics
- Taking steps to meet the needs of people with certain protected characteristics where these are different from the needs of other people
- Encouraging people with certain protected characteristics to participate in public life or in other activities where participation is disproportionately low.

Whilst there is no absolute requirement to fully remove any disadvantage the Duty is to have “regard to” and remove or minimise disadvantage and in considering the merits of this planning application the planning authority has taken into consideration the requirements of the Public Sector Equalities Duty.

- Access; arrangements made to ensure people with disabilities or mobility impairments or pushing buggies have been accommodated with the off road footpath links.

13.0 Financial benefits

Non material considerations

CIL contributions

Business rates

NHB

What	Amount / value
Non Material Considerations	
CIL Contributions	£133,807
Business Rates	Reduction of £5,300
NHB	£15,030

14.0 Climate Implications

The site is located within the settlement boundary as defined by the Purbeck Local Plan. As such this is a sustainable location with easy access to facilities and services including primary school, church, doctors, shops and pub resulting in less need to travel. The new dwellings will be built in accordance with the relevant Building Regulations. For these reasons the proposal is not considered to have a significant impact on climate change.

15.0 Planning Assessment

Principle of development

The application site is located within the defined development boundary of Lytchett Matravers as set out in the Purbeck Local Plan Part 1 (PLP1) Policies SD: Presumption in favour of sustainable development and LD: General location of development of PLP1 support development that is directed to sustainable locations. In addition, this site is considered to be previously developed land. Lytchett Matravers is a key service village in accordance with Policy LD and the proposed development is therefore considered to be acceptable in principle, unless other material considerations indicate otherwise. The additional dwellings would also make a contribution towards new housing in the District, in particular windfall provision in the north east spatial area.

Green Belt

Part of the site is situated within the South East Dorset Green Belt. As such, development is significantly restricted.

Paragraph 133 of the National Planning Framework (NPPF) states that; *“The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land*

permanently open; the essential characteristics of Green Belts are their openness and their permanence.”

Paragraph 134 of the NPPF continues by stating that;

“Green Belt serves five purposes:

- a) to check the unrestricted sprawl of large built-up areas;*
- b) to prevent neighbouring towns merging into one another;*
- c) to assist in safeguarding the countryside from encroachment;*
- d) to preserve the setting and special character of historic towns; and*
- e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.”*

Most development is considered to be inappropriate in the Green Belt. Paragraph 143 of the (NPPF) states that:

“Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.”

Paragraph 144 details the requirements for considering a planning application. This states;

“When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. ‘Very special circumstances’ will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.”

Paragraph 145 details that the construction of new buildings as inappropriate in the Green Belt. Exceptions to this however include;

- “e) limited infilling in villages;*
- g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt than the existing development.”*

In this case, whilst the majority of the site is within the settlement boundary, the rear part of the site is located outside the defined settlement boundary and within the designated Green Belt. It is understood that this area was formerly amenity land for use associated with the Royal British Legion Club.

The area within the Green Belt is proposed to be used for residential garden for dwellings 6 – 9 which is the same layout as the appeal dismissed under application 6/2018/0022.

In that appeal, the Inspector concluded that on the basis of impact on the Green Belt that;

“ 8. It is not disputed that the proposed garden areas form part of the curtilage of the former RBL site and therefore constitutes previously developed land (PDL).

This is confirmed in case law which the LPA has cited. As such the appellant contends that the proposed development would be compliant with Framework Paragraph 145 g). This permits, exceptionally, the construction of buildings in the Green Belt for the partial or complete redevelopment of PDL which would not have a greater impact on the openness of the Green Belt than the existing development. In this regard, it is suggested that the openness of that part of the appeal site would remain unchanged from its historical use as open amenity space.

9. However, I must nevertheless assess any effects on the openness of the SEDGB relative to the site as it currently exists. Irrespective of any historical use or structures which may have been on this part of the site, it is currently open and laid to rough grass and other vegetation. The construction of any garden curtilage buildings associated with the new dwellings would therefore inevitably have a greater impact on the openness of the SEDGB.

10. I note that the LPA concluded that the removal of domestic curtilage permitted development rights would be sufficient to safeguard against harm to the openness of the Green Belt described above. However, paragraph 146 e) of the Framework establishes that material changes in the use of land (in this case to garden land) are also not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it.

