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NORTHERN AREA PLANNING COMMITTEE

MINUTES OF MEETING HELD ON TUESDAY 3 SEPTEMBER 2024

Present: Cllrs Richard Crabb (Chair), Barrie Cooper, Jack Jeanes, Sherry Jespersen, Carole Jones, Rory Major, Val Potheary, Belinda Ridout, James Vitali and Carl Woode

Apologies: Cllrs David Taylor and Les Fry

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

Steven Banks (Planning Officer), Joshua Kennedy (Democratic Services Officer), Hannah Massey (Lawyer - Regulatory), Alex Skidmore (Lead Project Officer), Hannah Smith (Development Management Area Manager (North)), Alister Trendell (Project Engineer) and Megan Rochester (Democratic Services Officer).

3. **Declarations of Interest**

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

4. **Minutes**

The minutes of the meeting held on Tuesday 16th July were confirmed and signed.

5. **Registration for public speaking and statements**

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.

6. **Planning Applications**

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

7. **P/FUL/2024/01509 - The Stables, Long Mead, Melway Lane, Child Okeford, Blandford Forum, DT11 8EW**

With the aid of a visual presentation including plans and aerial photographs, the Case Officer identified the site and explained the proposal and relevant planning policies to members. Photographs of the proposed block plans and elevations were shown as the Case Officer highlighted that the proposal had been sensitively designed. Details of the proposed high-quality materials such as slate and timber cladding were also provided which had been chosen to be in keeping for the rural location. The officer's presentation referred to condition 7 when setting out the

principle of the development, whilst providing details of the proposed outbuilding which would have provided incidental use to the main dwelling such as dry storage of vehicles, garden equipment and other domestic storage.

The Case Officer discussed the impacts on local amenities, noting the nearest neighbouring property was 98 metres north, a significant distance and the proposal was situated within a well screened area by mature trees and hedgerows which may have been partially visible from some nearby Rights of Way. There were no visual or landscape impacts, biodiversity enhancements would have been carried out on site in accordance with the approved Biodiversity Mitigation and Enhancement Scheme. There was no flood risk, and the Case Officer highlighted that the access would have remained as approved and there were no demonstrable risks to highways safety.

The Case Officer noted that Child Okeford Parish Council had objected to the proposed development on the basis that a condition was imposed on the planning permission for the associated dwelling that removed permitted development rights. The Case Officer explained that this condition was not imposed with the intention of placing an absolute prohibition on further development on the site falling under permitted development rights but to ensure that any such proposed development was subject to scrutiny given the sensitive location of the site.

The officer's recommendation was to grant planning permission subject to conditions set out in the officer's report.

Public Participation

Mr S Graeser spoke on behalf of the applicant, highlighting that the primary attraction for the proposal was for off grid living. He discussed the use of solar equipment and that the scale and size of the proposal was appropriate. The agent highlighted that there had been a reduction in the height and that the floor level would have been the same as the existing dwelling which was lower than the previous stable building. The proposal received no objections from Highways Officers and a Tree Protection Order had been included to protect the longevity of the oak tree on site. In addition to this, the agent's representation also highlighted that the proposal would not have created any additional noise and nor would it impact on the character or appearance of the area. There were no material considerations to warrant refusal and Mr S Graeser hoped members would endorse the officer recommendation.

Cllr B Ireland made a representation on behalf of Child Okeford Parish Council. She highlighted the history of the site, noting that permission had previously been granted due to lack of housing supply and the titled balance argument. She felt that the proposal conflicted with several policies which would have impacted the character of the area and would have been detrimental to the impacts on the AONB. Child Okeford Parish Council didn't feel as though garages or sheds were permitted on site and were concerned that if approved it would have further intensified domestic development. Cllr B Ireland considered public views and urged the committee to refuse the application.

Members questions and comments

- Questions regarding screening and impacts on visibility during winter months.
- Confirmation as to whether the proposal was an intensification of the site.
- Clarification regarding reimposing Permitted Development Rights.
- Clarity regarding original planning documentation and conditions.
- Members discussed the removal and intention of removing permitted development rights when the previous committee considered the application in May 2023.
- The proposal was outside the settlement boundary and was close to the AONB. There had been no change or justification regarding the removal of Permitted Development Rights.
- Members noted that the existing stable block was higher than the proposed building, therefore it would've been less visually intrusive.
- Members felt that the applicant had taken on board officer comments and had created a proportionate proposal.

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

Decision: To grant the officer's recommendation for approval.

8. P/VOC/2024/03162 - 2A Mill Lane, Charminster, DT2 9QP

With the aid of a visual presentation including plans and aerial photographs, the Case Officer identified the site and explained the proposal and relevant planning policies to members. Photographs of the approved and proposed elevations, block plans, views from footpaths and site photographs, in particular the existing front elevation and slate roof of the neighbouring Coach House were shown. Details regarding the site location and constraints were highlighted. The Case Officer provided members with a description of the proposed variations which included a change to the roof material from concrete pantiles as existing to grey slate. As well as altering the external wall finishing on the southwest and northwest elevations from brick as existing to cream or white render. The proposal was to also alter the approved dormer roof material from zinc to grey single ply membrane. To demonstrate a visual representation, images of local examples from Mill Lane were provided. The officer's recommendation was to grant planning permission, subject to 2.73 commencement and plan number conditions.

Public Participation

There was no public participation.

Members questions and comments

- Clarification regarding objections raised from the neighbouring property and the impacts on front dormer.
- Members felt that the proposal was reasonable and sensible.

Having had the opportunity to discuss the merits of the application and an understanding of all this entailed; having considered the officer's report and presentation; the written representatives; and what they had heard at the meeting, a motion to **APPROVE** the officer's recommendation to **GRANT** planning permission as recommended, was proposed by Cllr Sherry Jespersen, and seconded by Cllr James Vitali.

Decision: To grant the officer's recommendation for approval.

9. **P/VOC/2024/01076 - Frogmore Lane, Sixpenny Handley, Dorset, SP5 5NY**

With the aid of a visual presentation including plans and aerial photographs, the Case Officer identified the site and explained the proposal and relevant planning policies to members. Photographs of the elevations, indicative street scenes and site photographs were shown. Members were given details of the drainage strategy and were provided with a ground coverage comparison of a previously approved scheme with current scheme. The Case Officer informed members that the proposal was situated on an allocated site which was previously granted and complied with policy. Reference was made to policy CHASE7, part e; the implementation of a sustainable drainage solution that protects features and species of nature conservation interest, protects housing on the site from flooding and ensures that there is no increased risk of flooding to other land or buildings. The location was considered to be sustainable, and the proposal was acceptable in its design and general visual impact and there would not have been any significant harm to the landscape character of the AONB or on neighbouring residential amenity. The officer's recommendation was to grant subject to conditions.

Public Participation

Mr McLean made a public objection as a neighbour who lived adjacent to the site. In his representation, he discussed the differentiation between surface and groundwater flooding as well as the impacts on the site. Mr McLean also discussed roadways and highlighted the history of the site. Noting that it had previously been refused due to flooding. He felt that the proposal contradicted advice which had previously been and urged members to refuse.

The agent thanked the committee for the opportunity to speak in support of the proposal. He noted that the proposed amendments resulted in a potential increase which varied across the units. There had been no change regarding the boundary treatments or impacts to neighbouring properties. Mr Moir also highlighted the surface water strategy and noted that there had been no objections raised by the

flood authority. The proposal accorded with the NPPF and Local Plan, if approved it would not have caused harm to the character and appearance of area. He hoped the committee would support the officer's recommendation.

