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NORTHERN AREA PLANNING COMMITTEE

MINUTES OF MEETING HELD ON TUESDAY 30 NOVEMBER 2021

Present: Cllrs Sherry Jespersen (Chairman), Mary Penfold (Vice-Chairman), Jon Andrews, Tim Cook, Les Fry, Matthew Hall, Brian Heatley, Carole Jones, Stella Jones, Emma Parker, Val Potheary and Belinda Ridout

Also present: Cllr David Taylor and Cllr David Walsh

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

Robert Lennis (Area Lead (Major Projects) Eastern), Hannah Smith (Planning Area Manager), Philip Crowther (Legal Business Partner - Regulatory), Anna Lee (Service Manager for Development Management and Enforcement), Emily Jones (Senior Planning Officer), Verity Murphy (Senior Planning Officer), Emma Ralphs (Planning Officer), Simon Sharp (Senior Planning Officer), Gill Whitney (Technical Support Officer) and George Dare (Democratic Services Officer)

27. Apologies

No apologies for absence were received at the meeting.

28. Declarations of Interest

Cllr Fry declared that he was pre-determined on Items 4a and 4b, therefore he would speak as the Ward Member then withdraw from the meeting.

Cllr Penfold declared that she knew the applicant for Items 4a and 4b, therefore she would withdraw from the meeting for these items.

For transparency, prior to Items 4c and 4d, Cllr Penfold informed the committee that she was a Councillor Champion for mental health services but did not have any connection to the applications.

29. 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.

30. Planning Applications

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

31. P/FUL/2021/00826 - Old Military Hospital, Grove Trading Estate,

Dorchester

The Senior Planning Officer introduced the application for the change of use & conversion of former military hospital to 5 No. flats (C3) and the application for alterations to facilitate the conversion of former military hospital to 5 No. flats (C3).

The first application members considered for the Old Military Hospital was in respect of planning permission whilst the second application was in respect of the listed building consent.

The Senior Planning Officer presented the applications to the committee. The site was located within an area of employment and the building has had a number of previous uses but has remained vacant for 26 years. The Committee saw photographs of the building and proposed plans, which included restoration of the central chimney, an amenity space, and parking area, as well as an open plan nature which reflected the previous use of hospital wards. There would be less than substantial harm to the listed building, however the public benefits could outweigh the harm.

The Planning Technical Support Officer read the written representations. The representations are attached as an appendix to these minutes.

Cllr Les Fry – Ward Member

Cllr Fry read a statement on behalf of himself and Cllr Canning, the Ward Members for Dorchester West. The Ward Members were against the application and urged the committee to refuse the application on the grounds of heritage and amenity, as well as preserving commercial areas to protect future jobs.

Members' Questions and Comments

Members were invited to ask questions of the Senior Planning Officer. Questions related to the National Planning Policy Framework (NPPF), air pollution, safety, and pedestrian routes. In response to questions, officers advised that:

- The public benefits should be weighed against heritage harm
- Roads have footways throughout the estate.
- There are no residential properties surrounding the site
- There are commercial buildings which could produce air pollution
- There is a coach depot behind the building
- Vibrations from passing traffic is not material to this case

After the opportunity for questions, Members discussed and debated the following points:

- Noise and disturbance from industrial units
- Amenity
- The use of heritage assets and not allowing them to fall into disrepair
- The effects of residential use on the building
- Mixing commercial and residential uses

Proposed by Cllr Stella Jones and seconded by Cllr Cook that the application be refused.

There were an equal number of votes cast for and against the proposal, therefore the Chairman used her casting vote against the proposal. The vote was therefore not carried.

Proposed by Cllr Carole Jones and seconded by Cllr Ridout that the application be granted.

There were an equal number of votes cast for and against the proposal, therefore the Chairman used her casting vote for the proposal. The vote was carried, and the Committee were 'minded to' grant the application, subject to conditions.

The Service Manager for Development Management and Enforcement, having considered the representation and the officer's presentation and having taken into account the views of the committee, made the following decision under delegated authority: that the application be granted, subject to conditions.

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

32. **P/LBC/2021/00827 - Old Military Hospital, Grove Trading Estate, Dorchester**

Members had no further questions or comments related to this application.

Proposed by Cllr Potheary and seconded by Cllr Carole Jones.

The Committee were 'minded to' grant the application.

The Service Manager for Development Management and Enforcement, having considered the representation and the officer's presentation and having taken into account the views of the committee, made the following decision under delegated authority: that the application be granted, subject to conditions.

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

The meeting adjourned at 11.47 until 12.00 midday.

Cllr Cook raised a point of order relating to Standing Order 19 – Voting. The Chairman confirmed that she had the right to use a casting vote under Standing Order 19.2.

33. **P/FUL/2021/03000 - Cerne Abbas Care Centre, Cerne Abbas, DT2 7AL**

The Senior Planning Officer introduced the application for an extension to rear & associated works to provide 20no. extra care accommodation units; then the application for alterations for extension to rear & associated works to provide 20no extra care accommodation units.

The first application members considered for Cerne Abbas Care Centre was in respect of planning permission whilst the second application was in respect of the listed building consent.

The Senior Planning Officer presented the applications and members were shown the site location, proposed plans, and photographs. The proposal would be situated behind the existing care home and would have a green roof to mitigate impact on the scheduled monument of Giant's Hill and so it would reduce harm on the landscape and the AONB.

The key planning matters were highlighted:

- Principle of development
- Scale, design, impact on character and appearance
- Impact on amenity
- Impact of landscape and heritage assets
- Economic benefits
- Access and Parking
- Flooding and Drainage

The Planning Technical Support Officer read the written representations. The representations are attached as an appendix to these minutes.

