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NORTHERN AREA PLANNING COMMITTEE

MINUTES OF MEETING HELD ON TUESDAY 7 MARCH 2023

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

Present remotely: Cllrs

Apologies: Cllrs

Also present:

Also present remotely:

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), Steve Savage (Transport Development Manager), Megan Rochester (Democratic Services Officer), Joshua Kennedy (Apprentice Democratic Services Officer) and Simon Sharp (Senior Planning Officer)

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

149. **Apologies**

There were no apologies for absence.

150. **Declarations of Interest**

There were no declarations of interest.

151. **Minutes**

The minutes of the meeting held on Tuesday 24th January were confirmed and signed.

152. **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.

153. **Planning Applications**

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

154. **P/OUT/2021/05708- Land South of Three Acres Musbury Lane Marnhull, erection of 8 dwellings with associated access, parking and landscaping**

The Case Officer presented to members the erection of up to 7 dwellings with associated access, parking, and landscaping (outline application to determine access only).

With the aid of visual representation, members were shown aerial photographs of the current and existing site as well as surrounding areas. Members were reminded that there was no settlement plan for Marnhull. Details regarding where the site would be situated, nearby existing dwellings as well as the proposed site access. Regarding access, members were informed that the road was at risk of surface water flooding whereas the elevated site wasn't. The Case Officer also informed members about the tree preservation order on any remaining trees on the site as well as providing detailed regarding attenuation of the site.

Steve Savage, Transport Development Manager, informed members that the site access was deemed acceptable and that there would be low traffic movement from the small-scale development. He discussed the single carriageway and that there was no segregated foot way, which was typical in rural Dorset. Mr Savage highlighted that the site access was safe which would have been suitable for all road users. He provided assurance regarding visibility splays not being severely impacted. There were no objections from highways.

Public Participation

Residents spoke in objection of the planning application as they did not believe it was a desired nor sustainable development for Marnhull. They believed that the development was out of character of the local rural area and were disappointed that there was no provision for affordable housing. Objectors also discussed the site access; they believed it would not be fit for purpose but rather dangerous to those using the road as a means of access to the centre. Residents also discussed their disappointment of the development on the grounds of harm to the landscape, biodiversity loss and flooding. They discussed how woodlands had been destroyed and a result of this was an increase in flooding. They also reminded members that Marnhull did not have enough local amenities to support the development. They believed that the level of harm outweighed the benefits and hoped members would refuse.

Paul Harrington spoke as the agent in support of the application. He informed members that he had worked on many completed schemes and had worked closely with highways and the planning department for the proposed development. Mr Harrington noted the number of objections, however, he believed there would be benefits to the site. He informed members that trees were cut due to the voltage of wiring, but remaining trees and new replacement trees would be protected to ensure an increase in biodiversity. He assured members that adequate space for vehicles had been considered. Mr Harrington also informed

members that homes would be delivered to help contribute to the character of the village.

Members questions and comments

- Clarification regarding the number of road users on Musbury Lane and amenities.
- Consideration of landscaping. Members commented on whether the replacement of trees had been considered to mirror the site before the previous cutting of trees.
- Comments regarding local needs for affordable housing. Members referred to the Development Plan which showed the local need for affordable housing.
- Mitigation of flooding.
- Clarification regarding emergency vehicles and refuse vehicles having sufficient access.
- Members shared their disappointment regarding the removal of trees and the pond.
- Concerns regarding site access.
- Significant loss of biodiversity.
- Clarification regarding whether there had been an increase in flooding due to the removal of trees.
- The site was outside the settlement boundary and members felt it wasn't a substantial development.

Having had the opportunity to discuss the merits of the application and an understanding of all this entailed; having considered the officer's report and presentation; the written representatives; and what they had heard at the meeting, a motion to **refuse** was proposed by Cllr Carole Jones and seconded by Cllr Val Pothecry.

Decision: To refuse planning permission.

In accordance with Procedural Rule 8.1 the committee voted to extend the duration of the meeting.

155. **P/FUL/2021/04282- Land West And South Of Sandways Farm New Road Bourton Dorset, demolition of barns, form new vehicular and pedestrian access, erection of 30 No. dwellings, construct village hall with parking area and provision of wildlife area, attenuation pond and public open space**

The Case Officer presented to members the demolition of barns, form new vehicular and pedestrian access, erection of 30 No. dwellings, construct village hall with parking area and provision of wildlife area, attenuation pond and public open space.