Cllr Mereweather strongly challenged the officer's recommendation. He did not feel as though the proposal complied with national policies and highlighted the distinction between ground water and surface water flooding. Cllr Mereweather informed the committee that a report had been commissioned from groundwater specialists and the results had been shared with the case officer and applicant. Identifying that there was a very high risk for the two properties. He did not feel as though the case officer acknowledged the reality of ground water flooding and that the NPPF guidance on managing flooding had been ignored, specifically paragraphs 116, 177 and 159 where it commented on an increase flood risk. Cllr Mereweather urged the committee to refuse or condition the proposal appropriately.

The Local Ward member reiterated the comments raised by concerned residents. Cllr P Brown highlighted the differences between ground water and surface water flooding, he felt that the application was dangerous and increased risk. The Local Ward member noted the applicant's solution however he was concerned regarding the increase in surface water run off outside the development. Therefore, he encouraged the committee to consider the interest of existing and future residents. He urged the committee to turn down the proposal.

Members questions and comments

- Clarification regarding the drainage strategy and prevention of flooding on the development.
- Concerns regarding flood risk increase.
- Questions regarding how members could have been assured that the varied conditioned wouldn't have increased flood risk.
- Clarification that officers were satisfied with the hydrological assessments.
- Members felt that they had a responsibility for local residents and asked for assurance that both ground and surface water flooding had been considered.
- Questions regarding whether the redundancy in the drainage scheme would have been impacted.
- Following questions and the debate, members noted that. There were no planning grounds to warrant refusal.

Having had the opportunity to discuss the merits of the application and an understanding of all this entailed; having considered the officer's report and presentation; the written representatives; and what they had heard at the meeting, a motion to **APPROVE** the officer's recommendation to **GRANT** permission as recommended, was proposed by Cllr Sherry Jespersen, and seconded by Cllr Belinda Ridout.

Decision: To grant the officer's recommendation for approval.

10. **WD/D/20/003259 - Land North of Wanchard Lane, Charminster**

The Case Officer provided members with the following update:

- Due to the reduction in the number of affordable housing units on the site, it had resulted in a reduction in the financial contributions.

With the aid of a visual presentation including plans and aerial photographs, the Case Officer identified the site and explained the proposal and relevant planning policies to members, as well as noting that the location had been altered from the first submission and there had been a reduction in scale due to the view in and out of the site. Photographs of the proposed floor plans, elevations and illustrative Landscape Plans were shown, as well as photographs of the site which identified the principal view of the proposal from the village. The presentation also included details of the site being situated on a gradient and identified the issues regarding this, the proposed pedestrian access as well as identifying affordable housing units. The Case Officer identified the conservation area and the AONB, highlighting an open area within the site and strategic planting which would've created a buffer. Members were provided with details of the proposed local materials and the officer presentation identified the nearby neighbouring property and discussed the impacts. The officer's recommendation was to grant subject to conditions and S106 obligations set out in the report.

Public Participation

Mr Hoskinson made a representation, informing the members that he was the planning director for Wyatt Homes. He was proud of the high quality and well-designed homes as well as the inclusion of community halls, allotments and highways improvements. Noting that it had been sensitively designed to protect the setting and be in keeping with the character and appearance of the area. Mr Hoskinson highlighted that if approved, phase 4 would have contributed to the housing land supply as well as the creation for local employment. In his representation, he highlighted the highway improvements of the scheme which would have aimed to reduce traffic movements and that the proposed new homes would have been energy and water efficient. Mr Hoskinson hoped members would support the officer recommendation.

Members questions and comments

- Clarification regarding the number of visitor and communal parking spaces.
- Confirmation as to whether the other phases of the development are within the conservation area.
- Members were pleased that the affordable housing was policy compliant, however, concerns were raised regarding the location of them.
- Clarification regarding access to the site and through routes.
- Clarification regarding visibility splays and the safety improvements of the revised junction.

- Members sought confirmation that the link roads would have been adopted by the highway's authority.
- Members felt that the proposal was a well thought out design which was well screened and were pleased with the quality and inclusion of affordable housing. In addition to this, they also felt that the materials had been well chosen and thought out to be in keeping with the character of the area.

Having had the opportunity to discuss the merits of the application and an understanding of all this entailed; having considered the officer's report and presentation; the written representatives; and what they had heard at the meeting, a motion to **APPROVE** the officer's recommendation to **GRANT** planning permission as recommended, was proposed by Cllr Belinda Ridout, and seconded by Cllr Rory Major.

Decision: To grant the officer's recommendation for approval.

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

11. **P/FUL/2021/02623 - Four Paddocks Land South of St Georges Road, Dorchester**

The Case Officer informed members that the application was unchanged from when it was presented at the previous committee meeting which was held on Tuesday 16th July 2024. However, there was a new condition regarding nutrient neutrality proposed due to the recent change in approach in the Poole Harbour Catchment.

Public Participation

There was no public participation.

Members questions and comments

- Clarification as to why the permitted development rights were being removed.

Having had the opportunity to discuss the merits of the application and an understanding of all this entailed; having considered the officer's report and presentation; the written representatives; and what they had heard at the meeting, a motion to **APPROVE** the officer's recommendation to **GRANT** planning permission as recommended, was proposed by Cllr Rory Major, and seconded by Cllr Jack Jeanes.

Decision: To grant the officer's recommendation for approval.

12. **P/OUT/2023/01413 - Land between Linden House and Rose Cottage, Wavering Lane West Gillingham, SP8 4NR**

With the aid of a visual presentation including plans and aerial photographs, the Case Officer identified the site and explained the proposal and relevant planning policies to members. Photographs of the indicative site plan, images looking towards and within the site which identified the boundary were shown. Details of the existing site survey, proposed access and National Cycle and Footpath networks were provided. Members were also informed that the proposal was outside of the settlement boundary and the presentation included details of the principle of development, specifically living conditions, character and appearance as well as highways safety. The Case Officer also discussed Tree Protection Orders and biodiversity impacts. The officer's recommendation was to delegate authority to the Head of Planning and Service Manager for development management and enforcement to grant subject to conditions.

Cllr James Vitali left the room and gave his apologies for the rest of the meeting.

Public Participation

Mr Robinson spoke in objection to the proposal. He highlighted that the proposal was outside the settlement boundary and did not feel as though a need for the proposal had been demonstrated and would set a precedent for further parts of the site in which it was situated. Mr Robinson referred to 5.2 of the planning statement and highlighted that the proposal was rebuilt on original footprint. It would have been an overdevelopment which would've had adverse impacts on living conditions. In summary, residents did not feel as though it complied with local polices and was overbearing and intrusive. Mr Robinson urged members of the committee to refuse the officers recommendation.

Mr Williams thanked the officer for his comprehensive report and presentation. He explained that only access was to be approved at this stage. The agent highlighted that the proposal was within a sustainable location, the layout was illustrative, and it was not evidenced that it would have increased flooding. Mr Williams noted that each case should be considered on its own merit and as there were no adverse impacts, permission should have been granted as recommended.

Members questions and comments

- Members noted the history of the site and the previous reasons for refusal, they queried what material planning reasons had changed to warrant approval.
- Confirmation regarding site access.
- Clarification regarding the published Housing Land Supply figures.
- The proposal was outside the settlement boundary and there were no evidenced exceptional circumstances. In addition to this, the proposal was against the NPPF and neighbourhood plan.
- Members did not support the proposal before them and discussed grounds for refusal based on the proposal being situated on a greenfield site outside the settlement boundary of Gillingham nor did it meet the local housing needs.

