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EASTERN AREA PLANNING COMMITTEE

MINUTES OF MEETING HELD ON WEDNESDAY 9 OCTOBER 2024

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

Apologies: Cllrs Beryl Ezzard and Hannah Hobbs-Chell

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

Elizabeth Adams (Development Management Team Leader), Lara Aintree (Senior Lawyer - Regulatory), Victoria Chevis (Planning Officer), Kim Cowell (Development Management Area Manager (East)), Joshua Kennedy (Democratic Services Officer) and Megan Rochester (Democratic Services Officer).

11. Declarations of Interest

Cllr Goringe made a declaration in respect of agenda item 6, he stated that he was a councillor for this ward as well as chairman of the Parish Council in which there is a separate planning committee of which he was not a member. Therefore, he did not consider himself to be pre-determined and would consider the application on its own merits.

12. Minutes

The minutes of the meeting held on Wednesday 4th September were confirmed and signed.

13. 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.

14. Planning Applications

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

15. P/FUL/2023/05479 - Unit 5, The Barn, Little Lions Farm, Lions Hill, Ashley Heath, BH24 2EU

The Case Officer informed members that a petition had been received in support of the application with 2,500 signatures and an additional letter in support from Wildlife Rescues.

With the aid of a visual presentation including plans and aerial photographs, the Case Officer identified the site, explaining that it lies in statutory Green Belt and is adjacent to protected Dorset Heathlands. The Case officer described the proposal, constraints and relevant planning policies to members. Photographs of the site and proposed floor plans and elevations were shown. The Case Officer informed members that in terms of the NPPF, the proposed extensions to the barn including the attached external pens represented disproportionate additions to the barn so was not appropriate development in the Green Belt. The site is in close proximity to protected heathland and Natural England had been consulted. Natural England has raised objection due to heathland proximity and the risk of harm from dogs being walked on the heathland. A management plan had been submitted as part of the application identifying use of the site and the Castleman trailway for dog exercising and no walking of dogs on the heath. Members were advised that an Appropriate Assessment had identified the potential for likely significant impacts from the proposal on protected heathland and that these could not adequately be mitigated by the management plan due to difficulties on enforcement so the proposal was contrary to policy and could not be approved.

The Case Officer also identified the impacts on neighbouring amenity specifically impacts on the amenity of occupants of nearby dwellings from noise. A management plan had been submitted to address noise concerns for the nearest dwellings and it was judged that this would be appropriate and could be secured by condition. Traffic movements, flood risk and drainage assessments were also highlighted.

To conclude, the Case Officer recognised the benefits of the proposal but noted that the development represented inappropriate development in the Green Belt which was required to be given great weight in the planning balance. Although the benefits of additional outdoor space for the charity compared to its existing premises were recognised, these were not judged so special as to outweigh the harm to the Green Belt and other arising harm. There were no imperative reasons of overriding public interest that would justify approval of the scheme which was likely to result in harm to the integrity of protected Dorset Heathland. Therefore, the officer recommendation was to refuse.

Public Participation

Mr Hicks was a neighbour to the site and spoke in objection to the proposal. He highlighted the impacts including pollution of the Moors River System which would arise if members were minded approving. He was concerned that there would be an increase in noise and traffic movements on the heathland as well as highlighting the flood risk and need for site access on neighbouring land in times of flooding. Mr Hicks highlighted a previous advertisement by the charity which promoted the use of outside enclosures for dog training and exercise which contributed to his concerns regarding additional noise pollution. The public objector noted that the site was adjacent to the Dorset Heathlands and only 200

metres from the Moors River which was another site of special scientific interest in close proximity. He felt this should have also been another consideration and members should be minded to support the officer recommendation to refuse.

Mr Chapman spoke in support of the proposal. He provided members with some background regarding the history of the charity and the need for it. Without the charity, it would have resulted in the in pounding of dogs. The charity also provided services to the community such as food and veterinary support to those struggling. By allowing the application, it would mean that the charity would be able to gain more land which would provide greater space to help the socialisation of dogs and better training to help rehoming. Mr Chapman also highlighted that risk management assessments had been carried out as well as health and safety checks. It was a well-managed charity, and he hoped members would overturn the officer recommendation and support a much-needed charity which provided a safe environment for dogs in need.

