



Eastern Area Planning Committee

Date: Wednesday, 2 November 2022
Time: 10.00 am
Venue: The Allendale Centre, Hanham Road, Wimborne, Dorset, BH21 1AS

Members (Quorum - 6)

Mike Barron, Toni Coombs (Chairman), Shane Bartlett (Vice-Chairman), Alex Brenton, Robin Cook, Mike Dyer, Barry Goringe, David Morgan, Julie Robinson, David Tooke, Bill Trite and John Worth

Chief Executive: Matt Prosser, County Hall, Dorchester, Dorset DT1 1XJ

For more information about this agenda please contact Democratic Services Meeting Contact 01305 224175 - david.northover@dorsetcouncil.gov.uk

Members of the public are welcome to attend this meeting, apart from any items listed in the exempt part of this agenda.

For easy access to all the council's committee agendas and minutes download the free public app called Modern.Gov for use on any iPad, Android, and Windows tablet. Once downloaded select Dorset Council.

Agenda

Item		Pages
1.	APOLOGIES	
	To receive any apologies for absence	
2.	DECLARATIONS OF INTEREST	
	To disclose any pecuniary, other registrable or personal interest as set out in the adopted Code of Conduct. In making their decision councillors are asked to state the agenda item, the nature of the interest and any action they propose to take as part of their declaration.	
	If required, further advice should be sought from the Monitoring Officer in advance of the meeting.	
3.	MINUTES	3 - 8

To confirm the minutes of the meeting held on 5 October 2022.

4. PUBLIC PARTICIPATION 9 - 12

Members of the public wishing to speak to the Committee on a planning application should notify the Democratic Services Officer listed on the front of this agenda. This must be done no later than two clear working days before the meeting – **this being Monday 31 October 2022 at 8.30 am.**

5. PLANNING APPLICATIONS

To consider the applications listed below for planning permission

6. P/RES/2022/03505 RESERVED MATTERS SUBMISSION COMPRISING LAYOUT, SCALE, APPEARANCE AND LANDSCAPING PURSUANT TO CONDITION 1 OF OUTLINE PERMISSION REF. 3/17/3609/OUT FOR PHASE 1 COMPRISING 238 DWELLINGS (USE CLASS C3) WITH PUBLIC OPEN SPACE, SANG, ALLOTMENTS AND LANDSCAPING. VEHICULAR ACCESS OFF CHRISTCHURCH ROAD AND NEW ROAD AS APPROVED IN THE OUTLINE PLANNING PERMISSION. LAND EAST OF NEW ROAD, WEST PARLEY 13 - 54

7. P/TRC/2022/06201 TREE WORKS APPLICATION AT THE OLD VICARAGE, WEST STREET, BERE REGIS 55 - 58

8. P/HOU/2022/03314 - MODIFICATIONS TO EXISTING PORCH AND ERECT FIRST FLOOR INFILL EXTENSION ABOVE PORCH AT 66 HIGH STREET, LANGTON MATRAVERS, DORSET, BH19 3HB 59 - 72

9. URGENT ITEMS

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

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

10. EXEMPT BUSINESS

To move the exclusion of the press and the public for the following item in view of the likely disclosure of exempt information within the meaning of paragraph 3 of schedule 12 A to the Local Government Act 1972 (as amended)

The public and the press will be asked to leave the meeting whilst the item of business is considered.



EASTERN AREA PLANNING COMMITTEE

MINUTES OF MEETING HELD ON WEDNESDAY 5 OCTOBER 2022

Present: Cllrs Toni Coombs (Chairman), Shane Bartlett (Vice-Chairman), Alex Brenton, Robin Cook, Mike Dyer, Barry Goringe, David Morgan, David Tooke, Bill Trite and John Worth

Apologies: Cllrs Mike Barron and Julie Robinson

Also present: Cllr David Walsh – Portfolio Holder for Planning

Officers present (for all or part of the meeting): Kim Cowell, Naomi Shinkins, Steve Savage, Hannah Massey, Phil Crowther, Megan Rochester and David Northover

Public speaker

Cllr Bill Richmond, Wimborne Minster Town Council

292. **Chairman's Introduction and acknowledgement of the passing of Queen Elizabeth II and the Succession of King Charles III**

The Chairman took the opportunity for introductions and the Committee acknowledged the passing of Queen Elizabeth II and the succession of King Charles III and would have the opportunity to acknowledge this further at the next Full Council meeting.

293. **Apologies**

Apologies for absence were received from Cllrs Mike Barron and Julie Robinson.

294. **Declarations of Interest**

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

295. **Minutes**

The minutes of the meeting held on 7 September 2022 were confirmed and signed.

296. **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.

297. **P/VOC/2022/01598 - To vary condition 2, 3, 4, 6, 9 and 19 of PA 3/21/1556/FUL (Redevelopment of Wimborne Market to continuing care community comprising of 67 age restricted apartments, 26 age restricted bungalows, 6 age restricted chalet bungalows, one wellness centre, 9 open market houses, parking , highway improvements and pedestrian link (description amended 24.09.2021 as agreed to include dwelling numbers)) to allow for:- amend incorrect plans - include phasing plan - rewording of pre-occupation conditions to refer to phasing at Wimborne Market Station Terrace Wimborne Minster**

The Committee considered application P/VOC/2022/01598; to vary condition 2, 3, 4, 6, 9 and 19 of PA 3/21/1556/FUL (Redevelopment of Wimborne Market to continuing care community comprising of 67 age restricted apartments, 26 age restricted bungalows, 6 age restricted chalet bungalows, one wellness centre, 9 open market houses, parking , highway improvements and pedestrian link (description amended 24.09.2021 as agreed to include dwelling numbers)) to allow for: amend incorrect plans - include phasing plan - rewording of pre-commencement conditions to refer to phasing at Wimborne Market, Station Terrace, Wimborne Minster.

This application had been deferred from the July Committee meeting on the basis that members required more information about construction traffic routing through the town and how the phasing of the development would be readily achieved before they could come to a decision. Given this, the usual practice would be for the Committee to now just be asked to consider those deferred matters. However, given the attendance rate at the meeting in July and so as to ensure a decision could be taken by those at this meeting, officers, after consultation with the Chairman, agreed to present the application again in full.

With the aid of a visual presentation, and taking account the detail in the report, officers provided context of what the main proposals, principles and planning issues of the development were; how these were to be progressed; and what this entailed. The presentation focused on not only what the development entailed, but what effect it would have on residential amenity, the highway network and the character the area, taking into account the policies against which this application was being assessed.

Officers provided an illustrative summary of the location and appearance of the development and what it would entail in terms of its characteristics; its construction phasing; access and highway considerations; environmental considerations; drainage and water management considerations and its setting within that part of Wimborne Minster and the wider landscape. Viability, flooding, heathland mitigation and affordable housing issues were all given particular consideration. Views into the site and around it was shown, which provided a satisfactory understanding of all that was necessary. What contributions were to be secured through Section 106 legal agreement were also detailed.

Officers showed the development's relationship with other adjacent residential

development, with the characteristics, topography and elevations of the site being shown. Views into the site and around it was shown, which provided a satisfactory understanding of all that was necessary to assess the application. The planning history of the site was outlined – it having previously been the town's market place.

The proposal was to vary conditions:-

- 2 (approved plans plans),
- 3 (access construction),
- 4 (turning and parking),
- 6 (biodiversity mitigation),
- 9 (landscaping),
- 19 (acoustic fence).

What assessment had been made in the officers coming to their recommendation were drawn to the attention of the Committee. The reasoning for why this had been assessed to be necessary was explained: in how it was to be delivered - to only provide for the development to be built and occupied in phases, which did not materially change the approved design of the scheme.

Moreover, the applicant had submitted additional information since the application was deferred in July 2022 including:

- an updated Construction Traffic Management Plan and Construction Method Statement for the discharge of condition 5 of PA 3/21/1556/FUL.
- legal opinion related to whether construction traffic routes can be refused.

The assessment had considered the acceptability of the proposal in relation to the Development Plan, taken as a whole, and all other material considerations, with all the foregoing factors being considered in relation to the social, economic, and environmental benefits to be provided by the proposal. Proposed changes to conditions only allow construction and occupation in phases and do not materially change the nature of the conditions to be amended and, accordingly, it was considered the proposal was acceptable in relation to material planning considerations

Wimborne Minster Town Council had objected to the application considering that the original requirements made for conditions prior to occupation to be adhered to were for a reason and should remain valid. They saw no reason why this should not be the case. However, they recognised that Dorset Council planning officers were best placed to judge this.

Cllr Bill Richmond of the Town Council acknowledged the updates provided by the applicant and officers and saw how this was designed to address some of the issues previously raised, but asked that whatever decision was taken, would be in the interests of the Wimborne community.

The opportunity was then given for members to ask questions of the presentation and what they had heard, in seeking clarification of aspects so as to have a better understanding in coming to a decision. Some important points raised, some of which they considered still required clarification, were:-,

- what access arrangements had been made and what guarantees were in place in use of the industrial estate access given the limitations of Granville Road and Station Road within a densely built residential area
- the reasoning for how the construction was to be phased and the sequencing of this, including the timescales involved
- parking arrangements for construction traffic and how this could be best accommodated
- how and when the acoustic fencing would be erected, members considering this should be affected prior to the occupation of the first home

Officers addressed the questions raised – and provided what clarification was needed - providing what they considered to be satisfactory answers, which the Committee understood to be, and saw, as generally acceptable. Confirmation was given that there would have to be compliance with a construction management plan; HSE guidance; and design and construction regulations - all of which officers were confident would satisfy those concerns raised. However, officers considered that the proposal by Cllr David Tooke, and seconded by Cllr John Worth, in respect of the when the acoustic fence should be erected, could be accommodated. Officers also confirmed that there was sufficient provision on site for construction vehicle parking so as to not necessarily impact residential streets or local car parks.

One of the two Local Ward members, Councillor Shane Bartlett, still had reservations how access to the site by construction traffic would work in practice, given the limitations of the road network. He considered there should be more assessment of the logistics of how this might be achieved given the access and routing constraints around that part of Wimborne. As at the previous meeting when this application was considered, he provided his own thoughts on how this might be best achieved and, particularly, that Granville Road should only be used in the final phasing. Other members still had concerns about the phasing aspect of the development and the practicalities of this being achieved satisfactorily.

Having heard what was said, officers responded to some of the pertinent issues raised, being confident that each one could be addressed by the provisions of the application.

The Highway Officer confirmed that the issues of routing raised previously had now been addressed as best they possibly could be, having taken into account some of the points raised by members previously, with revisions now having been made by the applicant in that regard. He confirmed that there was no capacity issue on the strategic highway network, nor any road safety issues that could warrant refusal. Whilst various routing options had been given consideration, it was considered that this was as good a compromise as could be made in the circumstances and – in his professional, considered opinion - was unable to be opposed on highway safety grounds. The routes

being proposed were acceptable in highway terms and in use of the highway network, as necessary.

Officers confirmed that the fundamental primary construction work taking place initially would use the more convenient and acceptable route through the industrial estate, with only the light industry trade bodies and tradesmen then needing to use the, seemingly, less convenient residential roads. The Construction Management Plan now available provided details of how this would be achieved and why it was necessary for this to be achieved in the way it was being proposed.

Moreover, the reasoning why the phasing was being done as proposed was explained to the Committee - given the practicalities and logistics of achieving what was necessary and in a way which met the needs of the development.

From debate, the Committee considered that the principle of the permission granted in respect of PA 3/21/1556/FUL to still be acceptable, but that issues remained over the routing of construction traffic and how the phasing could be best managed. Some members remained unconvinced by how this was being done – including both local ward members - and considered that alternatives to this were more acceptable and could be delivered. However, the majority of the Committee accepted what was being done and how it was being done, understanding the need for this and appreciated the considerations given by the applicant to address – as best they could – the matters which had necessitated the deferral.

Having had the opportunity to discuss the merits of the application and an understanding of all this entailed; having taken into account the officer's report and presentation; and what they had heard at the meeting, in being proposed by Councillor Mike Dyer and seconded by Councillor Barry Goringe, on being put to the vote, the Committee agreed – by 5:4 - to grant permission subject to the conditions set out in the officers report, to include confirmation that the erection of the acoustic fence should take place prior to the occupation of the first property.

Resolved

1) That application P/VOC/2022/01598 be granted permission, subject to conditions set out in Paragraph 17 of the report, to included reference to the acoustic fencing being erected prior to the occupation of the first home and **to** 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 legal services manager to secure the necessary - for the following reason:

- Proposed changes to conditions only allow construction and occupation in phases and do not materially change the nature of the conditions to be amended.

Or

2) Refuse permission for the reasons set out below if the agreement is not completed by 20 January 2023 or such extended time as agreed by the Head of Planning.

Reasons for Decision

- Para 11 of the National Planning Policy Framework (NPPF) sets out that permission should be granted for sustainable development unless specific policies in the NPPF indicate otherwise
- Proposed changes to conditions only allow construction and occupation in phases and do not materially change the nature of the conditions to be amended.
- There are no material considerations which would warrant refusal of this application.

298. **Urgent items**

There was no urgent business for consideration.

Duration of meeting: 10.00 - 11.30 am

Chairman

.....



A Guide to Public Speaking at Planning Committee

All members of the public are welcome to attend formal meetings of Planning Committees to listen to the debate and the decisions being taken.

If you have written to the Council during the consultation period about an application that is to be considered by the committee, any relevant planning or rights of way issues raised in your letter will be appraised by the case officer and summarised within the committee report. You will also receive a letter informing you of the committee date and inviting you to attend the meeting.

The agenda for the meeting is normally published five working days before the committee date and is available to view on the council's website at <https://moderngov.dorsetcouncil.gov.uk/mgListCommittees.aspx?bcr=1> or via the Modern.gov app which is free to download.

You can also track progress of a planning application by visiting the council's website at <https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning/planning-application-search-and-comment.aspx>. Alternatively you can contact a member of the Democratic Services Team on 01305 251010 or email david.northover@dorsetcouncil.gov.uk for Eastern Area Planning Committee, megan.r.rochester@dorsetcouncil.gov.uk for Northern Area Planning Committee denise.hunt@dorsetcouncil.gov.uk for Western and Southern Area Planning Committee and elaine.tibble@dorsetcouncil.gov.uk for Strategic Planning Committee. They will be able to advise you on whether an application will be considered by a committee meeting.

Formal meetings are open to the press and the public and during the meeting you may come and go as you wish. Please keep disruption to a minimum to allow the business to be conducted smoothly. Members of the press and public will normally only be asked to leave the meeting if confidential/exempt items are to be considered by the committee.