Having had the opportunity to discuss the merits of the application and an understanding of all this entailed; having considered the officer's report and presentation; the written representatives; and what they had heard at the meeting, a motion to **REFUSE** the officer's recommendation to **GRANT** planning permission as recommended, was proposed by Cllr Sherry Jespersen, and seconded by Cllr Val Potheary due to the site which lied on a greenfield site outside the settlement boundary for Gillingham. The site wasn't allocated for housing development in either the adopted Local Plan or more recent Gillingham Neighbourhood Plan. The proposed development would not have met local identified housing needs, nor represent a type of development that would have been appropriate in the countryside, or otherwise have a demonstrable overriding need for a countryside location. The development of the site would have therefore represented an unsustainable form of development, contrary to the spatial strategy of the adopted development plan, specifically Policies 2, 6 and 20 of the North Dorset Local Plan Part 1 2016. It would also conflict the National Planning Policy Framework 2023.

Decision: To refuse the officer's recommendation for approval.

13. **Urgent items**

There were no urgent items.

14. **Exempt Business**

There was no exempt business.

Decision Sheet

Duration of meeting: 10.00 am - 1.12 pm

Chairman

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Northern Area Planning Committee
Tuesday 3rd September
Decision List

Application Reference: P/FUL/2024/01509

Application Site: The Stables, Long Mead, Melway Lane, Child Okeford, Blandford Forum, DT11 8EW

Proposal: Erect garage and plant room.

Recommendation: GRANT subject to conditions

Decision: 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:

2513/ 8 Location & Block Plan
2513/ 7 Site Plan
2513 /6 A Floor Plans & Elevations

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

- 3.The development hereby permitted shall not be occupied or used at any time other than for purposes incidental to the existing use of the site as a residential dwellinghouse.

Reason: The Local Planning Authority does not consider the establishment of a separate unit to be appropriate in this location.

- 4.Before the development hereby approved is first occupied or utilised the turning and parking shall be constructed in accordance with Drawing No.2513/7. Thereafter, these areas must be permanently maintained, kept free from obstruction and available for the purposes specified.

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

5.The Biodiversity Mitigation and Enhancement Scheme dated March 2024 shall be implemented in full and managed and maintained for the lifetime of the development.

Reason: To minimise impacts on biodiversity.

6.The development hereby approved shall proceed only in accordance with the details set out in the Arboricultural Method Statement V.2.0 dated December 2023 setting out how the existing trees are to be protected and managed before, during and after development.

Reason: To ensure thorough consideration of the impacts of development on the existing trees

7.The Arboricultural Method Statement V.2.0 dated December 2023 in support of this planning application shall be adhered to in full, subject to the pre-arranged supervision detailed in section 5 of the AMS by a suitably qualified and pre-appointed tree specialist.

This Condition (no.7) may only be fully discharged on completion of the development and subject to satisfactory written evidence of contemporaneous supervision and monitoring of the tree protection throughout construction by a suitably qualified and pre-appointed tree specialist.

Informative Notes:

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 applicants/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

In this case:

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

Application Reference: P/VOC/2024/03162

Application Site: 2A Mill Lane, Charminster, DT2 9QP

Proposal: Erect first floor extension over existing garage, new dormer window and associated works (with variation of condition 2 of Planning Permission P/HOU/2022/04717 to amend external materials).

Recommendation: Grant variation of condition no.2 of approved planning permission P/HOU/2022/04717, subject to conditions.

Decision: Grant, subject to 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 the original permission dated 26/10/2022.

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:
GRN-3-03 B Roof Plan
GRN-3-04 C Elevations
GRN-3-05 B Elevations

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

Informative Notes:

- 1.The applicant is advised that for applications such as this, which involve works to the roof of the existing property where bats may be present, Natural England has advised that the development should not proceed unless and until it has been demonstrated that the works would not have an adverse impact on bats which are a protected species. In this regard, the applicant is advised to engage a suitably licenced and experience ecological consultant prior to works commencing. A list of consultants is available on the following website:
<https://cieem.net/i-need/finding-a-consultant/>.

Further information about the law and bats may be found on the following website <https://www.gov.uk/guidance/bats-protection-surveys-and-licences>.

- 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 application was acceptable as submitted and no further assistance was required.

Application Reference: P/VOC/2024/01076

Application Site: Frogmore Lane, Sixpenny Handley, Dorset, SP5 5NY

Proposal: Residential development comprising 7 new dwellings with ancillary car parking. (With variation of Condition Nos. 2, 9, 10 and 12 of Planning Permission No. P/VOC/2022/05646 to substitute approved plans for a revised layout, house and garage designs, and surface water drainage).

Recommendation: Grant, subject to conditions

Decision: Approve subject to the following conditions:

- 1.The development hereby permitted shall be begun before the 11th February 2025.

Reason: This condition is required by Section 73 of the Town and Country Planning Act 1990 because the time limit for implementation cannot be changed.

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

9627/600 Site Plan

9627/601 Unit 1 Floor Plan, Roof Plan & Elevations

9627/602 Unit 2 Floor Plan, Roof Plan & Elevations

9627/603 Unit 3 Floor Plan, Roof Plan & Elevations

9627/604 Unit 4 Floor Plan, Roof Plan & Elevations

9627/605 Unit 5 Floor Plan, Roof Plan & Elevations

9627/606 Unit 6 Floor Plan, Roof Plan & Elevations

9627/607 Unit 7 Floor Plan, Roof Plan & Elevations

9627/608 Garage Floor Plans, Roof Plans & Elevations

9627/610 Street Scene

New Boundary Plan.pdf

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

- 3.There shall be no surface water connections into the foul sewer network.

Reason: To prevent the increase of the risk of sewer flooding and pollution.

- 4.No further development shall take place above slab level until a detailed surface water management scheme for the site, based upon the hydrological and hydrogeological context of the development, and including clarification of how surface water is to be managed during construction, has been submitted to, and approved in writing by the local planning authority. The surface water

scheme shall be fully implemented in accordance with the submitted details before the development is completed. The surface water management scheme is to be generally in accordance with the drawing 'Proposed Drainage Strategy, by cgs civils, ref C2391, drawing no.100, rev P2 and dated 20/02/23'.

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

5. The surface water management scheme shall be implemented in accordance with the details contained within section 5 of the Storm and Foul Water Drainage Report Technical Note prepared by Cgs Civils dated 03.01.2023.

Reason: To prevent the increased risk of flooding and to protect water quality.

6. The minimum floor level of dwellings and garages hereby approved shall be in accordance with the levels shown on the drawing 'Proposed Drainage Strategy, by cgs civils, ref C2391, drawing no.100, rev P2 and dated 20/02/23'.

Reason: To ensure that development is safe from flooding for its intended lifespan.

7. No further development shall take place above slab level until a detailed design for the channel and crossing is submitted to, and approved by, the Local Planning Authority. The design of the channel and crossing are to be generally in accordance with the drawings, 'Alignments and Longitudinal Sections, by cgs civils, ref C2391, drawing no. 502, rev 2 and dated 06/06/23' & 'Ditch Storage and Cross Sections, by cgs civils, ref C2391, drawing no. 503, rev 2 and dated 06/05/23'.

Reason: To prevent the increased risk of flooding.

8. Before the development is occupied or utilised the first 10.00 metres of the vehicle access, measured from the rear edge of the highway (excluding the vehicle crossing - see the Informative Note below), must be laid out and constructed to a specification submitted to and approved in writing by the Local Planning Authority.

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

9. Before the development is occupied or utilised the access, geometric highway layout, turning and parking areas shown on Drawing Number 9627/100 C must be constructed, unless otherwise agreed in writing by the Planning Authority.

Thereafter, these must be maintained, kept free from obstruction and available for the purposes specified.

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

10. Before the development is occupied or utilised the cycle parking facilities shown on Drawing Number 9627/100 C must have been constructed. Thereafter, these must be maintained, kept free from obstruction and available for the purposes specified.

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

11. There must be no gates hung so as to form obstruction to the vehicular access serving the site.

Reason: To ensure the free and easy movement of vehicles through the access and to prevent any likely interruption to the free flow of traffic on the adjacent public highway.