The agent spoke on behalf of the applicant who was seeking to create a larger base for the charity. He highlighted the need for services rehoming dogs as there was a strong need. Mr Osborn spoke about the collaboration between the planning department and the applicant, who provided additional information where requested. He strongly disagreed with the reasons for refusal and was disappointed that there was no definition of what was considered to be disproportionate. If approved, the proposal would result in a net reduction and would not cause harm to the Green Belt. There would not be an impact on the heathland as dogs would not be walked there. It was a required site providing extensive land and a management plan would require dogs to be walked on leads at all times. Mr Osborn felt that the applicant had done everything correctly and had listened to the concerns, however, was pleased to note that there was a lot of support which was shown in the petition. The agent hoped members would overturn the officer recommendation and support the proposal.

Members questions and comments

- Clarification regarding the scale of the proposal as well as the number of neighbouring properties.
- Figures of the existing footfall on the Special Scientific Interest site.
- Confirmation regarding public rights of way on the SSSI.
- Questions whether a planning condition could enforce dog proof fencing around the site.
- Cllr Trite felt that there was a serious need for the proposal and strongly approved of the use. However, he noted that members should always be protective of the countryside and the Green Belt and although it was a necessary use, it was unfortunately in the wrong place.
- Members referred to the officer report and noted the comments in objection received from Natural England.
- Cllr Sowry-House recognised the work of the charity and supported their work. However, he noted that there were only 14 areas of Green Belt, with only one of those on the south coast, therefore, it was imperative to protect it.

- Members praised the work of the charity and felt that the work that they were doing was commendable, however, the location was wrong and hoped they would continue to look at expanding their charity.
- Questions regarding whether the petition impacted any of the report detail.
- Query regarding the impacts on the Moors River.
- Comments made regarding potential for external users coming to use the site for agility and sought clarification on the impact of this on the area and Green Belt.
- The key element was the impact on heathland.

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 **REFUSE** planning permission as recommended, was proposed by Cllr Spencer Flower, and seconded by Cllr Duncan Sowry-House.

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

16. **P/FUL/2023/02520 - Land Adj to 142 Ringwood Road, Longham, Ferndown**

With the aid of a visual presentation including plans and aerial photographs, the Planning Officer identified the site within the Green Belt and beyond the village infilling area and explained the proposal and relevant planning policies to members. The planning designations were highlighted, particular detail was given to the site's susceptibility to ground water flooding. Photographs of the street frontage, existing and proposed layout plans as well as views looking towards the site from the allotments. Members were also provided with details of each proposed dwellings ground floor layout, the roof plans and both front and rear elevations and the inclusion of solar panels was noted. The Case Officer advised that there would have been a reduction in scale of the dwellings during the application process. Together, both dwellings if approved would be in keeping with the street scene. Neighbouring amenity would not be harmed. Due to the site's proximity to the village of Longham, access to facilities in Ferndown and the opportunity to benefit from the Green Belt village infill exception the principle of the development was considered to be acceptable. The scale, design and impact on the character and appearance of the area were acceptable subject to conditions. Impacts on protected habitats were acceptable as mitigation could be secured via CIL. Dorset Council highways team were satisfied with the use of the pre-existing site access and issues regarding access for emergency vehicles had been resolved. The recommendation was to grant subject to conditions.

Public Participation

Mr Moir spoke on behalf of the applicant. He explained that the applicant had engaged with the town council to seek their views of the proposal and was pleased to see the letters of support submitted. There were no highways dangers and access were considered to be acceptable. The proposal represented limited infilling which was currently occupied by storage buildings which did not make a

valuable contribution to the Green Belt. If approved, it would have created optimal use of the site as well as ensuring the units were well designed. It would not have resulted in harm, and it was within a sustainable location. The agent reiterated that it would not affect the amenity of neighbouring properties. He hoped members would support the recommendation.

Members questions and comments

- The recycling centre was over 1km to the south so the two dwellings would not be affected.
- Members noted the parish council objections, however, queried whether they were based on material planning considerations. This was clarified.
- Comments regarding whether there were pedestrian crossings near to the site.
- Clarification regarding site access.
- Private arrangements for refuse vehicles collection
- Sustainable location and the inclusion of solar panels was welcomed.

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 Toni Coombs.

Decision: To grant planning permission for the reasons set out in the officer's report.

17. **P/FUL/2024/00324 - Land at Oak tree Paddock, Bachelors Lane, Holtwood, Wimborne**

With the aid of a visual presentation including plans and aerial photographs, the Planning Officer identified the site and explained the proposal and relevant planning policies to members. The proposal was to convert a disused former stable block to a 4-bedroom dwelling.

