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NORTHERN AREA PLANNING COMMITTEE

MINUTES OF MEETING HELD ON TUESDAY 16 MAY 2023

Present: Cllrs Sherry Jespersen (Chairman), Mary Penfold (Vice-Chairman), Tim Cook, Brian Heatley, Carole Jones, Val Potheary, Belinda Ridout and David Taylor

Present remotely: Cllrs

Apologies: Cllrs Jon Andrews, Les Fry, Stella Jones, and Emma Parker

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

Jim Bennett, Joshua Kennedy (Apprentice Democratic Services Officer), Hannah Massey (Lawyer - Regulatory), Megan Rochester (Democratic Services Officer), Steve Savage (Transport Development Manager), Simon Sharp (Senior Planning Officer), Hannah Smith (Planning Area Manager) and Cass Worman (Planning Officer)

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

1. **Declarations of Interest**

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

2. **Minutes**

The minutes of the meeting held on Tuesday 11th April were confirmed and signed.

3. **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.

4. **Planning Applications**

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

5. **P/VOC/2022/05646- Frogmore Lane, Sixpenny Handley**

It was requested that the Land at Leigh Road Colehill Wimborne application P/VOC/2022/05646 be deferred as officers needed to obtain further information. The deferral would allow time for officers to correlate all information prior to consideration by the committee.

6. **P/FUL/2022/06898- Enterprise Park, Piddlehinton**

With the aid of a visual presentation, the Case Officer explained the planning application to member. Details including photographs of site access, proposed elevation designs, layout, site location and surrounding boundaries was discussed. The Case Officer explained the use of the current existing units. He showed members different viewpoints of the site and explained the areas of concern. Members were informed that officers didn't believe it would create significant visual harm. The recommendation was to grant subject to conditions.

Public Participation

The agent spoke in support of the application. He discussed the demand for the site and the specific need for employment which had been highlighted in the Local Plan. Mr Parke reiterated to members that the proposed development was not of a huge scale and size, he explained that this was to mitigate risks on visual harm. Members were also informed that the site would have been used to accommodate small businesses. The agent also discussed highways assessments and believed that the benefits outweigh the harm. He hoped members would support the officer's recommendation.

The Parish Council spoke in objection to the planning application. They believed it would have a negative impact on the unique military camp and felt the new building was inadequate. Mr Ebdon raised his concerns regarding the photographs used in the presentation, which he did not feel were up to date. He also discussed the number of proposed parking spaces, which the Parish Council felt would generate more traffic movement. Mr Ebdon discussed the need for supporting economic developments, however, he felt that the scale of the buildings was too large and was contrary to the local plan.

Members questions and comments

- Clarification regarding sustainability of all units.
- Confirmation on the scale of the new building compared to the existing visible building above the tree line.
- Members referred to historic character and requested clarification regarding materials used.
- Clarification regarding Neighbourhood Plan approval.
- Clarification regarding whether the sites or existing huts had any designation.
- Questions regarding pollution and drainage considerations.
- Members noted that it was an employment site and the applicant had responded well to the established need for the units. They felt that it was small and sustainable with good landscaping.
- Neighbourhood Plan stated that the site was a designated employment site.
- Understands the points raised by the Parish Council.
- Clarification regarding how conclusion of small-scale units was made.
- Members commented on the scale of the proposed units and believed it was considerable smaller when compared to other commercial units.

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 approve the officer's recommendation to grant planning permission as recommended, was proposed by Cllr Tim Cook and seconded by Cllr Carole Jones subject to revised conditions.

Decision: To approve the officer's recommendation to grant.

7. **P/FUL/2022/07038- Old Post Office House Church Road Bradford Abbas Dorset DT9 6RF**

With the aid of a visual presentation, the Case Officer explained the planning application to members. Details including photographs of proposed designs and the site location was discussed. Members were given a summary of the historic performance of the site and the Local Policy Plan was highlighted. The Case Officer informed members that the site was not financially or commercially viable and that the new owners had made a conscious effort to look at viability. The Officer's recommendation was to approve.

