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EASTERN AREA PLANNING COMMITTEE

MINUTES OF MEETING HELD ON WEDNESDAY 31 JULY 2024

Present: Cllrs David Tooke (Chair), Duncan Sowry-House (Vice-Chair), Alex Brenton, Toni Coombs, Beryl Ezzard, Scott Florek, Spencer Flower, David Morgan, Andy Skeats and Bill Tritte

Apologies: Cllrs Barry Goringe and Hannah Hobbs-Chell

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

Elizabeth Adams (Development Management Team Leader), Lara Aintree (Senior Lawyer - Regulatory), James Brightman (Senior Planning Officer), Kim Cowell (Development Management Area Manager (East)), Claire Hicks, Joshua Kennedy (Democratic Services Officer), Ellie Lee, Emma MacDonald (Planning Officer) and Megan Rochester (Democratic Services Officer)

85. Declarations of Interest

Cllr Beryl Ezzard made a declaration in respect of agenda item 11 that she would not take part in the debate or vote but would speak as the Local Ward Member and would withdraw herself from the meeting once she had made her representation.

Cllr Scott Florek, made a declaration to agenda item 10, it was agreed that he would not take part in the debate or vote, nor would he speak as the Local Member. He agreed to withdraw himself from the meeting.

Cllr Duncan Sowry-House made a declaration to agenda item 10, it was agreed that he would not take part in the debate or vote but would speak as the Local Ward Member and would withdraw himself from the meeting once he had made his representation.

86. Minutes

The minutes of the meeting held on Wednesday 24th April were confirmed.

87. 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.

88. **Planning Applications**

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

89. **P/RES/2024/01209 - 97 and 99 High Street, Sturminster Marshall, BH21 4AT**

Update:

- There was an additional plan Drawing No. DD06B Proposed floor & roof plans houses 3-5 that had not been published within the officer's report.

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 street scenes highlighted the existing buildings and details of the refused dwellings were discussed. Images of the proposed elevations, roof plans and an artist impression of the proposal were also included within the presentation. Details of the proposed landscaping as well as the impact on the character and appearance of the area and setting of the listed Holly Cottage were outlined. As well as highlighting the impact on the living conditions of occupants adjacent to the proposal, members were informed of the site history, that the principle of development had been approved in outline and that there was no harm to the adjacent heritage assets. There was no adverse impact on the character and appearance of the immediate area and the scale of the dwelling was now deemed acceptable having been reduced following the refusal of a previous application.

In addition to this the Case Officer also provided members with submitted images of the proposed elevations, floor and roof plans. The officer's recommendation was to grant planning permission for both applications subject to conditions set out in the officer's report.

Public Participation

The planning agent addressed the committee and introduced himself as a representative on behalf of the applicant. Mr McKeon explained the history of the proposal which had previously been refused due the impact on the nearby listed building. The proposal had been revised and the proposed street scenes had reduced in scale. He highlighted that there had been an increase in spacing between the properties, there was no harm to the heritage asset and the units had reduced in scale. The strategic positioning of the bedroom window would have not created harm or overlooking. The agent extended their thanks to the officers and expressed their opinion that the best possible scheme had been presented to members. To conclude, Mr McKeon suggested that the proposal built upon positive aspects of the previous application and in principle, it was an attractive and good scheme which included good parking provision which contributed to the character and appearance of the High Street.

Members questions and comments

- Clarification regarding the history of the development.
- Clarification regarding the scale of the development and the proposed floor space.
- Biodiversity mitigation
- Noise attenuation and boundaries to protect the amenity of neighbours.
- Confirmation of the landscaping scheme.
- Members noted the objections raised from the Parish Council and their comments regarding the scale of the development not being in keeping with the area.
- Consideration of solar panels.
- Reduction in the height of the proposal.
- Clarification regarding the proposed road surfacing materials for noise mitigation.
- Referred to the need for an additional condition to remove permitted development rights for extensions above ground floor level for the proposed dwellings.

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 Spencer Flower, and seconded by Cllr Andy Skeats, subject to the additional condition of permitted development rights above ground floor level as well as conditions set out in the officer's report.

Decision: To grant the officer's recommendation for approval subject to the additional condition to remove permitted development rights for extensions above ground floor level as well as the conditions set out in the officer's report.

90. **P/FUL/2024/00495 - 1 Cherry Tree Close, St Leonards and St Ives, BH24 2QN**

Update:

- There was a typo in the report regarding space standards.