Members were informed that objections had been received from Holt Parish Council regarding impacts on the Green Belt. Photographs of the site and the existing and proposed plans were shown. The Planning Officer outlined the relevant planning constraints including the position within the Green Belt and outside the settlement boundary. The Area of Great Landscape Value was also identified. There was a correction in the officer report in which it had stated that there were no windows in the northwest elevation, as it was identified that there was one small window proposed and rooflights. The majority of the rear and west elevations were blank to maintain the relationship between the dwelling and the land beyond. Members were also shown images of the existing outbuilding and were informed that the proposed changes would have enhanced the setting of the area. In consultation with the highways team, it was identified that one single dwelling would not resulting a material increase in traffic movements compared to the lawful use. Regarding sustainability, air source heat pumps were proposed with a condition for noise mitigation. The principle of development was acceptable,

and highways was also acceptable subject to conditions. A tree protection condition was proposed. Although the unsustainable location was contrary to policy KS2, and the proposal represented an isolated dwelling in the countryside it could benefit from the exceptions at paragraph 84 of the NPPF. The recommendation was to grant subject to conditions set out in section 18 of the report.

Public Participation

The agent spoke in support of the application. She referred to the Local Plan which was largely silent of the matter of conversion of rural buildings, so turned to national planning policy for guidance. The NPPF was clear that existing buildings within the Green Belt could have been converted provided that they were of permanent and substantial construction. A structural engineer was consulted early on, and it was confirmed to be the case that the building was suitable for conversion. The design was of a light touch to acknowledge the former use of the building by retaining the style of the openings and work as much as possible and practical with the existing features of the building. The bedrooms had external shutters emulating the existing style of the barn doors and the open plan kitchen which would have allowed the living space to benefit from the attractive outlook over the paddock.

Ms Travers stated that there was no material increase in height, width or depth to the building so that the openness and spaciousness of the Green Belt was preserved. The agent noted that they were proposing to clad the existing white painted concrete walls in a timber larch. This was to give the building a softer appearance in its landscape setting, particularly in relation to any views towards or from Horton Tower. There was no need for the removal of any trees or hedging on the site. Additional hedging was proposed to help soften boundaries and boost biodiversity. Ms Travers noted comments raised in the representations and highlighted services including water and waste collection. It was a modest proposal that was designed to settle quietly into a well screened site, the principle was in line with current planning policies. The agent requested the committee to support.

Members questions and comments

- Members noted that there had been no objections received from Natural England and concluded that there was no harm to the heathland within 5km of the site. Mitigation had been secured by structure levy.
- Clarification regarding impacts of light spill on dark skies.
- Informative note to recommend blinds or similar be fitted to rooflights.
- Confirmation regarding separation distances between hedging and the dwelling.

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 Andy Skeats.

Decision: To grant planning permission for approval with the informative note to recommend blinds or similar be fitted to rooflights.

18. **P/FUL/2024/02697 - Barn opposite Old Quarry Close, Worth Matravers**

With the aid of a visual presentation including plans and aerial photographs, the Planning Officer identified the site and explained the proposal and relevant planning policies to members. Site photographs which identified the barn curtilage, front and rear elevations as well as the proposed site plan were shown. Members were informed that the proposal was 4 miles south of Swanage and although it was close to Worth Matravers, it was outside and not adjacent to the settlement boundary so not in a sustainable location. Reference was made to the NPPF paragraph 84, that did not support isolated dwellings, and the building was understood to be in use for storage so it could not benefit from the exception for redundant or disused buildings. The planning designations were noted, and the Parish Council objections were highlighted. The officer's presentation also included a 3D view comparison which identified that there was no harm to neighbouring properties, and it had acceptable access and sufficient off-road parking. Details of the existing and proposed floor plans were outlined with members being informed that the overall mass would be reduced, and light spill would be reduced to acceptable levels by design and condition so there would be no harm to the National Landscape. To conclude, although acceptable in other respects including affordable housing provision via commuted sum to be secured by legal agreement, the proposal's position in a location outside the settlement and isolated from services was considered to be unacceptable. PINS had confirmed the Council's Annual Housing Land Supply was more than 5-years, so the titled balance did not apply. The officer recommendation was to refuse.

Public Participation

The agent hoped members would depart from the officer recommendation. He explained that it was an underutilised site which no longer had an active use. Mr Spiller felt that the existing building was capable of being repurposed and noted it was particularly prominent. The design would transform the appearance of the proposal, and a good use of materials had been considered. He opined that any technical issues had been addressed and noted that there had been no objections from residents. Mr Spiller also referenced that the Ward Councillor had been consulted and sought comfort with the inclusion of an affordable housing contribution. He felt the proposal site would have benefit if approved and hoped members would overturn the officer recommendation and grant permission.