12. Before the development hereby approved is occupied or utilised the visibility splay areas as shown on Drawing Number 9627/100 C must be cleared/excavated to a level not exceeding 0.60 metres above the relative level of the adjacent carriageway. The splay areas must thereafter be maintained and kept free from all obstructions.

Reason: To ensure that a vehicle can see or be seen when exiting the access.

13. The detailed biodiversity mitigation, compensation and enhancement/net gain strategy set out within the approved Biodiversity Plan certified by the Dorset Council Natural Environment Team on 13th June 2024 must be implemented in accordance with any specified timetable and completed in full prior to the substantial completion, or the first bringing into use of the development hereby approved, whichever is the sooner. The development shall subsequently be implemented entirely in accordance with the approved details. Thereafter, unless otherwise agreed in writing by the local planning authority, the mitigation, compensation and enhancement/net gain measures shall be permanently maintained and retained.

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

14. Prior to development above damp proof course level, details and samples of all external facing materials for the wall(s) and roof(s) (including a sample panel of the flint) shall be submitted to, and approved in writing by, the Local Planning

Authority. Thereafter, the development shall proceed in accordance with such materials as have been agreed.

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

15. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) (with or without modification) no alterations of the roofs of the dwellinghouses hereby approved, permitted by Classes B and C of Schedule 2 Part 1 of the 2015 Order, shall be erected or constructed.

Reason: To protect amenity and the character, including the dark skies, of the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty.

16. Prior to the commencement of any development hereby approved, above damp course level, a soft landscaping and planting scheme, including all means of enclosure of the public realm and domestic gardens shall be submitted to, and approved in writing, by the Local Planning Authority. The approved scheme shall be implemented in full during the planting season November - March following commencement of the development or within a timescale to be agreed in writing with the Local Planning Authority. The scheme shall include provision for the maintenance and replacement as necessary of the trees and shrubs for a period of not less than 5 years.

Reason: In the interest of visual amenity.

17. The development hereby approved shall be implemented in accordance with the means of enclosure throughout the site, as shown on the Nord Homes Boundary Treatment Plan for P/VOC/2024/01076, and in full prior to first occupation of the development, and thereafter retained.

Reason: In the interest of residential amenity.

18. Before the development hereby approved re-commences, a Construction Environment Management Plan (CEMP) must be submitted to and approved in writing by the Planning Authority. The CEMP must include:

- the hours of construction activity
- details of the location for the storage of plant and materials used in constructing the development
- details of adequate controls over emissions of dust, noise and vibration from the site

The approved CEMP shall be adhered to throughout the construction period for the development.

Reason: To minimise the likely impact of construction activity on surrounding residential properties.

Informative Notes:

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.

2. Wessex Water advise that the that the site can be adequately drained of foul effluent on the basis that foul only flows into the public foul sewer. There must be no surface water or land drainage connected either directly or indirectly into the foul sewer network. This is on the basis that further formal application is made to and approved by Wessex Water, in relation to the disposal of foul drainage from the site.
3. NOTE: An ordinary watercourse crosses your site. If you intend to obstruct the flow in the watercourse (permanently or temporarily and including culverting) you will require prior Land Drainage Consent from Dorset Council as the Lead Local Flood Authority. You are advised to contact the Flood Risk Management team by email at: floodriskmanagement@dorsetcc.gov.uk to discuss requirements.
4. The vehicle crossing serving this proposal (that is, the area of highway land between the nearside carriageway edge and the site's road boundary) must be constructed to the specification of the Highway Authority in order to comply with Section 184 of the Highways Act 1980. The applicant should contact Dorset Highways by telephone at 01305 221020, by email at dorsethighways@dorsetcouncil.gov.uk, or in writing at Dorset Highways, Dorset Council, County Hall, Dorchester, DT1 1XJ, before the commencement of any works on or adjacent to the public highway.

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

6. The applicant is reminded of their responsibility to submit evidence of compliance with the Biodiversity Plan to Dorset Natural Environment Team in order to comply fully with requirements of condition 13.

7. 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.

8. Bournemouth Water advise of the approximate location of a public 4 inch water main in the vicinity of the above proposed development and that no development will be permitted within 3 metres of the water main. The water main must also be located within a public open space and ground cover should not be substantially altered. Should the development encroach on the 3 metre easement, the water main will need to be diverted at the expense of the applicant.

Application Reference: WD/D/20/003259

Application Site: Land North of Wanchard Lane, Charminster

Proposal: Erection of 30 dwellings, associated highways works, landscaping, public open space and associated infrastructure.

Recommendation: Delegate authority to the Head of Planning and the Service Manager for Development Management and Enforcement to:

A) Approve, subject to the conditions set out at the end of this report and the completion of a legal agreement under Section 106 of The Town and Country Planning Act 1990 (as amended) in a form to be agreed by the legal services manager to secure the following:

- provision of 10 Affordable dwellings on site;
- financial contribution of £32,430 towards off-site provision equivalent to 0.5 Affordable dwellings;
- provision of the informal open space in the central part of site, and its transfer to either a Management Company or Charminster Parish Council; and
- in the event that the applicant is unable or chooses not to secure nutrient mitigation credits, then provision of an off-site nutrient mitigation scheme.

Or,

B) Refuse permission if the agreement is not completed by 3 March 2025 (6 months from the date of committee) or such extended time as agreed by the Head of Planning

Decision: Delegate authority to the Head of Planning and the Service Manager for Development Management and Enforcement to:

A) Approve, subject to the conditions set out below and the completion of a legal agreement under Section 106 of The Town And Country Planning Act 1990 (as amended) in a form to be agreed by the legal services manager to secure the following:

- provision of 10 Affordable dwellings on site;
- financial contribution of £32,430 towards off-site provision equivalent to 0.5 Affordable dwellings;
- provision of the informal open space in the central part of site, and its transfer to either a Management Company or Charminster Parish Council; and
- in the event that the applicant is unable or chooses not to secure nutrient mitigation credits, then provision of an off-site nutrient mitigation scheme.

Or,

- B) Refuse permission if the agreement is not completed by 3 March 2025 (6 months from the date of committee) or such extended time as agreed by the Head of Planning.

Conditions:

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

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

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

- Location Plan (drawing no. LP.01 Rev P1)
- Site Layout Plan (drawing no. 161_DI_10.9)
- Scheme Masterplan (drawing no. 161_DA_12.4)
- Affordable Housing Plan (drawing no. 161_DI_14.2)
- Boundary Materials Plan (drawing no. 161_DI_12.4)
- Roof Plan (drawing no. 161_DI_15.2)
- Parking Layout Plan (drawing no. 161_DI_13.2)
- Site Sections (drawing no. 161_DI_16.3)
- Proposed On-Site Levels Plan (drawing no. 01-PHL-101 Rev B)
- Preliminary Drainage Cross-Sections (drawing no. 01-PDL-102 Rev E)
- Preliminary Drainage Layout (drawing no. 01-PDL-101 Rev D)

House types:

- 2-799-Beaminster-B-Cottage-Variant (drawing no. Bea-B-C-V Rev A)
- 3-1136-Glanvilles-B-Cottage (drawing no. Gla-B-C)
- 3-1136-Glanvilles-BF-Cottage (drawing no. Gla-BF-C Rev A)
- 3-1136-Glanvilles-BS-Cottage (drawing no. Gla-BS-C Rev A)
- 3-1207-Ibberton-BFS-Informal2 (drawing no. Ibb-BFS-12)
- 3-1349-Knowlton-BF-Cottage-Variant (drawing no. Kno-BF-C-V)
- 3-1350-Special 4-B-Cottage (drawing no. Special 4-B-C Rev A)
- 3-1150-Special 4-BFS-Cottage (drawing no. Special 4-BFS-C)
- 3-1350-Charminster IV-Terrace-BF-Cottage (drawing no. Terr-BF-C)
- 3-1363-Special3-BF-C Cottage (drawing no. Special3-BF-C)
- 3-1207-Ibberton-BFS-Informal1-Variant (drawing no. Ibb-BFS-I1-V)
- 3-1460-Special1-B-Cottage-Variant (drawing no. Special1-B-C-V)
- 3-5-894-HA-R-Variant (drawing no. 894-HA-R-V)
- 4-1360-Lytchett-BS-Informal2-Variant (Lyt-BS-12-V)
- 4-1403-Morden-BFS-Informal-Variant (drawing no. Mor-BFS-I-V Rev A)
- 4-1403-Morden-BS-Informal-Variant (drawing no. Mor-BS-I-V Rev A)
- 4-1569-Regis-BS-Cottage (drawing no. Reg-BS-C Rev A)
- 4-1669-Silton-BS-Cottage (drawing no. Sil-BS-C Rev A)
- 4-1771-Special2-BF-Cottage (drawing no. Special2-BF-C)
- Flat Block Type 3-HA-BF-V (drawing no. FBT 3-HA-BF-V Rev B)
- Flat Block Type 3-HA-BFR-V (drawing no. FBT 3-HA-BFR-V Rev B)
- Triple Garage 2-B-Variant (drawing no. TrG2-B-V)

- Twin Garage 2-B (drawing no. TwG2-B)
- Double Garage 2-B (drawing no. DG2-B)
- Twin Garage 2-B (drawing no. TwG2-B)
- Single Garage 2-B (drawing no. SG2-B)
- Bin Store-B (drawing no. BS-B)

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

3. No development shall commence until a detailed surface water management scheme for the site, based upon the hydrological and hydrogeological context of the development, and including clarification of how surface water is to be managed during construction, has been submitted to, and approved in writing by the local planning authority. The finalised design should observe any recommendations made following the proposed 'confirmatory physical ground investigation' as advised by Wilson Bailey Partnership (20/04/2023.) The surface water scheme shall be fully implemented in accordance with the agreed details before the development is completed.

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

4. No development shall commence until details of maintenance & management of both the surface water sustainable drainage scheme and any receiving system have been submitted to and approved in writing by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. These should include a plan for the lifetime of the development, the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime.

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

5. Prior to the commencement of development details of a foul drainage scheme for the site shall have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the agreed scheme.

Reason: To ensure adequate facilities are provided in the interests of flooding and pollution.

6. No development shall commence until a Construction Traffic and Environment Management Plan (CTEMP) is submitted to and approved in writing by the Planning Authority. The CTEMP must include:
 - construction vehicle details (number, size, type and frequency of movement)
 - a programme of construction works and anticipated deliveries
 - timings of deliveries so as to avoid, where possible, peak traffic periods
 - a framework for managing abnormal loads

- contractors' arrangements (compound, storage, parking, turning, surfacing and drainage)
- wheel cleaning facilities
- vehicle cleaning facilities
- Inspection of the highways serving the site (by the developer (or his contractor) and Dorset Highways) prior to work commencing and at regular, agreed intervals during the construction phase
- a scheme of appropriate signing of vehicle route to the site
- a route plan for all contractors and suppliers to be advised on
- temporary traffic management measures where necessary.

The development must be carried out strictly in accordance with the approved Construction Traffic Management Plan.

Reason: To minimise the likely impact of construction traffic on the surrounding highway network and residential amenity.

7. Notwithstanding the details on the approved plans, prior to the commencement of any development hereby approved above damp proof course level, full specification details (including colour photographs) of all external facing materials (including the walls, roofs, windows, external doors and other external surfaces) shall be submitted to and agreed in writing by the Local Planning Authority. Thereafter, the development shall proceed in accordance with such materials as have been agreed.

Reason: In the interests of visual and residential amenity and surrounding Heritage Assets.

8. Notwithstanding the approved illustrative landscape strategy (Drawing No. 813.14/411d HDA6), no development above damp-proof course level shall commence until full details of the hard and soft landscape proposals have been submitted to and approved in writing by the Local Planning Authority (LPA). These details shall include: proposed finished levels or contours; planting plans; written specifications and schedules of plants noting species, planting sizes and proposed numbers/densities where appropriate; means of enclosure; all hard surfacing layouts and material specifications (including a sufficient provision of permeable features), and; implementation timetables. The landscaping scheme should reflect local character, create a sense of place, enhance biodiversity and mitigate the landscape and visual impact of the scheme. The scheme should also support the aims of the Illustrative Landscape Strategy and include native species and a grid of medium/large standard native tree varieties and understorey, to provide a substantial buffer on the northern and western site boundaries.

All hard and soft landscape works shall be carried out in accordance with the agreed landscaping scheme. The works shall be carried out in full prior to the completion of the development or in accordance with a programme agreed in writing with the Local Planning Authority. Any trees or other plants indicated in the approved landscaping details which, within a period of ten years from the date of the development being completed, die, are removed or become

seriously damaged or diseased shall be replaced during the next planting season with other trees or plants of a species and size to be first approved in writing by the Local Planning Authority. The hard landscape features shall be maintained in accordance with the details agreed by the Local Planning Authority for the lifetime of the development.

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

9. The development hereby approved shall at all times be undertaken in accordance with the tree protection and mitigation measures as set out within the arboricultural assessment & method statement (17222-AA7-Phase4-CA and tree protection plan (Drawing No. 17222-8).

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

10. The development hereby approved shall be undertaken in accordance with the ecological mitigation and net gain measures as set out in the Biodiversity Plan dated 08th February 2024 and agreed by Dorset Natural Environment Team on 19th March 2024.

Reason: To conserve and enhance biodiversity.

11. Prior to commencement of the development hereby approved above damp-proof course level, a scheme showing precise details of all external lighting (including appearance, supporting columns, siting, technical details, power, intensity, orientation and screening of the lamps) shall be submitted to and approved in writing by the Local Planning Authority. Any such scheme shall comply with the Bat Conservation Trust lighting guidelines (Guidance Note 08/18 Bats and Artificial Lighting in the UK. Bats and the built environment series) and the mitigation requirements as set out in the agreed Biodiversity Plan. The approved scheme shall be implemented before the development is fully occupied and shall be permanently maintained thereafter. No other external lighting shall be installed on site without the prior approval, in writing, of the Local Planning Authority.

Reason: In the interests of the visual and residential amenity of the area, public safety, protected species and biodiversity.

12. The construction hours of the development hereby approved shall be limited to the hours of 8.00 am to 6.00 pm Monday to Friday, and 8.00 am to 1.00 pm on Saturdays, with no construction works at any time on Sundays or Bank Holidays.

Reason: To safeguard the character and amenity of the area and living conditions of any surrounding residential properties.

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

Reason: In the interests of highway safety and capacity.

14. Before the development hereby approved is occupied or utilised the visibility splay areas shown on drawing number PHL-102 Rev F must be cleared/excavated to a level not exceeding 0.6 metres above the relative level of the adjacent carriageway. The splay areas must thereafter be maintained and kept free from all obstructions.

Reason: In the interests of highway safety.

15. Prior to commencement of any works on site (other than those required by this condition), the first 15.0 metres of the proposed access road, including the junction with the existing public highway shall be completed to at least binder course level unless otherwise agreed in writing by the Local Planning Authority.

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

16. Before the development hereby approved is occupied or utilised the visibility splay areas as shown on drawing number 01-SK-201 A must be cleared/excavated to a level not exceeding 0.6 metres above the relative level of the adjacent carriageway. The splay areas must thereafter be maintained and kept free from all obstructions.

Reason: In the interests of highway safety.