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. Drawings of the proposed floor plans, elevations and block plan were shown. Images of the existing and proposed development and street scenes were also included. The principle of development in this location was explained along with examples of 'backland' development in the vicinity, the impact upon neighbouring amenity, amenity of future occupiers, trees and landscaping. In addition to this, details regarding highways, parking, flooding, drainage and impacts to Dorset heathlands were also set out. The principle of development was considered to be acceptable and accorded with local policy KS2. Therefore, the officer's recommendation was to grant subject to conditions set out in the officer's report.

Public Participation

Cllr Parker spoke on behalf of the Parish Council in objection to the proposal. He referenced the site as being in a rural area, and considered the proposal to be overdevelopment which did not preserve the character of the area. In addition to this, the Parish Council considered the proposal to breach policies HE2 and HE3 of the Christchurch and Ease Dorset Local Plan as well as policies the East Dorset Local Plan. The speaker advised that parking was inadequate, there were no visitor spaces and parking would worsen on an already narrow road. He referenced 'backland' development at 9 Cherry Tree close and expressed concern over development elsewhere in St Leonards but stressed that members needed to consider each application on its own merits. Concerns were also raised about surface water flooding, and he hoped members would refuse the officers recommendation.

Members questions and comments

- Clarification regarding fire building regulations and emergency vehicle access.
- Confirmation on imposing conditions regarding pumping systems.
- Questions regarding whether there had been evidence as to whether surface water flooding had worsened.
- Clarification as to whether there was a site management plan and rational for continuation of construction.
- Concerns regarding local impact and surface water flooding.
- Members were sympathetic to the concerns raised by the Parish Council.
- Members noted that there were engineering solutions to mitigate flooding risk.
- Concerns regarding parking provision.
- Amendment to condition 6 identified as necessary to amend the hours of construction in the interests of neighbouring amenity.

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 Toni Coombs, and seconded by Cllr Duncan Sowry-House with the additional condition of a site management plan to include contractors arrangements for parking as well as an amendment to condition 6 regarding an alteration to the hours of construction, with a restriction to 6pm instead of 7pm as proposed in the officer recommendation.

Decision: To grant the officer's recommendation for approval subject to conditions set out in the officer's report, an additional condition to secure a site management plan and an amendment to condition 6 regarding an alteration to the hours of construction.

91. **P/FUL/2023/03855 - Kemps Country House, Wareham Road, East Stoke**

Update:

- The Case Officer provided an update regarding Nutrient Neutrality. The Nitrogen Reduction in Poole Harbour Supplementary Planning Document could no longer be given weight and alternative mitigation to avoid harm to Poole Harbour Special Protection Area would be required prior to a positive determination of the planning application.

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 existing site and proposed plans were shown. Members were provided with details of the housing delivery test and the previously refused scheme. The Case Officer also referred to the planning designations and constraints, in particular noting surface water flood risk, the National Landscape (AONB), Tree Preservation Order and groundwater flood risk susceptibility. The scale, layout, design and impact on character and appearance of area were considered to be acceptable subject to conditions. Therefore, the officer's recommendation was that Members grant delegated power to the Head of Planning to grant permission subject to conditions set out in the officer's report if nutrient mitigation could be secured and otherwise refuse the application.

Public Participation

There was no public participation.

Members questions and comments

- Questions regarding rainwater diversion and whether there had been any consideration to the inclusion of solar panels, rainwater collection or heat pumps.
- Bat mitigation
- Clarification regarding what the mitigation was that members were voting on.

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 subject to nitrate mitigation or **REFUSE** permission is mitigation could not be secured, was proposed by Cllr Duncan Sowry-House, and seconded by Cllr David Morgan.

Decision: Grant planning permission subject to conditions once mitigation to secure nutrient neutrality has been secured. Refuse permission if no mitigation secured within 6 months or extended date approved by the Head of Planning.

92. **P/FUL/2024/00337 - Mushroom Field, Furzebrook Road, Stoborough**

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 site and existing access were shown. Members were provided with details of the visibility splay plan, site context and location plan which included details of the site plan identifying the proposed new entrance referencing the constraints to the existing access. The officer also highlighted the planning designations including details of the Dorset National Landscape (AONB), the Dorset heathlands buffer as well as the surface water flood risk. The proposal was supported by sufficient justification and evidence to determine that subject to conditions, the proposal was acceptable in principle in the countryside and would further the purposes of conserving and enhancing the natural beauty of the Dorset National Landscape. Therefore, the officer's recommendation was to grant subject to conditions set out in the officer's report.

Public Participation

Mr Jones addressed the committee as the site owner. He informed members that the proposal was currently situated within a 5-acre field which had been abandoned since 2021 and since this time there had been a significant level of forced access. The new owners (since 2023) wanted to create a safe access to enable the site to serve its original agricultural purpose; vehicle access was essential. Mr Jones highlighted the history of the proposal, noting a larger entrance had previously been refused. Since, the applicant had revised their plans and reduced the gate size to comply. He hoped members would support the officer's recommendation otherwise the field would be abandoned and unproductive.