Members of the committee and the public have access to individual representation letters received in respect of planning applications and rights of way matters in advance of the meeting. It is important to note that any comments received from the public cannot be treated as confidential.

How do I register to speak?

Planning committee meetings are held in public but they are not a public meeting; as a result you need to register to speak as below.

The first three members of the public, including any community or amenity group, who register to speak, for and against the application, including the applicant or their representative (maximum six in total) will be invited to address the committee. If the applicant or their representative registers to speak, then only the first two members of the public who wish to speak for the application may address the Committee. MPs need to register in the same way and will count as one of the six speakers.

If you wish to address the committee at the planning meeting it is essential that you contact the Democratic Services Team on 01305 251010 or email addresses set out above before 8.30am at least two clear working days before the meeting. If you do not register to speak, you will not normally be invited to address the committee. When contacting the Democratic Services Team you should advise which application you wish to speak on, whether you are objecting or supporting the application and provide your name and contact details.

The Member who chairs Planning Committee

Ultimately the Chairman of the Planning Committee retains the power to determine how best to conduct a meeting. The processes identified below are therefore always subject to the discretion of the Chairman.

What will happen at the meeting and how long can I speak for?

The Chairman will invite those who have registered to speak to address the committee. Each speaker will have up to **three** minutes each to address the committee.

When addressing the committee members of the public should:

- keep observations brief and relevant;
- speak slowly and clearly;
- for rights of way matters, limit views to those relevant to the legal tests under consideration;
- for planning matters limit views to relevant planning issues such as:
 - the impact of the development on the character of the area;
 - external design, appearance and layout;
 - impact of the development on neighbouring properties;
 - highway safety;
 - planning policy and government guidance.
- avoid referring to issues such as safety, maintenance and suitability for rights of way definitive map modification matters, as they cannot be taken into account;
- avoid referring to matters, which are not relevant to planning considerations, such as:
 - trade objections from potential competitors;

- personal comments about the applicant;
 - the developer's motives;
 - moral arguments;
 - matters covered by other areas of law;
 - boundary disputes or other private property rights (including restrictive covenants).
- remember you are making a statement in public: please be sure that what you say is not slanderous, defamatory or abusive in any way.

Can I provide handouts or use visual aids?

No. Letters and photographs, or any other items must not be distributed at the meeting. These must be provided with your written representations during the consultation period in order to allow time to assess the validity, or otherwise, of the points being raised. To ensure fairness to all parties, everyone needs to have the opportunity to consider any such information in advance to ensure that any decision is reasonably taken and to avoid potential challenge.

What happens at the Committee?

After formal business such as declarations of interest and signing of minutes the meeting moves on to planning applications.

- The planning / rights of way officer will present the application including any updates.
- The Chairman will invite those who have registered to speak to address the committee and each speaker is allocated a maximum of three minutes.
- The applicant or their representative will be allowed up to three minutes speaking time in total between them both.
- The order of speaking will normally be: individual members of the public and groups; the applicant or their representative and then; parish/town council representative. Any such group or council will normally be given one three minute slot each for any representations to be made on its behalf.
- If one or more of the relevant Dorset Council Ward Members wishes to address the committee, they will each be allowed three minutes to do so.
- Neither the objectors or supporters will normally be questioned. However, the Chairman may ask questions to clarify a point of fact in very exceptional circumstances.
- Public participation then ends and the committee will enter into the decision making phase. During this part of the meeting only members of the

committee and officers may take part.

- The Chairman of the Committee has discretion over how this protocol will be applied and has absolute discretion over who can speak at the meeting.

You should not lobby members of the committee or officers immediately prior to or during the committee meeting. Members of the public should also be aware that members of the committee are not able to come to a view about a proposal in advance of the meeting because if they do so it may invalidate their ability to vote on a proposal. Equally any communication with members of the committee during the meeting is to be avoided as this affects their ability to concentrate on the matters being presented at that time.

You should note that the council has various rules and protocols relating to the live recording of meetings.

What happens after the Committee?

The minutes, which are the formal record of the meeting, will be published after the meeting and available to view in electronic and paper format, as a matter of public record, for a minimum of six years following the date of the meeting. Please note that if you attend a committee meeting and make oral representations to the committee, your name, together with a summary of your comments will be included in the minutes of the meeting.

Agenda Item 6

Eastern Planning Committee 2nd November 2022

Application Number:	P/RES/2022/03505		
Webpage:	https://planning.dorsetcouncil.gov.uk/		
Site address:	Land east of New Road West Parley		
Proposal:	Reserved Matters submission comprising layout, scale, appearance and landscaping pursuant to condition 1 of outline permission ref. 3/17/3609/OUT for Phase 1 comprising 238 dwellings (Use Class C3) with public open space, SANG, allotments and landscaping. Vehicular access off Christchurch Road and New Road as approved in the outline planning permission.		
Applicant name:	Bellway Homes Ltd Wessex		
Case Officer:	Ursula Fay		
Ward Member(s):	Cllr Parry		
Publicity expiry date:	28 September 2022	Officer site visit date:	Most recent visits: 7 March 2022 and 13 Oct 2022
Decision due date:	3 November 2022	Ext(s) of time:	3 November 2022

1.0 The application is referred to Committee at the request of the nominated officer.

2.0 Summary of recommendation:

Approval of Reserved Matters

3.0 Reason for the recommendation:

- The site benefits from an outline consent which has established the principle of sustainable development in accordance with Para 14 of the National Planning Policy Framework (NPPF)
- The proposal is acceptable in its design and general visual impact.
- There is not considered to be any significant harm to neighbouring residential amenity.
- There are no material considerations which would warrant refusal of this application

4.0 Key planning issues

Issue	Conclusion
Principle of development	Principle previously established through Outline consent.

Environmental Impact Assessment	Site previously screened with no EIA found to be necessary. No significant change has taken place.
Housing Mix	Mix proposed in accordance with S106 agreed at Outline. Mix, distribution and tenure-blindness acceptable.
Layout, Design and Appearance <i>Including:</i> <i>Context</i> <i>Streets & Movement</i> <i>Landscape</i> <i>Built Form and Identity</i>	Proposal generally in accordance with agreed Design Code. Proposal would result in an attractive and sustainable development.
Trees	Opportunities have been taken to incorporate trees. Condition proposed to ensure satisfactory tree pit provision.
Residential Amenity	Development does not result in unacceptable amenity for either existing or proposed dwellings.
Energy	Details of the location of agreed renewable energy measures to be secured by condition.
Drainage	Adequately demonstrated that a sustainable drainage system can be accommodated within the proposed layout.

5.0 Description of Site

- 5.1 The site comprises 20.2ha of greenfield land and is located to the south-east of the intersection of Christchurch Road (A347) and New Road (B3073), in the Parley Cross area, the centre of the village of West Parley. It is relatively level with a slight north west to south east gradient.
- 5.2 The site is on land allocated within the Christchurch and East Dorset Adopted Core Strategy (April 2014) under Policy FWP6. The majority of the site lies in the urban area of Ferndown and West Parley and part of the land to the south is located within the Green Belt.
- 5.3 The Christchurch Road and New Road connect the site East – West and North – South to the surrounding area. These roads meet at the Parley Crossroads, which is located to the north-west of the site. To the west of the crossroads are existing shops and services forming a small local centre. To the north of Christchurch Road is the West Parley Sports and Social Centre.
- 5.4 The site has a Public Right of Way (PRoW) that crosses the site east-west connecting Church Lane to New Road. This provides connections via PRoW to the west travelling through a consented SANG (subject of a separate application but to be delivered in conjunction with this development) to Christchurch Road.

- 5.6 The northern boundary is partly defined by Christchurch Road, vegetation associated with the curtilage of properties and an adjacent parcel of undeveloped land. The eastern boundary is predominantly delineated by the vegetation of rear gardens of properties along Church Lane and small parcels of undeveloped land. The southern boundary is bounded by agricultural fields to the south and the property boundaries of houses along New Road to the south west. New Road itself forms the western boundary.
- 5.7 Many of the existing boundary treatments are formed by hedgerows and woodland edges. The site is relatively unconstrained by trees however there are a group of significant quality trees along the western edge at Parley Cross (which are protected) and a central southern landmark tree. Protected trees are also located along the south west boundary.
- 5.8 Surrounding development includes three detached two-storey properties in large plots to the north of the site, fronting onto Christchurch Road. To the east of these fronting on to Christchurch Road is the Parley Place care home, currently under construction.
- 5.9 To the west of the site, on the opposite side of New Road, existing residential development is predominantly bungalows on medium sized plots, set back from New Road behind a service street. To the south of these, as moving south along New Road, the density decreases and the development pattern becomes a mixture of bungalows and two-storey dwellings in large plots accessed directly from New Road.
- 5.10 Church Lane has a more rural character. Where adjoining the site boundary the majority of existing residential development along much of this lane comprises bungalows in large plots. To the south of these, also adjoining the site, are Brambles Farm and Farmhouse, the farmhouse being a Grade II listed building. The character at this point and onwards moves to more sporadic development in small clusters of dwellings and farm buildings. Towards the end of Church Lane (140m south of the site) is the West Parley Conservation Area, situated within which are the Grade II listed All Saints Church and Old Rectory.

6.0 Description of Development

Outline

- 6.1 Outline consent has been granted for a mixed-use development including up to 386 dwellings, up to 1000sqm of retail units (Classes A1-A5); up to 900sqm of offices (Class B1) and up to 2200sqm of food store (Class A1); together with accesses, a link road and associated highway works, public open space including SANG, allotments, play areas, landscaping and associated works. All matters were reserved with the exception of access and the associated link road. The link road provides an alternative route between Christchurch Road and New Road, bypassing the crossroads, and is now under construction.
- 6.2 A Land Use and Building Heights parameter plan was conditioned as part of the outline consent (Outline condition 2) and sets the parameters for how development across the site is expected. This shows a mixed-use commercial area, with public square, located immediately to the south-east of the Parley Crossroads and bounded by the link road to the east. This will form an extension to the existing local centre. To the east of the link road sits the area identified for the food store, reserved

matters for which have been granted under a separate consent (P/RES/2022/03505).

- 6.3 South and east of the commercial areas land is identified for residential development, both to the east and west of the link road. Height parameters provide for landmark buildings up to 3.5 storeys, key buildings up to 3 storeys and the remainder up to 2.5 storeys, The majority of the residential land is accessed via the link road, with a small parcel to the south of the PRoW accessed via a separate access from New Road.
- 6.4 A Sustainable Alternative Natural Greenspace (SANG) incorporating SuDS and allotments wraps around to the east and south of this residential area. The parameter plans shown three Green Links into/through the residential development from the SANG. The SANG area sits between the residential area and properties on Church Lane, with the exception of a small residential parcel to be accessed directly from Church Lane, this parcel is limited in height to 1-1.5 storeys. An area to the south of the site is identified for allotment provision, to be accessed via the existing gravel track at the site's southern boundary.

Phasing Plan

- 6.5 The approved Phasing Plan splits the residential development into three phases – Phase 1 is situated to the south of the PRoW and comprises that development accessed directly from New Road. Phase 2 includes land directly to the north of phase 1, along with residential land to the west of the link road. Phase 3 includes land to the south east of the food store, and to the east of Phase 2, along with the small residential parcel access directly form Church Lane.

Design Code

- 6.6 A Design Code and Masterplan for the site has been agreed, this provides further details on matters such as character areas, street hierarchy, density, building typologies, key buildings, the approach to car parking, landscape, planting and treatment of the public realm. The Design Code is an approved document, and the application is accompanied by a Compliance Statement setting out how the proposal has met the Design Code criteria.

Reserved Matters – Residential Phases 1 & 2, SANG and Allotments

- 6.7 This reserved matters application seeks approval of layout, scale, appearance and landscaping for residential phases 1 & 2, along with public open space, the SANG and allotments. This includes a total of 238 dwellings.
- 6.8 To the south of the local centre, bounded by New Road and the link road, 75 dwellings are proposed at a density of ?
- 6.9 A range of dwelling types are proposed including flats, townhouses, detached, semi-detached and terraced houses. A range of sizes are also proposed ranging from 1 – 4 bedrooms.

6.10 In line with the agreed Legal Agreement for the site, 56 affordable units are proposed within Phase 1.

7.0 Relevant Planning History

RELEVANT PLANNING HISTORY – THIS SITE			
App No	Proposal	Decision	Date
3/17/3609/OUT as amended by 3/21/0618/NMA, 3/21/1024/NMA and P/NMA/2022/01544	Outline application (All matters reserved except for access and associated link road); with up to 386 dwellings (Class C3); up to 1000sqm of retail units (Classes A1-A5); up to 900sqm of offices (Class B1) and up to 2200sqm of food store (Class A1); together with accesses, a link road and associated highway works, public open space including SANG, allotments, landscaping and associated works.	Granted	18/02/2021

RELEVANT PLANNING HISTORY – ADJACENT SITE				
App No	Location	Proposal	Decision	Date
3/17/3610/COU	Land East of Church Lane	Change of use of land to a suitable alternative natural greenspace (SANG) and associated works.	Granted	18/02/2021
3/19/0821/FUL	Land South of Christchurch Road	Erect an 80 bedroom Care Home with associated parking, landscaping and amenity space.	Granted	01/08/2019
3/20/0430/CONDR as amended by P/NMA/2022/03534	Land South of Christchurch Road	Vary condition 2 (approved plans) of PA 3/19/0821/FUL (Erect an 80 bedroom Care Home with associated parking, landscaping and amenity space) to reduce the number of beds from 80 to 68, reduce the size of the proposed building and amend elevations, landscaping and parking as required	Granted	03/07/2020

8.0 List of Constraints

- Within West Parley settlement boundary
- Green Belt (covers southern extremity of site)
- Heathland 400m Consultation Area
- Heathland 5km Consultation Area
- Rights of Way - Footpath E56/7 crosses site
- Airport Safeguarding zone
- Risk of Surface water flooding varies across site 1 in 30 – 1 in 1000
- Tree Preservation Orders – WP/52, Group Ref: T1; WP/55, Group Ref: W1; WP/18, Group Ref: A1
- Brambles Farmhouse Listed Grade II located adjacent to the site
(statutory duty to preserve or enhance the significance of heritage assets under the Planning (Listed Buildings & Conservation Areas) Act 1990)

9.0 Consultations

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

Consultees

Natural England

No comments received.

Bournemouth Airport Safeguarding

No response received.