Members' Questions and Comments

Members asked questions of the Senior Planning Officer. Questions related to the use of glass, the maintenance of the green roof, tree planting, and the local neighbourhood plan.

In response to the questions, the Senior Planning Officer advised that: the building materials were conditioned to ensure that they were appropriate for the setting; there was a condition for the green roof and its maintenance; the application was a major development outside the settlement boundary; there would be trees planted, as well as a wildflower meadow and climbing plants.

Proposed by Cllr Andrews and seconded by Cllr Ridout.

The Committee were 'minded to' grant the application, subject to conditions.

The Service Manager for Development Management and Enforcement, having considered the representation and the officer's presentation and having taken into account the views of the committee, made the following decision under delegated authority: that the application be granted, subject to conditions.

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

34. **P/LBC/2021/03001 - Cerne Abbas Care Centre, Cerne Abbas, DT2 7AL**

Members had no further questions or comments related to this application.

Proposed by Cllr Andrews and seconded by Cllr Ridout.

The Committee were 'minded to' grant the application, subject to conditions.

The Service Manager for Development Management and Enforcement, having considered the representation and the officer's presentation and having taken into account the views of the committee, made the following decision under delegated authority: that the application be granted, subject to conditions.

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

35. **P/FUL/2021/00026 - Land at E 386668 N 124209, Littledown, Shaftesbury**

The Senior Planning Officer introduced the application to Erect 34 No. dwellings with garages, parking, landscaping and amenity space (alternative layout & design of 32 No. dwellings previously approved, plus 2 No. additional dwellings).

The dwellings which were previously approved on the site were single storey, however the new plans were for 2-storey dwellings and an additional two affordable dwellings. The Senior Planning Officer showed photographs of the site to the committee, as well as proposed boundary materials and separation distances between the proposed development and nearby homes.

The key planning matters were highlighted:

- Principle of development
- Affordable housing
- Housing mix
- Layout, scale and design
- Impact on residential amenity
- Impact of landscape
- Highways impact

An update sheet was circulated to Members before the committee meeting. It is attached as an appendix to these minutes.

The Planning Technical Support Officer read the written representations. The representations are attached as an appendix to these minutes.

Members' Questions and Comments

Cllr Hall asked whether some of the roads on the site would be offered for adoptions. The Development Management Area Manager confirmed that the main road through the development could be offered for adoption.

Members made several comments and debated the application. Discussion points included: the consultee response from Cranborne Chase AONB; the impact of 2-storey dwellings on public parkland; tree maintenance; and the housing land supply.

Proposed by Cllr Cook and seconded by Cllr Potheary that the application be refused.

The vote was not carried.

Proposed by Cllr Ridout and seconded by Cllr Andrews that the application be granted.

Upon being put to the vote, the Committee were 'minded to' grant the application.

The Service Manager for Development Management and Enforcement, having considered the representation and the officer's presentation and having taken into account the views of the committee, made the following decision under delegated authority:

Decision

A) That the application be granted subject to the conditions outlined in the appendix attached to these minutes, and the completion of a legal agreement under Section 106 of the Town and Country Planning Act 1990 (as amended) in a form to be agreed by the Head of Legal Services to secure the following:

1. On site affordable housing provision of two shared ownership dwellings
2. Developer financial contributions towards
 - Education
 - Off-site highways contribution
 - Community Hall and Leisure Facilities
 - Health

B) That permission be refused if the agreement is not completed within 6 months of the date of decision or such extended time as agreed by the Head of Planning.

36. P/FUL/2020/00052 - Grove Farm, Chaffeymoor Hill, Bourton, SP8 5BY

This application was deferred prior to the committee meeting.

Cllr Jon Andrews left the meeting at 14.47

37. P/OUT/2021/01737 - Land at E 377395 N 118565, Kentisworth Road, Marnhull

The Senior Planning Officer presented the application to develop the land by the erection of 4 no. detached dwellings with associated footpath, access, car

parking and landscaping. This was an outline application to determine access only at this stage.

The site would be accessed from Kentisworth road and it is located next to a site with 9 dwellings which were previously approved. Between the two sites there was a footpath which goes through a tree line. Members were shown various photographs of the site and an indicative plan for the development.

The key planning matters were highlighted:

- Principle of development – lack of 5-year housing land supply
- Landscape and visual amenity
- Impact on amenity

The Planning Technical Support Officer read the written representations. The representations are attached as an appendix to these minutes.

Members' Questions and Comments

Members asked several questions relating to the application and in particular, the footpath, and drainage.

In response to questions, the Senior Planning Officer confirmed that the footpath was between the two sites and it was owned by the landowner on the eastern side of the proposed site. There was no road alongside the footpath. Officers were satisfied that the proposed site would not affect drainage or increase flooding downstream.

Proposed by Cllr Carole Jones and seconded by Cllr Belinda Ridout.

The Committee were 'minded to' grant the application, subject to conditions.

The Service Manager for Development Management and Enforcement, having considered the representation and the officer's presentation and having taken into account the views of the committee, made the following decision under delegated authority: that the application be granted, subject to conditions.

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

38. P/HOU/2021/02560 - 2A Mill Lane, Charminster, DT2 9QP

The Planning Officer introduced the application for a first floor extension over existing garage, new dormer windows and associated works. The Committee were shown the proposed plans and elevations for the site, as well as photos. The site is located within a conservation area and is close to a Grade 2 listed building.

The key planning matters were highlighted:

- No consultee responses have been received
- One neighbour comment received
- Neighbour amenity

- Impact on heritage asset
- Concern regarding tree
- Concern was raised over boundary treatment – not a planning consideration.

There were no written representations for this application.

Members' Questions and Comments

One member asked a question about the tree and whether it would be cut down. The Planning Officer responded and informed the committee that the tree would not be cut down with this application, but there may be an application made in the future.

Proposed by Cllr Cook and seconded by Cllr Ridout.