Members questions and comments

- Members sought confirmation regarding the use of nearby buildings as well as clarification regarding the location of affordable housing on site photographs.

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 **REFUSE** planning permission as recommended, was proposed by Cllr Toni Coombs, and seconded by Cllr Spencer Flower.

Decision: To grant planning permission for the reasons set out in the officer's report.

19. **P/FUL/2024/02407- 51 North Street, Wareham, BH20 4AD**

With the aid of a visual presentation including plans and aerial photographs, the Planning Officer identified the site and explained the proposal and relevant planning policies to members. Photographs of the street scenes and existing and proposed ground floor plans were shown. The presentation identified that the proposal was within the designated town centre of Wareham and within the settlement boundary and Wareham Conservation Area. If approved, the proposal would not change the frontage of the property, therefore there would be no impact on the existing street scene and the contribution made to the Conservation Area. Objections had been received from Wareham Town Council who sought to retain retail use in line with the Wareham Neighbourhood Plan. However, it had been identified that the building had not been in commercial use for some time and the internal arrangements limited opportunities for viable use of the space as a shop or for alternative Class E uses. Officers were satisfied that if approved, the loss of the retail use in this location at the northern extent of the town centre would not cause harm to the viability of the town centre. No other harm had been identified; therefore, the officer recommendation was to grant subject to conditions set out in the report.

Public Participation

The applicant explained her strong desire to live and bring up her son in Wareham. She was previously advised that it would have been unlikely that she'd receive issues with the submitted application as neighbouring properties had finished identical works and was therefore surprised that objection had been received from the town council. Ms Frost discussed the history of the site and explained that she was the third owner who hadn't wished to use the proposal for retail use. The applicant expressed her desire to maintain the historic building and preserve the historic essence. If the proposal was to turn back to its original form, it would have harmed the viability of building. Ms Frost hoped the committee would support the officer recommendation.

The Local Ward member spoke in support of the proposal and noted that the other Local Ward member was also in favour. He felt that the proposal should be supported as set out in the officer report. He highlighted that the area was a mix of residential and commercial uses and therefore residential use was not unique and would be in keeping with the town. Cllr Holloway felt that the proposal was a good way of reusing and redeveloping the existing space which had been empty for some time. As a ward member who had considered the proposal carefully, he offered his support.

Members questions and comments

- Noted that the demand for small retail units had dropped off.
- Members felt that the proposal was interesting and understood why the site was not viable for business use.

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 Toni Coombs.

Decision: To grant planning permission for the reasons set out in the officer's report.

20. **P/FUL/2024/02944 - Moors Valley Railway, Moors Valley Country Park, Ashley Heath, Ringwood, BH24 2ET**

With the aid of a visual presentation including plans and aerial photographs, the Planning Officer identified the site and explained the proposal and relevant planning policies to members. Members were informed that the proposal was before them as it was on Dorset Council owned land. The officer identified the Green Belt, and that the proposal was within 5km of Dorset heathlands. There were no concerns regarding ground water flooding as it was an existing building. There were no changes proposed to the floor plans. Members were shown images of the existing and proposed elevations. Officers were satisfied that the proposal benefited from the Green Belt exception to inappropriate development because it was an alteration to an existing building that did not materially change the volume and scale. The design was acceptable and subject to a condition requiring a construction management plan to avoid harm to the Moors River System SSSI, the officer's recommendation was grant subject to conditions set out in the officer report.

Public Participation

There was no public participation.

Members questions and comments

- Members noted that it was a well-used site, and approval would enhance the property and improved its functions.

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 Barry Goringe, and seconded by Cllr Bill Trite.

Decision: To grant planning permission for the reasons set out in the officer's report.

21. **P/FUL/2024/03747 - Bere Regis Primary School, Southbrook, Bere Regis, BH20 7DB**

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. Members were informed that the proposal was on Dorset Council owned land and towards the south of Bere Regis. The proposed location of the temporary classroom was identified, noting the separation distances to the nearest residential property. If approved, it would allow for a functional building with educational purposes. There was no harm to the character of the area and limited visibility from the street scene. The principle was acceptable and had community benefits without causing harm to amenity. The officer recommendation was to grant subject to conditions set out in the officer report.

Public Participation

There was no public participation.

Members questions and comments

- Members were pleased to see the success of the school building and wanted to support the expansion.

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 David Morgan.

Decision: To grant planning permission for the reasons set out in the officer's report.

22. **Urgent items**

There were no urgent items.