DC - Natural Environment Team

Comments on initial submission 27/07/2022

- Detailed comments on SANG planting and design
- Specification for tool storage and water stands at allotments required.
- DDA friendly allotment plots would be welcomed
- Comments on detailed SuDS strategy, management and maintenance regime
- Detailed comments on instalment of play equipment, management and maintenance

Comments on amended plans 05/10/2022

- Plans are greatly improved, previous comments addressed
- Detailed comments relating to further detail of SANG Management, allotments and play which could be resolved through submission of details required through planning obligation

DC - Policy - Urban Design

Comments on initial submission 17/07/22

- Lack of co-ordination with approved Design Code
- Layout does not fully align with Design Code matrix
- Building lines and set-backs along Primary Avenue / New Road frontages are not sufficiently regular and the building line is weakened by the use of semi-detached and detached dwellings
- Insufficient landscaping and surveillance within rear parking courts
- Insufficient visitor parking within secondary and tertiary streets
- Visible areas of fencing are inappropriate and should be replaced by brick walls
- Front boundaries are not shown
- House types repeated throughout different character areas with no change to their detailing / material weakening the district identity that should be created
- Insufficient variation in roof types through character areas – gable vs. hipped roofs. Lack of rhythm resulting from house types and roof designs. Contrary to Design Code
- Threshold treatments, fenestration and associated detailing does not accord with the Design Code
- Dormer windows are mis-aligned without vertical proportions

Comments on amended plans 07/10/22

- No objection
- Primary Avenue / New Road frontage built form in accordance with Design Code
- Eastern Secondary Street is tree lined however the street to the south does not include a verge on the northern side
- Tertiary streets have a more varied character in accordance with the Design Code
- The majority of parking follows the requirements of the Code, with a few instances where it does not
- Consider a fence surrounding the whole play enclosure rather than just for the LAP
- Architectural approach is simple with limited variety but does comply with the design code
- Scheme offer an opportunity to add a new identity to this part of West Parley

- Climate change measures should be conditioned
- Significant improvements have been made to the scheme and it is considered acceptable from a design and layout perspective

DC - Trees (East & Purbeck)

Comments provided verbally

- Trees in parking areas/fingers need to be placed within structured tree pits - treebunker or similar.
- Irrigation needs to be through rainwater off adjacent building roofs.
- Suggested condition to address this

[Officer note: Condition 2 responds to comments]

DC - Landscape

Comments on initial submission 18/07/2022

- Issues relating to tree planting, lighting and services
- Insufficient tree soil volumes for trees in hard surfaced parking courtyard areas / between brick boundary walls and pavements
- Brindle keyblok paving may appear incongruous suggest another colour more appropriate
- Pedestrian priority needs to be demonstrated through hard landscaping approach
- Apparent non-compliance with design code parking parameters regarding landscape
- Insufficient landscaping/amenity in some parking courtyards
- Apparent inconsistencies between hard and soft landscaping drawings

Comments on amended plans 05/10/2022

- Issues remain relating to tree planting, lighting and services
- Insufficient tree soil volumes for trees in hard surfaced parking courtyard areas / between brick boundary walls and pavements
- Additional car parking has resulted in the removal of some trees
- Insufficient landscaping/amenity in some parking courtyards
- Apparent non-compliance with design code parking parameters regarding landscape

[Officer note: Condition 2 responds to comments]

DC - Highways

Comments on initial submission August 2022

- Concerns regarding widths/parking approach/passing opportunities within internal estate road layout
- Confirmation required re. approach taken to inclusive mobility
- Re-route footway adjacent to Plot 178
- Provide raised p
- plateau at junction to northwest of Plot 219
- Provide safe route from plots 54/55 to New Road
- Wider carriage way at entrance to street adjacent to Plot 5
- Traffic calming required on any roads greater than 70m in length

Comments on amended plans October 2022

- No objection subject to the conditions placed on the outline

DC - Street Lighting Team (East)

No comments received

DC - Dorset Waste Partnership

Comments on initial submission 15/08/2022

- Some reversing distances too far
- Some bin location points over 10m pulling distance

Comments on amended plans (provided verbally)

- The layout and tracking details still includes many places where refuse vehicles will have to reverse and turn around
- Reversing distances shown on tracking adjacent to plot 64 too far
- It is possible for a bin collection scheme that meets requirements to be produced for the proposed layout however the submitted tracking does not achieve this
- Detailed suggestions regarding how to improve tracking design

[Officer note: Condition 4 responds to comments]

DC - Rights of Way Officer

Comments on initial submission 02/08/2022

- Proposal to retain the current route of E56/7 using the road and pavement is not acceptable.

- Diverting the western end of E56/7 on to the existing informal path currently being used would be acceptable if the whole length of the route was resurfaced to our specification.

Comments on amended plans 03/10/2022

- Proposed surfacing of footpath is acceptable as long as responsibility for maintenance will be the responsibility of the applicant / a management company

DC - Housing Enabling Team

Comments on initial submission August 2022

- Revised affordable housing mix resulting in loss of two-bedroom houses is unacceptable
- Two-bedroom apartments are not suitable or successful accommodation for families
- Affordable homes are not integrated into the scheme and are clustered in the least desirable part of the site which will not create a balanced community

Comments on amended plans 05/10/2022

- Revised mix in accordance with S106 and reduction in 2-bed flats welcomed
- Although there is a significant percentage of flats in the affordable housing provision this does fit with the market mix which includes 1 and 2-bed flats
- It is welcomed that smaller shared ownership homes are provided that should help local people to access home ownership

DC - Flood Risk Management

Comments on initial submission 23/08/2022

- Plan missing from submitted Drainage Strategy

Comments on amended plans 23/08/2022

- No objection
- Detailed review of surface water drainage strategy will take place for the discharge of conditions 22 & 23 of outline consent and the submitted Drainage Strategy should not become an approved document

West Parley Parish Council

Objection to initial submission 18/08/2022

- Concern regarding density and scale of development
- 3-4 storey development in significant parts of the site

- Link road will have a urban high-density character
- Balanced distribution of dwellings across the site would be preferred
- Flatted development along New Road will appear incongruous opposite bungalows
- Architectural design of the dwellings does not meet the Design Code
- Concern link road may not be fit for purpose
- Unallocated parking arrangement unlikely to provide adequate parking
- Link road traffic likely to result in poor air quality and noise for residents
- Secondary and tertiary roads narrow and will not accommodated parked cars
- Insufficient residential parking on site
- Unclear where cycle storage is provided
- Insufficient allotments proposed
- DDA allotments should be provided
- Agreement needed on who will manage the allotments
- Application does not include area for provision of local facilities (local centre phase)
- Play provision is not central
- Play area should be fenced
- Management of play area needs to be agreed
- Insufficient landscaping along the frontage to New Road, footpath to Church Lane and to the east of the development
- Not clear how the SANG will be managed and maintained
- Development should include solar panels and air conditioning to reduce carbon footprint
- Details to discharge conditions have not been submitted
- Detailed comments on construction management

Objection to amended plans 17 October 2022

- Little information about the future of the SANG and the planned management of the land. Additionally there is little information about parking for the SANG. Ultimately, it will be required, and if not facilitated, verges will become full
- 4 storey dwellings do not have a presence to date, in this area so is out of Character
- Scale of the development is still a significant concern and is over the acceptable size
- Park is still insufficient and inadequate.
- The Road management plan, specifically turning into Longfield Drive, is illogical and incompatible with the layout and demographic of the area.
- Although it is not primarily a planning concern, the Highways indicate there will be a 20mph limit, yet there do not seem to be measures put in place to enforce this

- A diverse Community is restricted with the distribution of the affordable and social housing. There will be little inclusiveness which contradicts many policies within Dorset Council.
- In the Highways plan, it indicates there will be lights to cross but no pedestrian crossing, reducing the opportunity for integration once again.
- Loss of green space with a much as 3-4 lanes of traffic. The opposite of improving the environment, it will be reducing safety and seclusion, only increasing the negative impact on the Climate, which also contradicts the Emergency plan adopted in 2019 by Dorset Council.

Hurn Parish Council

- Application is very dense and not in keeping with West Parley and its semi-rural surrounds
- Density is too high in Phase 1 and dwellings should be evenly spread across phases 1 and 2
- Height of flats out of character with West Parley and the local area. Existing properties on New Road will be dwarfed by the flats
- Inadequate parking provided. ON street parking will prevent access by waste and emergency vehicles
- Increases in traffic will impact on Hurn which is already congested
- Impacts on the Airport Business Park as a result of traffic delays
- Scheme of Phasing of Construction and Construction Method Statement should be submitted as part of this application

Representations received

Non-Statutory Consultees

Bournemouth Transport

Objection 14/07/2022

- Public transport improvements needed. Route 737 comes through this development and funding could enable more frequent buses along this route. Suggested contribution.

All other representations

Consultation on initial submission

Total - Objections	Total - Support	Total - Comment	Total – All Comments
61	7	6	74

Issues Raised – in support

- New homes needed
- Interest in moving into new development

Issues raised – in objection

Matters of principle

- Objection to principle of development
- Proposal is contrary to policy
- Object to removal of this site from the Green Belt
- Fails to prevent urban sprawl
- Dorset should not have to accommodate housing requirements of adjacent local authorities
- No local jobs available
- Additional houses have been added (in comparison to Core Strategy allocation)
- Insufficient affordable dwellings
- Development too large / too many houses
- Food store not needed

Impacts

- Concerns about design of new link road and that this will not reduce traffic impacts
- Impacts on West Parley conservation area
- Concern regarding loss of existing habitats on site
- Negative effects on flooding
- Concern regarding SuDS systems to south of site and impacts on Bournemouth Airport
- Concerns regarding impacts of construction traffic

Process

- Lack of detail regarding plans for future phases – plans for the whole site should be submitted
- All details should be resolved before any development commences on site

Design & layout

- Layout has changed from that previously shown e.g. illustrative layout with Core Strategy, illustrative layout at outline
- Development should not take place on land south of footpath, this area should be a green buffer
- Development is out of character with existing development in West Parley

- Does not improve local character and quality of the area
- Does not function well
- Does not establish a strong sense of place
- Materials do not fit with surrounding properties
- Does not respect local context or street patterns
- Density too high, dwellings too small
- Buildings are too tall
- Three storey flats facing onto New Road are out of character with bungalows opposite
- Single storey buildings should be provided on New Road frontage
- Hedge along New Road should be reinstated
- Dwellings should be set further back from New Road
- Insufficient incorporation of green buffers around development
- Planting should focus on native hedgerows and should not include specimen plants or decorative shrubs

Transport & highways

- Estate roads design too narrow and dangerous
- Insufficient parking provided
- Impacts of traffic arising from development on surrounding roads and infrastructure
- Cycleways should be segregated
- Cycleway should be provided along New Road
- Cycleways not needed
- Road improvements needed

Amenity

- Balconies provided on flats will impact the privacy of bungalows opposite
- Concerns regarding distances between new dwellings and existing dwellings on Church Lane – denser landscaping needed to provide privacy
- Paths should not be provided close to rear boundaries of Church Lane properties
- Concerns regarding proximity and relationship of new dwellings with existing properties on Christchurch Road
- Impacts on amenity of neighbours
- Poor health outcomes for new residents
- Impacts of noise from roads and airport on new residents

Infrastructure

- Insufficient quantum of allotments included – will not provide for all those currently waiting
- Play area should be provided*

- Insufficient existing infrastructure, services and facilities to accommodate increase in local population
- School and doctors surgery should be provided
- Provision of 1 room at doctors surgery insufficient

** OFFICER NOTE: several respondents were concerned that the play area was no longer included. To confirm, a play area is shown on the submitted plans.*

Climate emergency

- Development should include solar panels and air conditioning to reduce carbon footprint

Other comments

- Endorse comments from other consultees
- New homes will be too expensive
- Devaluation of existing properties
- Loss of private views

Consultation on amended plans

Total - Objections	Total - Support	Total - Comment	Total – All Comments
10	5	0	15

Additional issues raised – in objection

Transport & highways

- Concern regarding safety of right-turn when existing from Longfield Drive to New Road

Amenity

- Flats along New Road will overlook existing bungalows opposite in gaps between buildings or where the building line is lower e.g. over garages.
- Concerned regarding lack of landscaping along New Road

Other comments

- Amendments are not sufficient to address concerns
- Inadequate community consultation/engagement

10.0 Relevant Policies

Development Plan

10.1 The relevant policies from the Local Plan for the proposal are;

- KS1 Presumption in favour of sustainable development
- KS2 Settlement Hierarchy
- KS3 Green Belt
- KS4 Housing Provision in Christchurch and East Dorset
- KS8 Future Retail Provision
- KS9 Transport Strategy and Prime Transport Corridors
- KS10 Strategic Transport Improvements
- KS11 Transport and Development
- KS12 Parking Provision
- HE1 Valuing and Conserving our Historic Environment
- HE2 Design of new development
- HE3 Landscape Quality
- HE4 Open Space Provision
- LN1 The Size and Type of New Dwellings
- LN2 Design, Layout and Density of New Housing Development
- LN3 Provision of Affordable Housing
- ME1 Safeguarding biodiversity and geodiversity
- ME2 Protection of the Dorset Heathlands
- ME3 Sustainable development standards for new development
- ME4 Renewable energy provision for residential and non-residential developments
- ME6 Flood Management, Mitigation and Defence
- ME7 Protection of Groundwater
- FWP6 East of New Road New Neighbourhood, West Parley
- FWP5 West Parley Village Centre Enhancement Scheme

10.2 The Local Plan has retained certain 'saved policies' from the East Dorset Local Plan 2002 (the previous development plan for the district) and the relevant saved policies from this document are;

- DES2 - impacts from development
- LTDEV1 - External lighting
- DES6 - Landscaping

Other material planning considerations

10.3 Planning policy contained in the National Planning Policy Framework and National Planning Practice Guidance is relevant and is a material consideration to be considered in the planning judgement.

10.4 Of particular relevance to the proposal in respect of the NPPF are Section 5: Delivering a wide choice of high quality homes; Section 8: Promoting healthy and safe communities; Section 9: Promoting sustainable transport; Section 12: Achieving well-designed places; Section 13: protecting Green Belt land; Section 14: Meeting the challenge of climate change, flooding and coastal change; Section 15:

Conserving and enhancing the natural environment and Section 16: Conserving and enhancing the historic environment.

Supplementary Planning Documents

- Affordable Housing SPD
- West Parley Conservation Area Appraisal

Community Infrastructure Levy (CIL)

10.5 As a New Neighbourhood making on-site SANG provision, the site is zero rated for Community Infrastructure Levy (CIL) charges. This is due to the need to avoid double counting of contributions required to mitigate the impact of residential development on protected European Heathlands where significant sites are required to provide SANGs, where heathland mitigation is also part of the monies collected via CIL.

11.0 Human rights

Article 6 - Right to a fair trial.

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

The first protocol of Article 1 Protection of property.