The Committee were 'minded to' grant the application, subject to conditions

The Service Manager for Development Management and Enforcement, having considered the representation and the officer's presentation and having taken into account the views of the committee, made the following decision under delegated authority: that the application be granted, subject to conditions.

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

39. **Urgent items**

There were no urgent items.

40. **Exempt Business**

There was no exempt business.

Duration of meeting: 10.00 am - 3.16 pm

Chairman

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Northern Area Planning Committee Written Submissions 30 November 2021

Item 4a & 4b – P/FUL/2021/00826 & P/LBC/2021/00827 – Old Military Hospital, Grove Trading Estate, Dorchester

Cllr Robin Potter – Dorchester Town Council

Dorchester Town Council's Planning and Environment committee stands by its previous objections to the applications on this site. We consider that the air pollution, noise and disturbance caused by passing traffic and established businesses in the immediate vicinity would be significantly detrimental to the amenity of any future residents.

The building is in the heart of the Grove Trading estate in close proximity to many established businesses whose activities, including deliveries, are frequent and often incompatible with good living conditions. We are not convinced that the proposed amenity space within the building, even though it technically meets the 10% requirement, will be suitable for all residents. There is no provision for accessible outside amenity space for a considerable distance from the site.

We do not see sufficient change from previous applications to go against the Planning Inspector's decision to reject the relevant appeal as in the decision given at APP/D1625/W/20/3248499.

We are surprised that this recommendation is different to that for application P/OUT/2021/00467, refused on 27/09/2021, which offered to create 9 serviced accommodation units on a site at 4 Maumbury Road, Dorchester which is much closer to existing residential properties and amenity area and which we think better suited to a change of use from employment premises.

I thank you for your consideration of these matters and ask that you refuse this application.

Richard Burgess, Richard Burgess Associates

Madam Chair, Councillors

I act for the applicants regarding these proposals.

Basically the issue before you is a simple one:-

-do you want to see that this Listed Building is restored and put into beneficial use or do are you content to allow it to remain vacant –as it has done for 26 years now -and ‘at risk’?

Let us be clear: leaving the building vacant is not just a theoretical risk- during the time it has been vacant there has been

- trespass and vandalism involving the destruction of plasterwork and partitions;
- deliberate fire damage inside the building;
- external damage to the brickwork from vehicles.
- Illegal occupation of the grounds by travellers.

My clients have already spent some £440,000 to restore the external fabric of the building but need to spend considerably more (we estimate the same again) to restore the interior, fit electrics, plumbing etc. Only residential use can viably achieve this. We have the figures to prove this.

We jointly therefore need to find a beneficial use for the building.

We have submitted evidence of marketing by Dorchester’s premier commercial agents. Also their considered opinion regarding the lack of current or future demand for offices of this type. Thirdly the unsuitability of the building for commercial use – you cannot even get access into it using a pallet truck. We also consider the floor loadings would be an issue with commercial use.

Great weight should also be attached the following:-

- (a) There is **no objection from Historic England**
- (b) **Your Conservation Officer also supports the proposals** and considers they represent less than substantial harm to this heritage asset.
- (c) We have addressed all the points raised by the Appeal Inspector at the time of the previous non determination appeal

We would make one point about consultation responses. It is that the Environmental Health Officer appears to be unaware that at the time of the previous applications we submitted a specialist Noise Consultants report. Its conclusions were that noise levels within the building from traffic & external sources would be acceptable provided that habitable rooms facing towards the road were provided with secondary glazing. We can do this if it is acceptable on conservation grounds. Indeed noise from the external environment is probably less and of much shorter duration than in main road locations where housing has been approved eg High East St., London Rd.

I make one further point also by way of correction. There is a reference to the external amenity area being ‘smaller than a double bed’. This is factually incorrect. It is in fact 19m by 8m. An external amenity area is indeed a new feature proposed in the current applications.

We consider your officers report is well balanced and factually correct. We ask that you support its recommendations.

Item 4c & 4d – P/FUL/2021/03000 & P/LBC/2021/03001 – Cerne Abbas Care Centre, Cerne Abbas, DT2 7AL

Cllr Jill Haynes – Ward Member

I am very aware of the concerns raised by both the public and the parish council regarding this application at the parish meeting. I am most grateful that you agreed to bring this matter to committee as there is a clash between the neighbourhood plan priorities, local views and the planning reasons and considerations that are pertinent to officers recommendations. I understand that some of the objections from the parish council are not valid planning reasons to object and cannot be included in your considerations but by coming to committee this does give both the parish council and the general public the opportunity to have their say in the decision making process.

I feel that the officer has done a really good piece of work here to agree with the applicant alterations to the original application to alleviate many of those local concerns. This is an excellent report which weighs up the advantages and disadvantages of the application and comes down supporting the development. We don't thank our officers enough for the time and effort that they put into these planning applications. I realise I will probably not be popular locally in this but I can find no valid planning reasons to object to this application and I agree with the officers recommendation.

Jo Witherden, Dorset Planning Consultant Ltd

I represent the applicant, who is responsible for the Cerne Abbas Care Home. Thank you for giving us the opportunity to speak.

Many of you will be familiar with this landmark building, which stands on the edge of Cerne Abbas, as you travel along the A352 from Dorchester to Sherborne.

It has been a care home for about 30 years now, and provides a valuable service to the local community. Under new management in 2016, it achieved a 'good' rating in its latest CQC assessment and employs more than 80 staff.

The current proposals have been put forward to help ensure that the business can continue on a sound financial basis, and is reacting to the need for more flexible extra care accommodation that works successfully alongside care home provision. It will provide a better service, more jobs and meet a clearly identified housing need for our area.