23. **Exempt Business**

There was no exempt business.

Decision Sheet

Duration of meeting: 10.00 am - 12.46 pm

Chairman

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Eastern Area Planning Committee
Wednesday 9th October
Decision List

Application Reference: P/FUL/2023/05479

Application Site: Unit 5 The Barn Little Lions Farm, Lions Hill, Ashley Heath, BH24 2EU

Proposal: Change of use of land and buildings to an animal rescue centre with ancillary offices and storage; the demolition of a hay store and silage clamp; the provision of 2 no. single storey extensions to existing buildings; retention of a mobile home for animal welfare; parking; and associated works.

Recommendation: REFUSE for the following (summarised) reasons:

1. Inappropriate development in the Greenbelt which would be harmful to openness and would result in encroachment into the countryside
2. Adverse impact on Lion's Hill Site of Special Scientific Interest which is part of the Dorset Heathlands.

Decision: Refuse

1. The application site lies within the Southeast Dorset Green Belt. The proposed disproportionate extension to the existing Barn building and change of use of land to provide an enclosed yard would represent inappropriate development in the Green Belt which is harmful to openness and would represent encroachment into the countryside contrary to the purposes of including land within the Green Belt. No very special circumstances have been identified that would outweigh the harm arising to the Green Belt and any other harm. The proposal is contrary to paragraphs 142-143 and 152-155 of the National Planning Policy Framework (2023).
2. At its closest point, the application site boundary is immediately adjacent to Lions Hill Site of Special Scientific Interest (SSSI) which is also designated as part of the Dorset Heathlands Special Protection Area (SPA) and Ramsar and Dorset Heaths Special Area of Conservation (SAC). It is not possible to reasonably conclude with any certainty that the mitigation offered in the form of the submitted Management Plan would prevent an adverse impact on the designated site from the proposed animal & dog rescue use of the site arising from the future exercising of dogs on the SSSI. Therefore, the proposal is contrary to Policy ME1 of the Christchurch and East Dorset Core Strategy (2014) and paragraph 186b) of Section 15 of the National Planning Policy

Framework December 2023 as it cannot be concluded that there would be no adverse effect on the integrity of the Dorset Heathlands from the proposal.

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

2. The plans that were considered by the Council in making this decision are Provision Drawings:

- 51259-P1-01-SLP A Location Plan
- 51259-E1-01 A Existing Block Plan
- 51259-E1-02 Existing Ground Floor Plan
- 51259-E1-02 Existing Roof Plan
- 51259-E3-02 Existing Elevations
- 51259-E3-02 Existing Inner Elevations
- 51259-P5-01 Existing & Proposed Section
- 51259-P1-01 A Proposed Block Plan
- 51259-P2-01 A Proposed Ground Floor Plan
- 51259-P2-02 A Proposed Roof Plan
- 51259-P3-01 A Proposed Elevations
- 51259-P3-02 A Proposed Inner Elevations

Application Number: P/FUL/2023/02520

Application Site: Land Adj to 142 Ringwood Road, Longham, Ferndown

Proposal: Erect two dwellings (amended plans)

Recommendation: Grant planning permission subject to conditions set out in section 18.

Decision: Grant

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:

466C 02 F1 Location, Proposed Site plan and view from allotments

466C 04 E1 House no 1 Layout and Elevations

466C 05 G2 House no. 2 Layout and Elevations

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

3. Prior to commencement of works (including site clearance and any other preparatory works) a pre-commencement site meeting between the Tree Officer, Arboricultural Consultant or Site Manager shall take place to confirm the protection specification for the affected trees. The protection of the trees shall be in accordance with the ref: 23110-AA2 DC dated 04.03.204. The tree protection measures shall be erected in accordance with BS5837:2012 and shall be positioned as shown on the Tree Protection Plan ref: 23110-2. This is to be erected before any equipment, materials or machinery are brought onto the site for the purposes of development (including demolition). The protection shall be retained until the development is completed and nothing shall be placed within the fencing, nor shall any ground levels be altered, or excavations made without the written consent of the planning authority.

Reason: In the interests of tree protection

4. Prior to the commencement of development a detailed surface water management scheme for the site, based upon the hydrological and hydrogeological context of the development, and providing clarification of how drainage is to be managed during construction and a timetable for

implementation of the scheme shall be submitted to and approved in writing by the Local Planning Authority. The surface water scheme shall be implemented in accordance with the approved details including the timetable for implementation.