Public Participation

Members of the public and Parish Council spoke in objection to the application. They felt that there was a strong local need for the village shop and felt that the application was contrary to the NPPF. Objectors discussed the marketing of the post office and felt that the business continuity had not been encouraged. In addition to this, objectors believed that there had been numerous situations in which the village shop would have been viable, especially due to the lack of bus services in the area. They felt the shop would support the need of all residents, particularly elder residents. Local residents were not satisfied and did not see any reason as to why they shouldn't have had a village shop.

The applicant spoke in support of the officer's report. Members were informed that prior to purchasing their home, it had been marketed for 4 years. Members were informed that the retail space was not visibly separate from the living area. Mr Roach highlighted the need for local resources but felt that needs were being met in other ways, including the local market. He hoped members would accept and support the officer's recommendation.

Members questions and comments

- Clarification regarding details of the means of marketing that were used.
- Clarification around the responsibility and weight of the marketing which was carried out several years ago.
- Members felt the viability test was out of date.
- Questions regarding the original use and purpose of the building.
- Requested for the Case Officer to elaborate on the 1839 heritage significance.

- Accepts the request of the current owner but considered the views of the objectors.
- Not financially viable and hasn't been for a very long time.
- Members felt that the village did have a need, however, members felt the residents had used their resources for other solutions.

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 approve the officer's recommendation to grant planning permission as recommended, was proposed by Cllr Carole Jones, and seconded by Cllr Belinda Ridout.

Decision: To approve the officer's recommendation to grant.

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

8. **P/FUL/2022/07513- Frog Lane Farm, Motcombe**

With the aid of a visual presentation, the Case Officer explained the planning application to members. Details including aerial photographs of the site, site location and surrounding settlement boundaries was discussed. In addition to this, members were shown photographs of proposed designs and were provided with details of the existing use of the building. Photographs of street scenes, junctions, and relationship from the proposed site to public rights of way were also included. The Case Officer informed members of the assessments carried out by environmental health colleagues and discussed visual harm. The Officer's recommendation was to grant.

Steve Savage, Transport Development Manager, discussed the unclassified road which had no footways or lighting, which was well used by pedestrians. Mr Savage informed members that the applicant had provided sufficient information. He also discussed traffic generation and informed members that in terms of the NPPF, traffic movements would have been reduced due to the development.

Public Participation

The agent spoke in favour of the application. Ms Gatehouse discussed minimal traffic movements and the noise impact assessment. She also referred to several policies which supported the proposed development, including policies 11,20 and 29. The agent informed members that the applicant had worked hard to overcome concerns made by residents and had made good economic use of the existing building. She hoped members would support the officer's recommendation to grant.

Cllr Taylor spoke on behalf the Parish Council. Motcombe objected in terms of traffic safety, damage, and several other factors. He discussed unsuitability and

damage to insufficient roads. In addition to this, he also highlighted to members the lack of visibility from the school which was concerning. Cllr Taylor also raised his concerns regarding noise pollution. He also discussed environmental reasons for refusal, in particular, materials not being locally sourced. He urged the committee to reject the application.

Members questions and comments

- Clarification regarding cause of damage to verges and noise assessments.
- Members praised the officer's detailed report and presentation.
- Stone pollution and how it will be disposed and controlled.
- Monitoring of hours of work
- It was noted that the site was near but not within the AONB.
- Clarification on the enforcement of the route.
- Location of the footpath through the site and the potential to relocate.
- Mitigation to reduce noise disturbance.
- Members commented on the importance of the Neighbourhood Plan but also noted the importance supporting local businesses.
- Not a purpose-built building for stone cutting.
- Members felt further information was needed from officers to make a decision.

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 defer**, was proposed by Cllr Carole Jones and seconded by Cllr Belinda Ridout.