We know it is a sensitive site, a Grade II Listed Building in the AONB, which is why we took preapplication advice from your officers, the Conservation and AONB teams, and engaged with the community – with every household sent a leaflet inviting them to comment. We think we took on board all comments in coming up with the scheme in front of you.

We are pleased that the scheme is supported by both the Conservation and Landscape Officers. Whilst the Parish Council have objected to the scheme's design, the residents that did respond to our consultation were more enthusiastic. More than 90% supported the idea of expanding the facilities, 95% agreed the option we have gone for was the best of the three concepts, and there was general support for the layout, scale, roofing and landscaping components. No residents objected to the application, and there was no public (other than us) at the Parish Council meeting at which this application was discussed.

The Parish Council have suggested the scheme is major development in the context of the NPPF, but this is not the view of your advisors – to do so would mean that it would [quote] “have a significant adverse impact on the purposes for which the area has been designated or defined”. Therefore it does not need to meet the “exceptional circumstances” and “public interest” tests in the NPPF, although the acute and growing need for extra care provision would tick these boxes.

As a professional planner, I have looked at the scheme and believe that it accords with the development plan as a whole, and so does your own officer. The scheme has been sensitively designed with its context in mind, will meet a clear need, will provide social and economic benefits, and we ask that you approve the application.

Item 4e – P/FUL/2021/00026 – Land at E 386668 N 124209, Littledown Shaftesbury

Hannah Knowles, Turley

Written Statement on behalf of Redrow Homes.

1. We welcome the recommendation of approval of this application from your Officer's, which is testament to 18 months of engagement with the Council resulting in the high-quality scheme that is before you today.
2. The site forms part of the wider Littledown development which is currently under construction, where the principle of residential development has already been established in the Local Plan, and accepted through the grant of various planning permissions. This proposal will deliver a net increase of 2 dwellings compared to the existing consented scheme, providing 34 family homes, including 2 shared-ownership homes. The continued delivery of the Littledown development will positively contribute towards Dorset Council's 5 year supply position.
3. This application is before you due to an objection from Shaftesbury Town Council. Regretfully, whilst the Applicant has proactively endeavoured to engage

with the Town Council on numerous occasions, disappointingly no response has been received from them for some time. Officers have however been copied into all correspondence and will have noted our attempts to engage with them.

4. A robust landscape assessment including montages of key viewpoints was submitted. The assessment considered the impacts of the proposed development in comparison with the baseline of the approved scheme of 32 dwellings in line with industry standards.
5. The Site is heavily influenced by the existing and emerging settlement edge of Shaftesbury, with key landscape features limited to the periphery. The extant planning permission and adjacent construction activity has changed the character of the Site. Consequently, whilst it is within the Cranborne Chase AONB, the Site has a low to medium landscape value.
6. The layout, scale and landscape strategy retains the principles of the approved scheme, with additional tree and hedgerow planting, and enhancements to the approved woodland blocks. The proposals soften the edge to the public parkland and increase connectivity, providing a green corridor.
7. The proposals will not alter the contextual landscape character, as the change from a field laid to grass to built form has already been approved.
8. In the short term, there may be a minor impact on the Site character but this will result in a minor beneficial effect on the landscape over time, with the introduction of the proposed planting. Any impact of views are limited to local effects to the skyline, with a neutral effect on the wider landscape.
9. Given the principle of built form already established on the site, the proposal should be considered in light of the landscape enhancements proposed, the surrounding built form and the delivery of much need family housing.
10. We respectfully ask that Councillors approve this planning application in line with your Officers recommendation.

Item 4f – P/FUL/2020/00052 – Grove Farm, Chaffeymoor Hill, Bourton, SP8 5BY

Application Deferred

Item 4g – P/OUT/2021/01737 – Land at E 377395 N 118565, Kentisworth Road, Marnhull

Cllr Graham Carr-Jones – Ward Member

Good afternoon, Chairman & Members,

My apologies for not being here in person, other commitments have prevented me from attending.

The formal objections made by the Parish Council of Marnhull are as follows:

1. The development is Outside the settlement boundary.
2. The increase in the volume of traffic and the impact on the neighbouring properties.
3. Light pollution.
4. The housing does not meet the needs of the local community.
5. Concerns for access for emergency vehicles on an already congested lane.

There are non-material concerns that this is piggy backing on the existing approved application and thereby both developments would be avoiding S106 payments even though effectively the combined site would be over the threshold.

I think if I remember correctly that the development of 9 houses (2/2018/1436/OUT), or a previous one which was then withdrawn originally included the land that this new application covers and was seeking approval for 13 dwellings. It remains to be seen if a further application comes forward.

Being slightly sceptical, perhaps members can see some collusion going on here, despite these applications having different applicants and agents.

I see this as development by stealth, adding nothing to meet the needs of the parish and unwelcome. There have been 11 local responses of objection representing upwards of 30 plus residents. This expansion is very unpopular and despite the lack of a 5 year land supply, which is the basis for the recommendation to approve, as Ward Member I'd urge a refusal on the grounds set out by the Parish Council.

Clare Spiller, Chapman Lily Planning

On behalf of our client, Mr John Shipton, thank you for the opportunity to address the committee.

Marnhull is one of the larger villages, where future growth is directed. This proposal would provide much needed additional dwellings, and contribute towards readdressing the 5 year housing land deficit in North Dorset.

In determining the 'built out' scheme on the neighbouring site, officers acknowledged that this an inherently sustainable location.

The site has no designations and the case officer report concludes that there would be no visual or landscape harm when viewed from the surrounding countryside. The proposal would sit next to existing residential development, and would appear integral to the village.

Your officers conclude that the area isn't sensitive in terms of light pollution, and the proposal would be viewed against a back drop of adjacent homes where there is a degree of illumination.

The illustrative site plan provides assurance that a detailed scheme would preserve the character and amenities of the area. Your officers also conclude that the additional traffic movement would be acceptable.