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

5. Prior to commencement of development hereby approved a Construction Traffic Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall include details of how deliveries will be managed, delivery hours and contractors' arrangements (compound, storage, parking, turning, surfacing, drainage and wheel wash facilities). The development shall thereafter be carried out strictly in accordance with the approved Construction Traffic Management Plan.

Reason: In the interests of road safety.

6. 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.

7. The detailed biodiversity mitigation, compensation and enhancement/net gain strategy set out within the approved Biodiversity Plan certified by the Dorset Council Natural Environment Team on 06.07.2023 must be strictly adhered to during the carrying out of the development.

The development hereby approved must not be first brought into use unless and until:

i) the mitigation, compensation and enhancement/net gain measures detailed in the approved biodiversity plan have been completed in full, unless any modifications to the approved Biodiversity Plan as a result of the requirements of a European Protected Species Licence have first been submitted to and agreed in writing by the Local Planning Authority, and

ii) evidence of compliance in accordance with section J of the approved Biodiversity Plan has been supplied to the Local Planning Authority.

Thereafter the approved mitigation, compensation and enhancement/net gain measures must be permanently maintained and retained in accordance with the approved details.

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

8. All hard and soft landscape works shall be carried out in accordance with the approved drawing numbered 466C 02 F1. No part of the development shall be occupied until work has been completed in accordance with the approved details. Any trees or plants that within a period of five years after planting are removed, die, or become, in the opinion of the Local Planning Authority, seriously damaged or defective shall be replaced as soon as it is reasonably practical with others of species, size and number as originally approved.

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

9. Before the development hereby approved is occupied or utilised the turning and parking shown on drawing number 466C 02 F1 must have been constructed. Thereafter, these areas, must be permanently maintained, kept free from obstruction and available for the purposes specified.

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

10. Prior to the development being first occupied a Refuse Management Plan shall have been submitted to and approved in writing by the Local Planning Authority. The plan shall include: details of the management company to be set up; the employment of a private contractor to collect the refuse; measures to be taken if no private contractor is available at any time in the future (such as the employment of a person or persons to ensure bins are wheeled to the collection point); and that bins will not be stored in the open or at the collection point apart from on the day of collection. Prior to occupation the refuse management plan shall be implemented and subsequently carried out for the lifetime of the development in accordance with the approved details.

Reason: To ensure that the proposed development includes a long-term management plan for the collection of refuse in the interests of visual and residential amenities.

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.

Application Reference: P/FUL/2024/00324

Application Site: Land at Oak Tree Paddock, Batchelor's Lane, Holtwood Wimborne

Proposal: Convert existing building into dwelling house.

Recommendation: GRANT subject to conditions set out in section 18.

Decision: Grant

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 2023 – 10 - 21

Block Plan 2023 – 10 - 22

Site Plan 2023 – 10 – 23A

Proposed floor plans 2023 – 10 – 25A

Proposed elevations 2023 – 10 - 27

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

3. Before any equipment, machinery or materials are brought on to the site for the purposes of the development, tree protection measures, details of which have first

been submitted to and agreed in writing by the Local Planning Authority shall be

installed. The approved tree protection shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be

stored or placed in any area fenced in accordance with this condition and the ground

levels within those areas shall not be altered, nor shall any excavation be made,

without the written consent of the Local Planning Authority.

Reason: In order to prevent damage during construction to the oak tree that contributes to the amenity of the area.

4. Prior to commencement of development details of the surface water drainage works shall be submitted to and approved in writing by the Local Planning Authority and the approved drainage scheme shall be completed before occupation of the development.

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

5. Prior to commencement of development hereby approved a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall include hours of operation, vehicular routes, details of how deliveries will be managed to avoid highway congestion. The development shall thereafter be carried out strictly in accordance with the approved Construction Management Plan.

Reason: In the interests of road safety and neighbouring amenity.

6. Prior to their first use on site, details of all external wall, roof and window materials shall be submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken and thereafter maintained in accordance with the approved details.

Reason: In the interests of protecting the setting of Horton Tower and the character of the area.

7. No air source heat pump shall be installed on the dwelling unless one of the following applies:

- i) the air source heat pump shall comply 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, 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.

8. 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.

9. Prior to first occupation of the dwelling hereby approved, soft landscaping and planting shall be carried out in accordance with details first submitted to, and approved in writing, by the Local Planning Authority. If within the first 5 years any trees or plants are found damaged, dead or dying then they shall be replaced and the whole scheme thereafter retained.

Reason: In the interest of the amenity of the area and biodiversity

10. Prior to first occupation of the dwelling hereby approved, details of boundary fencing and gate(s) to separate the residential use from the remaining paddock shall be submitted to and agreed by the Local Planning Authority. The boundary treatment shall be installed as approved prior to first occupation and thereafter retained.