11. In this regard, the submitted plans show that the garden land would be subdivided with individual plots being demarcated by 1.8m high close-boarded fencing. Furthermore, I consider it highly likely that the occupiers of the dwellings would seek to install washing lines, play equipment, garden storage and/or other forms of domestic paraphernalia. Consequently, even if domestic permitted development rights were to be removed, the openness of the Green Belt would not be preserved. Overall, the proposal would also not assist with safeguarding the countryside from encroachment which is one of the five purposes of including land within the Green Belt.

12. In this regard, I am also mindful that “openness” in this context has both a spatial and a visual dimension. Even in the event that public views of the garden land were reduced or obscured through the configuration of the development, the proposal would, for the reasons given above, have a greater impact on the openness of the Green Belt in spatial terms than its current, vacant, state.

13. In conclusion on this main issue, the change in the use of the land to domestic gardens would not preserve the openness of the Green Belt. Moreover, the proposed development would conflict with the purposes of including land within the SEDGB.

14. The proposed development would conflict with paragraphs 145 g) and 146 e) of the Framework and would therefore be inappropriate development in the Green Belt which is, by definition, harmful, and should not be approved except in very special circumstances.”

The Planning Practice Guidance was reviewed on 22 July 2019 and includes further information in assessing the openness of a Green Belt.

Previous appeal decisions can often contain material relevant to a subsequent planning proposal albeit changes in circumstances may mean that there can be good planning reasons to reach a different decision.

For considering the current application, the starting point in the NPPF is that new buildings in the Green Belt are inappropriate unless an exception applies. If no exception applies, permission should only be granted if there are exceptional circumstances which would outweigh the harm to the Green Belt.

The inspector considered the application of the exception in paragraph 145(g) because all parties considered that the site is previously developed land. Officers do not agree with the applicant that the gardens can be separated from their houses so that different exceptions under paragraph 145 could apply to the houses and to the gardens. The gardens for the proposed homes in plots 6 to 9 straddle and extend into the Green Belt. The gardens are intrinsically linked to the houses and will form part of the same plot and planning unit. Thus for this exception to apply to the current application, the Committee must be satisfied that the proposal does not have a greater impact on the openness of the Green Belt than the current development.

There is another exception under paragraph 145(e) allowing limited infilling in villages which does not also require consideration of the openness of the Green Belt.

As set out above, whilst in isolation the development within the Green Belt does not constitute new buildings, it is intrinsically linked to the dwellings and therefore the gardens to plots 6 to 9 should not be considered separately from the main use of the site. Although the Inspector did not consider the exception for limited infilling in villages, officers consider that it applies to the proposed development for the reasons set out below.

In order for the exception described at paragraph 145 e) to apply there needs to be a conclusion on whether the proposed development constitutes:

- i) limited;
- ii) infilling,
- iii) 'in' a village: i.e. Lytchett Matravers.

There is no definition or any guidance in the NPPF in relation to the meaning of "infilling" or "limited infilling". These are therefore matters of planning judgement with the following considerations relevant to this assessment:

- the size of the site, and the land designated as part of the South East Dorset Green Belt;
- the sites context and relationship with those existing homes to the west which front onto Wimborne Road;
- its boundaries; and

- the existing characteristics of the site and its relationship with the Royal British Legion building.

The whole site is approximately 0.37 hectares whilst the area forming the part of the South East Dorset Green Belt is approximately 0.12 hectares. Therefore less than one third of the site is within the Green Belt.

The proposed development is closely related to the Lions Court development to the west of the application site. This development is orientated north – south as is the proposed development on this site which fronts onto Wimborne Road and the area to the rear is closely related to the built form.

The area within the Green Belt site is currently boarded by a hedge but there is no boundary separation between the former area outside or within the Green Belt.

The former Royal British Legion building has now been demolished and works are currently being undertaken in constructing plots 1 to 4. Historically the whole of the site was used by the club and the inspector previously referred to this part of the site as amenity land to the club.

In this instance the question of whether the development is “limited infilling” has been considered to reflect built form within the village as a whole.