Your highways officer considers that utilising the recently approved access to serve this development is acceptable both in highway safety and capacity terms, and thus supports this proposal.

The facilities of Marnhull would be accessible to future occupiers of the development and would support the vitality of Marnhull through the increased footfall and patronage.

Your case officer rightly applies the 'tilted balance', as required by paragraph 11d of the NPPF, as the Council are unable to demonstrate a 5 year housing land supply. Thus, the planning balance and the economic, environmental and social benefits of this scheme weigh heavily in favour of this proposed development.

For these reasons I commend the case officers recommendation to you.

Item 4h – P/HOU/2021/02560 – 2A Mill Lane, Charminster, DT2 9QP

No Representations

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Northern Area Planning Committee 30 November 2021 Decisions List

APPLICATION NUMBER: P/FUL/2021/00826

APPLICATION SITE: Old Military Hospital, Grove Trading Estate, Dorchester

PROPOSAL: Change of use & conversion of former military hospital to 5 No. flats (C3)

DECISION: Grant, subject to conditions

CONDITIONS:

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

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

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

PL-1103-101E Ground floor proposed
PL-1103-102E First floor proposed
PL-1103-103 Basement plan proposed
PL-1103-104D Proposed elevations
PL-1103-02B Site Plan
PL-1103-01 Location Plan

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

3. Prior to any of the dwellings hereby approved being first occupied, the turning, vehicle and cycle parking shall be completed in accordance with the approved plan PL-1103-02B. Thereafter, these areas must be permanently maintained, kept free from obstruction and available for the purposes specified.

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

4. No development affecting the rear (west elevation) shall commence until detailed drawings and specifications showing the design and construction of the new external windows to be inserted into this elevation (at a scale no less than 1:10) as well as detail of the brickwork, its bonding and mortar mix for the areas around these new insertions has been submitted to and approved in writing by the Local Planning Authority.

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

Reason: To preserve the architectural and historical qualities of the heritage asset.

5. Prior to any of the dwellings hereby approved being first occupied, noise attenuation measures shall have been completed informed by a full noise survey with regard to the impact of the road and neighbouring commercial units using the worst case scenario background noise level. The said measures and survey shall have been previously submitted to and approved by the local planning authority and the measures shall thereafter be retained for the lifetime of the development.

Reason: In order to protect the living conditions of residents of the development.

6. Prior to the commencement of the development hereby approved a Remediation Scheme including the following information shall be submitted to and agreed in writing by the Local Planning Authority:

- 1) a 'desk study' report documenting the site history.
- 2) a site investigation report detailing ground conditions, a 'conceptual model' of all potential pollutant linkages, and incorporating risk assessment.
- 3) a detailed scheme for remedial works and measures to be taken to avoid risk from contaminants/or gases when the site is developed.
- 4) a detailed phasing scheme for the development and remedial works (including a time scale).
- 5) a monitoring and maintenance scheme to include monitoring the long-term effectiveness of the proposed remediation over a period of time.

The Remediation Scheme, as agreed in writing by the Local Planning Authority, shall be fully implemented before the development hereby permitted first comes in to use or is occupied. On completion of the development written confirmation that all works were completed in accordance with the agreed details shall be submitted to the Local Planning Authority. The approved monitoring and maintenance scheme shall thereafter be implemented for the lifetime of the development.

Reason: To ensure potential land contamination is addressed.

7. No development of the parking, turning and hard landscaping areas shall commence until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has first been submitted by the applicant to and approved by the Local Planning Authority. This scheme shall cover archaeological fieldwork together with post-excavation work and publication of the results.

Reason: To ensure the development makes provision for the investigation and recording of any archaeological heritage assets lost (wholly or in part) and to make this evidence (and any archive generated) publicly accessible.

APPLICATION NUMBER: P/LBC/2021/00827

APPLICATION SITE: Old Military Hospital, Grove Trading Estate, Dorchester

PROPOSAL: Alterations to facilitate the conversion of former military hospital to 5 No. flats (C3)

DECISION: Grant, subject to conditions

CONDITIONS:

1. The works to which this listed building consent relates must be begun not later than the expiration of three years beginning with the date on which the consent is granted.

Reason: This condition is required to be imposed by reason of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

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

PL-1103-101E Ground floor proposed
PL-1103-102E First floor proposed
PL-1103-103 Basement plan proposed
PL-1103-104D Proposed elevations
PL-1103-01 Location Plan

Reason: To ensure that the architectural and historical qualities of the building are preserved.

3. No works affecting the rear (west elevation) shall commence until detailed drawings and specifications showing the design and construction of the new external windows to be inserted into this elevation (at a scale no less than 1:10) as well as detail of the brickwork, its bonding and mortar mix for the areas around these new insertions has been submitted to and approved in writing by the Local Planning Authority. Thereafter, the works shall be carried out in accordance with the approved details.

Reason: To preserve the architectural and historical qualities of the building.

4. All new rainwater goods are to be half-round, painted black and in cast metal throughout.

Reason: To preserve the architectural and historical qualities of the building.

5. Prior to first use of the building, details (plans and elevations) shall be provided and approved showing the route of all new foul and surface water pipework, including soil-and-vent pipes and downpipes. The development shall accord with the approved details.

Reason: To preserve the architectural and historical qualities of the building.

6. Prior to first use of the building, details are to be provided and approved in writing of all new proposed extract or flue terminals, including product details and positions shown on relevant elevations. The development shall be carried out in accordance with the approved details.

Reason: To preserve the architectural and historical qualities of the building.