With the aid of visual representation, members were shown aerial photographs of the site and location. These images also allowed members to view nearby listed buildings. Details regarding the proposed village hall, site layout and designs of the dwellings was also provided. The Case Officer informed members of the scale of the dwellings as well as the lack of affordable housing and highlighted the local need for this in the area. He also discussed the landscaping proposal which wasn't compliant with the development plan and believed that the development was too large for the local area. It impacted heritage and did not believe the benefits outweigh the harm.

Steve Savage, Transport Development Manager, informed members that there were no objections from highways. He discussed how the proposed site access was compliant in terms of visibility and a swept pass analysis had also been approved. The proposed development provided adequate parking.

Public Participation

Frances and Andrew Gillet spoke in objection of the planning objection. They believed that it would change the character of the local area and the nearby listed building. They also discussed how there was not enough local immunities, therefore Bourton was not the appropriate location for these homes which didn't contribute to the local need for affordable housing. They also discussed their concerns regarding the proposed village hall. It would have been used to hold events which would result in more noise. They did not believe that a new village hall was necessary which would have caused a significant amount of harm and create huge costs.

Other residents and the Parish Council spoke in favour of the application. They believed that the current village hall was dated and unsafe. They believed that they needed a social area for residents, like other towns, to prevent residents feeling isolated due to the lack of public transport. Residents believed that the developer had created a modern and sustainable development which would have benefitted the village. Residents and the Parish Council did not believe that there was any other way to raise funds for the construction of a new village hall. They believed it was a low-density scheme which would be detrimental to the character of Bourton. They believed that the site had many benefits and hoped the committee would approve.

Diccon Carpendale spoke in favour of the application as the agent. He hoped members would approve planning permission as the aim of the proposed development was to help Bourton develop. Mr Carpendale informed members that the scheme would have delivered good sized family homes which was appropriate for an aging village. He assured members that the scheme would fit comfortably within the village and believed that the benefits outweigh the harm. Mr Carpendale hoped members would approve planning permission.

Members questions and comments

- Clarification of size of immunity space.
- Confirmation regarding Neighbourhood Plan as a material consideration
- Cllr Ridout believed that the proposal was within a good location and a new village hall would have been beneficial to the area and residents.

- Members commended the thorough officers report.
- Members didn't believe that the proposed development met the aims and objective of Bourton.
- Loss of affordable housing which shouldn't have been negotiable.
- Members noted the neighbourhood plan and importance of supporting them.

Having had the opportunity to discuss the merits of the application and an understanding of all this entailed; having considered the officer's report and presentation; the written representatives; and what they had heard at the meeting, a motion to **refuse** was proposed by Cllr Val Pothecry and seconded by Cllr Stella Jones.

Decision: To refuse planning permission.

156. **P/VOC/2022/06349, Huntley Down Milborne St Andrew DT11 0LN, erect 25 No. dwellings with garages, form vehicular access (with variation of condition 2 of planning permission 2/2018/1240/FUL to amend the approved plans in relation to Plots 19, 20 & 21)**

Erect 25 No. dwellings with garages, form vehicular access (with variation of condition 2 of planning permission 2/2018/1240/FUL to amend the approved plans in relation to Plots 19, 20 & 21).

With the aid of visual representation, members were shown aerial photographs of the site and the approved designs of the dwellings as well as neighbouring properties. He also provided detailed information and images in which the committee had previously agreed too, compared to what had been built by the developer.

Public Participation

Steve Bulley a local resident raised his concerns regarding the site. He informed members that as a resident, he was disappointed with the development as there has been an increase in overlooking and privacy for other properties had not been preserved. Mr Bulley also discussed the increase in noise and how he felt obligations to provide plantation of different tree species had not been met. He described the proposed habited area as a wasteland.

Kevin Maitland-Green another local resident also raised his concerns. He informed members that he was previously one of few that supported the scheme but that was no longer the case. He informed members that there was a lot of chalk and building waste left, which didn't help the appearance on the area in which they live. Mr Maitland-Green also discussed flooding, this had been a result of significant poor drainage which had resulted in an increase in flooding, especially outside one of his properties. He also discussed unofficial areas of play and believed that the developer had flaunted everything that the committee had previously wanted.