In addition, consideration has been given to Policy H6 of the emerging Purbeck Local Plan. Policy H6 proposes the allocation of 150 new dwellings within the village of Lytchett Matravers. One of these proposed allocations is ‘Land at Blaney’s Corner’. This proposed allocation is proposed to run immediately to the rear of the application site and if built would mean that part of the application site in the Green Belt would be surrounded by development on 3 out of 4 sides.

Looking at the weight that can be given to the emerging Local Plan paragraph 48 of the NPPF advises that;

“Local planning authorities may give weight to relevant policies in emerging plans according to:

a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);

b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given);

and

c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).”

Under emerging Policy H6 there have been 19 representations in relation to this policy. Of these the majority of the concerns surround the principle of allocating

sites within Lytchett Matravers with associated concerns about impact upon infrastructure and services, impacts upon nearby protected areas and the deliverability of the SANG and which sites require the SANG and timescales for developing these sites. Also Wessex Water require coordination regarding sewage in bringing forward the sites. The proposed developer of the site considers it should be larger to allow greater connectivity to Lytchett Minster and there should not be specified limits on the allocation.

The emerging Purbeck Local Plan is at an advanced stage and on 18 March 2020 the Planning Inspector for the Emerging Local Plan reported back stating that at this stage that with Main Modifications the Plan is 'likely to be capable of being found legally compliant and sound'.

The Inspector's letter explains that she will make a final decision on whether the plan is legally compliant and sound after she has considered: responses on Main Modifications following public consultation and an updated Sustainability Appraisal (SA) and Habitats Regulation Assessment (HRA). The Inspector indicates that the strategy for meeting the area's needs is sound. An update will be required to both HRA and SA to take into account any changes made through the main modifications. Planning Policy colleagues are confident that these matters can be addressed and the plan be found sound.

The Planning Inspector specifically looked into and commented on the allocations in the Green Belt.

In this regard she said;

"Housing Allocations (Moreton Station (policy H4), Wool (policy H5), Lytchett Matravers (policy H6) and Upton (policy H7))

43. There are a number of suggested Main Modifications to the housing allocation policies as a result of the discussions at the hearing sessions. As referred to above, the Council has prepared a revised trajectory which, amongst other things, seeks to take account of the discussions at the hearing sessions regarding the deliverability of the sites and the timing of their delivery. However, further amendment to the revised trajectory is necessary in relation to the site at Upton (policy H7) which requires Green Belt release, given that the Plan will not now be adopted until later 2020 at the earliest. In relation to this matter the Council should also consider whether this is likely to have any implications for the timing of the delivery of the sites in Lytchett Matravers (policy H6) which also require Green Belt release."

In having regard to the Inspector's comments, there were no principle objections in releasing the Green Belt land for development. The only specific considerations in relation to the allocation was whether there would be any issues in terms of timing of delivery of the site.

In assessing all the above, including the built form of Lytchett Matravers and the weight that can now be given to emerging Policy H6, the site is considered to be infill development within the village of Lytchett Matravers under paragraph 145e) of the NPPF.

Impact upon Green Belt conclusion

Officers consider that the proposal is for limited infilling in a village and so in principle is appropriate development within the Green Belt.

Scale, Design and Impact on the Character and Appearance of the Area

The principle of developing the site for residential purposes is acceptable. Utilising the existing access and developing along the eastern boundary of the site reflects the current built form on the site. Developing on other existing hardstanding areas makes effective use of the land.

The site is located on the periphery of the key service village along Wimborne Road. The site is seen as the eastern entrance to Lytchett Matravers from the Wimborne Road. This is emphasised by the reduction in speed limit to 30mph. However the former (now demolished) building on the site had a solid built form of 26m and has a clear visual impact from the East due to the massing and its height with its monopitch roof.

The submitted layout plans are exactly the same as the plans submitted under application 6/2018/0022, which was dismissed at appeal. Landscape impact was previously a reason for refusal. Under the layout the inspector considered that;

“25. I appreciate the importance of maintaining patterns of development which reinforce a gradual transition at the edges of the village. However, in this case, the formal built elements of the scheme would be contained within the existing developed envelope of the site and would not extend the pre-existing pattern of ribbon development. Furthermore, this would be a relatively modest residential scheme proposed on a site which currently presents a prominent and poor quality gateway from the east. Contrary to the LPA’s assertion, I also find that the proposed landscaping bund would be an appropriate treatment for the eastern boundary and is not merely a means of avoiding integrated planting within the site. Furthermore, the adjoining Lions Court development already presents a fairly conspicuous ‘in depth’ development on approaching the village.”