Decision: To defer the item to allow for further information regarding conditions to limit noise from the development, and the resultant impact on the amenity of the countryside, in this location.

9. P/2022/00536- Land at Lower Blandford Road, Shaftesbury Dorset

With the aid of a visual presentation, the Case Officer explained the planning application to members. Details including photographs of site access, proposed designs, site location and surrounding settlement boundaries was discussed. The Case Officer discussed visibility splays and provided information regarding the belt of trees adjacent to the site. Members were informed that the applicant had responded significantly to officer concerns and had reduced the number of dwellings. The Case Officer discussed the Shaftesbury Neighbourhood Plan and the protection of trees. The presentation also included details of the public right of way. The officer's recommendation was to grant.

Steve Savage, Transport Development Manager, informed members that the site was considered acceptable in terms of layout and design. Members were informed that the crossing would be subject to agreement and gave details regarding speed surveys carried out in 2019 which showed the site to be a low traffic generator.

The Transport Development Manager also discussed no segregated footways on Blandford Road. Highways supported the proposed application.

Public Participation

The agent spoke in favour of the application. He discussed the location of the site being entirely on the settlement boundary of Shaftesbury. He informed members that the applicant had responded to previous concerns and had reduced the original number of dwellings proposed. Mr Foster felt that the development supported the local need and felt the harm didn't outweigh the benefits.

Ms Hunt spoke in objection to the application. She felt that the proposal had a negative impact on the entrance to Shaftesbury and created severally high traffic movements. Ms Hunt informed members that the approval of the site would join town and countryside together. She also discussed the elevation of the site being intrusive to neighbours. In addition to this, wildlife corridor damage and environmental losses.

Both Town Councils and the Local Ward Member objected to the proposed development. They felt as though it would cause a significant amount of harm to the buffer between the town and villages. Destruction to good established trees, wildlife and impacts on biodiversity was also discussed. Members were informed that the elevation of the site would impact visual harm and would result in a loss of privacy. They felt as though Shaftesbury did not need any further developments and did not believe that the site entrance was acceptable, due to being near a busy roundabout. The Ward Member also highlighted concerns regarding refuse vehicles not being able to safely access the site. They also requested for further surveys to be carried out as they did not feel the current ones reflected the real traffic movements of the site. Cllr Somper felt as though the increased traffic and pedestrian crossings would create danger for residents when crossing an even busier road. They hoped members would reject the proposal.

Members questions and comments

- Confirmation on an uncontrolled crossing
- Clarification on the use of the public rights of way
- IOWA Policy clarification and the weight that they attach.
- Members also questioned the housing supply delivery.
- Shaftesbury has had a lot of developments already.
- Members felt that the site was sensitive and important.
- Adverse impacts on the area.
- Doesn't contribute to affordable housing.
- Members felt the site was an important buffer zone between town and village.

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 the officer's recommendation to approve planning permission as recommended, was proposed by Cllr Tim Cook and seconded by Cllr Belinda Ridout.

Decision: To overturn the officer's recommendation to approve and refuse planning permission as the proposal would encroach on the green area between Shaftesbury and Cann and cause adverse visual harm to the character of the Important Treed Area, specifically the setting of the protected trees and the experience from the public rights of way network, which would be contrary to Policy SFGI1 of the Shaftesbury Neighbourhood Plan and policy 4 of the North Dorset Local Plan, First Revision. These adverse impacts significantly and demonstrably outweigh the benefits derived from the development.

10. **Urgent items**

There were no urgent items.

11. **Exempt Business**

There was no exempt business.

Decision Sheet

Duration of meeting: 12.00 - 4.40 pm

Chairman

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Northern Area Planning Committee
16th May 2023
Decision List

Application Reference: P/VOC/2022/05646

Application Site: Frogmore Lane Sixpenny Handley Dorset SP5 5NY

Proposal: Residential development comprising 7 new dwellings with ancillary car parking. (As amended 25/02/21 by Flood Risk Assessment and Surface Water Strategy and revisions to Plot 1). (Variation of Condition Nos. 2 and 10 of Planning Permission No. P/VOC/2022/02389 to substitute approved plans for a revised layout, and revised house and garage types and designs).