Members questions and comments

- Clarification regarding the difference in height of the dwellings and fencing.
- Councillors raised their concerns regarding how the development didn't meet the previous requests of the committee.
- Cllr Ridout believe that the site had been an improvement regarding privacy of neighbouring properties.
- Members also discussed hedging which would minimise noise impact.
- Clarification regarding maintenance of trees and hedging.
- The Northern Area Planning committee was adamant that the landscape plan should be delivered as agreed and requested to be provided with assurance that this would happen.

Having had the opportunity to discuss the merits of the application and an understanding of all this entailed; having considered the officer's report and presentation; the written representatives; and what they had heard at the meeting, a motion to **allow** was proposed by Cllr Carole Jones and seconded by Cllr Belinda Ridout.

Decision: To grant planning permission.

157. **P/LBC/2022/04251, The Little Keep Barrack Road Dorchester Dorset DT1 1SQ, works to the Orderly room only. Remove existing end grain wood block flooring and bitumen base. Lay new DPM and limecrete base supply and lay new end grain wood blocks to match removed blocks.**

Works to the Orderly room only. Remove existing end grain wood block flooring and bitumen base. Lay new DPM and limecrete base supply and lay new end grain wood blocks to match removed blocks.

With the aid of visual representation, members were shown a presentation which showed aerial photographs of the site, the surrounding conservation area as well as a nearby listed building. Members were informed of the current existing unusable floor which was a safety hazard and not good for accessibility. Details regarding the proposed materials were also provided. The significant public benefit was highlighted to members.

Public Participation

There was no public participation.

Members questions and comments

- There were questions or comments.

Having had the opportunity to discuss the merits of the application and an understanding of all this entailed; having considered the officer's report and presentation; the written representatives; and what they had heard at the meeting, a motion to **grant** was proposed by Cllr Les Fry and seconded by Cllr Stella Jones.

Decision: To grant subject to conditions.

158. **Urgent items**

There were no urgent items.

Decision Sheet

159. **Exempt Business**

There was no exempt business.

Decision Sheet

Duration of meeting: 2.00 - 6.07 pm

Chairman

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Northern Area Planning Committee 7th March 2023 Decision List

Application Reference: P/OUT/2021/05708

Application Site: Land South of Three Acres Musbury Lane Marnhull

Proposal: Erection of up to 7 dwellings with associated access, parking and landscaping (outline application to determine access only)

Recommendation: A) Grant subject to the conditions listed below, and the completion of a planning obligation 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:

£41,692 – 32 to the Council as a Habitat Loss Compensation Payment.

Or,

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.

Decision: REFUSE

1. The proposal would lead to a significant adverse change to the character and appearance of the area, it would impact on public views of the countryside, and diminish the tranquillity of the lane, which would be contrary to policy 4, and 24 of the ND LP Part 1. The adverse impacts would significantly and demonstrably outweigh the benefits of providing 7 dwellings when assessed against the NPPF taken as a whole.

Application Reference: P/FUL/2021/04282

Application Site: Land West and South of Sandways Farm New Road Bourton
Dorset

Proposal: Demolition of barns, form new vehicular and pedestrian access, erection of 30 No. dwellings, construct village hall with parking area and provision of wildlife area, attenuation pond and public open space.

Recommendation: Refuse planning permission for the following reasons:

- the proposed development would have a detrimental impact on the setting of the adjacent listed building, leading to less than substantial harm that is not outweighed by public benefits.
- the design and layout of the proposal does not meet the aims and objectives of the Bourton Neighbourhood Plan for delivering a new village hall,
- the proposed development site is in the countryside and would exceed the area needed to deliver the aims and objectives of Policy 5 – New Village Hall in the BNP,
- the proposed provision of 3no. affordable houses rather than the policy compliant 40% (12no. affordable houses) is contrary to LPP1 Policy 8.
- the absence of a completed and signed S106 legal agreement to secure any affordable housing and off-site planning contributions.

The reasons for refusal are set out in full at section 17.0 of this report.

Decision: **Recommendation**

Refuse planning permission for the following reasons:

1. The proposed development would have an adverse impact resulting in less than substantial harm to the setting of Sandways Farmhouse which is not outweighed by public benefits contrary to Bourton Neighbourhood Plan Policy 5, and Policy 5 of the adopted North Dorset Local Plan Part 1 (2016), and section 16 of the National Planning Policy Framework.