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

12.0 Public Sector Equalities Duty

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

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

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

12.3 Considerations included within this application:

- As part of the Outline application a financial contribution has been secured towards increased capacity at a local doctor’s surgery

- The proposed allotments include raised beds provided for people with restricted mobility
- The applicant has submitted a note setting out how the roads and pedestrian infrastructure within the development has been designed in accordance with guidance contained within the Department for Transport Inclusive Mobility (2021).
- This includes the provision of dropped kerbs and raised crossings to provide level access at all road crossings; the design and provision of footways which provide clear minimum widths, without obstructions, and gentle gradients along these footways and footpaths
- A step-free design approach has been taken across the pedestrian infrastructure
- Within shared surface footways arrangements to ensure people with disabilities or mobility impairments or pushing buggies have been accommodated through the inclusion of a delineated footway with a 0.25m upstand
- Equipment within the play area has been designed to be inclusive
- The residential dwellings and associated drives with parking spaces are designed in accordance with Part M of the Building Regulations

13.0 Financial benefits

13.1 For information, the outline application secured the following financial benefits.

What	Amount / value
Affordable housing	19% (73 dwellings), to be reviewed at 50% occupation
Funding towards education	£5,880 per eligible dwelling (two or more bedrooms)
Funding towards off-site highways works at the Longham mini-roundabouts (B3073 / Ringwood Road) and Ringwood Road./ New Road / Victoria Road signals junctions	£156,234
Funding towards a new consulting / nurses room at a nearby doctor's surgery	£24,000
Funding towards the Parish Council's Community Project at the West Parley Sports and Social Club	£130,000
Sustainable Alternative Natural Greenspace (SANG)	On-site SANG (SANG A) – 6.23ha Church Lane SANG (SANG B) – 15.8ha On-going management and maintenance of the SANG through a Management Company or through transfer to a suitable organisation
SANG Step In Maintenance Contribution	£20,000

SAMM Contribution	Flats (@ £179 per flat) & houses (@ £263 per house)
Play Area	Local Equipped Area for Play (LEAP) (to be included within SANG)
Allotments	0.23ha

- 13.2 In addition, this reserved matters application would provide the following benefits. This includes items secured in principle at outline stage where this reserved matters application provides further details.

What	Amount / value
Material considerations	
Play areas	1 x Local Area for Play (LAP) 1 x Local Equipped Area for Play (LEAP) 1 x scooter track
Allotments	0.23ha, divided into 14 allotments with tool sheds, water stands, and raised beds for people with restricted mobility.
SANG	On-site SANG (SANG A) – 6.23ha
Non-material considerations	
CIL	Zero-rated (£0)

14.0 Environmental Implications

- 14.1 The site benefits from Outline consent. A condition placed on the outline application (Outline condition 24) requires the development to achieve at least 10% of the total regulated energy used in the dwellings in each phase from renewable sources. An Energy Strategy Statement was submitted and approved on 27 April 2021 regarding this condition.

15.0 Planning Assessment

The principle of development

- 15.1 The principle of development has been established through the granting of outline consent for a mixed use development at Land East of New Road (3/17/3609/OUT). Under this application all matters were reserved excepting access, and the new link road which will provide a new connection between New Road and Christchurch Road.
- 15.2 This application seeks approval of reserved matters relating to layout, scale, appearance and landscaping for Residential Phase 1 in accordance with the agreed parameter plans, Phasing Strategy and Design Code.
- 15.3 Parameters plans conditioned under the outline consent (Outline condition 2) set expectations regarding the distribution of uses across the site, along with building heights. This informed the approved Phasing Plan which provides for the food store

and local centre/commercial uses, the SANG, and two phases of residential development.

- 15.4 A Design Code was approved by condition (Outline condition 5) refining the agreed parameter plans and setting further expectations regarding the design of built form and landscaping on the site.

Environmental Impact Assessment

- 15.5 The site was screened for Environmental Impact Assessment (EIA) when being considered for allocation as a New Neighbourhood site and re-screened with an EIA Screening Opinion issued to the developer on the 30/04/2018. No EIA was deemed necessary as the effects of the development, in combination with the effects arising from other adopted development sites in the Local Plan, are considered unlikely to be significant in terms of the requirements of Regulation 5 of the Town and Country Planning (EIA) Regulations 2011. There has been no significant change to the environmental circumstances, and an EIA is not required.

Housing Mix

- 15.6 Policy LN12 of the Christchurch and East Dorset Local Plan requires the size and type of new market and affordable dwellings to reflect local housing needs. The proposal includes a mix of housing types comprising 1, 2, 3 and 4-bedroom dwellings, including flats and houses, as set out below.

Market Mix

Bedrooms	No. Units	% Units
1 bed flat	10	5.5%
2 bed flat	38	20.9%
2 bed house	41	22.5%
3 bed house	76	41.8%
4 bed house	17	9.3%
TOTAL	182	100%

Affordable Mix

Bedrooms	No. Units	% Units
1 bed flat	27	48.2%
2 bed flat	7	12.5%
2 bed house	9	16%
3 bed house	12	21.5%
4 bed house	1	1.8%
TOTAL	56	100%

Affordable Tenure

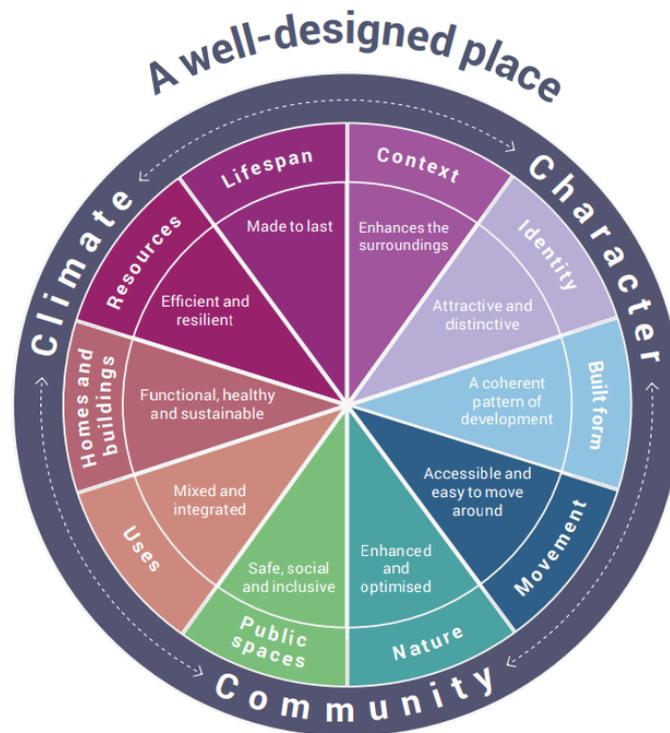
Bedrooms	Affordable rent	Shared ownership
1 bed flat	18	9
2 bed flat	4	3
2 bed house	9	0

3 bed house	10	2
4 bed house	1	0
<i>TOTAL</i>	<i>42</i>	<i>14</i>

- 15.7 The affordable mix on site is in accordance with that agreed through Legal Agreement at the Outline stage. An alternative mix was initially submitted including fewer 1-bed flats / 2-bed houses and more 2-bed flats. This was amended following comments from the Council's Housing Officer regarding the suitability of 2-bed flats as family accommodation. In response to these comments the applicant has reverted to the previously agreed affordable mix and provided the remaining 2-bed affordable flats as Flats Over Garages (FOGs) including small areas of outdoor amenity space. The Housing Officer is now satisfied with the proposals.
- 15.8 Of the 238 dwellings proposed on Phase 1, 56 are affordable which equates to 23.5% of the Phase 1 dwellings. It is expected a further 17 affordable dwellings will be provided on Phase 2.
- 15.9 The affordable dwellings are provided in clusters of no more than 15, with adequate distribution of these across the site. The detailing and materials of the affordable properties is in-line with that proposed for market housing, which will result in a tenure-blind development.

Layout, Design and Appearance

- 15.10 Policy HE2 of the Christchurch and East Dorset Local Plan requires that the design of development is of a high quality, reflecting and enhancing areas of recognised local distinctiveness. Paragraphs 124-132 of the NPPF require that planning decision support development that makes efficient use of land, using design codes to help ensure that land is used efficiently while creating beautiful and sustainable places at an appropriate density. Paragraph 126-136 of the NPPF are also relevant, further setting out the benefits of high quality design and the use of design codes.
- 15.11 A Design Code and masterplan have been approved for the site to satisfy Condition 5 of the outline consent (3/17/3609/OUT). The Code sets out the design principles for the development and is intended to secure a high quality development.
- 15.12 The Code has been structured in line with the 'characteristics of well designed places' as defined in the National Design Guide.



15.13 The applicant has submitted a Design & Access Statement and Code Compliance Document (rev. b September 2022) which explains how the proposal conforms to the principles and requirements of the approved Design Code.

Context

15.14 The Design Code includes a contextual analysis of surrounding development and the landscape context in the local area. Elements identified within the existing context were developed into design cues for the proposals. These included:

<i>Building Types</i>	<ul style="list-style-type: none"> • Wide range of building types to create a mixed and thriving community
<i>Roof Forms/Building Heights</i>	<ul style="list-style-type: none"> • Mix of gable ended and hipped roofs • 1-3½ storeys in height • Steeper pitched roofs with plain tile finish • Shallower pitch roofs with slate finish
<i>Fenestration</i>	<ul style="list-style-type: none"> • White framed windows with a vertical emphasis
<i>Materials</i>	<ul style="list-style-type: none"> • Predominantly red or orange brickwork • Render used for landmark/ key buildings
<i>Details and Features</i>	<ul style="list-style-type: none"> • Open porches • Bay windows • Roof dormers
<i>Boundaries</i>	<ul style="list-style-type: none"> • Hedges and small areas of front amenity used to delineate public and private realms • Street trees

	<ul style="list-style-type: none"> • Larger trees and landscape towards edges of development
<i>Landscape</i>	<ul style="list-style-type: none"> • Street trees • Boundary evergreen hedges • Decorative climbers • Cottage planting • Grass verges with path connections

15.15 These cues fed into subsequent sections of the Code.

Streets & Movement

15.16 The new Link Road and access points into the site were consented in full at outline stage. This included access points to serve the residential development from the new link road, from a separate secondary access point to the south from New Road and from a separate access at Church Lane. The separate access points were not to be linked for vehicular traffic within the site, and the submitted layout meets this requirement. An existing access track from New Road serves the allotment land to the south.

15.17 The internal vehicular network provides for a street hierarchy away from the link road to include secondary streets, tertiary streets and shared drives. Pedestrian and cycle movements will be more extensive than for vehicles to provide a permeable layout which places prioritises non-motorised users.

15.18 The Design Code includes detailed criteria for each street type, key elements of which are summarised below.

15.19 The primary avenue / link road has been consented in full, and will provide shared footway/cycleways with verges and street trees on either side of this street. The Design Code provides illustrates the consented details and identifies 2-4m defensive space to be provided between the road and buildings either side.

15.20 Secondary streets will be the widest within the site and are to include 5m and 3m wide verges. This will provide sufficient space to accommodate street trees along with street lighting and service corridors. Front gardens in this area will provide small defensible spaces.

15.21 Tertiary streets will be narrower than secondary streets and are to provide shared surfaces comprised of brindle pavements with delineated footways in contrasting blocks with a low height kerb. This is intended to ensure that the shared surfaces provide clear priority to pedestrians in these areas and to ensure that the footways meet inclusive mobility requirements. Smaller front garden areas will be provided within the site, with larger front gardens where dwellings adjoin open space. Trees will be accommodated within parking areas.

15.22 Shared drives will be the narrowest street type, and are not intended to be suitable for refuse vehicle access. They will provide shared spaces with a low kerb to meet inclusive mobility requirements. These streets will typically be provided at

the edges of the site, with large front gardens, and grass verges which extend into the wider parkland.

- 15.23 For all street types within the site visitor parking will be provided in small pockets of frontage or parallel parking.
- 15.24 Hard landscaping includes pavements within the shared surface tertiary streets and shared drives, with a contrasting pavement highlighting areas of pedestrian priority. This is in accordance with the Design Code.

Landscape

- 15.25 The landscape strategy for the site builds on the parameter plans consented at the outline stage. This includes the area designated as SANG A, along with 'green links' to connect the SANG to the wider development and provide routes for both people and biodiversity. An open space connects the development to the SANG, with opportunities for children's play. The SANG is connected via links to Church Lane to the adjacent SANG B and PRow into the wider countryside. Dry SuDS features are included within the SANG as agreed in the parameters set at outline stage. Allotments are provided at the southernmost end of the SANG.
- 15.26 The planting strategy within the SANG focuses on native species, with the Scots Pine chosen as feature trees, as a characteristic species within the Dorset Heathlands. Tussocky grass and wildflowers will provide an informal naturalistic environment. This will provide recreational amenity for all, and will cater to dog walkers.
- 15.27 The Natural Environment Team are comfortable that SANG A need not be enclosed, and there will be no restrictions on dogs which will allow owners to make informed decisions regarding whether to let these off the lead. This will provide a more connected feel between the residential development and SANG A. The adjacent SANG B which will be an enclosed space and signs within SANG A will provide information on this and maps of the two SANGs.
- 15.28 Within the residential development, each character area within the Code is defined through predominant species of trees, hedgerows and shrubs. Soft landscaping is varied by Character Area in accordance with the Design Code.
- 15.29 The trees and hedgerows that have been removed to allow for highways improvements (including the hedge along New Road) will be mitigated through replacement planting, with a replacement hedge provided along the New Road frontage.
- 15.30 The open space within the site includes a LAP, LEAP, scooter track and kick-about area. This area will offer a change in character from the SANG, with regularly mown grass, different materials for paths, and some more formal shrub planting. A hedge will provide an informal boundary between this space and the SANG. This will provide natural cues to dog walkers regarding the focus of this part of the site and dogs will be expected to be kept on leads.

- 15.31 The LAP is an enclosed, fenced space where dogs will not be permitted. It will include a slide, trampoline and moonwalker, aiming at younger children. The LEAP will be unenclosed, with dogs allowed on leads, enabling use in combination with the SANG. The LEAP includes a bespoke climbing stack, roller coaster, nest swing, multi-play unit and see-saw. The play areas will provide a safe inclusive space where children of various ages and levels of impairment can play together. The trampoline, moonwalker and nest swing are suitable for children with mobility issues.
- 15.32 Both areas will be surfaced with tiger mulch and include seating and litter bins. Sensory planting is included adjacent to the play areas. An area including three mounds of varying size and steepness, including a scooter path, will provide additional natural play experiences for children of all ages. The quality of the play provision proposed is high and will provide a valuable amenity area for future residents.
- 15.33 The allotments are provided to the south of the site, accessed via an existing track. An informal gravel area for parking will be provided. Fourteen allotments will be provided, two of which will be raised beds to enable use by those with restricted mobility. Water standpipes and tool storage sheds will be provided. The allotments will be enclosed by black weldmesh panels, and adjacent wildflowers for pollinators will soften the fencing and encourage pollinators to this area.
- 15.34 The allotments are provided on the 0.23ha land identified for this purpose and secured through a legal agreement. A quantum of allotments was not stated however the provision is to meet the needs of the development rather than address existing shortfalls. The arrangement and quantum of allotments is considered satisfactory, and the inclusion of raised beds is an additional benefit.