Recommendation: Grant, subject to conditions

Decision: **Deferred to a subsequent meeting to seek further information on flood risk.**

Application Reference: P/FUL/2022/06898

Application Site: Units 36,40 & 45 Enterprise Park Piddlehinton Dorset DT2 7UA

Proposal: Demolish units 36,40 & 45 and erect 3 no. blocks of industrial units (9-22) for B2, B8 & E class use

Recommendation: GRANT subject to conditions

Decision: Approve subject to the following 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:

4564 61 Proposed floor plans Units 9-14
4564 62 A Proposed elevations Units 9-14
4564 63 B Proposed floor plan and elevations units 21-22
4564 64 A Proposed floor plans Units 15-20
4564 65 B Proposed elevations Units 15-20
4564 67 Contextual elevations Units 9-14
4564 55 C Proposed block and location plans
4564 68 C Contextual elevations Units 15- 22 1 of 2
4564 66 G Proposed Site Plan Units 9 to 22-.pdf

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

3. Prior to commencement of work on the site, a lighting strategy which reflects the need to avoid harm to protected species and to minimise light spill, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be implemented in accordance with the approved lighting strategy and there shall be no lighting of the site other than in accordance with the approved strategy.

Reason: In the interests of biodiversity and the character of the area

4. Before the development hereby approved is occupied or utilised the turning and parking for vehicles and cycles shown on drawing number 4564 66F - Full Site Plan must have been constructed in accordance with the approved plan. Thereafter, these areas, must be permanently maintained, kept free from obstruction and available for the purposes specified.

Reason: To ensure the proper and appropriate development of the site and to ensure that highway safety is not adversely impacted upon.

5. The surface water scheme for the development hereby approved shall be fully implemented in accordance with the submitted details being; Area 36 Surface Water Drainage Layout drawing number 22012-903 Rev P1, Area 45 Surface Water Drainage Layout drawing number 22012-904 Rev P1, Test Pit analysis for Areas 36 and 45, Area 36 Units 15-22 Modular Crate Soakaways, Area 45 Units 9-14 Modular Crate Soakaways Area 36 Surface Water Drainage Management and Maintenance Plan dated April 2023 and Area 45 Surface Water Drainage Management and Maintenance Plan dated April 2023.

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

6. The surface water sustainable drainage scheme and the receiving system associated with the development hereby approved shall be managed and maintained in full accordance with the approved management and maintenance plans being; Area 36 Surface Water Drainage Management and Maintenance Plan dated April 2023 and Area 45 Surface Water Drainage Management and Maintenance Plan dated April 2023.

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

7. 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 21st March 2023 must be implemented in accordance with any specified timetable and completed in full (including

photographic evidence of compliance being submitted to the Local Planning Authority in accordance with section J of the Biodiversity Plan) prior to the substantial completion, or the first bringing into use of the development hereby approved, whichever is the sooner. The development shall subsequently be implemented entirely in accordance with the approved details and the mitigation, compensation and enhancement/net gain measures shall be permanently maintained and retained.

Reason: In the interests of safeguarding protected species, compensate and enhance/provide net gain for impacts on biodiversity.

8. The external materials to be used for the walls and roofs (being Olive Green and Goosewing Grey profile sheeting and buff brick) shall be as specified in the materials section of the submitted planning application form.

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

9. Prior to the commencement of any development hereby approved, above damp course level, full details of hard and soft landscape proposals shall be submitted to and approved in writing by the Local Planning Authority. These details shall include:

Planting scheme including the position, species, type, number and spacing of heavy tree standards and all other planting
Proposed finished levels or contours,
Means of enclosure,
Car parking layout and vehicular and pedestrian access and circulation areas,
Hard surfacing materials,
Minor artefacts and structures (eg; bin stores, cycle stands, lighting and signage).