2. The proposed development site is located in the countryside adjacent to settlement boundary designated for Bourton in the adopted Local Plan and would greatly exceed the area needed to deliver the aims of the Bourton Neighbourhood Plan Policy 5. As such, the proposed development would create a relatively isolated development which would introduce an unnecessary suburbanising effect into this countryside location and would not be addressing local needs contrary to Policies 2 and 5 of the Bourton Neighbourhood Plan, Policies 2, 6 and 20 of the adopted North Dorset Local Plan Part 1 (2016), and paragraphs 79 and 105 of the National Planning Policy Framework 2021.

3. The proposed layout, appearance, and scale of the development fails to accord with the aims of Policies 5 and 8 of the Bourton Neighbourhood Plan, and is contrary to Policies 3, 7, 15 and 24 of the adopted North Dorset Local Plan Part 1 (2016), and paragraph 125 of the National Planning Policy Framework 2021.

4. In the absence of completed and signed Section 106 legal agreement to secure affordable housing, and community benefits (relating to education, affordable housing, ownership of village hall, parking land, and public amenity area, construction and completion of village hall, libraries, public rights of way, and health care) the proposal would be contrary to Policies 4, 8, 13, 14 and 15 of the adopted North Dorset Local Plan Part 1 (January 2016), and paragraph 55 National Planning Policy Framework (2021).

Informative notes:

National Planning Policy Framework

In accordance with paragraph 38 of the NPPF the council, as local planning authority, takes a positive approach to development proposals and is focused on providing sustainable development. The council works with applicants/agents in a positive and proactive manner by:

- offering a pre-application advice service, and –
- as appropriate updating applications/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

Application Reference: P/VOC/2022/06349

Application Site: Huntley Down Milborne St Andrew DT11 0LN

Proposal: Erect 25 No. dwellings with garages, form vehicular access (with variation of condition 2 of planning permission 2/2018/1240/FUL to amend the approved plans in relation to Plots 19, 20 & 21)

Recommendation: Grant planning permission.

Decision: Grant planning permission subject to the following conditions and the completion of a deed of variation to tie the S.106 to this application.

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

- 17161.93 C Plots 19, 20 & 21 proposed floor plans & elevations
- Location and block plan (17161.79)
- Proposed Site Plan (17161.22)
- Plots 01 and 02 Plans and Elevations (17161.80)
- Plot 03 Plans and Elevations (17161.81)
- Plots 04 and 05 Plans and Elevations (17161.82)
- Plot 06 Plans and Elevations (17161.83)
- Plot 07 Plans and Elevations (17161.84)
- Plot 08 Plans and Elevations (17161.85)
- Plot 09 Plans and Elevations (17161.86)
- Plots 10 and 11 Plans and Elevations (17161.87)
- Plot 12 Plans and Elevations (17161.88)
- Plot 13 Plans and Elevations (17161.89)
- Plot 14 Plans and Elevations (17161.90)
- Plot 15 Plans and Elevations (17161.91)
- Plot 16, 17, 18 Plans and Elevations (17161.92)
- Plot 19, 20, 21 Plans and Elevations (17161.93)

- Plots 22 and 23 Plans and Elevations (17161.94)
- Plot 24 Plans and Elevations (17161.95)
- Plot 25 Plans and Elevations (17161.96)

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

2. The access, geometric highway layout, turning and parking areas as shown on drawing number 17161.22 shall be maintained, kept free from obstruction and made available for the purposes specified.

Reason: In the interests of highway safety

3. The approved cycle store scheme as shown on the General Arrangement Plan 813.27/08A dated March 2022 shall be maintained and kept free from obstruction and made available for the purpose specified.

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

4. The approved drainage scheme shall be implemented and thereafter managed and maintained in accordance with the approved details.

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

5. The development shall be carried out in accordance with the approved details for the disposal of foul and surface water drainage. No part of the development shall be occupied or brought into use until the approved scheme has been fully implemented.

Reason: To minimise the risk of flooding and/or pollution.

6. The development shall be carried out in full accordance with the approved arboricultural method statement.

Reason: in the interest of public amenity and ecology.

7. Planting approved planting shall be carried out before the end of the first available planting season following substantial completion of the development. In the five year period following the substantial completion of the development any trees that are removed without the written consent of the Local Planning Authority or which die or become (in the opinion of the Local Planning Authority) seriously diseased or damaged, shall be replaced as soon as reasonably practical and not later than the end of the first available planting season, with specimens of such size and species and in such positions as may be agreed with the Local Planning Authority. In the event of any disagreement

the Local Planning Authority shall conclusively determine when the development has been completed, when site conditions permit, when planting shall be carried out and what specimens, size and species are appropriate for replacement purposes.