Reason: In the interests of the character of the area and to protect the openness of the Green Belt.

11. Prior to the first occupation of the dwelling the ecological enhancements set out in section 6.0 of Preliminary Roost Appraisal (KP Ecology, 04.12.2023) shall be implemented in full. The enhancement features shall thereafter be maintained and retained.

Reason: To minimise impacts on and provide opportunities for biodiversity enhancement.

12. There shall be no external lighting of the dwelling hereby approved unless details have first been submitted to and approved in writing by the Local Planning Authority. Thereafter the lighting shall be installed and maintained in accordance with the approved details.

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

13. The parking and turning area shown on the approved plan 2023-10-23 rev A shall be kept available for parking and turning associated with the dwellinghouse for the lifetime of the development.

Reason: To secure adequate parking in the interests of the character of the area.

14. Notwithstanding the Town and County Planning (General Permitted Development) (England) Order 2015, or any subsequent reenactment thereof, there shall be no windows or other openings in the north (rear) or north-east side elevation of the building nor any windows installed in its roof.

Reason: In the interests of the character of the area and to protect the setting of Horton Tower.

15. Notwithstanding the Town and County Planning (General Permitted Development) (England) Order 2015, or any subsequent reenactment thereof, there shall be no further outbuildings under Schedule 2, Part 1, Class E on the site.

Reason: In the interests of the openness of the Green Belt and to protect the setting of Horton Tower.

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 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. Street Naming and Numbering

The Council is responsible for street naming and numbering within our area. This helps to effectively locate property to deliver post and for access by emergency services. New or changed addresses must be registered with the

Council. This link has more information.

<https://www.dorsetcouncil.gov.uk/planning-buildings-land/street-naming-and-numbering/street-naming-and-numbering>

3. Due to the countryside location and potential harm to protected bats from artificial light, the applicant is encouraged to fit and use blinds on the rooflights to prevent light spill.

Application Reference: P/FUL/2024/02697

Application Site: Barn Opposite Old Quarry Close Worth Matravers

Proposal: Partial demolition and conversion of existing barn to form three dwellings, with associated landscaping and parking

Recommendation: The committee REFUSE planning permission.

Decision: Refuse

Reason:

1. The proposal, by reason of its siting outside a settlement boundary of a small village with a limited range of facilities and within the countryside, would not promote sustainable and accessible development or provide rural housing in a location where it would enhance or maintain the vitality of rural communities. As such, the proposal is contrary to Policy V1: Spatial strategy for sustainable communities of the Purbeck Local Plan 2024 and paragraphs 82 – 84 of the National Planning Policy Framework.

Informative Notes:

1. The plans that were considered by the Council in making this decision are:

LP01 P3 Location Plan

BP01 P3 Existing Block Plan

SL01 P5 Proposed Block Plan

FP01 P4 Proposed Floor Plans

E01 P4 Proposed Elevations

MM01 P3 Massing Model

6082/001 Access Visibility Plan

AC01 P1 Area Calculations 01

AC02 P1 Area Calculations 02

2. If planning permission is subsequently granted for this development at appeal, it will be subject to the Community Infrastructure Levy (CIL) introduced by the Town and Country Planning Act 2008. A CIL liability notice will then be issued by the Council that requires a financial payment, full details of which will be explained in the notice.

3. National Planning Policy Framework

In accordance with paragraph 38 of the NPPF the council, as local planning authority, takes a positive approach to development proposals and is focused

on providing sustainable development. The council works with applicants/agents in a positive and proactive manner by:

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

In this case:

-The applicant was advised that the proposal did not accord with the development plan and that there were no material planning considerations to outweigh these concerns.

Application Reference: P/FUL/2024/02407

Application Site: 51 North Street, Wareham, BH20 4AD

Proposal: Change of use of ground floor to residential dwelling. Replace existing single storey lean-to extension and internal alterations ensuring all heritage features are preserved.

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

Decision: Grant

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:

drawing number 001 (location plan and block plan),

drawing number 002 (site plan),

drawing number 010 (proposed location plan and block plan),

drawing number 011 (proposed site plan) and

drawing number 014 (proposed cross section)

submitted as part of the application, plus

drawing number 012 – revision B (proposed ground floor plan, first floor plan and second floor plan)

received on 28 August 2024 and

drawing number 013 - revision B (proposed rear elevation)

received on 3 September 2024.