Built Form and Identity

Density

- 15.35 The design code sets parameters for the density strategy across the site through the proposed densities plan. This places high density (45-60dph) development adjacent to the link road and local centre phase, tapering through medium density (35-45dph) to low density (20-35dph) at the southern and eastern edges of the site. A small area of very low density housing (not part of this phase) will be provided adjacent to Church Lane. This density strategy places high density housing at those areas closest to commercial uses and services, which is expected to bolster the viability of the existing local centre and proposed commercial uses on this site.
- 15.36 The submitted plans respond well to the density strategy, with densities of 57dph across the high density areas, 37.5dph across in the medium density area and 33dph in the low density area. It is considered that evenly distributing the density of dwellings across the site would have resulted in a homogenous

development reducing opportunities to define character areas. Further, such an approach would be contrary to the approved Design Code.

Scale

- 15.37 The parameter plan approved under the outline application did not demarcate differing scales across the main residential area. Parameters allowed for landmark buildings up to 3.5 storeys, key buildings up to 3 storey and the remainder up to 2.5 storeys.
- 15.38 This approach has been further developed through the Design Code, with development along the link road generally 2.5 storey houses and 3 storey apartments with occasional 3.5 storey key buildings. This includes development at the south-eastern end of the link road at its junction with New Road. Development fronting on the local centre phase and adjacent to the food store also falls within this area.
- 15.39 Development across the remainder of the residential parcel is expected to be generally 2 storey, with occasional 2.5 storeys in key locations. Key locations are defined within the Code and are all located within Phase 2.
- 15.40 The submitted proposals reflect the parameters of the outline consent and the subsequent Code, with the height of buildings increasing from the edges to the centre of the site. The majority of the flatted blocks are 3 storey, with eaves heights of 7.95m and a maximum height of 12.98m. Two 3.5 storey blocks are proposed within the centre of the site (F & G) with an eaves height of 10.2m and a maximum height of 15.24m. As the flatted blocks constitute dual-aspect flats accessed via multiple stairwells the depth of the flats at the side elevations is shallow, at 7.3m. Further, these buildings would be understood within the context of gradually increasing building heights along the link road.
- 15.41 Following concerns raised regarding the scale of the flatted blocks proposed at the junction of the link road and New Road, the applicant has amended these blocks to reduce their length and taper the sides of the buildings. The scale of these blocks is considered to provide an appropriate arrival point to the development and is in accordance with the agreed Design Code. The impacts of these blocks on residential amenity are considered further below.

Character Areas

- 15.42 The Design Code sets parameters for three character areas within the residential development – Primary Avenue / New Road edge, Green Streets / Lanes and Parkland / Green Links edge. Further details on the expectations within each phase and an assessment against the application is set out below.

Primary Avenue / New Road Edge –

‘An area that has the most urban character defining the existing and link road edges with street trees a key component.’

15.43 Key expectations within this area include:

Wide tree-lined avenue along link road, narrow streets at rear	Criteria met
Denser streets of urban character. Predominantly 2 ½ storey terraced houses with 3-3.5 storey apartment buildings	Denser streets to north of character area, density and height decreases along the southern length of New Road allowing transition to less dense areas.
Regular building line with almost continuous frontage and occasional setbacks. Generally formal composition of building typologies	Building very formal in composition along link road/ local centre frontage, slight reduction in formality to north-eastern parcel, greater reduction in formality to southern extent of New Road to allow transition to Parkland / Green Links character area.
Predominance of gable ends	Criteria met for houses. Gable ends avoided on flatted blocks to reduce building mass.
Parking within plots with service road and in rear courtyards. Landscaped verges and parallel parking bays to New Road edge.	Parking criteria met (see further details below). Landscaped verge and hedge/street trees provided adjacent to New Road.
Metal railings to front garden boundary	Criteria met along link road / local centre frontage – this is considered acceptable in line with approach of slight reduction in formality as move away from these areas.
Glazed open porches	Criteria met
Occasional brick plinths on key buildings	Criteria met
Predominantly yellow brickwork and render – occasional key buildings with full render or grey brickwork	Criteria met
Grey window frames	Criteria met
Grey tiled roofs	Criteria met

Green Streets / Lanes –

'The heart of the residential development with the most varied characteristics linking to the other character zones.'

15.44 Key expectations within this area include:

Village character with hedges and grass verge frontages	The Green Street character is looser in this area with greater widths between buildings and space for soft landscaping. Green Lane character hard to achieve adjacent to link road due to need to incorporate parking for link road dwellings. Character more successful in Green Lane to south. Acceptable on this phase given constraints.
Irregular building line with regular spacings between buildings. Formal composition of building typologies.	Irregular boundary line along 'green street', with more formal composition in Green Lanes.
Predominantly 2 storey semi-detached and detached houses with occasional short terrace and small apartment buildings	Criteria met
Predominantly gable ended roofs with occasional hipped roofs	Criteria met
Windows to provide rhythm through regular building heights and spacings	Regular rhythm and heights within Green Lanes. More informal rhythm and heights within Green Street.
Defined front gardens	The Green Street includes hedgerow boundaries. Boundaries and less defined in the Green Lanes with a mixture of hedge and shrub planting.
More informal tree planting	Regular tree planting along Green Street, more informal tree planting within Green Lanes
Parking varies with mix of on-plot, frontage parking and occasional rear courts. Minimal parking on Green Streets	Criteria met
Glazed open porches	Criteria met
Mix of yellow or red brickwork	Criteria met

Occasional key buildings with full render or grey brickwork	Criteria met
Mix of grey or green window frames	Criteria met
Mix of reddy brown plain tiles and grey tiled roofs	Criteria met

Parkland / Green Links Edge -

'An area of looser landscape led development deriving its character from the transition to Church Lane and the open urban fringe beyond.'

15.45 Key expectations within this area include:

Village character streets and lanes, with grass verges and more informal tree planting	Character is defined through parkland to one side and hedgerow and shrub planting to the other. Post and rail fencing has been added to reference a more rural character.
Predominantly 2 storey detached buildings	Criteria met
More irregular building typologies with varying gaps between buildings	Criteria met
Occasional examples of staggered and angled building alignment to the street	Criteria met
Predominantly hipped roofs	Criteria met
Varying front garden depths	Criteria met
On-plot garages and drive spaces	Criteria met
Glazed open porches	Criteria met
Bay windows	Bay windows are provided in key locations
Predominantly red brickwork and render panels	Criteria met
Occasional key buildings with full render or grey brickwork	Criteria met
Green window frames	Criteria met
Reddy brown plain tiles	Criteria met

Key Places and Buildings

15.46 The Design Code identified accent building locations to assist with legibility and create architectural foci. Heights, architectural detailing and materiality of key buildings is expected to differentiate them from more general street elevations around them.

15.47 Six key places have been identified within the Code, with four located within this phase.

<p>A - The gateway from New Road is expected to be defined by a pair of apartment buildings which turn the corner into the residential site. These are to create the first impression of the development.</p>	<p>Key buildings have been provided in this area in accordance with the Design Code.</p>
<p>B - The southern entrance from New Road is expected to show examples of houses fronting onto New Road and framing the entrance to the south.</p>	<p>Plot 5 site at the corner of this area and is differentiated from buildings either side through the use of grey brickwork and bay window.</p>
<p>C - The central open space lies at the junction of several character areas, this is expected to be defined by a mixture of detached and semi-detached houses focusing on the existing retained tree and its surrounding open space.</p>	<p>Buildings in this area strongly relate to the open space. An apartment block is included as a key building which is considered acceptable.</p>
<p>F - At the southern edge of the Local Centre 2.5-3 storey buildings are expected to relate to the commercial buildings opposite. These are to be set back from the boundary to provide separation and allow the east-west green link to continue along the edge of the Local Centre.</p>	<p>Building heights along this frontage are in accordance with the Design Code. Space exists to continue the east-west green link within the Local Centre phase.</p>

Design and Layout Conclusion

15.48 The applicant has worked proactively with the Council both to create the Design Code and to develop and amend the detailed design and layout, in line with good practice as set out in paragraph 132 of the NPPF. The proposals are generally in accordance with the agreed Code and it is considered they will create an attractive and sustainable development.

Trees

15.49 Paragraph 131 of the NPPF requires new streets to be tree-lined, with opportunities taken to incorporate trees into development and solutions found to ensure trees are compatible with highways standards.

15.50 Opportunities to incorporate trees have been taken across the site both within open space and within the residential character areas as set out above. This includes trees within verges, adjacent to streets, within parking courts and within front gardens. Concerns have been raised by the Council's landscape and tree specialists regarding the adequacy of pits to support the growth and longevity of trees where soil volumes and natural irrigation are more constrained. To address this a condition is proposed (Condition 2) requiring the submission of tree pit details.

15.51 In accordance with Condition 16 of the outline consent, details of trees to be retained and protection measures have been submitted as part of this application.

These details retain trees to the north-east of the site, opposite the existing local centre, to the south and the central 'feature' oak tree. This approach is considered acceptable.

Residential amenity

- 15.52 Policy HE2 of the Core Strategy states that new development should be compatible with or improve its surroundings in relation to nearby properties and general disturbance to amenity. The nearest neighbours to this phase are existing properties to the west of New Road opposite the site, to the south of the site east of New Road, and to the west of Church Lane backing on to the site.

West of New Road

- 15.53 Existing dwellings, predominantly bungalows, to the west of New Road will have a front-front relationship with the proposed dwellings. They will be separated by New Road and service roads both existing to the west and in the proposal site to the east. Concerns have been raised regarding the impacts of over-looking from the proposed dwellings, particularly the flatted blocks, in terms of impacts on existing windows and rear gardens.

- 15.54 In general, there is not considered to be a need to provide minimum distances in a front-front scenario, as there is an expectation that more private activities will take place to the rear of plots. Further, in this instance the arising front-front distance of approx. 50m are considerable. Consequently the proposed front-front relationship is not unacceptable in planning terms.

- 15.55 In response to concerns regarding the relationship between the flatted blocks east of New Road and the gardens of bungalows to the west, the applicant has submitted a section showing the resulting relationship. This demonstrates that the built form of the bungalows will prevent views into their gardens. Concerns remain regarding the potential for views through gaps between the bungalows however these gaps are relatively small and given the distance of separation (60-70m), any glimpses that may result will be limited. This is weighed against the amenity benefits that will be provided to the proposed flats through the provision of small areas of outdoor space. Overall, the relationship is considered acceptable in planning terms.

East of Church Lane

- 15.56 Dwellings to the east of Church Lane back onto the site adjacent to the SANG area. Concerns have been raised regarding the relationship between Church Lane dwellings and the proposed dwellings facing on to the SANG on the proposal site, regarding the proximity of paths within the SANG, and regarding the adequacy of boundary treatment and landscaping proposed at the SANG edge.

- 15.57 Dwellings that will front onto the SANG in closer proximity to the Church Road properties will be situated in Phase 2, and so do not fall to be considered under this reserved matters application.

15.58 The path within the SANG is located a minimum of 4m from the rear boundaries of properties on Church Lane. The footpath link to Church Lane runs approx. 1m south of the side boundary of no. 20. Such a relationship between dwellings and public open space is not unusual and is considered acceptable.

15.59 The existing vegetation at the boundary between the SANG and New Road properties is proposed to be bolstered by hedgerow and scrub planting. This is considered acceptable.

East of New Road (adjoining south of site)

15.60 No concerns have been raised regarding immediate impacts on these dwellings, which are already largely screened by existing vegetation from the SANG and allotments that are proposed in this area. It is considered the proposal will not result in any unacceptable impacts on their amenity.

Christchurch Road

15.61 Properties to the south of Christchurch Road are adjacent to Phase 2 and impacts will fall to be considered as part of that planning application.

Proposed properties

15.62 The amenity for the proposed properties is good. The dwellings meet the national minimum space standards, as required by Policy LN1.

15.63 Back-to back distances within perimeter blocks will provide adequate privacy to occupants. Flats are all dual aspect with resulting benefits in terms of light and ventilation. Many flats include balconies and blocks include landscaping and shared external amenity areas.

15.64 Gardens provided for proposed houses are adequate. FOGs include Juliette balconies and areas of external amenity space. While some of these areas are small they still provide valuable outdoor space for these units.

15.65 Outlook for the proposed dwellings is good with the principal outlook of dwellings either facing the street or landscaped parking courts. Some parking courts include less landscaping; however, these do not form part of the immediate outlook for dwellings, and this is considered acceptable.

15.66 The proposed dwellings will benefit from access to amenities provided on the site such as open space, play areas and allotments which would provide active recreational opportunities. There is no evidence that health outcomes for residents would be unacceptable.

Levels

15.67 In accordance with Condition 23, details of finished ground and floor levels have been submitted as part of this application, and are considered acceptable.

Energy PV details

15.68 Condition 24 of the Outline consent required 10% of the development's energy requirements to be delivered through renewable energy. The agreed Energy Strategy submitted under Condition 24 of the outline consent provides that this requirement will be met through solar PV panels to 200 dwellings. The details and location of these has not been provided as part of this reserved matters application, as the applicant wishes to carry out a detailed review of the most suitable locations once the detailed layout is agreed. Consequently, a condition is proposed to allow for submission of this information post-consent (Condition 3).

Heritage

15.69 Brambles Farmhouse is a Grade II listed building situated in close proximity to this phase. The phase's southern boundary is located approx. 140m from the West Parley Conservation Area.

15.70 Development is acceptable provided it accords with Policies HE1 to 3 of the Christchurch and East Dorset Core Strategy 2014 as well as sections 12 'Achieving Well Designed Places' and 16 'Conserving and enhancing the historic environment' of the NPPF. Impacts on the setting of these heritage assets were considered at Outline stage with no harm identified.

15.71 The open character of land around Brambles Farmhouse is considered to make a positive contribution to its setting. Following the proposed development land to the west of the farmhouse would be utilised as part of the proposed SANG and so this open character would be retained. Consequently, no harm has been identified in relation to this asset as a result of the proposed development.

15.72 Impacts on the setting of the West Parley Conservation Area (CA) have also been considered, again, due to the distance of the CA from the site boundary, and the proposed development at this part of the site being SANG and allotments, no harm to the setting of the CA has been identified.