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

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

10. All hard and soft landscape works shall be carried out in accordance with the landscaping plans approved under condition number 9. No part of the development shall be occupied until work has been completed in accordance with the approved details. Any trees or plants that within a period of five years after planting are removed, die, or become, in the opinion of the Local Planning Authority, seriously damaged or defective shall be replaced as soon as it is reasonably practical with others of species, size and number as originally approved.

Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs.

11. The buildings hereby approved shall be used for no other purpose other than those purposes in Classes B2, B8 and E(g) 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 E use would not be compatible with the principles of sustainable development and provision of Policy ECON2.

12. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) (with or without modification) no mezzanine floors shall be installed within the buildings hereby approved, unless the prior written approval of the Local Planning Authority is forthcoming.

Reason: In the interests of highway safety and to protect the character of the area.

13. The development hereby approved shall not be first occupied or brought into use until a scheme to enable the charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations within the development shall first have been submitted to and approved in writing by the local planning authority. The scheme as approved shall be fully installed prior to first occupation or use of the development and retained there after.

Reason: To promote the use of more sustainable transport modes

14. Prior to any development above slab level, full details of the location, materials, appearance and content of an interpretation panel in relation to a record of the history of the former World War II camp shall be submitted to and be approved in writing by the Local Planning Authority. Thereafter the interpretation panel shall be installed in accordance with the agreed details prior to first use of the development.

Reason: In order to acknowledge and interpret the history of the former military camp in accordance with Policy ENV4 of the West Dorset and Weymouth & Portland Local Plan.

Informative Notes:

1. Dorset Council's Flood Risk Management Team advise that in order to satisfy the requirements of the drainage conditions, further details of a finalised surface water drainage scheme will need to be submitted. In particular the following information will need to be included with a future submission:
 - Ground investigation results detailing an assessment of ground conditions to not only demonstrate that infiltration is possible but to include an assessment of the suitability of the bedrock for soakaway features (eg. analysis of likelihood of the

presence of dissolution features within the chalk that could cause ground stability issues)

- Results of groundwater monitoring to demonstrate that the proposed soakaways will not be compromised when groundwater levels are high. Applicant should provide evidence to show that the base of any proposed soakaway will be at least 1m from the groundwater level throughout the year.
- Results of 3 sets of soakaway tests carried out to the standards set in BRE Digest 365 showing that the test were carried out at the depth and location of the proposed soakaway feature.
- Section 1.4 of the applicant's Surface Water Drainage Management and Maintenance Plan explains that the site has incorporated a modular crate soakaway to manage the requirement to accommodate the 1 in 100 year storm event plus 40% CCF however climate change allowances have been updated and the finalised design should allow for 1 in 100 year storm plus 45% climate change.

2. Dorset & Wiltshire Fire and Rescue Service offer the following informatives:

Building Regulation Matters

In the event the planning permission is granted for this development, the development would need to be designed and built to meet current Building Regulations requirements. The Authority raises the profile of these future requirements through this early opportunity and requests the comments made under B5 of Approved Document B, The Building Regulations 2010 be made available to the applicant/planning agent as appropriate. The assessment of this development proposal in respect of Building Control matters will be made during formal consultation, however early recommendations are identified on the attached schedules and relate to the following areas:

- Recommendations identified under B5 of Approved Document B relating to The Building Regulations 2010
- Recommendations to improve safety and reduce property loss in the event of fire

Access and Facilities for the Fire Service

Consideration is to be given to ensure access to the site, for the purpose of fire fighting, is adequate for the size and nature of the development.

Water Supplies for Fire Fighting

Consideration should be given to the National Guidance Document on the Provision of Water for Fire Fighting and the specific advice of this Authority on the location of fire hydrants.