Members questions and comments

- Access for neighbouring properties.
- Queried rationale for this application coming to committee.
- Clarification regarding what comments had been made by the Highways Department.

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 Alex Brenton, and seconded by Cllr David Morgan.

Decision: To grant approval in line with the officer's recommendation.

93. P/VOC/2024/00411 - 33 Corfe View Road, Corfe Mullen, BH21 3LY

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 existing street scene as well as approved and proposed elevations and floor plans were shown. Members were informed

that the principle of development had already been established and they were provided with details of the site context and location plan. The Case Officer highlighted that the scale, design, impact on character and appearance were considered to be acceptable and that the proposed amendments to windows and doors would reduce neighbour perception of overlooking compared to the extant consent. The scale and form of the development had already been granted and the variation of conditions proposed minor material amendments to the previously approved windows, doors and external materials. The officer's recommendation was to grant subject to conditions.

Public Participation

Mr Selby spoke in objection to the proposal on behalf of 7 neighbours. He referenced correspondence on file and stated that the existing dwelling was overbearing, overlooked other properties and impacted amenity. He considered the officer report misleading and suggested members should view the property for themselves. Mr Selby also expressed his disappointment regarding damage to the roads from large lorries, resulting in dust, dirt and sand covering the area and questioned who was responsible. He asserted that the proposal was inappropriate, referring to it as a monstrosity, and informed members that he had paid a sum to plant trees to mitigating overlooking. The windows were not an issue, but the cladding would be unacceptable. He urged members to refuse.

Mr Shenoy spoke in support of the proposal. He expressed his opinion that the development was a well-designed modern building which makes a positive addition to Corfe Mullen. Mr Shenoy noted the criticism received from other residents; however, he considered that the development would be beneficial to the area. He hoped members would support the officer's recommendation.

Ms McCormick spoke on behalf of Mr Mills, the owner, in his absence. Within his representation he noted other residents' opinions, however, assured members that they weren't developers, they were just hoping to create a family home within an area which they felt captivated by. The applicant hoped members would support the officer's recommendation as the cladding would soften the appearance of the building. Mr Mills also responded to comments made by the town council within his representation by stating that the proposal was tucked away from view. He considered that it aligned with the NPPF and maintained the character of the area.

Cllr Sowry-House made a representation as the Local Ward Member. He was pleased to see local residents raising their concerns and attending committee. Cllr Sowry-House did not agree that the cladding proposed was appropriate for the site. He assured members that he did not have any concerns regarding windows, however, he hoped members would overturn the officer's recommendation and refuse.

Members questions and comments

- Concerns regarding the scale of the proposal.
- Concerns regarding the colour of the proposed cladding.
- Clarification regarding the details of condition 2 to ensure that it was more in keeping with the area.

- Members noted the amendments were proposed by the applicant to reduce the visual impact, however, they noted the comments made by local residents and their concerns about the visual impact.
- Vegetation screening opportunities were considered to mitigate the impact on neighbouring properties.
- The development was considered to be prominent within the street scene.
- Cllr Toni Coombs proposed to grant the officers recommendation, Cllr David Morgan seconded the proposal; however, the motion fell at the vote.

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 Spencer Flower, and seconded by Cllr Alex Brenton.

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

The proposed cladding of the first-floor extensions in a dark colour would amplify the visual impact of the enlarged building to the detriment of local visual amenity resulting in harm to the character of the area contrary to policy HE2 of the Christchurch and East Dorset Local Plan: Part 1, Core Strategy.

94. **P/HOU/2024/01422 - Alexander House, 33 Stoborough Meadow, Wareham, BH20 5HP**

With the aid of a visual presentation including plans and photographs, the Case Officer identified the site and explained the proposal and relevant planning policies to members. Photographs of the dwelling and plans of the proposed elevations were shown, including details of the proposed cedar cladding. Members were provided with a summary of the key issues and third party comments which raised concerns regarding the proposal not being in keeping with the area, impacting the Dorset National Landscape, and the street scene due to its prominent location. The Case Officer advised members that the proposed modifications would not harm the character of the area subject to a condition to ensure the materials and colour for the cladding were acceptable. There was no wider impact on the Dorset National Landscape and were no significant impact on neighbours. The principle of development was considered acceptable. Therefore, the officer's recommendation was to grant subject to conditions set out in the officer's report.