Reason: In the interests of public amenity and ecology.

8. The Biodiversity Mitigation Plan submitted with the application (from Clare Bird and Adrien Meurer (Hankinson Duckett Associates) dated 11th December 2017) shall be implemented in full

Reason: To mitigate the potential adverse effects of the development on the local ecology.

9. The development shall be carried out in accordance with the approved details of hard and soft landscaping as approved on the Landscape Planting Plan drawing number 813.27/09 dated March 2022.

Reason: Landscaping is an important feature of the local character. Additionally, unmitigated sound coming from the development hereby approved could result in a detrimental harm to the neighbouring residents.

10. The approved Heathland Infrastructure Project (HIP) of application ref: 2/2019/0843/FUL shall be made available in perpetuity for the purposes set out in the letter from Natural England dated 13 December 2018 adjacent to the site or in an agreed alternative suitable location within the Parish of Milborne St Andrew.

Reason: In the interest of wildlife habitat and ecology.

11. The development shall be carried out in accordance with the LAP layout, planting, implementation and maintenance responsibilities as shown in the approved LAP Implementation and Maintenance Plan.

Reason: In the interest of public amenity and ecology.

Application Reference: P/LBC/2022/04251

Application Site: The Little Keep Barrack Road Dorchester Dorset DT1 1SQ

Proposal: Works to the Orderly room only. Remove existing end grain wood block flooring and bitumen base. Lay new DPM and limecrete base supply and lay new end grain wood blocks to match removed blocks.

Recommendation: GRANT

Decision: **Grant** listed building consent subject to the following 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 works hereby consented shall be carried out in accordance with the following approved plans:

WD1B Wood Block Floor

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

3. During the removal the original floor, the process shall be recorded/ documented, and a physical collection of example blocks, and the process of recording, shall be retained and stored at the museum.

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

Northern Area Planning Committee 7th March 2023 Decision List

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Recommendation: A) Grant subject to the conditions listed below, and the completion of a planning obligation 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:

£41,692 – 32 to the Council as a Habitat Loss Compensation Payment.

Or,

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.

Decision: REFUSE

1. The proposal would lead to a significant adverse change to the character and appearance of the area, it would impact on public views of the countryside, and diminish the tranquillity of the lane, which would be contrary to policy 4, and 24 of the ND LP Part 1. The adverse impacts would significantly and demonstrably outweigh the benefits of providing 7 dwellings when assessed against the NPPF taken as a whole.

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- the proposed development would have a detrimental impact on the setting of the adjacent listed building, leading to less than substantial harm that is not outweighed by public benefits.
- the design and layout of the proposal does not meet the aims and objectives of the Bourton Neighbourhood Plan for delivering a new village hall,
- the proposed development site is in the countryside and would exceed the area needed to deliver the aims and objectives of Policy 5 – New Village Hall in the BNP,
- the proposed provision of 3no. affordable houses rather than the policy compliant 40% (12no. affordable houses) is contrary to LPP1 Policy 8.
- the absence of a completed and signed S106 legal agreement to secure any affordable housing and off-site planning contributions.

The reasons for refusal are set out in full at section 17.0 of this report.

Decision: **Recommendation**

Refuse planning permission for the following reasons:

1. The proposed development would have an adverse impact resulting in less than substantial harm to the setting of Sandways Farmhouse which is not outweighed by public benefits contrary to Bourton Neighbourhood Plan Policy 5, and Policy 5 of the adopted North Dorset Local Plan Part 1 (2016), and section 16 of the National Planning Policy Framework.

2. The proposed development site is located in the countryside adjacent to settlement boundary designated for Bourton in the adopted Local Plan and would greatly exceed the area needed to deliver the aims of the Bourton Neighbourhood Plan Policy 5. As such, the proposed development would create a relatively isolated development which would introduce an unnecessary suburbanising effect into this countryside location and would not be addressing local needs contrary to Policies 2 and 5 of the Bourton Neighbourhood Plan, Policies 2, 6 and 20 of the adopted North Dorset Local Plan Part 1 (2016), and paragraphs 79 and 105 of the National Planning Policy Framework 2021.