Fire Safety Legislation

Once constructed and put to use, commercial premises will be subject to the Regulatory Reform (Fire Safety) Order 2005. Further information can be found

on the Dorset & Wiltshire Fire & Rescue Service website, where published guides are available to download.

Commercial Sprinkler Protection

The nature of the proposal gives reason for this Authority to strongly advise the consideration of an appropriate sprinkler system for these premises. There are ten good reasons to install automatic sprinkler systems:

- In the UK, there has never been a fire death in a building with sprinklers
- Installation cost is minimal in a new build (approximately 2-5%)
- Maintenance costs are low and sprinkler systems are designed to last in excess of 50 years
- Fire damage can be reduced by 90% compared to a similar, unprotected building. The chances of accidental discharge due to a manufacturing fault is 1 in 16,000,000 heads
- The likelihood of accidental damage causing a discharge is 1 in every 500,000 heads
- Installation of a sprinkler system may allow the relaxation of other passive fire safety measures
- Insurance costs may be significantly reduced
- Sprinklers will control a fire with significantly less water than full fire service intervention
- Greatly reduced business disruption due to a fire and improved recovery from it

3. Wessex Water offer the following informatives to the applicant

Foul drainage

Wessex Water can accept the domestic type foul flows only, which ultimately drain to the public foul sewer network. The use of an existing private sewer connection will require building control approval and approval from the current sewer owner. If non domestic or Trade Effluent flows are proposed to discharge into the public sewer please contact trade.effluent@wessexwater.co.uk to discuss.

Surface water drainage

Surface water must be disposed of via the SuDS Hierarchy which is subject to Building Regulations. There must be no surface water connections into the foul sewer network. Land drainage run-off shall not be permitted to discharge either directly or indirectly to the public sewerage system. The planning authority will need to be satisfied that soakaways will work here and arrangements are clear for any shared obligations. Soakaways will be subject to Building Regulations.

Water Supply

Wessex Water's records indicate the existing industrial estate is served by a private water supply. Connection to this existing system is by private agreement with the water pipe owner.

Application Reference: P/FUL/2022/07038

Application Site: Old Post Office House Church Road Bradford Abbas Dorset DT9 6RF

Proposal: Change of use of part of building (former Post Office) from mixed use to residential accommodation

Recommendation: Grant, subject to the following 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:

Location Plan & Drawing Plan - 10

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

Application Reference: P/FUL/2022/07513

Application Site: Frog Lane Farm Frog Lane Motcombe SP7 9NY

Proposal: Retain the change of use of existing agricultural building to allow the cutting and preparation of building stone, including the siting of a steel container & generator

Recommendation: Grant planning permission subject to the following conditions.

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

- IP/MBC/01 Location plan
- IP/MBC/02 Proposed site plan
- IP/MBC/03 Proposed floor plans & elevations

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

2. No powered machinery for the stone cutting use hereby approved, nor the generator hereby approved shall be operated outside of the hours 08:30 – 16:30hrs Monday – Friday (excluding Bank and Public Holidays).

Reason: In the interests of residential amenity.

3. The areas shown on Drawing Number IP/MBC/02 for the manoeuvring, parking, loading and unloading of vehicles must be maintained, kept free from obstruction and available for the purposes specified.

Reason: To ensure the proper and appropriate development of the site and to ensure that highway safety is not adversely impacted upon.

4. Deliveries to and collections from the site for the use hereby approved shall be via Church Road, Bittles Green and the part of Frog Lane from the site southwards only, unless there are road closures in place affecting this route.

Reason: In the interests of highway safety.

5. Within 3 months of the date of this permission details of a surface water drainage scheme shall be submitted to the local planning authority. The scheme shall be implemented in full within 3 months from the approval in writing by the local planning authority of this scheme and retained thereafter for the remaining lifetime of the development.

Reason: To ensure no increase in the risk of flooding.

Decision: deferred to enable further consideration of the noise impact of the proposal.