Public Participation

Local residents spoke in objection to the proposal. They explained that the housing estate had won awards due to its high standard of design. They noted that Alexander House was in a prominent position and asserted that cladding was an appropriate material to use. It was highlighted that there were currently no other buildings within the vicinity which had cladding to the extent proposed, therefore it

was not in keeping with the character of the area and would have looked out of place, causing the area to lose its distinctive characteristics. Residents were concerned that if approved, it would set a precedence within the village. The site being situated near the National Landscape (AONB) was also discussed as well as the other materials which had been used to create other dwellings within the area. Residents hoped that members would listen to their concerns and overturn the officer recommendation on the basis of inappropriate designs and materials.

Mr George Robson spoke on behalf of his father Mr Andrew Robson, the applicant. He explained to members that he lived at the property with his parents. Mr Robson explained that when the existing rendering was applied, it had not been done so properly and therefore as it was a prominent property, something had to be done. Careful consideration had been undertaken to ensure that the materials were appropriate. The applicants highlighted the need for replacing more sustainable windows and their desire to make their property look more respectable.

The Local Ward Member made a representation in objection to the proposal of behalf of over 50 residents and the Parish Council. Cllr Ezzard highlighted that the proposal was designed by an award-winning architect and informed members that it was a focal point when entering the site. The Local Ward member noted the comments received by the applicant, however she felt that the original builders should have been informed if the cladding work had not been completed correctly. She highlighted the history of the site and that any change should have come to committee.

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

Members questions and comments

- Clarification regarding what weight could have been given to the Purbeck Local Plan.
- The site was made up of a design variance with a variety of materials.
- Cladding was not in keeping with the style or grandeur of the building. It was not appropriate for the house within the location.
- Members referred to policy E2 of the Arne neighbourhood Plan, the LP policies and Purbeck Design Guidance and did not consider that the proposal was in keeping with the area.
- Significant property on the site which was designed by an award-winning architecture.
- Members noted that they did not have issues with fascia and windows, their concerns lay with the scale of the proposed cladding.
- PD rights were removed to safeguard the character of the estate. The previous Purbeck Council had gone to great lengths to preserve this; therefore, the successor council should not alter or undermine those decisions.

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 Toni Coombs, and seconded by Cllr Duncan Sowry-House.

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

- The proposed cladding of the entire first floor of the dwelling would be unsympathetic with the property and estate design, would not reflect local distinctiveness and would not truly integrate with its surroundings, given its prominent location, contrary to Policy E12 of the Purbeck Local Plan, Policy 2 of the Arne Neighbourhood Plan and the Purbeck District Design Guide.

95. **P/FUL/2024/01190 - St Ives County First School, Sandy Lane, St Leonards and St Ives, Dorset, BH24 2LE.**

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 street scenes, proposed elevations and floor plans were shown. Members were also provided with details of the site context and location plan with the planning constraints highlighted. The proposal was within the urban area where the principle of development had been considered acceptable, subject to any material planning considerations. The design was appropriate and was well screened from public vantage points. No significant trees had been affected and the proposal was acceptable subject to condition for biodiversity enhancement measures. The officer explained the relationship with neighbouring properties and trees; no significant harm from the small classrooms was identified. The officer's recommendation was to grant subject to conditions set out in the report.

Public Participation

There was no public participation.

Members questions and comments

- Members were pleased to support the officer's recommendation as they felt it was needed to support the educational needs of small groups within the school setting.
- Confirmation regarding red grandis cladding.

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 David Morgan, and seconded by Cllr Duncan Sowry-House.

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

96. **Urgent items**

There were no urgent items.

97. **Exempt Business**

There was no exempt business.

Decision Sheet

Duration of meeting: 10.00 am - 2.38 pm

Chairman

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Eastern Area Planning Committee
Wednesday 31st July
Decision List

Application Reference: P/RES/2024/01209

Application Site: 97 and 99 High Street, Sturminster Marshall, BH21 4AT

Proposal: Reserved matters application seeking consent for Appearance, Scale and Landscaping in respect to approved outline application P/OUT/2021/04873 (Access and Layout to demolish a pair of semi-detached bungalows and replace with 5 x 3-bedroom dwellinghouses).

Recommendation: GRANT subject to conditions

Decision: Grant, subject to the following conditions:

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

tbd-127 OU-02 Location Plan

DD01 Existing Site

DD03C Proposed Site Plan

DD04B Proposed Floor and Roof Plans houses 1 & 2

DD05E Proposed Elevations houses 1 & 2

DD06B Proposed Floor and Roof Plans houses 3-5

DD07B Proposed elevations – rear terrace

DD08B revised street scene

10778A Landscape Plan

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

2. Prior to development above damp-proof course level, details of all external facing materials for the walls and roofs shall be submitted to, and approved in writing by, the Local Planning Authority. This shall include samples of the brick and roof slate which shall be made available for inspection on the application site by prior arrangement. Thereafter, the development shall proceed in accordance with such materials as have been agreed.