APPLICATION NUMBER: P/FUL/2021/03000

APPLICATION SITE: Cerne Abbas Care Centre, Cerne Abbas, Dorset, DT2 7AL

PROPOSAL: Extension to rear & associated works to provide 20no. extra care accommodation units

DECISION: Grant, subject to conditions

CONDITIONS:

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

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

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

Proposed Floor Plans Drawing 1819091 10 REV D
Site Location, Block and Site Plan Drawing 1819091 11 REV G
Proposed Elevations Drawing 1819091 12 REV C
Measured Floor Plans Drawing 7214/4
Proposed and Existing Levels, Indicative External Lighting Plan Drawing 1819091 14
Proposed Floor Plans Drawing 1819091 10 REV E

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

3. The building shall be used for C2 extra care accommodation and for no other purpose (including any other purpose in Class C of the Schedule to the Town and Country Planning (Use Classes) Order 1987, as amended, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order.

Reason: The Council considers an unrestricted Class C use may not be compatible with the living conditions of surrounding residential properties.

4. Prior to development above damp-proof course level, details and samples of all external facing materials for the walls, windows and roofs shall be submitted to, and approved in writing by, the Local Planning Authority. Thereafter, the development shall proceed in accordance with such materials as have been approved.

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

5. Prior to the commencement of any development hereby approved, above damp course level, full details of both hard and soft landscape works shall be submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include where relevant:

1. Existing vegetation that is to be retained/removed;
2. means of enclosure;
3. car parking layouts;
4. other vehicle and pedestrian access and circulation areas;
5. hard surfacing materials;
6. minor artefacts and structures (eg furniture, play equipment, refuse or other storage units, pergolas, retaining structures, steps/ramps, signs, lighting, etc);
7. existing and proposed functional services above and below ground (eg drainage, power, communications cables, pipelines, etc indicating lines, manholes, supports, etc);
8. planting plans and schedules which should include the biodiversity mitigation and enhancement planting identified in the Biodiversity Plan produced by KP Ecology Ltd and approved by NET 25/05/2021, and a soil preparation and planting specification.

If within a period of 5 years from the date of the planting of any tree/plant, that tree/plant or any tree/plant planted in replacement for it, is removed, uprooted or destroyed or dies (or becomes in the opinion of the Local Planning Authority seriously damaged or defective) another tree/plant of the same species and size as that originally planted shall be replanted in the first available planting season unless the Local Planning Authority agrees in writing to any variation.

Reason: Landscaping is considered essential in order to preserve and enhance the visual amenities of the locality.

6. Prior to the commencement of any development hereby approved, all existing trees and hedges shown on approved plan 1819091 14 shall be retained in accordance with BS 5837:2005 and reinforced where necessary in accordance with a safeguarding scheme to be submitted to and approved in writing by the Local Planning Authority. These approved safeguarding measures shall be retained for the duration of construction works and building operations. No unauthorised access or placement of goods, fuels or chemicals, soil or other material shall take place within the tree protection zone(s). Any such reinforcement shall be carried out in the first planting season (November to March) following commencement of the development or within a timescale to be agreed in writing with the Local Planning Authority; and any trees or plants which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure that trees and hedges to be retained are adequately protected from damage to health and stability throughout the construction period and in the interests of amenity.

7. Prior to the commencement of any development hereby approved, above damp course level, a schedule of landscape maintenance covering a minimum period of five years following substantial completion of the development (including details of the arrangements for its implementation) shall be submitted to and approved in writing by

the Local Planning Authority. The development's landscaping shall be managed in accordance with the approved schedule.

Reason: To ensure the provision of amenity afforded by the proper maintenance of existing and/or new landscape features.

8. A Landscape Management Plan, including long term design objectives, management responsibilities, maintenance schedules and a timetable for implementation and/or phasing; for all landscape areas (other than small, privately owned domestic gardens,) shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development or any phase of the development, whichever is the sooner. Thereafter the Landscape Management Plan shall be implemented as approved.

Reason: To ensure that due regard is paid to the continuing enhancement and maintenance of amenity afforded by landscape features of communal, public, nature conservation or historical significance.

9. No lighting shall be installed until details of the lighting scheme have been submitted to and agreed in writing by the Local Planning Authority. The lighting scheme must include the following:
 - a. Lighting levels within five metres of the N, W, S boundaries will not exceed one lux to create a dark buffer zone.
 - b. Low pressure sodium lighting will be used and light levels will be kept as low as possible (between 1 and 3 lux).
 - c. Lighting will be directed to where it is needed (away from boundaries through the design of the luminaire and by using accessories such as cowls or hoods).
 - d. Lights will not be on constantly throughout the night creating dark periods to allow bats to continue foraging without light spill affecting them.
 - e. Light sources should emit minimal ultra-violet light, peak higher than 550nm and be of a warm/ neutral colour <2700 Kelvin.

Thereafter the lighting scheme shall be installed operated and maintained in accordance with the agreed details.

Reason: To protect bats and biodiversity on site.

10. No development shall take place until a Construction Management Plan (CMP) has been submitted to and approved by the Local Planning Authority, to include details of:
 1. Construction traffic routes in the local area
 2. Parking and turning of operative, construction, and visitor vehicles
 3. Loading and unloading of plant and materials
 4. Storage of plant and materials
 5. Programme of works (including measures for traffic management)
 6. Provision of boundary hoarding and lighting including construction lighting
 7. Measures to protect the listed building as necessary

8. Details of measure to be taken to prevent mud from vehicles leaving the site during construction
9. The handling and management of construction waste

The development of the site and the operation of construction shall be carried out fully in accordance with the approved details during the construction period.

Reason: To ensure that development should not prejudice highway safety nor cause inconvenience to other highway users or result in any other significant harm to the amenity of local residents, or to existing natural features.

11. No development is to take place until a suitable drainage design, based on the principles within the Drainage Strategy and the results of ground water monitoring (to be undertaken), including detailed plans and calculations has been submitted to and approved by the Local Planning Authority in consultation with the LLFA. The development shall be carried out in accordance with the approved drainage design.