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

Informative Notes:

1. Informative - Community Infrastructure Levy (CIL).

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.

2. Informative note - Matching plans.

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.

3. 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.

4. Informative note - Refer to listed building consent.

This planning permission should be read in conjunction with the associated grant of listed building consent, including the conditions and informative notes upon the grant of listed building consent.

Application Reference: P/FUL/2024/02944

Application Site: Moors Valley Railway, Moors Valley Country Park, Ashley Heath, Ringwood, BH24 2ET

Proposal: Removal of existing roof to main station and sheds. Replace with a new, insulated, cladding with an open, covered ridge. Front, brick elevation of shed number 0043 to be partly demolished and re-built to match the front elevation of the adjacent shed (0042) in a saw-tooth design. Window to be bricked up to workshop 0050. Front elevation of brick to store areas 0088, 0089 & 0090 to be extended vertically to allow for the continuation of the roof line from store area 0091.

Recommendation: GRANT subject to conditions

Decision: GRANT

Removal of existing roof to main station and sheds. Replace with a new, insulated, cladding with an open, covered ridge. Front, brick elevation of shed number 0043 to be partly demolished and re-built to match the front elevation of the adjacent shed (0042) in a saw-tooth design. Window to be bricked up to workshop 0050. Front elevation of brick to store areas 0088, 0089 & 0090 to be extended vertically to allow for the continuation of the roof line from store area 0091.

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:

24-222-003 0 Proposed Elevations

24-222-004 0 Proposed Layouts

24-222-006 0 1:5000 Location Plan

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 similar in colour and texture to the existing building and/or as per the materials shown on approved drawing ref: 24-222-003 0 (Proposed Elevations).

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

4. Prior to commencement of development, a Construction Environmental Management Plan (CEMP) shall be submitted to and agreed in writing by the Local Planning Authority. The CEMP shall include measures to control lighting during construction, shall detail how hedgerows & trees will be protected, will detail measure to avoid any harmful impacts on the quality of watercourses or bodies, and will confirm how dust will be controlled during construction. Thereafter, the development must be carried out in accordance with the approved CEMP.

Reason: To protect vegetation and the Moors Valley River System SSSI.

5. The development hereby permitted shall be implemented strictly in accordance with the recommendations and requirements within the Preliminary Roost Assessment (dated 08.07.2024) and the Bat Emergence and Re-Entry Surveys (BERS) dated 21.08.2024) produced by Arbtech Consulting Ltd.

The development hereby approved must not be first brought into use unless and until:

- i) the recommendations, mitigation & enhancement detailed on pages 17 and 18 of the Preliminary Roost Assessment, and also the recommendations, mitigation & enhancement detailed on pages 3, 22 and 23 of the Bat Emergence and Re-Entry Surveys (BERS), have all been completed in full, in accordance with any specified timetable, unless otherwise agreed in writing with the Local Planning Authority, and
- ii) evidence of compliance has been supplied to the Local Planning Authority 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 ecology report and thereafter the approved mitigation, compensation and enhancement measures must be permanently maintained and retained in accordance with the approved details.

Reason: To mitigate and compensate for impacts on ecological receptors, and to provide biodiversity gains.

6. 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.

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 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 is advised that any new lighting should adopt a low impact lighting strategy which follows guidance from the Bat Conservation Trust (Bats and Artificial Lighting in the UK' Guidance Note GN 08/23):
<https://www.theilp.org.uk/documents/guidance-note-8-bats-and-artificial-lighting/>

3. 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.

4. Informative: The applicant is advised that the granting of planning permission does not override the need for existing rights of way affected by the development to be kept open and unobstructed until the statutory procedures authorising closure or diversion have been completed. Developments, in so far as it affects a right of way should not be started until the necessary order for the diversion has come into effect.

Application Reference: P/FUL/2024/03747

Application Site: Bere Regis Primary School, Southbrook, Bere Regis, BH20 7LQ

Proposal: To site a temporary container classroom for a period of up to 5 years

Recommendation: GRANT subject to conditions.

Decision: GRANT

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:

Proposed container location submitted 18/07/2024

Location plan submitted 14/07/2024

Site plan submitted 14/07/2024

Landscape plan submitted 14/07/2024

Elevation visuals submitted 14/07/2024

P02 - Proposed floor plans and elevations submitted 14/07/2024

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

3. This permission is limited to the period expiring 5 years after the decision date, when the building/container and any associated structures/works hereby permitted shall be removed.

Reason: To reserve to the Local Planning Authority control over the long term use of the land where a permanent development has not yet been permitted.

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