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

3. In the first planting season following the substantial external completion of the development, the soft landscaping of the site shall be completed in accordance with the details on the approved landscaping plan by Land Products (Wessex) Ltd Drawing No. 10778a and measures put in place to protect damage to the vegetation within the ownership of the adjacent property at Holly Cottage, 101 High Street. Any new plants found to be damaged, dead or dying in the first five years following completion shall be replaced.

Reason: In the interests of the character of the area and amenity of the occupants of Holly Cottage, 101 High Street.

4. Prior to the first occupation of the dwellings hereby approved the bin stores, cycle parking, hard surfacing and 1.8m high boundary fencing shall be erected in accordance with the proposed site plan DD03B.
Reason: In the interests of the amenity of future occupiers
5. Prior to first occupation of units 1 and 2 and the southern-most terraced property, the rooflights shown to be serving bathrooms in those properties shall be obscure glazed to level 3 industry standard and these shall be fixed shut unless the cill height is at least 1.7m above the finished floor level of the room they serve. The rooflights shall thereafter be maintained as such.
Reason: In the interests of neighbouring amenity.
6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) or any subsequent reenactment thereof, there shall be no roof extensions to the semi-detached properties under Schedule 2, Part 1 hereby approved.
Reason: In the interests of the setting of the listed building, Holly Cottage.
7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) or any subsequent reenactment thereof, there shall be no additional windows installed in the rear elevation of the terraced properties hereby approved above ground floor level (such expression to include the roof).
Reason: To prevent additional overlooking of the gardens of 10 and 11 Churchill Close in the interests of neighbouring amenity.
8. No air source heat pump shall be installed on the dwellings unless one of the following applies:
 - i) details of the air source heat pump to demonstrate that it complies with the requirements of Schedule 2, Part 14, Class G of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) or any subsequent reenactment thereof, have been submitted to and agreed in writing by the Local Planning Authority, or
 - ii) details and a noise assessment of the air source heat pump have been submitted to, and approved in writing by, the Local Planning Authority. The noise assessment must be undertaken by a Suitably Qualified Acoustician and consider the local circumstances, the nature of the installation and the five factors (Tonality, Intermittency of operation, Sound levels in reverse cycle, Low background sound levels, Structure borne sound and vibration transmission). The Institute of Acoustics, and Chartered Institute of Environmental Health guidance should be taken into consideration.

Thereafter, the development shall proceed in accordance with approved details including any mitigation measures and shall be maintained and operated in accordance with those details and any noise assessment details that have been agreed.

Reason: To safeguard the amenity of the occupiers of adjoining residential properties.

9. 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 extensions above ground floor level of the dwellinghouses hereby approved, to include additions permitted by Class A (extensions) & Class B (roof extensions), shall be erected or constructed.

Reason: To protect amenity and the character of the area.

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.
2. Informative: This permission is subject to a legal agreement made pursuant to Section 106 of the Town and Country Planning Act 1990 dated 27th February 2023 relating to contributions towards biodiversity enhancement and gains.
3. 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.

Application Reference: P/FUL/2024/00495

Application Site: 1 Cherry Tree Close St Leonards and St Ives BH24 2QN

Proposal: Alterations to existing dwelling, including removal of swimming pool & demolition of garage. Erection of 1 no. new dwelling.

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:

SBA.3817-1-2 A Site Location and Block Plan (Proposed)

SBA.3817-7-1 B Proposed - Alterations to the Existing Dwelling

SBA.3817-7-2 A Proposed - New Dwelling Plans and Elevations

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

3. Prior to commencement of the groundworks for the new dwelling and garage details of the finished floor level(s) of those buildings shall have been submitted to and approved in writing by the Local Planning Authority. Such levels shall be relative to an ordnance datum or such other fixed feature as may be agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In the interests of visual and neighbouring amenity.

4. Prior to development above damp proof course level, details (including colour photographs) of all external facing materials for the wall(s) and roof(s) shall have been 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.

5. Prior to commencement of development of the hereby approved dwelling, details of the proposed Pumping System (as set out on drawing 003 revision P2, dated 23/05/2024 'Proposed Drainage Strategy' included in the appendices of the submitted Drainage Strategy document produced by Urban Water) and a Maintenance Statement shall be submitted to and agreed in writing by the Local Planning Authority. Thereafter, the agreed Pumping

System for the surface water drainage system and the Maintenance Statement shall be installed and adhered to in perpetuity.