17. Before the development hereby approved is occupied or utilised, the highway improvement works as shown on Drawing Number 0891-PHL-102F (contained within Appendix B of the Transport Assessment Addendum dated 17th February 2022) shall have first been carried out in accordance with a specification which shall first have been submitted to and agreed in writing by the Local Planning Authority:

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

18. Prior to use or occupation of development hereby approved, a scheme showing details of the proposed cycle parking facilities shall be submitted to and agreed in writing by the Local Planning Authority. Thereafter the approved details shall be maintained, kept free from obstruction and available for the purpose specified.

Reason: To ensure provision of adequate cycle parking to support sustainable transport; in the interests of highway safety and residential amenity.

19. The development hereby approved shall be undertaken in accordance with the noise mitigation measures as set out in the Noise Impact Assessment report (AC108294-1R3 March 2021).

Reason: In the interests of residential amenity.

20. Measures shall be taken to ensure the re-use on-site of all suitable sands or gravels raised during construction wherever viable, environmentally feasible and practicable to re-use them. Within 3 months of the substantial completion of groundworks a report setting out the quantum (or evidenced estimate) of material reused on site shall be submitted to the local planning authority.

Reason: To comply with national and local policy on mineral safeguarding and to ensure that any suitable materials raised during construction are put to their highest and best use, while minimising the need to import aggregate materials from beyond the site, in the interests of sustainability.

21. In the event that contamination is found at any time when carrying out the approved development, it must be reported in writing immediately to the Local Planning Authority and an investigation and risk assessment must be undertaken in accordance with requirements of BS10175 (as amended). Should any contamination be found requiring remediation, a remediation scheme, including a time scale, shall be submitted to and approved in writing by the Local Planning Authority. On completion of the approved remediation scheme a verification report shall be prepared and submitted within two weeks of completion and submitted to the Local Planning Authority.

Reason: To ensure risks from contamination are minimised.

[THE FOLLOWING CONDITION TO BE ADDED IN THE EVENT THAT NUTRIENT NEUTRALITY MITIGATION IS TO BE DELIVERED THROUGH NUTRIENT CREDITS:

22. No development shall commence until the necessary nutrient mitigation credits to mitigate the impacts of the development on the Poole Harbour SPA and Ramsar have been secured from an accredited nutrient provider and a copy of the Nutrient Credit Certificate demonstrating that purchase, has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that sufficient mitigation is provided against any impact which may arise from the development on the Poole Harbour SPA and Ramsar.

Application Reference: P/FUL/2021/02623

Application Site: Four Paddocks Land South of St Georges Road Dorchester

Proposal: Erection of 107 No. dwellings & associated works, including the formation of access, landscape & ecological enhancements

Recommendation: A) Grant, subject to consultation with the Secretary of State for Transport 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 following:

- Provision of on-site Affordable Housing (minimum 35% policy-compliant amount);
- Provision, retention and management of 1.95ha land parcel northeast of St Georges Road to provide biodiversity net gain and landscape planting;
- £427.50 Index Linked towards the provision of five signs (£85.50 per sign) to improve legibility of the existing public footpath link between Max Gate and Stinsford;
- Provision/maintenance of three areas of on-site informal public open space; and
- Provision/maintenance of off-site biodiversity land.

OR,

B) Refuse permission if the agreement is not completed by 3 March 2025 (6 months from the date of committee) or such extended time as agreed by the Head of Planning.

Decision: A) Grant, subject to consultation with the Secretary of State for Transport 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 following:

- Provision of on-site Affordable Housing (minimum 35% policy-compliant amount);
- Provision, retention and management of 1.95ha land parcel northeast of St Georges Road to provide biodiversity net gain and landscape planting;
- £427.50 Index Linked towards the provision of five signs (£85.50 per sign) to improve legibility of the existing public footpath link between Max Gate and Stinsford;
- Provision/maintenance of three areas of on-site informal public open space; and
- Provision/maintenance of off-site biodiversity land.

OR,

- B) Refuse permission if the agreement is not completed by 3 March 2025 (6 months from the date of committee) or such extended time as agreed by the Head of Planning.**

CONDITIONS:

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

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

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

Location Plan: LP-001 Rev D; **Site Plans:** Sectors A-D - SP-001 Rev D; Sector A - SP-002 Rev C, Sector B - SP-003 Rev C, Sector C - SP-004 Rev C, Sector D - SP-005 Rev B, Roof Plan and House Types - SP-006 Rev E; **Street Scenes:** Sector A - SE-001, Sector B - SE-002, Sector C - SE-003 Rev A, Sector D - SE-004;

Plot Drawings:

Sector A: Plots 1-4 - 01-04-P-001, 01-04-P-002 Rev A, 01-04-P-003 Rev A, 01-04-P-004 Rev A; **Plot 5** - 05-P-001, 05-P-002, 05-P-003; **Plot 6** - 06-P-001, 06-P-002 Rev A, 06-P-003; **Plots 7-16** - 07-16-P-001, 07-16-P-002, 07-16-P-003 Rev A; **Plots 17-18** - 17-18-P-001 Rev A, 17-18-P-002 Rev A, 17-18-P-003; **Plot 19** - 19-P-001, 19-P-002 Rev A, 19-P-003; **Plot 20** - 20-P-001, 20-P-002 Rev A, 20-P-003; **Plots 21-28** - 21-28-P-001 Rev A, 21-28-P-002 Rev A; **Plots 29-33** - 29-33-P-001, 29-33-P-002, 29-33-P-003 Rev A, 29-33-P-004 Rev A, 37-38-P-005; **Plots 34-36** - 34-36-P-001 Rev A, 34-36-P-002 Rev A, 34-36-P-003 Rev A; **Plots 37-38** - 37-38-P-001, 37-38-P-002 Rev A, 37-38-P-003; **Plot 39** - 39-P-001, 39-P-002, 39-P-003, 39-P-005; **Plots 40-42** - 40-42-P-001, 40-42-P-002 Rev A, 40-42-P-003 Rev A;

Sector B: Plots 43-45 - 43-45-P-001, 43-45-P-002 Rev A, 43-45-P-003 Rev A, 43-45-P-004 Rev A, 43-45-P-005; **Plot 46** - 46-P-001, 46-P-002, 46-P-003; **Plots 47-48** - 47-48-P-001, 47-48-P-002 Rev A, 47-48-P-003; **Plots 49-54** - 49-54-P-001, 49-54-P-002, 49-54-P-003, 49-54-P-004 Rev A, 49-54-P-005 Rev A; **Plots 55-56** - 55-56-P-001 Rev A, 55-56-P-002 Rev A, 55-56-P-003; **Plots 57-59** - 57-59-P-001, 57-59-P-002 Rev A, 57-59-P-003;

Sector C: Plots 60-63 - 60-63-P-001 Rev A, 60-63-P-002 Rev A, 60-63-P-003 Rev A, 60-63-P-004 Rev A, 60-63-P-005 Rev A, 60-63-P-006; **Plots 64-66** - 64-

66-P-001, 64-66-P-002 Rev A, 64-66-P-003 Rev A, 64-66-P-004 Rev A; **Plots 67-69** - 67-69-P-001, 67-69-P-002, 67-69-P-003 Rev A, 67-69-P-004 Rev A; 67-69-P-005; **Plots 70-71** - 70-71-P-001, 70-71-P-002 Rev A, 70-71-P-003 Rev A, 70-71-P-004; **Plots 72-74** - 72-74-P-001, 72-74-P-002 Rev A, 72-74-P-003 Rev A; **Plot 75** - 75-P-001 Rev A, 75-P-002 Rev C, 75-P-003 Rev B, 75-P-004; **Plots 76-77** - 76-77-P-001 Rev A, 76-77-P-002 Rev D, 76-77-P-003 Rev B; **Plot 78** - 78-P-001, 78-P-002 Rev A, 78-P-003; **Plots 79-82** - 79-82-P-001 Rev A, 79-82-P-002 Rev C, 79-82-P-003; **Plots 83-84** - 83-84-P-001, 83-84-P-002 Rev A, 83-84-P-003;