Application Reference: P/OUT/2022/00536

Application Site: Land at Lower Blandford Road, Shaftesbury Dorset

Proposal: Erection of upto 7 dwellings with associated highway and drainage infrastructure and landscaping (outline application to determine access only)

Recommendation: Grant permission subject to the following conditions.

1. No part of the development hereby approved shall commence until details of all reserved matters (layout, scale, appearance and landscaping) have been submitted to and approved in writing by the Local Planning Authority.
 - a. The layout and landscaping reserved matters shall include full details of the proposed biodiversity mitigation measures which shall be in accordance with the measures set out in section F of the Biodiversity Plan dated 12th Jan 2022 prepared by Jonathan Crewe and approved by Dorset Council on 13th January 2022.
 - b. The layout and appearance reserved matters shall include the provision of cycle storage for each dwelling.
 - c. The appearance reserved matters shall include full details of the proposed biodiversity net gain measures which shall be in accordance with the measures set out in section H of the Biodiversity Plan dated 12th Jan 2022 prepared by Jonathan Crewe and approved by Dorset Council on 13th January 2022.

d. The landscaping and reserved matters shall include a timetable for the implementation of the measures detailed in a) and c) above.

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. No part of the development hereby approved shall commence until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall set out,

- a. Measures for the controlling of movements of plant and machinery within the site during the construction phase.
- b. The setting out and protection of exclusion zones within 5m of watercourses within and abutting the site and root protection areas of retained trees.
- c. The hours when mechanised plant and machinery will be used on site and the specification for any lighting to be used during the construction phase.
- d. Pollution spillage avoidance measures.

The development shall be carried out in full accordance with the approved CEMP at all times.

Reason: To secure the necessary biodiversity impact avoidance and mitigation measures.

5. Before any of the dwellings hereby approved are first occupied, the access including the visibility splay detailed on the approved plans 21156.05 K and 21156.01 K shall be completed. The said access and visibility splays shall be retained thereafter for the lifetime of the development with the visibility splays free of operational development and vegetation exceeding 0.6 metres above the relative level of the adjacent carriageway.

Reason: In the interests of highway safety.

6. Before any of the dwellings hereby approved are first occupied 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.

7. Before any of the dwellings hereby approved are first occupied an uncontrolled crossing point on the A350 and a new 2m wide footway on the western side of this road, as shown on Dwg No PL4072/4C shall have been completed.

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

Informatives

1. The vehicle crossing serving this proposal (that is, the area of highway land between the nearside carriageway edge and the site's road boundary) must be constructed to the specification of the Highway Authority in order to comply with Section 184 of the Highways Act 1980. The applicant should contact Dorset Highways by telephone at 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.

2. The applicant is advised that, notwithstanding this consent, before commencement of any works Dorset Council Waste Services should be consulted to confirm and agree that the proposed recycling and waste collection facilities accord with the "guidance notes for residential developments" document (<https://www.dorsetcouncil.gov.uk/bins-recycling-and-litter/documents/guidance-for-developers-a4-booklet-may-2020.pdf>). Dorset Council Waste Services can be contacted by telephone at 01305 225474.

3. The highway improvements referred to in the recommended condition 7 above must be carried out to the specification and satisfaction of the Highway Authority in consultation with the Local Planning Authority and it will be necessary to enter into an agreement, under Section 278 of the Highways Act 1980, with the Highway Authority, before any works commence on the site.

4. 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.

In this case:

- The applicant/agent was updated of any issues and provided with the opportunity to address issues identified by the case officer.

Decision: refuse for the following reason

The proposal would encroach on the green area between Shaftesbury and Cann and cause adverse visual harm to the character of the Important Treed Area (as designated in the Shaftesbury Neighbourhood Plan), specifically the setting of the protected trees and the experience from the public rights of way network, which would be contrary to Policy SFG11 of the Shaftesbury Neighbourhood Plan and policy 4 of the North Dorset Local Plan, First Review. These adverse impacts significantly and demonstrably outweigh the benefits derived from the development.

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