Reason: To ensure that there is no worsening of flooding from groundwater emergence.

6. During the construction of the hereby approved development (which includes demolition) until completion of works, the hours and days of construction shall be limited to:

Monday - Friday 07:00 to 19:00.

Saturday 08:00 to 16:00.

The hours of construction shall be adhered to throughout construction, and no construction works are to be carried out on Sundays or Bank Holidays.

Reason: To protect the amenity of nearby residents.

7. Before the development hereby approved is occupied or utilised the turning/manoeuvring and parking shown on Drawing Number SBA.3817-7-2 A must have been constructed. Thereafter, these areas, must be permanently maintained, kept free from obstruction and available for the purposes specified. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) or any subsequent reenactment thereof, the garages shown on the approved plans shall not be incorporated into the living space of the dwellings.

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

8. The detailed biodiversity mitigation, compensation and enhancement/net gain strategy set out within the approved Biodiversity Plan (BP) certified by the Dorset Council Natural Environment Team on 22/01/2024 must be implemented in accordance with any specified timetable and completed in full (including photographic evidence of compliance being submitted to the Local Planning Authority in accordance with section J of the Biodiversity Plan), prior to the substantial completion, or the first bringing into use of the development hereby approved, whichever is the sooner. The development shall subsequently be implemented entirely in accordance with the approved details and the mitigation, compensation and enhancement/net gain measures shall be permanently maintained and retained.

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

9. Prior to the first occupation of the dwelling any boundary hedging that has been damaged or is dead or dying shall be replaced with native hedge plants.

Within the first five years following occupation any boundary hedging that is damaged, dead or dying shall also be replaced with native species.

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

10. Prior to the first occupation of the dwelling, details of hard landscaping, including hard surfacing, shall be submitted to and agreed by the Local Planning Authority. Thereafter, the approved hard landscaping shall be retained.

Reason: In the interests of neighbouring amenity and the character of the area.

11. 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 of the dwellinghouse hereby approved shall be constructed and no first floor windows or rooflights shall be installed, under Classes A, AA, B & C of Schedule 2 Part 1 of the 2015 Order.

Reason: In the interests of the character of the area and to protect the amenity and privacy of the occupiers of adjacent dwellings.

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 applicant/agent was updated of any issues and provided with the opportunity to address issues identified by the case officer.
2. The applicant(s) is (are) advised that the proposed development is situated in close proximity to the property boundary and "The Party Wall etc. Act 1996" is therefore likely to apply.
3. Please check that any plans approved under the Building Regulations match the plans approved in this planning permission. 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.

4. The Dorset and Wiltshire Fire and Rescue Service would recommend that you look to provide at least a 32mm minimum diameter water main which would enable the installation of sprinkler systems within the approved dwelling(s). The Council considers this to be a key element in reducing the impact of fires. The Council believes there is compelling evidence that sprinklers systems are a cost effective way of not only reducing the number of fire deaths and injuries, but also reducing the economic, social and environmental impact of fires.
5. 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.
6. In respect of the Surface Water Drainage Strategy condition, any details provided will need to include a discharge rate as agreed by Wessex Water in writing. Furthermore, and Maintenance Statement will need to be detailed and it is advised that the pumping station is a dual pumping system as a minimum.

Application Reference: P/FUL/2023/03855

Application Site: Kemps Country House, Wareham Road, East Stoke

Proposal: Sever land and erect a dwelling with associated parking and access

Recommendation: The committee delegate power to the Head of Planning to GRANT planning permission once mitigation to secure nutrient neutrality has been secured subject to conditions as set out in Section 18 of this report or

REFUSE planning permission if nutrient neutrality mitigation is not secured within 6 months or extended date if agreed by the Head of Planning.

Decision: If mitigation to secure nutrient neutrality is secured then 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:
9034/600 A Location & block plan
9034/601 A Proposed floor plans and Elevations
9034/602 Proposed street scene

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

3. Prior to the commencement of development, the bat tubes on the west elevation of the existing end of terrace dwelling - as provided in accordance with Condition 9 of the approved Biodiversity Plan for consent 6/2019/0090 - shall be checked for use by a bat licensed ecologist. If bats are not found to be using the tubes, they shall be replaced like for like on the western elevation of the new extension. If bats are found to be using the tubes, the development must not commence until full details of proposed mitigation in the form of a Biodiversity Plan has first been submitted to and agreed in writing by the Local Planning Authority and the works shall be undertaken in accordance with the approved details.

Reason: In the interest of nature conservation and to ensure that the requirements of the approved Biodiversity Plan for the site (6/2019/0090) continue to be met.