Sector D: Plots 85-86 - 85-86-P-001, 85-86-P-002 Rev A, 85-86-P-003; **Plot 87** - 87-P-001 Rev.A, 87-P-002 Rev A, 87-P-003 Rev.A; **Plots 88-91** - 88-91-P-001, 88-91-P-002, 88-91-P-003 Rev A, 88-91-P-004 Rev A, 88-91-P-005; **Plots 92-95** - 92-95-P-001, 92-95-P-002, 92-95-P-003 Rev A, 95-P-004 Rev A; **Plots 96-98** - 96-98-P-001, 96-98-P-002, 96-98-P-003 Rev A, 96-98-P-004 Rev A, 96-98-P-005; **Plots 99-102** - 99-102-P-001, 99-102-P-002, 99-102-P-003 Rev.A, 99-102-P-004 Rev A, 99-102-P-005; **Plot 103** - 103-P-001, 103-P-002 Rev A, 103-P-003; **Plots 104-106** - 104-106-D19-P-001, 104-106-P-002, 104-106-P-003 Rev A, 104-106-P-004, 104-106-P-005; **Plot 107** - 107-P-001, 107-P-002 Rev A, 107-P-003 Rev A; **Plot 108** - 108-P-001 Rev.A, 108-P-002 Rev A, 108-P-003;

Roads & Drainage: Preliminary Drainage Layout Sector A - 01-PDL-101 Rev C; Preliminary Drainage Layout Sector B - 01-PDL-102 Rev D; Preliminary Drainage Layout Sector C - 01-PDL-103 Rev E; Preliminary Drainage Layout Sector D - 01-PDL-104 Rev B; Preliminary Access Arrangement Paddock B - 0485-01-PHL-01 Rev H; Preliminary Access Arrangement Paddock D - 0485-01-PHL-02 Rev G; Preliminary Access Arrangement Paddock C - 0485-01-PHL-03 Rev I; Preliminary Access Arrangement Paddock A - 0485-01-PHL-04 Rev G; Preliminary Highway Surfacing Plan - 0485-01-PHL-101 Rev F; Preliminary Adoption Plan – 0485-01-PHL-102 Rev.F; Preliminary Levels Plan - Sheet 1 - 01-PHL-1001 Rev C; Preliminary Levels Plan Sheet 2 - 01-PHL-1002 Rev C; Preliminary Levels Plan Sheet 3 - 01-PHL-1003 Rev E; Preliminary Levels Plan Sheet 4 - 01-PHL-1004 Rev B; Road Profile Sheet 1 – 01-RP-101 Rev B; Road Profile Sheet 2 – 01-RP-102 Rev A; Road Profile Sheet 3 - 01-RP-103 Rev B; Highway Surfacing Plan - 01-PHL-101 Rev D;

Landscape General Arrangement Plans: Whole site - 1168-001 Rev P4; Parcel A - 1168-002 Rev P4; Parcel B - 1168-003 Rev P4; Parcel C - 1168-004 Rev P4; Parcel D - 1168-005 Rev P4

Wetland Habitat Creation Plan: 1168-R002 Rev P1; **Bat and Bird box plan** - SP-007 Rev A.

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

3. Prior to commencement of the development hereby approved above damp-proof course level, details and samples of all external facing materials (including, walls, porches, chimneys, roofs, fenestration detail and man-made boundary features throughout the site) shall be submitted to, and approved in writing by, the Local Planning Authority. Thereafter, the development shall proceed in accordance with such materials as have been agreed.

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

4. The approved external Lighting Strategy (Drawing Nos 4237-ID-DR-3001 P01; 4237-ID-DR-3002 P03; 4237-ID-DR-4001 P03; 4237-ID-DR-4002 P02) shall be implemented before each development parcel (A-D) is fully occupied and shall be permanently maintained thereafter. No further external lighting shall be installed on site without the prior approval, in writing, of the Local Planning Authority.

Reason: In the interest of the amenity of the area, public safety, protected species and biodiversity.

5. Prior to first occupation of the development hereby approved, a Bat Monitoring Programme shall be submitted to and approved in writing by the Local Planning Authority to include:
 - a) Survey programme of the on-site habitats and the offsite compensation wetland habitat field north of St George's Road (Drawing no 1168-R002 revision P1), including survey design, area and frequency;
 - b) Programme of monitoring and maintenance of mitigation measures and their frequency;
 - c) Programme of monitoring of light levels and luminaires present on site and their frequency;
 - d) Details of who will be responsible for commissioning and undertaking survey and monitoring;
 - e) Frequency of and framework for reporting to the local planning authority; and
 - f) Framework for agreeing changes to management and mitigation delivery if these are required

Once the Bat Monitoring Programme is approved and once the development is first occupied, the Programme shall be implemented.

Reason: In the interest of protected species and biodiversity.

6. The development hereby approved shall accord with the acoustic measures set out in the Noise and Vibration Assessment (AS8670.210222.NVIA2.3 – dated 15th April 2021). The development hereby approved shall not be occupied until precise specification and performance details of the acoustic fencing, as recommended in this Assessment, is submitted to and approved in writing by the Local Planning Authority. This fencing, along with all the other measures set out

in the Assessment (including the stated minimum sound attenuation), shall be implemented in full prior to first occupation of any dwelling.

Reason: To protect the amenity and living conditions of occupiers of the residential properties.

7. Prior to occupation of each development parcel (A-D), the access, geometric highway layout, turning and parking areas shown on the submitted drawings must be constructed. Thereafter, these must be maintained, kept free from obstruction and available for the purposes specified.

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

8. Prior to occupation of each development parcel (A-D), the first 15.0 metres of the vehicle access, measured from the rear edge of the highway (excluding the vehicle crossing - see Informative Note 3 below), must be laid out and constructed to a specification submitted to and approved in writing by the Local Planning Authority.

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

9. Prior to occupation of each development parcel (A-D), the visibility splay areas as shown on the approved plans must be cleared/excavated to a level not exceeding 0.6 metres above the relative level of the adjacent carriageway. The splay areas must thereafter be maintained and kept free from all obstructions at all times.

Reason: To ensure that a vehicle can see or be seen when exiting the access.

10. Prior to occupation of each development parcel (A-D), the following works must have been constructed to the specification which has first been submitted to and approved by the Planning Authority in writing:

- a) Widening of St George Road with alterations to footway alignment;
- b) Suitable amendment to the existing cycle/footway at its emergence point adjacent to the Sector B access;
- c) Raised table/informal Pedestrian crossing for Smokey Hole Lane PROW at the access of Sector D; and
- d) Various tactile pedestrian crossing points on Syward Road.

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

11. Prior to use or occupation of development hereby approved, a scheme showing details of the proposed cycle parking facilities, to be provided for each residential property, shall be submitted to and agreed in writing by the Local Planning Authority. Thereafter the approved scheme shall be maintained, kept free from obstruction and available for the purpose specified.

Reason: To ensure provision of adequate cycle parking to support sustainable transport; in the interests of highway safety and residential amenity.

12. The development hereby approved shall be carried out in complete accordance with the details and requirements of the submitted 'Construction Method Statement (CMS) and Construction Environmental Management Plan (CEMP)' Rev B dated 18/03/2024 for the entire duration of its construction phase.

Reason: In the interests of residential amenity and to minimise the likely impact of construction traffic on the surrounding highway network and prevent the possible deposit of loose material on the adjoining highway.