Green Belt

15.73 The southern extremity of the site is located within the green belt. Paragraphs 147-151 of the NPPF set out how new proposals affecting the green belt should be considered, and when these are considered inappropriate.

15.74 Proposals within that part of the site which is in the green belt include part of the SANG and the allotments. Paragraph 150 of the NPPF provides that material changes in the use of land (such as changes for outdoor sport or recreation) are not inappropriate in the green belt. The proposed uses are therefore acceptable.

15.75 The allotments proposal include some small tool sheds, to be located along the western boundary of the allotment land. Paragraph 149 of the NPPF states that the construction of new buildings is inappropriate in the green belt, with a number of

exceptions to this area identified. These exception include *b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it.*

- 15.76 The proposed tool sheds are in connection to the change of use of land to allotments. They are relatively small providing a minimal amount of storage space to enable the use of the allotment land. Further, they are positioned adjacent to an existing boundary minimising impacts on the openness of the green belt. It is not considered that these facilities would conflict with the purposes of the green belt. The impacts of this proposal on the green belt are therefore considered acceptable.

Drainage

- 15.77 A SuDS and Drainage Strategy has been submitted to demonstrate that an appropriate drainage system can be accommodated within the proposed layout. The strategy includes a 'dry' SuDS system that can hold water after peak events and gradually release it. This is in accordance with the drainage approach agreed at the Outline stage. This approach was found acceptable under the Outline consent and there has been no material change to circumstances since this consent was granted.
- 15.78 Wessex Water raised concerns regarding the foul drainage capacity and requested that a Grampian condition be imposed. Wessex Water were consulted on the Outline application but did not make a representation at that time. It would not be appropriate to add such a condition to any grant of reserved matters as it would not be relevant to those details currently under consideration. Wessex Water have withdrawn their request for a condition and confirmed they will remain responsible for ensuring there is adequate foul drainage capacity to support the development.
- 15.79 The SuDS and Drainage Strategy is sufficient to demonstrate that a suitable surface water drainage scheme can be designed for the proposed layout. Full details of surface water drainage will be submitted for discharge as conditioned under the Outline consent (Outline conditions 21 & 22).

Bournemouth Airport

- 15.80 No representations have been received from Bournemouth Airport regarding this reserved matters proposal. Conditions remain as placed on the Outline consent in response to the representations received from the Airport at that time, requiring the submission of a Construction Environmental Management Plan (CEMP), lighting strategy and surface water drainage strategy (Outline conditions 13, 20, 21 & 22). It is considered that impacts on the Airport have been satisfactorily considered and conditioned at the Outline stage, and this reserved matters application does not introduce any material change which would require further mitigation.

Parking

- 15.81 The Residential Parking Standards Calculator suggests a parking requirement of 312 allocated spaces, 121 unallocated spaces and 32 visitor spaces to serve the residential development, totalling 468 spaces. The proposal includes a total of 465 parking space, with 332 allocated, 110 unallocated and 33 visitor spaces. This is considered acceptable and in line with the parking standards. There is no objection from Highways to the parking strategy.
- 15.82 The scheme includes parking courts serving the flatted blocks within which parking spaces are unallocated. This is an acceptable approach in accordance with the Residential Parking Standards.
- 15.83 An additional 8 parking spaces are provided to serve the SANG in accordance with the Legal Agreement agree at outline stage.

Refuse collection

- 15.84 The Council's waste team have commented regarding the inclusion of vehicular cul-de-sacs within the development, which will require waste vehicles to reverse and turn around. Consideration has been had to the nature of the development, constrained by the number and location of access points onto New Road and the Link Road, and the existing footpath to the south of the site. These prevent the creation of additional access points where these would compromise highways safety.
- 15.85 It is considered that although vehicular cul-de-sacs are included, on balance the layout is an appropriate response to the site and its constraints. Swept path analysis has demonstrated that a refuse vehicle can safely navigate the site to the satisfaction of the Highways Authority.
- 15.86 The layout is capable of meeting the Waste Team's guidance notes with the exception of collection for Block B. A private refuse collection may need to be arranged for this block. Additionally, several instances have been identified by the Waste Team where the bin collection strategy could be improved within the constraints of proposed layout.
- 15.87 A condition is proposed (Condition 4) requiring submission of a Refuse Management Plan to ensure adequate and efficient provision is made for the collection of waste.

Right of Way

- 15.88 The applicant has confirmed their intention to divert the PRoW from the route shown on the definitive map to the route currently used by the public. A separate application will need to be submitted to achieve this.
- 15.89 The PRoW will be surfaced with gravel and will be maintained by the applicant as part of the on-site SANG. The long-term maintenance of the SANG has been

secured through a Legal Agreement at the outline stage. The Rights of Way Team have confirmed they have no objection to this approach.

Management of outdoor amenity areas

- 15.90 The Legal Agreement agreed as part of the outline application sets the expectations regarding long-term management and maintenance of the outdoor amenity space at the site. In summary, this makes the following provisions:
- 15.91 With regard to the SANG, a SANG Management Plan is required to be submitted and the SANG must be completed in accordance with this plan. This plan will include details of how the owner intends the SANG to be managed, which may be via a management company or another suitable organisation. The SANG Management Plan is to include details of the management of the play area.
- 15.92 An Allotments Scheme is required to be submitted for approval and the allotments to be provided in accordance with this scheme. A lease of the allotments will be offered to the Council or its nominee. If the Council or its nominee do not enter into the lease the allotments may either be managed by a suitable management company or may remain as SANG land.
- 15.93 No further provision is required to secure the long-term management and maintenance of these areas.

Bus services

- 15.94 A request for a contribution towards local bus services was received from the bus operator on the outline application (Go South) and considered at that time. It was considered that it was not appropriate to prioritise additional bus services over other requirements such as affordable housing. There is no mechanism to review this decision as part of this reserved matters application.

Other comments

- 15.95 Concern regarding the impacts of construction traffic, the quantum and targeting of contributions provided to support local infrastructure, the impacts of noise on new residents and the provision of renewable energy such as solar panels have been considered at the Outline stage. Appropriate conditions placed on the Outline consent, and obligations secured through S106, address these matters.
- 15.96 Considerations such as the loss of private views, devaluation of existing properties and the cost of new market homes are not material planning considerations and as such cannot be afforded weight in the decision-making process.

16.0 Conclusion and planning balance

- 16.1 The principle of development on this site, together with access and the link road design, was agreed with the outline planning permission. The reserved matters application accurately reflects and builds upon the outline approval.
- 16.2 The proposal provides first housing, including affordable housing, that will make a significant contribution towards meeting local housing needs. The design and layout proposed is the result of an iterative design process, and will provide an attractive landscape led development with good standards of amenity for future occupants.
- 16.3 The resulting impacts on the amenity of neighbouring properties will be acceptable in planning terms.
- 16.4 Having had regard to the representations of objection and support and the advice of the various consulted parties, it is considered that on balance the benefits of the scheme significantly outweigh the impacts. Overall, within the parameters set by the outline consent, the proposal represents sustainable development.

Recommendation

APPROVAL of Reserved Matters:

Subject to the following conditions:

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

Layout

20055 - C101 Rev D Coloured Site Layout
20055 - P101 Rev S Proposed Site Layout
20055 - P106 Rev B Site Layout - Boundary Materials
20055 - P107 Rev C Site Layout - Building Materials
20055 - P108 Rev F Site Layout - Mix and Tenure Layout
20055 - P109 Rev D 20055 - P109 Site Layout - Building Heights Plan
20055 - P110 Rev C Parking Plan

Floor plans and elevations

20055 - P120 Rev A Plots 130-133 Plans and Elevations
20055 - P121 Rev B Plots 73-74_122-123_177-178_218-219_223-224 Plans and Elevations)
20055 - P122 Rev A Plots 214-215 Plans and Elevations
20055 - P123 Rev A Plots 134-136 Plans and Elevations
20055 - P124 Rev B Plots 124_129 Plans and Elevations
20055 - P125 Rev B Plots 144_145 Plans and Elevations
20055 - P126 Rev A Plots 221-222 Plans and Elevations
20055 - P127 Rev B Plot 227 Plans and Elevations
20055 - P128 Rev A Plots 229-231 Plans and Elevations
20055 - P129 Rev B Plots 83-84 Plans and Elevations
20055 - P130 Rev A Plots 141-143 Plans and Elevations
20055 - P131 Rev A Plots 48-50 Plans and Elevations
20055 - P132 Rev A Plots 51-53 Plans and Elevations
20055 - P133 Rev A Plots 54-55 Plans and Elevations

20055 - P134 Rev A Plots 13-15_45-47_232-234 Plans and Elevations
20055 - P135 Rev A Plots 58-61_125-128 Plans and Elevations
20055 - P138 Rev A Plots 35-36_65-66_69-70_236-237 Plans and Elevations)
20055 - P139 Rev A Plots 6-7_10-11_24-25_30-31_71-72 Plans and Elevations)
20055 - P140 Rev A Plots 19-21 Plans and Elevations
20055 - P141 Rev A Plots 1_235_238 Plans and Elevations
20055 - P142 Rev A Plot 42 Plans and Elevations
20055 - P143 Rev A Plot 39 Plans and Elevations
20055 - P144 Rev A Plot 40-41 Plans and Elevations
20055 - P145 Rev A Plot 88-93 Plans and Elevations
20055 - P146 Rev A Plot 167-170_171-174 Plans and Elevations
20055 - P147 Rev B Plot 196-198 Plans and Elevations
20055 - P148 Rev A Plots 2_3_22_23_32 Plans and Elevations
20055 - P149 Rev A Plot 9 Plans and Elevations
20055 - P150 Rev A Plots 139-140_152-153_175-176_192-193_194-195 Plans and Elevations)
20055 - P151 Rev A Plot 33 Plans and Elevations
20055 - P152 Rev B Plots 17_18_26_27 Plans and Elevations
20055 - P153 Rev A Plots 29_37 Plans and Elevations
20055 - P154 Rev A Plots 4_16_28_43 Plans and Elevations
20055 - P155 Rev A Plot 34 Plans and Elevations
20055 - P156 Rev A Plots 5_8_12_38_44 Plans and Elevations
20055 - P162 Rev A Plots 137-138 Plans and Elevations
20055 - P163 Rev A Plots 146-149 Floor Plans
20055 - P164 Rev A Plots 146-149 Elevations
20055 - P165 Rev A Plots 216-217_225-226 Plans and Elevations
20055 - P166 Rev A Plots 62-64 Plans and Elevations
20055 - P167 Rev A Plots 119-121 Plans and Elevations
20055 - P170 Rev A Flat Block A - Proposed Floor Plans
20055 - P171 Rev A Flat Block A - Proposed Elevations
20055 - P172 Rev A Flat Block B - Proposed Floor Plans
20055 - P173 Rev A Flat Block B - Proposed Elevations
20055 - P174 Rev A Flat Block C - Proposed Floor Plans
20055 - P176 Rev A Flat Block C - Proposed Elevations
20055 - P177 Rev A Flat Block D - Proposed Floor Plans
20055 - P178 Rev A Flat Block D - Proposed Elevations
20055 - P179 Rev A Flat Block E - Proposed Floor Plans
20055 - P181 Rev A Flat Block E - Proposed Elevations
20055 - P182 Rev A Flat Block F - Proposed Floor Plans 1
20055 - P183 Rev A Flat Block F - Proposed Floor Plans 2
20055 - P184 Rev A Flat Block F - Proposed Elevations
20055 - P185 Rev A Flat Block G - Proposed Floor Plans 1
20055 - P186 Rev A Flat Block G - Proposed Floor Plans 2
20055 - P187 Rev A Flat Block G - Proposed Elevations
20055 - P190 Rev A Ancillary Buildings
20055 - P101 Rev X Schedule of Accommodation

Landscape

Landscape Proposals Phase 1 Sheet 1, ref no. BELL23554 11 Rev D Sheet 1
Landscape Proposals Phase 1 Sheet 2, ref. no. BELL23554 11 Rev D Sheet 2

Landscape Proposals Phase 1 Sheet 3 ref. no. BELL23554 11 Rev D Sheet 3
Landscape Proposals Phase 1 Sheet 4 ref. no. BELL23554 11 Rev D Sheet 4
Landscape Proposals Phase 1 Sheet 5 ref. no. BELL23554 11 Rev D Sheet 5
Landscape Proposals Phase 1 Sheet 6 ref. no. BELL23554 11 Rev D Sheet 6
Landscape Proposals Phase 1 Sheet 7 ref. no. BELL23554 11 Rev D Sheet 7
Landscape Infrastructure Specifications
Hard Landscape Proposals Phase 1 Sheet 1 ref. no. BELL23554 12 Rev D Sheet 1
Hard Landscape Proposals Phase 1 Sheet 2 ref. no. BELL23554 12 Rev D Sheet 2
Hard Landscape Proposals Phase 1 Sheet 3 ref. no. BELL23554 12 Rev D Sheet 3
Hard Landscape Proposals Phase 1 Sheet 4 ref. no. BELL23554 12 Rev D Sheet 4
Hard Landscape Proposals Phase 1 Sheet 5 ref. no. BELL23554 12 Rev D Sheet 5
Hard Landscape Proposals Phase 1 Sheet 6 ref. no. BELL23554 12 Rev D Sheet 6
Hard Landscape Proposals Phase 1 Sheet 7 ref. no. BELL23554 12 Rev D Sheet 7
SANG and Open Space Proposals Sheet 1 ref. no. BELL23554 20 Rev C Sheet 1
SANG and Open Space Proposals Sheet 2 ref. no. BELL23554 20 Rev C Sheet 2
SANG and Open Space Proposals Sheet 3 ref. no. BELL23554 20 Rev C Sheet 3
SANG and Open Space Proposals Sheet 4 ref. no. BELL23554 20 Rev C Sheet 4
SANG and Open Space Proposals Sheet 5 ref. no. BELL23554 20 Rev C Sheet 5
SANG and Open Space Proposals Sheet 6 ref. no. BELL23554 20 Rev C Sheet 6
SANG and Open Space Proposals Sheet 7 ref. no. BELL23554 20 Rev C Sheet 7
SANG and Open Space Proposals Sheet 8 ref. no. BELL23554 20 Rev C Sheet 8
SANG and Open Space Proposals Sheet 9 ref. no. BELL23554 20 Rev C Sheet 9
SANG and Open Space Proposals Sheet 10 ref. no. BELL23554 20 Rev C Sheet 10
SANG and Open Space Proposals Sheet 11 ref. no. BELL23554 20 Rev C Sheet 11
SANG and Open Space Proposals Sheet 12 ref. no. BELL23554 20 Rev C Sheet 12
SANG and Open Space Proposals Sheet 13 ref. no. BELL23554 20 Rev C Sheet 13
SANG A and B Masterplan, ref. BELL23554 13 Rev B
Landscape Masterplan ref. BELL23554 10 rev B
Ecological Enhancements North BELL23554 66A Rev B
Ecological Enhancements South BELL23554 66B Rev B

Trees

Arboricultural Impact Assessment, ref.no. BELL23554aia_ms Rev C
Tree Protection Plan ref. no. BELL23554-03 Sheet 1 of 4 Rev C
Tree Protection Plan ref no. BELL23554-03 Sheet 2 of 4 Rev C

Highways

Fire Tender Swept Path Analysis Sheet 1 of 2 ref. no. BHW/E4955/007 Rev J
Fire Tender Swept Path Analysis Sheet 2 of 2 ref. no. BHW/E4955/008 Rev J
Standard Refuse Vehicle Swept Path Analysis Sheet 1 of 2 ref. no. BHW/E4955/009 Rev J
Standard Refuse Vehicle Swept Path Analysis Sheet 2 of 2 ref. no. BHW/E4955/010 Rev J
Highways Layout Review Sheet 1 of 2 ref. no BHW/E4955/015 rev. G
Highways Layout Review Sheet 2 of 2 ref. no BHW/E4955/016 rev. G

Levels

Outline Level Appraisal BHW-E4955-001 Rev G
Outline Level Appraisal BHW-E4955-002 Rev G

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

2. Prior to the commencement of any development hereby approved, above damp course level, full details of all structural tree planting pits, their method of irrigation, location and implementation are to be submitted and approved in writing by the Local Planning Authority . Additionally, tree species, size and location of planting in relation to the required structural tree pits are to be submitted to and approved in writing by the Local Planning Authority. All works are to be carried out in accordance with the approved details.