4. Before any works commence on the site, the tree protection measures shown on Mark Hinsley Arboricultural Consultants Ltd Drawing 6822: Tree Survey and Tree Protection Plan shall be installed in accordance with the details

shown and once erected, photographs of the fencing in situ shall be submitted to and approved by the Local Planning Authority prior to works commencing on this part of the site. The fencing shall remain in place for the duration of the construction works.

Reason: In order to prevent damage during construction to trees that are shown to be retained on the site.

5. The development hereby approved shall proceed only in accordance with the surface water drainage scheme by Such-Sallinger-Peters Consulting Engineers dated 16th November 2023 and submitted on 16th November 2023.

Reason: To avoid drainage problems as a result of the development with consequent flood risk.

6. Prior to any development above damp course level, a soft landscaping and planting scheme 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.

7. The external materials to be used for the walls and roof shall be similar in colour and texture to the existing building.

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

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

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

Informative Notes:

1. The applicant(s) is (are) advised that the proposed development is situated in close proximity to the property boundary and "The Party Wall etc. Act 1996" is therefore likely to apply.

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.
3. The applicant is advised to refer to Southern Gas Network's (SGN's) and Scottish and Southern Electricity Networks (SSEN's) consultation responses for this planning application, and also to refer to the guidance provided in respect of their assets in proximity of the proposed development.
4. **Street Naming and Numbering**
The Council is responsible for street naming and numbering within our district. This helps to effectively locate property for example, to deliver post or in the case of access by the emergency services. You need to register the new or changed address by completing a form. You can find out more and download the form from our website www.dorsetcouncil.gov.uk/planning-buildings-land/street-naming-and-numbering
5. 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 applicant/agent was updated of any issues and provided with the opportunity to address issues identified by the case officer.

REFUSE planning permission if nutrient neutrality mitigation is not secured within 6 months or extended date if agreed by the Head of Planning.

Application Reference: P/FUL/2024/00337

Application Site: Mushroom Field, Furzebrook Road, Stoborough

Proposal: Create vehicular access

Recommendation: The committee be minded to GRANT planning permission subject to conditions as set out in Section 18 of this report.

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:

J.09.2023-01 A Location Plan

J.09.2023-03 A Site Plan - Visibility Splay - Received 10/04/24

J.09.2023-04 A Site Plan - New Entrance - Received 10/04/24

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

3. Prior to first use on the access, details (including colour photographs) of the gravel surfacing shall have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall proceed in accordance with the details as have been agreed.

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

4. Before the development hereby approved is first utilised, the first 10m of the vehicular access, measured from the nearside edge of the carriageway, including the visibility splays, shall have been laid out, constructed, and surfaced, to a specification which shall have been submitted to, and agreed in writing by, the Local Planning Authority.

Reason: In the interest of highway safety.

5. Any entrance gates must be set back a minimum distance of 10 metres from the edge of the carriageway and hung so that the gates can only open inwards. Thereafter, the gates must be retained at their approved position, maintained and kept free from obstruction.

Reason: To enable a vehicle to be parked clear of the public highway whilst the gates are opened or closed, preventing possible interruption to the free flow of traffic.

6. Before the development hereby approved is first utilised, 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. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015, or any Order revoking or re-enacting that Order, the visibility splay areas shall thereafter be maintained and kept free from all obstruction above this height.

Reason: In the interest of highway safety.

7. Before the development is first utilised, the first 5.00 metres of any access, access crossing and drive must be constructed to a gradient not exceeding 1 in 12.

Reason: To ensure that the public highway can be entered safely.

8. Before the development hereby approved is first utilised, the existing 'access space' located to the north of the former Furzebrook Farm buildings as identified by a blue arrow on the annotated photograph submitted on 25th March 2024 must be permanently closed. Prior to closure, a plan indicating the location of the access space, the extent of enclosure, and full details of the method of enclosure shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the enclosure shall be retained and maintained in accordance with the approved details.

Reason: To ensure a single access to Mushroom Field in the interests of highway safety.

9. Before the development hereby approved is first utilised, full details of the hedgerow replacement planting along the new vehicular access and new hedgerow planting along the closed 'access space' shall be submitted to and approved in writing by the local planning authority. The details shall include the planting species, height, number / density, and the proposed timetable for planting. Thereafter, the hedgerow planting shall be carried out in accordance with the approved details and times. Any plants that within a period of five years after planting are removed, die, or become, in the opinion of the Local Planning Authority, seriously damaged or defective shall be replaced as soon as it is reasonably practical with others of species, size and number as originally approved.

Reason: In order to preserve and enhance the visual amenity of the Dorset National Landscape and to ensure that the right hedgerow species is planted in the right place.

Informatives:

1. 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, to ensure that the appropriate licence(s) and or permission(s) are obtained.