13. Before the development hereby approved is occupied or utilised, a Travel Plan must be submitted to and approved in writing by the Planning Authority. The Travel Plan, as submitted, will include:

- Targets for sustainable travel arrangements.
- Effective measures for the on-going monitoring of the Travel Plan.
- A commitment to delivering the Travel Plan objectives for a period of at least five years from first occupation of the development.
- Effective mechanisms to achieve the objectives of the Travel Plan by the occupiers of the development.

The development must be implemented only in accordance with the approved Travel Plan.

Reason: In order to reduce or mitigate the impacts of the development upon the local highway network and surrounding neighbourhood by reducing reliance on the private car for journeys to and from the site.

14. The development hereby approved shall be undertaken in accordance with the submitted Landscape and Ecology Management Plan (1168-SP-01-P1 dated 01.07.2021), as approved by the Council's Certificate of Approval issued 13th May 2022.

Reason: In the interests of protected species and biodiversity, and to accord with the approved Landscape and Ecology Management Plan.

15. Before first occupation of Sector A hereby approved, the pedestrian link to Public Footpath S2/27 (Smokey Hole Lane) as shown on Drawing No. SP-002

Rev C (received on 16th March 2022) shall be provided through this development site up to its boundary.

Reason: To ensure satisfactory pedestrian permeability and linkage with the surrounding area.

16. No development shall take place until a detailed surface water management scheme for the site, based upon the hydrological and hydrogeological context of the development, and including clarification of how surface water is to be managed during construction, has been submitted to, and approved in writing by the local planning authority. The surface water management scheme is to be generally in accordance with the 'Flood Risk Assessment, by AWP, ref 0485, rev C and dated 15/04/24'. The design of the surface water drainage scheme shall be supported by a statement from a suitably qualified and experienced engineer that confirms that the winter groundwater conditions, and the locations and depths of the proposed infiltration tanks, provide for a 1m vertical buffer between the base of the tank and the highest groundwater level expected. The surface water scheme shall be fully implemented in accordance with the submitted details before the development is completed.

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

17. No development shall take place until details of maintenance and management of both the surface water sustainable drainage scheme and any receiving system have been submitted to and approved in writing by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. These must include a plan for the lifetime of the development, the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime.

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

18. The development hereby approved shall be undertaken in accordance with the submitted Arboricultural Impact Assessment Report (04668 AIA 9.3.21). All trees and hedges shown to be retained in the Amended Tree Protection Plans Site A, Site B, Site C and Site D (plan ref's: 04668 TPP Rev A dated 26.11.2021) shall be fully safeguarded during the course of site works and building operations. No works shall commence on site until all trees to be protected on and immediately adjoining the site shall be protected from damage for the duration of works on the site to the satisfaction (to be confirmed in writing) of the Local Planning Authority in accordance with BS 5837:2012 (Trees in relation to construction - recommendations) or any new Standard that may be in force at the time that development commences. No unauthorised

access or placement of goods, fuels or chemicals, soil or other material shall take place within the tree protection zone(s).

Any trees or hedges removed without the written consent of the Local Planning Authority, or dying or being severely damaged or becoming seriously diseased before the completion of development or up to five years after occupation of the last dwelling shall be replaced with trees or hedging of such size, species in a timescale and in positions as may be approved in writing by the Local Planning Authority.

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

19. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the use or first occupation of the site or in accordance with a programme agreed in writing with the Local Planning Authority. Any trees or other plants indicated in the approved scheme which, within a period of five years from the date of the development being completed, die, are removed or become seriously damaged or diseased shall be replaced during the next planting season with other trees or plants of a species and size to be first approved in writing by the Local Planning Authority. Hard landscape features will be maintained in perpetuity.

Reason: In the interests of visual amenity of the area and the amenity of the future occupiers of the development.

20. No development shall commence on site until details of the surfacing materials to be used on the highway and footways to include the private parking courts shall be submitted to the local planning authority for approval in writing. The development shall be carried out in accordance with the approved details.

Reason: In the interest of the visual amenity of the area.

21. In the event that contamination is found at any time when carrying out the approved development, it must be reported in writing immediately to the Local Planning Authority and an investigation and risk assessment must be undertaken in accordance with requirements of BS10175 (as amended). If any contamination be found requiring remediation, a remediation scheme shall be carried out in accordance with details, including a time scale, which shall first be submitted to and approved in writing by the Local Planning Authority. Prior to first occupation or use of the development hereby approved, a verification report to confirm that the site is fit for purpose, including any agreed remediation, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure risks from contamination are minimised.

22. The development hereby approved shall be undertaken in accordance with the requirements of the submitted "Written scheme of investigation for an archaeological excavation" (ACW1394/1/2 – August 2021).

Reason: To safeguard and/or record the archaeological interest on and around the site.

23. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) (with or without modification) no enlargement(s) of the dwellinghouse referred to as Plot 75 on the approved plans hereby approved, permitted by Class A and Class B of Schedule 2 Part 1 of the 2015 Order, shall be erected or constructed.

Reason: To protect the setting of the adjacent listed property.

24. No development shall commence until the necessary nutrient mitigation credits to mitigate the impacts of the development on the Poole Harbour SPA and Ramsar have been secured from an accredited nutrient provider and a copy of the Nutrient Credit Certificate demonstrating that purchase, has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that sufficient mitigation is provided against any impact which may arise from the development on the Poole Harbour SPA and Ramsar.

Informative Notes:

1. *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.*

2. *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.

- 3. The applicant is advised that, notwithstanding this consent, if it is intended that the highway layout be offered for public adoption under Section 38 of the Highways Act 1980, the applicant should contact Dorset Council's Development team. They can be reached by telephone at 01305 225401, by email at dli@dorsetcc.gov.uk, or in writing at Development team, Infrastructure Service, Dorset Council, County Hall, Dorchester, DT1 1XJ.*
- 4. The applicant should be advised that the Advance Payments Code under Sections 219-225 of the Highways Act 1980 may apply in this instance. The Code secures payment towards the future making-up of a private street prior to the commencement of any building works associated with residential, commercial and industrial development. The intention of the Code is to reduce the liability of potential road charges on any future purchasers which may arise if the private street is not made-up to a suitable standard and adopted as publicly maintained highway. Further information is available from Dorset Council's Development team.*
- 5. The vehicle crossing serving this proposal (that is, the area of highway land between the nearside carriageway edge and the site's road boundary) must be constructed to the specification of the Highway Authority in order to comply with Section 184 of the Highways Act 1980. The applicant should contact Dorset Highways by telephone at 01305 221020, by email at dorsethighways@dorsetcouncil.gov.uk, or in writing at Dorset Highways, Dorset Council, County Hall, Dorchester, DT1 1XJ, before the commencement of any works on or adjacent to the public highway.*
- 6. The highway improvements referred to in the recommended condition above must be carried out to the specification and satisfaction of the Highway Authority in consultation with the Planning Authority and it will be necessary to enter into an agreement, under Section 278 of the Highways Act 1980, with the Highway Authority, before any works commence on the site.*

Application Reference: P/OUT/2023/01413

Application Site: Land between Linden House and Rose Cottage Wavering Lane, West Gillingham, SP8 4NR

Proposal: Erection of 2no. dwellings with associated parking & amenity areas & a new vehicular access (outline application to determine access only)

Recommendation: Grant planning permission subject to conditions.

Decision: REFUSE

The site lies on a greenfield site outside the settlement boundary for Gillingham. The site is not allocated for housing development in either the adopted Local Plan or more recent Gillingham Neighbourhood Plan. The proposed development would not meet local identified housing needs, nor represent a type of development that would be appropriate in the countryside, or otherwise have a demonstrable overriding need for a countryside location. The development of the site would therefore represent a unsustainable form of development, contrary to the spatial strategy of the adopted development plan, specifically Policies 2, 6 and 20 of the North Dorset Local Plan Part 1 2016. It would also conflict the National Planning Policy Framework 2023.