Reason: To preserve and enhance the visual amenity of the locality, and to ensure adequate growth and longevity of trees planted as part of the development.

3. Prior to the commencement of any development hereby approved, above damp course level, and pursuant to the Energy Strategy Statement (Briary Energy (March 2021), full details of the Photo Voltaic panels and their positioning shall be submitted and approved in writing by the Local Planning Authority. All works are to be carried out in accordance with the approved details.

Reason: To help meet the UK's carbon emissions targets and comply with Policy ME4 of the Christchurch and East Dorset Core Strategy.

4. Prior to the development being first brought into use a Refuse Management Plan shall have been submitted to and approved in writing by the Local Planning Authority. The plan shall include: details of facilities to be provided for the storage and removal of refuse from the premises, bin collection points, and carry distances for resident and refuse operatives.

Should private collection of waste be necessary for all or part of the development, the Refuse Management Plan shall include details of a management company; the employment of a private contractor to collect the refuse; measures to be taken if no private contractor is available at any time in the future (such as the employment of a person or persons to ensure bins are wheeled to the collection point); and that bins will not be stored in the open or at the collection point apart from on the day of collection.

Prior to occupation the Refuse Management Plan shall be carried out in accordance with the approved details.

Reason: To ensure adequate provision is made for the safe and efficient storage, collection and management of waste in the interests of visual and residential amenities.

Informatives:

1. Informative: National Planning Policy Framework Statement

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.
- The applicant was provided with pre-application advice.

2. Informative: This development constitutes Community Infrastructure Levy 'CIL' liable development. CIL is a mandatory financial charge on development and you will be notified of the amount of CIL being charged on this development in a CIL Liability Notice. To avoid additional financial penalties it is important that you notify us of the date you plan to commence development before any work takes place and follow the correct CIL payment procedure.

This page is intentionally left blank

Reference No: P/TRC/2022/06201			
Proposal: Cypress x8 (in rear garden on eastern boundary) - Reduce to 8ft high.			
Address: The Old Vicarage, West Street, Bere Regis, BH20 7HH			
Recommendation: Raise no objection			
Case Officer: Charlotte Flippence			
Ward Members: Cllr Laura Beddow, Cllr Peter Wharf			
Publicity expiry date:	31 October 2022	Officer site visit date:	October 2022
Decision due date:	18 November 2022		
Where Scheme of Delegation consultation required under constitution:			
SoD Constitutional trigger:	N/A		
Nominated officer agreement to delegated decision		Date agreed:	N/A

MAIN REPORT

Reason for committee referral: the application is being considered by Committee as the applicant is an elected member of Dorset Council.

1.0 DESCRIPTION OF SITE AND SURROUNDINGS

The Old Vicarage lies within the main part of Bere Regis village. The trees in this application are not covered by a Tree Preservation Order but have a degree of protection as they lie within the Bere Regis Conservation Area.

The trees in question are on the eastern boundary of the rear garden, and are on slightly higher ground relative to properties in West Street and North Street.

They are cypress species, at least 8m tall, and relatively close-spaced. They were probably planted with the intention of forming a screen but have not been regularly trimmed over the years and have grown away. Historically, there has been some removal of low lateral branches to allow access under the canopy. Their position, and their particular form, means that they are vulnerable to the prevailing winds, and a number have been storm damaged.

2.0 PROPOSAL

The tree works applied for are as follows:
Cypress x8 – Reduce to 8ft high.

The reduction proposed is intended to bring the trees back to a manageable size.

3.0 SUMMARY OF INFORMATION

The applied works have been assessed by the Tree Officer who covers this area.

4.0 LOCAL REPRESENTATIONS

None received as yet. However, under Dorset Councils consultation arrangements, members of the public, and the Parish Council, have until 31 October 2022 to make representations. If any representations are made, they will be verbally reported back at the meeting.

5.0 APPRAISAL

When considering these conservation area notifications for tree work, the local planning authority has only two options open to it: to raise no objection; or to impose a tree preservation order.

In this case, the trees do not score highly enough in terms of public of amenity to warrant imposing a TPO. Nor do they contribute significantly to the particular character or quality of the conservation area.

6.0 CONCLUSION

The works proposed are intended to reinstate the hedgeline, by reducing them to an easily manageable height. The loss, in terms of amenity, will be negligible, and there will be no harm to the character and setting of the area.

7.0 RECOMMENDATION

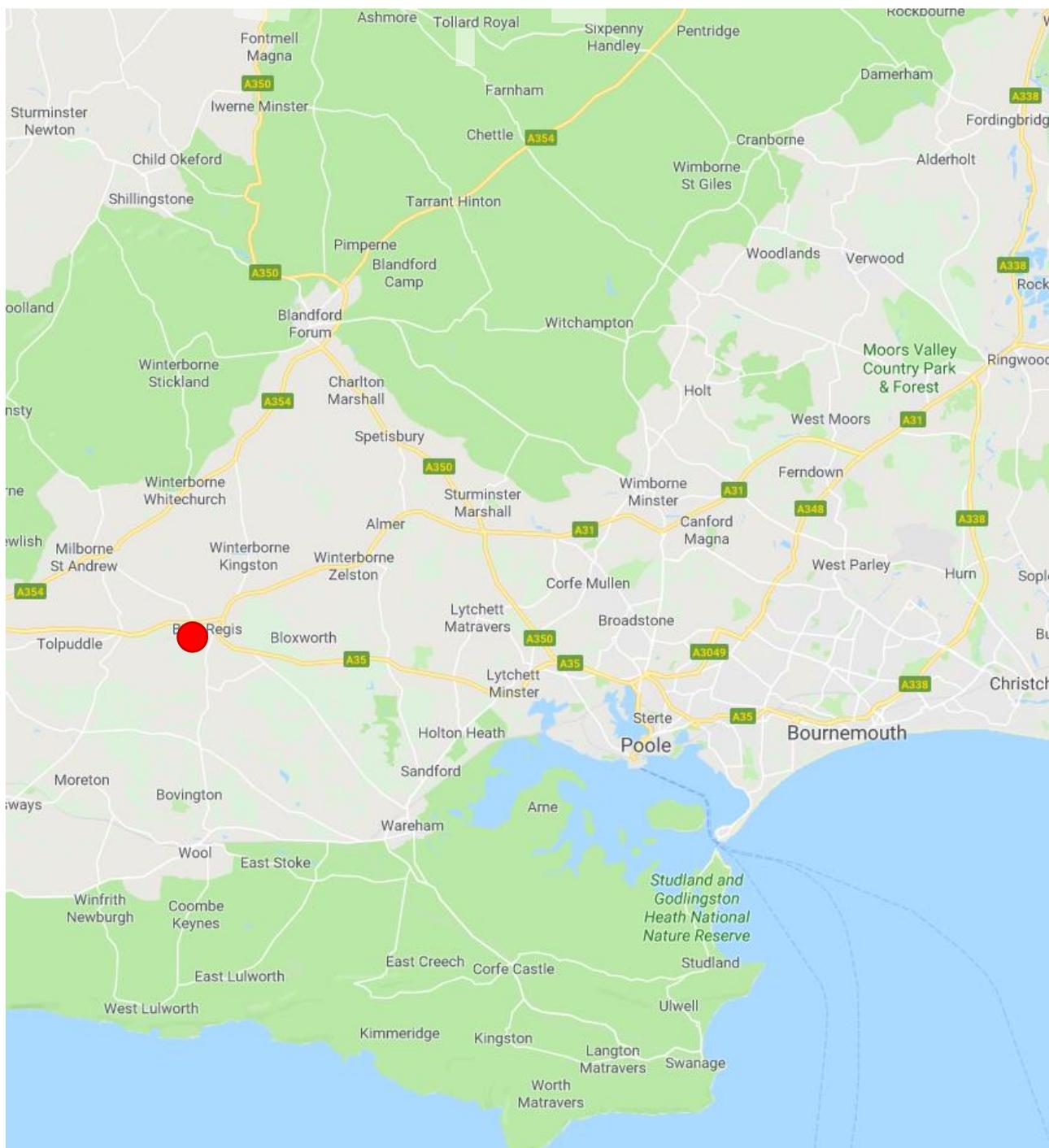
That no objection is raised to the works proposed in the notice.

● Approximate Site Location

Application reference: P/TRC/2022/06201

Site address: The Old Vicarage, West Street, Bere Regis, BH20 7HH

Proposal: Cypress x8 (in rear garden, along eastern boundary) - reduce to 8 ft in height.



This page is intentionally left blank

Agenda Item 8

Eastern Area Planning Committee 2nd November 2022

Application Number:	P/HOU/2022/03314		
Webpage:	https://planning.dorsetcouncil.gov.uk/		
Site address:	66 High Street Langton Matravers Dorset BH19 3HB		
Proposal:	Modifications to existing porch and erect first floor infill extension above porch.		
Applicant name:	Mrs Zoey Ingarfield		
Case Officer:	John Hartigan/ Peter Walters		
Ward Member(s):	Cllr Brooks		
Publicity expiry date:	4 August 2022	Officer site visit date:	18 October 2022
Decision due date:	16 September 2022	Ext(s) of time:	16 September 2022

1.0 The application has been referred to Committee by the Head of Planning

2.0 Summary of recommendation:

GRANT subject to conditions

3.0 Reason for the recommendation: as set out in para 16 at the end of this report

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

4.0 Key planning issues

Issue	Conclusion
Principle of development	Acceptable
Scale, design, impact on character and appearance of Conservation Area and setting of listed structures	Acceptable
Impact on the AONB	Acceptable

Impact on neighbouring amenity	Acceptable
Biodiversity	Acceptable

5.0 Description of Site

- 5.1 The application site consists of a detached residential property situated behind 68 High Street, to the north of the road. The curtilage wraps around the neighbouring property, providing access on to High Street. The site is on an incline rising from east to west. The house is constructed of Purbeck Stone and has been extended by the addition of two, two storey flat roofed extensions on the front elevation and by a single storey extension at the rear. Windows at the property vary in design.
- 5.2 The site is situated within the Langton Matravers Conservation Area. The property historically appeared to form part of the Durnford House complex which sat in the centre of the High Street and is marked on the 1888 first edition O.S map. To the front of the site and bordering the High Street is the grade II listed Purbeck stone wall with Ashlar pillars, the historic boundary walls to Durnford House.

6.0 Description of Development

- 6.1 The proposal seeks planning permission to demolish a central glazed porch on the front elevation with a first floor infill to provide a bedroom above. The proposed extension will infill between the two existing flat roof extensions.
- 6.2 The extensions measure 7m in height, and will sit below the ridge of the main roof. The roof and walls to the first floor element will be in grey zinc. The first floor extension will incorporate a clear glazed two pane window in place of the existing crittal window. The existing porch will be replaced with a fully glazed crittal style window screen and door. It is also proposed to replace the existing felt roof on the southern elevation with a sedum roof.

7.0 Relevant Planning History

6/1980/0944 Decision: GRA Decision Date: 05/12/1980

Erect new garage/store, new porch and install french doors.

6/1990/0014 Decision: GRA Decision Date: 07/03/1990

Erect conservatory/studio in rear garden.

6/1990/0015 Decision: GRA Decision Date: 12/02/1990

Alterations and erect first floor bedroom extension.

6/2003/0381 Decision: GRA Decision Date: 09/06/2003

Erect detached garden summerhouse.

6/2013/0413 Decision: GRA Decision Date: 23/08/2013

Erect replacement artists studio and remodelling of existing outbuildings

6/2015/0138 Decision: GRA Decision Date: 15/04/2015

Changes to PP 6/2013/0413 Erect replacement artists studio and remodelling of existing outbuildings (to retain the building as constructed, remove sculpture studio from development scheme and retain west boundary wall at existing height).

8.0 List of Constraints

Grade: II Listed Building: BOUNDARY WALL TO DURNFORD HOUSE, ABUTTING HIGH STREET List Entry: 1323403.0; (statutory duty to preserve or enhance the significance of heritage assets under the Planning (Listed Buildings & Conservation Areas) Act 1990)

Application is within Langton Matravers Conservation Area (statutory duty to preserve or enhance the significance of heritage assets under the Planning (Listed Buildings & Conservation Areas) Act 1990)

Within 5km of heathlands

Adjacent to Right of Way: Footpath SE16/1;

Within the Area of Outstanding Natural Beauty (AONB): Dorset; (statutory protection in order to conserve and enhance the natural beauty of their landscapes - National Parks and Access to the Countryside Act of 1949 & Countryside and Rights of Way Act, 2000)

Site of Special Scientific Interest (SSSI) impact risk zone;

9.0 Consultations

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

Consultees

1. Langton Matravers Parish Council

- Objection (received 3rd August 2022)
- Concerned about the slow erosion of the diamond pattern windows which are unique to the village of Langton Matravers. Whilst the suggestion is for 'cricket' windows and 'conservation' velux roof lights, they do detract from the outside appearance of this property, which is in the heart of the conservation area.
- Prefer to see something more bespoke.