On this basis there is no argument from accepting the Planning Inspector’s opinion.

The layout of the site reflects Home Zone principles as advocated in the Lytchett Matravers Neighbourhood Plan utilising a shared surface and no street lighting and landscaping.

The design of the properties is 2 storey, and this reflects the design of neighbouring properties. The use of different materials and individual dwelling designs through the development will add rather than detract from the character of this part of the key service village. Whilst reservations have been made over the amount of development proposed on the site, there are overall benefits of

redeveloping the site which currently detracts from its context and setting. Government policy encourages the reuse of previously developed land, and making the most efficient use of the land. Therefore, bringing forward a redevelopment of the site at a relatively high density is considered to be acceptable. A neighbour has referred to an appeal decision from 2000 from land to the rear of 2 Lions Gate. Officers have had regard to the Inspectors decision but given this was for a development in a different context, officers do not believe the current proposals are contrary to this appeal. The bringing forward of 9 well designed family houses in a sustainable location is acceptable.

Impact on the living conditions of the occupants of neighbouring properties

This is a previously developed site. As such there is the existing access and former social club located on the site. This is in addition to the large parking area for patrons / customers.

The existing dwellings at Lions Court have windows located on their eastern elevation facing towards the application site. Concern has previously been expressed over direct window to window overlooking from Plot 1. This property has been redesigned to remove any first floor windows on the western elevation. The distance (8m) between Plot 1 and no 1 Lions Court, would not result in an unacceptable overbearing impact. Neighbours have raised concerns over the loss of a boundary hedge on this boundary and state that this is their hedge. This is a civil matter over which the Council has no control.

The neighbours at No 2 Lions Court have raised concerns about overlooking of their property from a first floor window in Plot 9. The dwellings are off set from each other and 15m between the 2 properties. Due to the off-set nature of the relationship between the two properties, a reduced distance between properties can be appropriate in individual cases. In this specific relationship officers consider the degree of overlooking would not be demonstrably harmful to be justify a reason for refusal. A first floor bathroom window is located on the western side of Plot 9 and this is within 3m of the boundary. If this window was clear glazed and capable of being opened this would result in unacceptable overlooking of the rear private garden of No 2 Lions Court. Therefore a condition is imposed to ensure it is obscure glazed and fixed shut. As a side elevation to the building, any additional first floor windows in this elevation will need to be above 1.7m at their lowest point or obscurely glazed, or they will require express planning permission. This gives the Council control over any future windows at first floor level on this side elevation.

Flooding / Drainage

The flood risk map shows this site to be in flood risk zone1 and in this respect the development would be acceptable. However, this site is in an area where the surface water mapping shows that there are flooding problems in extreme events in the adjacent road and further down in the catchment. It is therefore important

that the surface water drainage scheme is designed such that it does not exacerbate the flooding problems elsewhere.

The application form indicates that surface water will be dealt with using a Sustainable Drainage System (SuDS), and a conceptual Drainage Strategy, has been submitted as part of the application. The drainage strategy sets out a preliminary design of the surface water drainage scheme for the development in accordance with the SuDS hierarchy.

These details have previously been assessed by the Council's Engineer. It was considered that a SuDS scheme should be possible on the site, subject to detailed information being provided. On this basis a planning condition is suggested.

Highway Safety

There is a current vehicular access which serves the former Royal British Legion Club. This is located in the north-western corner of the site. The new development will utilise the existing access into the site. Visibility splays are sufficient for the speed of the road.

The road has been designed with no kerbs, just gutters forming the visual and physical barriers between access and parking bays. Gutter areas are to be formed from granite setts, and the access road will be constructed from tarmac, finished with surface dressing to give an attractive appearance. All hard surfaces will be permeable. There will be landscape planting to break up the parking areas. In addition, no street lighting is proposed.

This arrangement reflects the requirements of the Neighbourhood Plan with the form of a Home Zone with the introduction of shared spaces and incorporating local design principles.

Parking has been detailed to meet the Bournemouth, Poole and Dorset car parking study. 2 parking spaces per dwelling are proposed in addition to 2 visitor spaces.