Reason: To ensure satisfactory provision of foul and surface water drainage.

12. Before the development hereby approved is first occupied or utilised the turning and parking shall be constructed in accordance with the approved plans. Thereafter, these areas must be permanently maintained, kept free from obstruction and available for the purposes specified.

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

APPLICATION NUMBER: P/LBC/2021/03001

APPLICATION SITE: Cerne Abbas Care Centre, Cerne Abbas, Dorset, DT2 7AL

PROPOSAL: Alterations for extension to rear & associated works to provide 20no extra care accommodation units

DECISION: Grant, subject to conditions

CONDITIONS:

1. The work to which this listed building consent relates must be begun not later than the expiration of three years beginning with the date on which the consent is granted.

Reason: This condition is required to be imposed by reason of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

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

Proposed Floor Plans Drawing 1819091 10 REV D
Site Location, Block and Site Plan Drawing 1819091 11 REV G
Proposed Elevations Drawing 1819091 12 REV C
Measured Floor Plans Drawing 7214/4
Proposed and Existing Levels, Indicative External Lighting Plan Drawing 1819091 14
Proposed Floor Plans Drawing 1819091 10 REV E

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

3. Prior to any works above damp-proof course level, details and samples of all external facing materials for the wall(s) and roof(s) shall be submitted to, and approved in writing by, the Local Planning Authority. Thereafter, the works shall proceed in accordance with such materials as have been agreed.

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

4. Prior to works above damp proof course level, a sample panel of the proposed external facing material(s) measuring at least 1 metre by 2 metres, demonstrating the proposed coursing, mortar mix and pointing detail, shall be erected on site, and approved in writing by the Local Planning Authority. Thereafter, the works shall proceed in accordance with details of the sample panel as have been agreed and the sample panel shall remain on site until the external walls have been constructed to eaves height.

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

APPLICATION NUMBER: P/FUL/2021/00026

APPLICATION SITE: Land at E 386668 N 124209, Littledown, Shaftesbury, Dorset

PROPOSAL: Erect 34 No. dwellings with garages, parking, landscaping and amenity space (alternative layout & design of 32 No. dwellings previously approved, plus 2 No. additional dwellings).

DECISION:

A) Grant, subject to conditions and the completion of a legal agreement under section 106 of the Town and County Planning Act 1990 (as amended) in a form to be agreed by the Head of Legal Services to secure the following:

1. On site affordable housing provision of two shared ownership dwellings
2. Developer financial contributions towards:
 - Education
 - Off-site highways contribution
 - Community Hall and Leisure Facilities
 - Health

B) Refuse permission if the agreement is not completed within 6 months of the date of decision or such extended time as agreed by the Head of Planning.

CONDITIONS:

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

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

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

Site Location Plan	P20-2039-09 Rev A
Site Layout	P20-2039_02 Rev E
Adoptable Areas Plan	P20-2039-04 Rev C
Refuse Strategy Plan	P20-2039-05 Rev C
Parking Strategy Plan	P20-2039-06 Rev C
Materials Plan	P20-2039-07 Rev C
Enclosure Details	Sheet 1 P20-2039-15 Rev B
Boundaries and Surface Plan	P20-2039-08 Rev C
Tenure Plan	P20-2039-10 Rev C
Sections	D2895 FAB 00 XX DR L 0400 PL03
Colour Landscape Masterplan	D2895 FAB XX XX DR L 0100 PL05
Combined Landscape Hard and Soft Legends	D2895-FAB-XX-XX-DR-L-0101 – PL02
Hard and Soft General Arrangement Sheet 1 of 2	D2895-FAB-XX-XX-DR-L-0102 – PL05
Hard and Soft General Arrangement Sheet 2 of 2	D2895-FAB-XX-XX-DR-L-0103 – PL05

Illustrative Sections	D2895-FAB-XX-XX-DR-L-0400 – PL02
Housetype Pack	P20-2039_13B
Landscape Strategy	D2895 Rev 06 – June 2021
Proposed Levels Plan	18-115/1205 Rev B
Refuse Vehicle Strategy	ITB16246-GA-002 REV E
Private Car Vehicle Strategy	18-115/1204 Rev B
General Arrangement	18-115/1201 Rev B
Preliminary Engineering Layout	18-115/1200 Rev C
Surface Water Exceedance Routes	18-115/1206 Rev B
Fire Tender Vehicle Strategy	ITB16246-GA-001 Rev E
Tree Pit Details	2895-FAB-00-XX-DR-L-0403

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

3. No development shall take place, until details and samples of all external materials for the dwellings, hereby permitted, are submitted to, and approved in writing by, the Local Planning Authority. Thereafter, the development shall proceed in accordance with such materials as have been agreed.

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

4. No development shall commence until a hard and soft landscape scheme has been submitted to and approved in writing by the Local Planning Authority showing details of all trees and other planting to be retained; a planting specification to include numbers, size, species and positions of all new trees and shrubs, details of existing and proposed levels, walls, fences and other boundary treatment and surface treatment of the open parts of the site together with any lighting, street furniture and underground services and a programme of implementation.

The works shall be carried out before the use hereby permitted is commenced and prior to the completion of the development or in accordance with the programme agreed with the Local Planning Authority. If within a period of five years after planting any tree or plant is removed, dies or becomes, in the opinion of the Local Planning Authority, seriously damaged, defective or diseased another tree or plant of the same species and size as that originally approved shall be planted at the same place, within the next planting season, unless the Local Planning Authority gives its written consent to any variation.

Any trees or other plants indicated in the approved scheme which, within a period of five years from the date of the development being completed, die, are removed or become seriously damaged or diseased shall be replaced during the next planting season with other trees or plants of a species and size to be first approved in writing by the Local Planning Authority. Hard landscape features will be maintained in perpetuity.