2. South East Purbeck Ward – Cllr Brooks

- Concerned about the slow erosion of the diamond pattern windows which are unique to the village of Langton Matravers.
- 'cricket' windows and 'conservation' velux roof lights, they do detract from the outside appearance of this property, which is in the heart of the conservation area.

- Prefer to see something more bespoke, although I have no objection to the principle of the development, more in the design and conservation sense.

3. Conservation Officers

- Subject to a reduction in height of the extension the proposal is considered to be acceptable.
- Recommend the removal of crittal window in the southern elevation of the proposed extension.
- Conditions required

Representations received

Total - Objections	Total - No Objections	Total - Comments
0	0	0

Petitions Objecting	Petitions Supporting
0	0

10.0 Relevant Policies

Adopted Purbeck Local Plan Part 1:

The following policies are considered relevant to this proposal:

- Policy SD - Presumption in favour of sustainable development
- Policy LD - General location of development
- Policy D - Design
- Policy LHH - Landscape, Historic Environment and Heritage

Other Material Considerations

Emerging Local Plans

Paragraph 48 of the NPPF provides that local planning authorities may give weight to relevant policies in emerging plans according to:

1. the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
2. the extent to which there are unresolved objections to relevant plan policies (the less significant the unresolved objections, the greater the weight that may be given); and

3. the degree of consistency of the relevant policies in the emerging plan to the NPPF (the closer the policies in the emerging plan are to the policies of the NPPF, the greater the weight that may be given).

The Dorset Council Local Plan Options Consultation took place between January and March 2021. Being at a very early stage of preparation, the Draft Dorset Council Local Plan should be accorded very limited weight in decision making.

The Purbeck Local Plan (2018-2034) Submission January 2019 ('the Submitted Draft Purbeck Local Plan') was submitted for examination in January 2019. At the point of assessing this application, examination of the Submitted Draft Purbeck Local Plan is ongoing, hearing sessions and consultation on Proposed Main Modifications and additional consultation on Further Proposed Main Modifications having been undertaken and a further public hearing session was held on 22 July 2022. Updates on the latest position on the plan's examination and related documents (including correspondence from the Planning Inspector, Dorset Council and other interested parties) are published on Dorset Council website (www.dorsetcouncil.gov.uk/planning-buildings-land/planning-policy/purbeck-local-plan/purbeck-local-plan-latest-news).

Having regard to the plan's progress through the examination and Dorset Council's position following consultation on the Proposed Main Modifications and the Further Proposed Main Modifications, at this stage only limited weight should be given to the Emerging Draft Purbeck Local Plan.

In the preparation of this report, account has been taken of the following draft policies of the Emerging Draft Purbeck Local Plan, but these policies should be accorded little weight in the determination of the application:

- E1: Landscape
- E2: Historic Environment
- E12: Design

Duties

The Planning (Listed Buildings and Conservation Areas) Act 1990- section 66 includes a general duty to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Section 72 requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of conservation areas.

Supplementary Planning Documents/Guidance:

- Purbeck District Design Guide adopted 14 January 2014:

National Planning Policy Framework – July 2021

- Section 2 - Achieving sustainable development
- Section 4 - Decision making
- Section 12 - Achieving well designed places
- Section 15 - Conserving and enhancing the natural environment
- Section 16 – Conserving and enhancing the historic environment

National Planning Practice Guidance

- Design
- Natural Environment

Supplementary Planning Documents/Guidance/Other policy

- Langton Matravers Conservation area appraisal adopted December 2008.
- Dorset AONB Management Plan 2019-2024
- Dorset AONB Landscape Character Assessment & Management Guidance 2008

11.0 Human rights

Article 6 - Right to a fair trial.

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

The first protocol of Article 1 Protection of property.

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

12.0 Public Sector Equalities Duty

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

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

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

The proposal would need to comply with current Building regulations and increases the level of accommodation provided within an existing dwelling. It is not considered that the proposed extension and alterations to the dwelling would result in any disadvantage to persons with protected characteristics once the construction phase has been completed. During construction some people may be more affected by any noise and disturbance.

13.0 Financial benefits

None

14.0 Environmental Implications

- 14.1 The applicant proposes replacing an existing flat roofed extension with a sedum roof which is considered to be a more sustainable roofing material.

15.0 Planning Assessment

Principle of development

- 15.1 The site is situated within the settlement boundary of Langton Matravers. Policy LD of the Purbeck Local Plan Part 1 states that development should be situated within the settlement boundaries of the towns and villages within the plan area. The proposal is therefore considered to be in accordance with the approved plan.

Scale, design, impact on character and appearance of Conservation Area and setting of listed structures

- 15.2 The proposed development is for a first floor extension to the front of the property, a replacement porch and the replacement of an existing flat roof with a sedum roof. The eastern (front) elevation features two modern flat roof two storey extensions, forming a “U” shaped footprint between which the proposed extension would be situated. The scale of the proposed extension is considered to be subservient to the main dwelling, with the roof ridge height of the extension at 7m being lower than that of the main dwelling (but higher than the flat roofs either side of it). The front of the porch and extension will not project beyond the existing flat roofed extensions. Officers consider therefore that the scale and design of the extension, would sit comfortably with overall design of the previously extended dwellinghouse.
- 15.3 The design approach is modern. This helps to differentiate between the existing building and the modern extension. The first floor element will incorporate zinc panelling along with windows and rooflights in contrast to the Purbeck stone walls and roof tiles of the parent property. The lower part of the extension is fully glazed, revealing the older wall behind it. Officers are satisfied that this design approach assists in understanding the history and development of the building providing a clear distinction between old and new.

- 15.4 The site is situated within the Langton Matravers Conservation Area. The Council has a statutory duty under section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990 (as amended) to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas when considering applications. The host property is identified in the Langton Matravers Conservation Area Appraisal as making a positive contribution to the special character and local distinctiveness of the conservation area and therefore any proposals must ensure that the building's status within the Conservation Area is conserved or enhanced. The initial design featured a higher roof ridge for the extension, making it more visually prominent. Concerns were raised about the impact that this would have on the character of the Conservation Area. The applicant subsequently revised the design, reducing the roof ridge height and therefore increasing the subservience of the extension.
- 15.5 It is noted that both the ward Councillor and the Parish Council have concerns regarding the absence of a diamond glazing pattern to the window. The existing dormer window is hidden behind the left hand, two storey elevation and is not readily visible from the High Street. With the reduction in the height of the extension, the new window will also not be easily visible from the High Street. It is noted that the Council's Design and Conservation Officer recommended that critical windows on the southern elevation were removed, in order to further reduce the visual impact upon the Conservation Area. The applicant has suggested a compromise by reducing the size of the proposed window which, given of the very restricted visibility from wider views within the street scene is considered by officers to be acceptable.
- 15.6 In addition to there being no clear views of the extension from the public road frontage, the existence of different window styles in the front elevation evidence different phases of development and reveal its historical chronology. Officers therefore conclude that the proposal to extend the property on the front by the addition of a front porch and first floor extension will not be detrimental to the status of the building as a positive contributor in the Conservation Area and officers consider that the proposal does not have a harmful impact upon the Langton Matravers Conservation Area.
- 15.7 The application also proposes replacing the felt roof on the existing southern flat roof extension with a sedum roof. The two-storey roof is not visible from street level and as such this is not considered to have a harmful impact upon the character of the area. The proposals are not considered to result in harm to the Conservation Area or the historic significance of the terrace as a non-designated heritage asset. The proposal therefore accords with policies LHH and D of the Purbeck Local Plan and Chapter 16 of the NPPF.
- 15.8 It is noted that to the east of the site is the Grade II listed Boundary Wall to Durnford House, abutting High Street. The wall is related to a larger historic house on the site. The proposed development will not have any impact on the understanding and appreciation of the setting of the listed structure and is considered to be acceptable in this respect.

Impact on the AONB

15.9 The site is situated within the Dorset Area of Outstanding Natural Beauty (AONB). The site is situated within the built area of the village. The proposed development is barely visible within local views and there are no wider views within the AONB which are likely to be adversely impacted by the development. In this respect the development is considered therefore to be acceptable in accordance with Policy LHH of the Purbeck Local Plan Part 1, as it conserves the appearance, setting and character of the landscape. The proposal is also considered to comply with paragraph 176 of the NPPF by being designed to avoid adverse impacts on the designated area.

Impact on neighbouring amenity

15.10 The nearest residential property is 68 High Street, which is approximately 1.5m to the south of the development site. It is noted that there are higher level windows proposed on the south elevation of the development. These windows look across the flat roof of the existing extension on the host property. Given that they are high level windows, officers are satisfied that there is no risk of overlooking of the neighbouring residents. There are no other neighbouring properties within proximity of the development that are likely to be affected by the proposals.

Biodiversity

15.11 A biodiversity survey was undertaken which determined that there are no bats or other protected species on the site. However, there is a potential roost. Therefore, mitigation has been prepared in the form of a bat box to be installed on a mature tree in the garden. This will be undertaken prior to the development commencing. The Natural Environment Team have confirmed the suitability of the proposals in addressing biodiversity concerns.

16.0 Conclusion

Officers consider that, subject to conditions to secure additional door and window details, the proposal would preserve the setting of the Langton Matravers Conservation Area and the setting of the Grade II listed building and therefore recommend that the application is approved.

The applicant's agreement has been obtained for the pre-commencement conditions.

17.0 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: Drawings FB1, FB2, FB3, FB4A, FB5A, FB6,FB7,FB8,FB9A,FB10A,FB11A& FB12A submitted by Juliet Haysom.
Reason: For the avoidance of doubt and in the interests of proper planning.
3. Prior to first occupation or use of the development hereby approved the mitigation measures as detailed in the Biodiversity Mitigation Plan dated 19/08/2022 shall be completed in full.
Reason: To minimise impacts on biodiversity.
4. Before development begins, detailed drawings and specifications showing the design and construction of external doors and windows (at a scale no less than 1:10) shall be provided to the Local Planning Authority and agreed in writing. Thereafter, the development shall be carried out in strict accordance with the agreed details.
Reason: To preserve or enhance the character and appearance of the heritage asset.
5. Before development begins, details of the roof lights to be fitted flush to the roof plane must be submitted to and approved in writing by the Local Planning Authority. The development will then proceed in accordance with the approved details.
Reason: To preserve or enhance the character and appearance of the heritage asset.

Informative Notes:

1. Please check that any plans approved under the building regulations match the plans approved in this planning permission or listed building consent. Do not start work until revisions are secured to either of the two approvals to ensure that the development has the required planning permission or listed building consent.
2. Informative: National Planning Policy Framework Statement
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.

Background Documents:

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

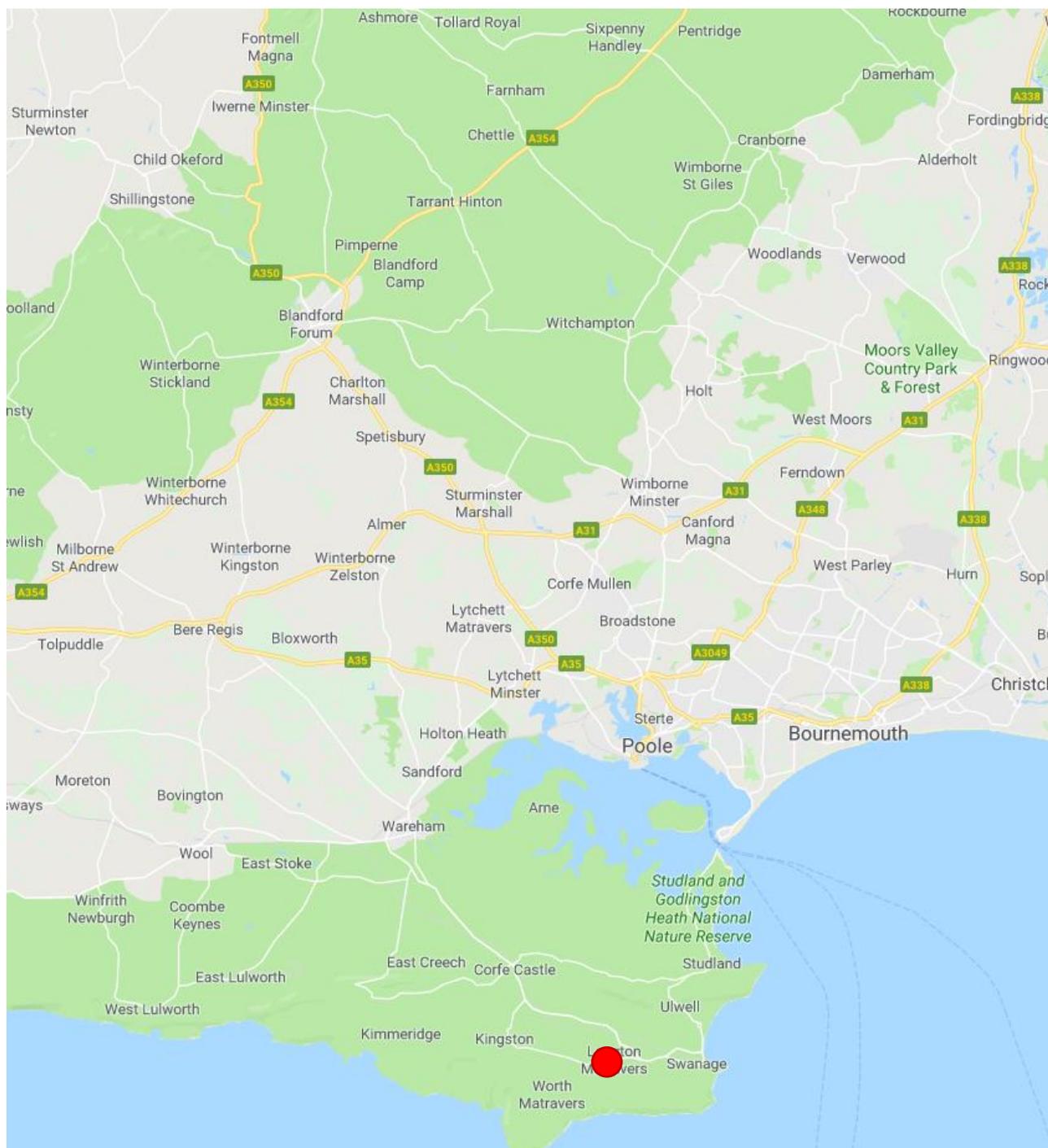
This page is intentionally left blank

● Approximate Site Location

Application reference: P/HOU/2022/03314

Site address: 66 High Street, Langton Matravers, BH19 3HB

Proposal: Modifications to existing porch and erect first floor infill extension above porch.



This page is intentionally left blank