The Council's Highways Authority has no objection subject to the imposition of conditions. Therefore whilst noting the Parish's comments, officers believe that parking levels are acceptable.

Ecology / Biodiversity

Submitted with the application is a biodiversity plan and a signed certificate from Dorset Council Natural Environment Team. This was signed within the 3 years to still be relevant. This confirms that they have assessed the submitted information and confirm that Biodiversity Mitigation Plan avoids the likelihood of deliberate disturbance, and provides reasonable ecological mitigation and enhancement measures.

An Appropriate Assessment has been undertaken in accordance with requirements of the Conservation of Habitats and Species Regulation 2017, Article 6 (3) of the Habitats Directive having due regard to Section 40(1) of the

NERC Act 2006 and the NPPF, which shows that there is no unmitigated harm generated by the proposals to interests of nature importance.

Trees / Hedges

Submitted with the application is an arboricultural method statement and tree protection plan. This details that trees located to the north-east, south-west and south-east will be retained and protected during construction. In addition new trees and hedges are proposed to be planted across the site in order to integrate the development. This information has been assessed by the Council's Tree Officer and he raises no objections subject to the imposition of conditions.

16.0 Conclusion

The principle of development is acceptable as the majority of the site is within the settlement boundary. The area outside of the settlement boundary is located within the Green Belt. The proposals are considered to result in limited infilling within the Green Belt in accordance with the NPPF and the Planning Practice Guidance.

The scale, design, impact on character and appearance is appropriate as makes best use of land. The previous inspector considered that the proposed landscape impact was acceptable and the proposed bund a suitable boundary treatment at the edge of settlement location. The proposal therefore complies with the NPPF and Policies LHH and D of the Purbeck Local Plan.

The impact on amenity is acceptable as there is no demonstrable harm on neighbouring properties subject to conditions. In accordance with Policy D of the Purbeck Local Plan and the Design Guide SPD.

Flooding / Drainage is acceptable subject to a condition regarding full details of the scheme in accordance with the NPPF and Policy FR of the Purbeck Local Plan.

Access and Parking are acceptable subject to detailed conditions and is in accordance with Policy IAT of the Purbeck Local Plan.

In relation to Ecology / Biodiversity a Biodiversity Mitigation Plan has been agreed with the Council's Natural Environment Team. In addition an Appropriate Assessment has been undertaken under the Habitat Regulations and no impact would result on the impact of nature importance. As such the proposals comply with the NPPF and Policies BIO and DH of the Purbeck Local Plan.

There are trees / hedges on the site. The impact upon them is acceptable subject to the imposition of a condition in accordance with Policies LHH and BIO of the Purbeck Local Plan.

17.0 Recommendation

Grant planning permission

And the following conditions (and their reasons).

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: 1718001/001/B, 1718001/002/K, 1718001/03/B, 1718001/04/C, 1718001/05/C, 1718001/06/B, 1718001/07/C, 1718001/08/B, 1718001/09/C, 1718001/10/D, 1718001/011C and 1718001/012A.

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

3. The manufacturers name, product name and colour of all external facing and roofing materials for the 2 extra dwellings (plots 7 and 8) must be submitted to and approved in writing by the Council before they are used on the proposal. All other materials shall be constructed of materials agreed under discharge of conditions to application 6/2019/0318 in letter dated 16 January 2020. The development must then be implemented using the approved materials.

Reason: To ensure satisfactory appearance of the development.

4. In the event that contamination is found at any time when carrying out the approved development it must be reported in writing immediately to the Council and works stop on site. An investigation and risk assessment must be undertaken in accordance with the requirements of the Council and where remediation is necessary a remediation scheme must be prepared which is subject to the approval of the Council. Work should only resume on site once the remediation scheme has been agreed. The remediation must be implemented in accordance with the agreed remediation scheme before occupation of any of the dwellings.

Reason: In case of any unexpected contaminated land found on the site given the previous use and in order to mitigate such harm.

5. Within 2 months of the grant of this planning permission, a scheme for dealing with surface water drainage from the development must be submitted to and approved in writing by 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 an 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 before the first occupation of any of the dwellings. It must be maintained and managed in accordance with the agreed details.

Reason: To alleviate the possible risk of flooding to this site and adjoining catchment land.