Reason: to ensure that adequate mitigation for the landscape and visual impact of the proposals, the provision of an appropriate hard and soft landscape scheme, and the coordination of that scheme with lighting and services provision has been agreed prior to the commencement of the development.

5. No development shall take place until details of any proposed street lighting and other external lighting (including appearance, supporting columns, siting, technical details, power, intensity, orientation and screening of the lamps) have been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved lighting scheme shall be implemented before the development is first occupied and shall be permanently maintained thereafter. No additional external lighting shall be installed on site without the prior written consent from the Local Planning Authority.

Reason: To protect the dark skies and scenic beauty of the Cranborne Chase AONB landscape.

6. No development shall take place until a detailed scheme to enable the charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations within the development has been submitted and approved in writing with the local planning authority. The scheme shall include a timetable for implementation. Thereafter the development shall be carried out in accordance with such details as have been approved by the Local Planning Authority including the timetable for implementation.

Reason: To ensure that adequate provision is made to enable occupiers of and visitors to the development to be able to charge their plug-in and ultra-low emission vehicles.

7. Before the development is occupied or utilised the access, geometric highway layout, turning and parking areas shown on the submitted plans must be constructed, unless otherwise agreed in writing by the Planning Authority. Thereafter, these must be maintained, kept free from obstruction and available for the purposes specified.

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

8. Before the development is occupied or utilised the first **15.00** metres of the vehicle access, measured from the rear edge of the highway (excluding the vehicle crossing - see the **Informative Note** below), must be laid out and constructed to a specification submitted to and approved in writing by the Local Planning Authority.

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

INFORMATIVE NOTES

Development Team

The applicant is advised that, notwithstanding this consent, if it is intended that the highway layout be offered for public adoption under **Section 38 of the Highways Act 1980**, the applicant should contact Dorset Council's Development team. They can be reached by telephone at 01305 225401, by email at dli@dorsetcouncil.gov.uk, or in writing at Development team, Infrastructure Service, Dorset Council, County Hall, Dorchester, DT1 1XJ.

Advance Payments Code

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 Council's Development team. They can be reached by telephone at 01305 225401, by email at dli@dorsetcouncil.gov.uk, or in writing at Development team, Infrastructure Service, Dorset Council, County Hall, Dorchester, DT1 1XJ.

Dorset Highways

The vehicle crossing serving this proposal (that is, the area of highway land between the nearside carriageway edge and the site's road boundary) must be constructed to the specification of the Highway Authority in order to comply with **Section 184 of the Highways Act 1980**. The applicant should contact Dorset Highways by telephone at 01305 221020, by email at dorsethighways@dorsetcouncil.gov.uk, or in writing at Dorset Highways, Dorset Council, County Hall, Dorchester, DT1 1XJ, before the commencement of any works on or adjacent to the public highway.

APPLICATION NUMBER: P/OUT/2021/01737

APPLICATION SITE: Land at E 377395 N 118565, Kentisworth Road, Marnhull, Dorset

PROPOSAL: Develop the land by the erection of 4 no. detached dwellings with associated footpath, access, car parking and landscaping. (Outline application to determine access).

DECISION: Grant, subject to conditions

CONDITIONS:

1. No part of the development hereby approved shall commence until details of all reserved matters (appearance, landscaping, layout, and scale) have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the satisfactory development of the site.

2. An application for approval of any 'reserved matter' must be made 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 92 of the Town and Country Planning Act 1990.

3. The development to which this permission relates must be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: This condition is required to be imposed by Section 92 of the Town and Country Planning Act 1990 (as amended).

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

Location and Block Plan - drawing no. 19124.01A - dated 14/05/2021

Topographical Survey - drawing no. 19124.03A - dated 14/05/2021

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

5. Notwithstanding the information shown on the plans approved by this application, no development may commence until precise details of the access, geometric highway layout, turning and parking areas have been submitted to and agreed in writing by the Planning Authority. The development shall be carried out in accordance with the approved details and completed in full prior to the first occupation of the development.

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

6. The detailed biodiversity mitigation, compensation and enhancement/net gain strategy set out within the approved Biodiversity Plan certified by the Dorset Council Natural

Environment Team on 05 May 2021 must be strictly adhered to during the carrying out of the development.

The development hereby approved must not be first brought into use unless and until the mitigation, compensation and enhancement/net gain measures detailed in the approved biodiversity plan have been completed in full, unless any modifications to the approved Biodiversity Plan as a result of the requirements of a European Protected Species Licence have first been submitted to and agreed in writing by the Local Planning Authority.

Thereafter approved mitigation, compensation and enhancement/net gain measures must be permanently maintained and retained in accordance with the approved details, unless otherwise first agreed in writing by the Local Planning Authority.

Reason: To mitigate, compensate and enhance/provide net gain for impacts on biodiversity.

APPLICATION NUMBER: P/HOU/2021/02560

APPLICATION SITE: 2A Mill Lane, Charminster, DT2 9QP

PROPOSAL: First floor extension over existing garage, new dormer windows and associated works.

DECISION: Granted, subject to conditions

CONDITIONS:

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

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

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

Existing Site Plan ref. GRN-1-01

Existing Floor Plans ref. GRN-1-02

Existing Roof Plan & Sections ref. GRN-1-03

Existing Elevations ref. GRN-1-04

Existing Perspectives ref. GRN-1-05

Site and Location Plan ref. GRN-3-01

Proposed Alterations Floor Plans ref. GRN-3-02A

Proposed Alterations Roof Plan & Sections AA ref. GRN-3-03

Proposed Alterations Elevations ref. GRN-3-04A

Proposed Alterations Perspective Views ref. GRN-3-05

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