3. The proposed layout, appearance, and scale of the development fails to accord with the aims of Policies 5 and 8 of the Bourton Neighbourhood Plan, and is contrary to Policies 3, 7, 15 and 24 of the adopted North Dorset Local Plan Part 1 (2016), and paragraph 125 of the National Planning Policy Framework 2021.

4. In the absence of completed and signed Section 106 legal agreement to secure affordable housing, and community benefits (relating to education, affordable housing, ownership of village hall, parking land, and public amenity area, construction and completion of village hall, libraries, public rights of way, and health care) the proposal would be contrary to Policies 4, 8, 13, 14 and 15 of the adopted North Dorset Local Plan Part 1 (January 2016), and paragraph 55 National Planning Policy Framework (2021).

Informative notes:

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Recommendation: Grant planning permission.

Decision: Grant planning permission subject to the following conditions and the completion of a deed of variation to tie the S.106 to this application.

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

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- Plots 22 and 23 Plans and Elevations (17161.94)
- Plot 24 Plans and Elevations (17161.95)
- Plot 25 Plans and Elevations (17161.96)

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

2. The access, geometric highway layout, turning and parking areas as shown on drawing number 17161.22 shall be maintained, kept free from obstruction and made available for the purposes specified.

Reason: In the interests of highway safety

3. The approved cycle store scheme as shown on the General Arrangement Plan 813.27/08A dated March 2022 shall be maintained and kept free from obstruction, and made available for the purpose specified.

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

4. The approved drainage scheme shall be implemented and thereafter managed and maintained in accordance with the approved details.

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

5. The development shall be carried out in accordance with the approved details for the disposal of foul and surface water drainage. No part of the development shall be occupied or brought into use until the approved scheme has been fully implemented.

Reason: To minimise the risk of flooding and/or pollution.

6. The development shall be carried out in full accordance with the approved arboricultural method statement.

Reason: in the interest of public amenity and ecology.

7. Planting approved planting shall be carried out before the end of the first available planting season following substantial completion of the development. In the five year period following the substantial completion of the development any trees that are removed without the written consent of the Local Planning Authority or which die or become (in the opinion of the Local Planning Authority) seriously diseased or damaged, shall be replaced as soon as reasonably practical and not later than the end of the first available planting season, with specimens of such size and species and in such positions as may be agreed with the Local Planning Authority. In the event of any disagreement

the Local Planning Authority shall conclusively determine when the development has been completed, when site conditions permit, when planting shall be carried out and what specimens, size and species are appropriate for replacement purposes.

Reason: In the interests of public amenity and ecology.

8. The Biodiversity Mitigation Plan submitted with the application (from Clare Bird and Adrien Meurer (Hankinson Duckett Associates) dated 11th December 2017) shall be implemented in full

Reason: To mitigate the potential adverse effects of the development on the local ecology.

9. The development shall be carried out in accordance with the approved details of hard and soft landscaping as approved on the Landscape Planting Plan drawing number 813.27/09 dated March 2022.

Reason: Landscaping is an important feature of the local character. Additionally, unmitigated sound coming from the development hereby approved could result in a detrimental harm to the neighbouring residents.

10. The approved Heathland Infrastructure Project (HIP) of application ref: 2/2019/0843/FUL shall be made available in perpetuity for the purposes set out in the letter from Natural England dated 13 December 2018 adjacent to the site or in an agreed alternative suitable location within the Parish of Milborne St Andrew.

Reason: In the interest of wildlife habitat and ecology.

11. The development shall be carried out in accordance with the LAP layout, planting, implementation and maintenance responsibilities as shown in the approved LAP Implementation and Maintenance Plan.

Reason: In the interest of public amenity and ecology.

Application Reference: P/LBC/2022/04251

Application Site: The Little Keep Barrack Road Dorchester Dorset DT1 1SQ

Proposal: Works to the Orderly room only. Remove existing end grain wood block flooring and bitumen base. Lay new DPM and limecrete base supply and lay new end grain wood blocks to match removed blocks.

Recommendation: GRANT

Decision: **Grant** listed building consent subject to the following 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 works hereby consented shall be carried out in accordance with the following approved plans:

WD1B Wood Block Floor

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

3. During the removal the original floor, the process shall be recorded/ documented, and a physical collection of example blocks, and the process of recording, shall be retained and stored at the museum.

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