6. All works impacting on the retained trees during the demolition/development must be carried out as specified in the approved Arboricultural Method Statement Barrell Tree Consultancy Arboricultural Method Statement reference, 17390-AA-AS dated 16 January 2018, and the associated Tree Protection Plan, reference 17390-BT2.

Reason: To prevent trees on site being damaged during construction works.

7. No trees or hedgerows within the site, except those shown on the approved plan(s) or clearly indicated as being removed, will be felled or pruned; no roots will be severed, pruned or removed, without permission from the Council, during development, and for a period of five years after completion of the development.

Reason: To protect the hedgerow / retained trees on the site in the interests of the visual amenity of the area

8. The soft landscaping works detailed in the landscape proposals agreed by the Council must be carried out during the first planting season (October to March) following the occupation of any of the dwellings. The planted scheme must be maintained in accordance with the agreed details.

Reason: To ensure the satisfactory landscaping of the site and enhance the biodiversity, visual amenity and character of the area.

9. The development must be carried out and maintained in accordance with the approved biodiversity mitigation plan dated 16 January 2018 agreed by Dorset County Council on 24 January 2018 unless subsequent variation is agreed in writing with the Council.

Reason: To ensure the adequate protection of a species and its habitat protected by law that exists on the site.

10. Before the house on Plot 9 is occupied, the first floor window in the western elevation must be glazed with obscure glass to a minimum Pilkington privacy 3 or equivalent as agreed in writing with the Council. It must be maintained in that condition.

Reason: To safeguard the amenity and privacy of the occupiers of adjoining residential property.

11. Before the development is occupied the access, geometric highway layout, turning and parking areas shown on Drawing Number 002 K must be constructed, unless otherwise agreed in writing by the Council. Thereafter, these areas must be maintained, kept free from obstruction and available for the purposes specified.

Reason: To ensure the proper and appropriate development of the site in the interests of highway safety.

12. Before any of the houses are occupied the turning and parking shown on Drawing Number 002 K must have been constructed. Thereafter, this area, 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.

13. Informative Note - Community Infrastructure Levy. This permission is subject to the Community Infrastructure Levy (CIL) introduced by the Town and Country Planning Act 2008. A CIL liability notice has been issued with this planning permission that requires a financial payment. Full details are explained in the notice.

14. 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.

15. Informative Note - Dorset Council 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 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@dorsetcouncil.gov.uk, or in writing at Dorset Highways, Dorset Council, County Hall, Dorchester, DT1 1XJ, before the commencement of any works on or adjacent to the public highway.

16. Informative Note - As the new road layout does not meet with the County Highway Authority's road adoption standards or is not offered for public adoption under Section 38 of the Highways Act 1980, it will remain private and its maintenance will remain the responsibility of the developer, residents or housing company.

17. Informative Note - The applicant should be advised that the Advance Payments Code under Sections 219-225 of the Highways Act 1980 may apply in this instance. The Code secures payment towards the future making-up of a private street prior to the commencement of any building works associated with residential, commercial and industrial development. The intention of the Code is to reduce the liability of potential road charges on any future purchasers which may arise if the private street is not made-up to a suitable standard and adopted as publicly maintained highway. Further information is available from Dorset County Council's Development team. They can be reached by telephone at 01305 225401, by email at dli@dorsetcc.gov.uk, or in writing at Development team, Dorset Highways, Environment and the Economy, Dorset County Council, County Hall, Dorchester, DT1 1XJ.

18. Informative Note - To fight fires effectively the Fire and Rescue Service needs to be able to manoeuvre its equipment and appliances to suitable positions adjacent to any premises. Therefore, the applicant is advised that they should consult with Building Control and Dorset Fire and Rescue Service to ensure that Fire Safety - Approved Document B Volume 1 Dwelling houses B5 of The Building Regulations 2006 can be fully complied with.

19. Informative Note - In relation to condition Number 05 above, details have been supplied to discharge this condition under application 6/2018/0645. However these matters were still outstanding at the time of determining this revised application and any details would need to address the 2 extra dwellings hereby permitted. Any further information supplied will be considered under the discharge of this new condition.

20. 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 applicant/agent was updated of any issues after the initial site visit; the opportunity to submit additional information to the scheme/address issues was given which were found to be acceptable; the application was approved without delay.

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