2. Informative: 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 County Highway Authority in order to comply with Section 184 of the Highways Act 1980. The applicant should contact Dorset Highways by telephone at Dorset Direct (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.

3. A contravention of the Wildlife and Countryside Act 1981, the Conservation of Habitats and Species Regulations 2017 (as amended) and the Protection of Badgers Act 1992 may constitute a criminal offence to particular plants and animals. The grant of this consent does not override any requirements to notify Natural England or to comply with the legislation. All buildings and especially roof spaces can support bat roosts which may be damaged or disturbed by demolition, building works or timber treatment. Please note that all bats and their roosts are fully protected under law. It is a requirement of the legislation to notify Natural England of any operation which may affect bats or their roosts, even when the bats are apparently absent. The grant of this planning permission does not override any relevant statutory species protection provision contained within such legislation. For further advice on a particular species please contact Natural England or the Dorset Council Natural Environment Team: Tel: 01305 224931; Email: net@dorsetcouncil.gov.uk

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

Application Reference: P/VOC/2024/00411

Application Site: 33 Corfe View Road Corfe Mullen BH21 3LY

Proposal: Application to Vary Condition 2 of Approved P/A P/HOU/2022/04740 (Bungalow Conversion - extensions to form 2 storey dwelling) to amend plans.

Recommendation: Grant, subject to conditions

Decision: Refuse for the following reason:

1. The proposed cladding of the first-floor extensions in a dark colour would amplify the visual impact of the enlarged building to the detriment of local visual amenity resulting in harm to the character of the area contrary to policy HE2 of the Christchurch and East Dorset Local Plan: Part 1, Core Strategy.

Informative Notes:

1. The plans that were considered by the Council in making this decision are:
TDB-157-DD06 C Proposed Ground Floor Layout
TDB-157-DD07 D Proposed First Floor Layout
TDB-157-DD08 E Proposed Elevations Sheet 1
TDB-157-DD09 E Proposed Elevations Sheet 2

Application Reference: P/HOU/2024/01422

Application Site: Alexander House 33 Stoborough Meadow Wareham BH20 5HP

Proposal: Grey cladding above the dado line, replacement of UPVC soffits and fascias on porch with same cladding, new aluminium white double glazed windows.

Recommendation: The committee be minded to GRANT planning permission subject to conditions set out in section 18.

Decision: Refuse for the following reason:

1. The proposed cladding of the entire first floor of the dwelling would be unsympathetic with the property and estate design, would not reflect local distinctiveness and would not truly integrate with its surroundings, given its prominent location, contrary to Policy E12 of the Purbeck Local Plan, Policy 2 of the Arne Neighbourhood Plan and the Purbeck District Design Guide.

Informatives:

1. The plans that were considered by the Council in making this decision are:
Location Plan The location plan
RPW/234/01/01 A Block plan, elevations & floor plan
RPW/234/01/02 33 Stoborough Meadow - Planning Cladding Details.pdf

Application Reference: P/FUL/2024/01190

Application Site: St Ives County First School Sandy Lane St Leonards And St Ives Dorset BH24 2LE.

Proposal: Proposed annexe to create additional classrooms.

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:
 - 24-936-002 C – Amended Location and Site Plan
 - 24-936-001 B - Amended Proposed Floor Plan and Elevations

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

3. The external materials to be used for the walls and roof shall be those stated in the application form, namely:
 - Walls: Red Grandis cladding
 - Roof: Single ply membrane finish
 - Windows: Anthracite windows and doors.

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

4. Prior to occupation the development shall be completed in accordance with the proposed works detailed in the Amended Flood Risk Assessment dated July 2024 (received on 02/07/2024), and details of the following:
 - Finalised attenuation sizing based on the designed drained area using FEH22 rainfall data, +45% CC and a 100yr return period
 - Buoyancy/flotation calculations
 - Layout plan showing SuDS features and point of connection with WW asset, any connecting pipe runs and any other drainage details that are not otherwise controlled under H:3 of the Building Regs
 - Timetable for implementation
 - Maintenance scheduleand shall be maintained as such thereafter.

Reason: In order to safeguard the development from unnecessary flood risk.

5. The development hereby approved shall not be first brought into use unless and until the enhancement measures as detailed in the Preliminary Ecological Appraisal, by KJF Consultancy Ltd, dated 26 April 2024, have been completed in full. Thereafter the enhancement measures shall be permanently maintained and retained in accordance with the approved details, unless otherwise first agreed in writing by the Local Planning Authority.

Reason: In the interests of nature conservation.

Informative Notes:

1. Informative: National Planning Policy Framework Statement

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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. 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.