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EASTERN AREA PLANNING COMMITTEE

MINUTES OF MEETING HELD ON WEDNESDAY 18 DECEMBER 2024

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

Present remotely: Cllr Alex Brenton

Apologies: Cllrs Barry Goringe, Hannah Hobbs-Chell and Bill Trite

Also present: Cllr Shane Bartlett

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

Elizabeth Adams (Development Management Team Leader), Kim Cowell (Development Management Area Manager (East)), Joshua Kennedy (Democratic Services Officer), Emma MacDonald (Planning Officer), Hannah Massey (Lawyer - Regulatory), Jade North (Heathland Mitigation Officer), Megan Rochester (Democratic Services Officer) and Naomi Shinkins (Lead Project Officer)

37. Declarations of Interest

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

38. Minutes

The minutes of the meeting held on 6th November 2024 were confirmed and signed.

39. 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.

40. P/MPO/2024/02946 Lands East of New Road West Parley Dorset

With the aid of a visual presentation including plans and aerial photographs, the Lead Project Officer identified the site and explained the proposal, which was to swap the delivery of SANG A and B that had previously been given approval.

The planning history of the site was outlined and it was explained that the SANGs made up part of a wider development that had been given approval and due to changes in the construction phase of the development the applicant was requesting to change the order of delivery of the SANGs. Photographs of the

SANG were provided, showing that it was under construction. The changes proposed were explained to members.

The Lead Project Officer explained that consultees, including Natural England and the Dorset Council Heathland Mitigation team, had no objections to the application. There had been a number of objections based on the impact on neighbouring amenity, however it was considered that the screening capabilities of the western SANG were limited and that the construction of the dwellings was controlled by the approved construction management plan.

Public representation was received in objection to the application from Mr Elliott, Cllr Barber on behalf of West Parley Parish Council and Cllr Parry the local Ward Member. They expressed concern that the developer was trying to maximise profit at the expense of delivering the initially agreed scheme and that there had been poor communication between the developer and local residents. They also considered that the parking provision was insufficient for the site and that access to the site would be unsafe while construction was still ongoing on the rest of the development.

Mr Nash spoke in support of the application, as the agent for the application. He noted that there had been changes to the construction of the site, that required the delivery of the SANG's to change and that the applicant had agreed to deliver a larger SANG area than was required for the size of the development. He also noted the changes to the planning obligation allowed for the occupation of the affordable housing on site, which had recently been completed.

The Heathland Mitigation Officer clarified that there was a two-hectare space of grassland, which provided access to the SANG for existing residents and that it had been agreed with the Site Manager to install signage to make it clear that people were able to cross the site, while construction was ongoing nearby. It was also noted that the SANGs would be maintained by the developer until they were transferred to a management body.

In response to members questions, the Lead Project Officer provided the following responses.

- The application was to change the delivery of the SANG, so the applicant was entitled to start construction under the previous approval.
- Outline permission was granted for the site under a different applicant and the current applicant had since taken over the site.
- Both SANGs were secured by a S106 legal agreement, so an application would have to be brought to committee if the applicant no longer wanted to deliver both SANGs.
- The parking, access and layout for the site had been agreed under the outline permission and was not a part of the application under consideration.

Several members expressed concern that the access to the SANG for members of the public may be unsafe, particularly while construction was ongoing elsewhere on the site.

The meeting adjourned to allow officers to construct a suitable form of wording to reflect the concern raised by members. 11:00 – 11:13

It was proposed by Cllr Coombs and seconded by Cllr Sowry-House to Grant as per the officer recommendation with the addition that the SANG management plan also be required to include safe access for the public during construction of the whole development across the 2ha SANG entrance area to the eastern SANG with details delegated to the Head of service in consultation with the Committee chair.

Proposed by Cllr Coombs and seconded by Cllr Sowry-House.

Decision:

A) That permission be granted subject to the completion of a legal agreement under section 106 of the Town and Country Planning Act 1990 (as amended) in a form to be agreed by the legal services manager to amend planning conditions as follows and with the addition that the SANG management plan also be required to include safe access for the public during construction of the whole development across the 2ha SANG entrance area to the eastern SANG with details delegated to the Head of service in consultation with the Committee chair:

- Swap the references to SANG A and B on Plan 1.
- Reverse references to SANG A and B in the definitions (where there is a distinction in the wording between the two types of SANG).
- Reverse the Successors in Title paragraphs 7.3.3 and 7.3.4.
- Reverse the definitions in Schedule 6 (including the certificate/practical completion and step-in maintenance contribution references).
- Swap S6 Parts 2 and 3 and reverse the SANG references therein.
- Mechanism inserted to secure the 2ha of temporary grassland is planted across the old SANG A (what will be SANG B).
- Secure delivery of local equipped area for play (LEAP) by July 2025.
- Amend SANG delivery trigger to prior to the occupation of the 49th dwelling.

Or

B) Refuse permission if the legal agreement under section 106 of the Town and Country Planning Act 1990 (as amended) is not completed by (6 months from the date of the committee) or such time as agreed by the Head of Planning.

41. P/FUL/2024/02833 The Weld Estate Lulworth Cove Main Road West Lulworth Wareham BH20 5RL

The meeting adjourned for a comfort break. 11:17 – 11:21

With the aid of a visual presentation including plans and photographs, the Planning Officer identified the site and explained the proposal, which was for the demolition of an existing shed and construction of a building, to be used as a sauna, along with a woodstore and ladder.

The site was highlighted on a map and it was explained that it fell within the Dorset National Landscape. Photographs of the site were provided, showing the existing building that was proposed to be demolished, as well as the surrounding area. Plans of the proposed development were shown, it consisted of a modular unit to be used as a sauna, with black timber cladding and a log store and ladder access. There were also works included to address the stability of the cliffside.

The key planning issues were summarised and it was explained that officers considered that the proposed development would be an improvement on visual amenity compared to the existing dilapidated shed. There were third party objections to the application on the grounds of impact on visual amenity and light pollution, however officers considered that the conditions were sufficient to mitigate the impacts. The Coastal Risk Management team at Dorset Council were consulted on the application and they considered the proposal acceptable, following amended plans being submitted which amended the position of the sauna and included a retaining wall.

Public representation was received in support of the application from Mr Wilkes, who spoke on behalf of Saltwater Sauna Ltd, who were the operators of the proposed sauna and Mr Mayger, the agent for the application. They noted the important wellbeing benefits that the proposal would have for users and the small scale of the proposal which would have a minimal impact on the Conservation Area.

Cllr Jackson spoke on behalf of West Lulworth Parish Council, in opposition to the application. She was concerned about the visual impact of the proposal and did not believe the site was low risk from coastal erosion, as was stated in the officer's report. She opined that the daily checks by the sauna operator would be insufficient to ensure the safety of users.

The Planning Officer clarified that the initial position of the sauna was considered low to medium risk, however the revised proposal, which had amended the location and included a retaining wall was considered low risk and manageable.

In response to questions from members the Planning Officer provided the following responses:

- The proposal included a small window in the sauna to limit light pollution from the artificial light inside the sauna.
- Temporary permission of three years was proposed to ensure that if there were any changes to the stability of the cliffside or visual amenity of the building then the proposal could be reconsidered in the future.
- There was a condition included to ensure that an inspection from a qualified engineer would take place following any visual change noticed from the daily inspections of the cliff side.

- Officers were not concerned about the visual impact of the building, given its scale and that it was an improvement on the existing shed.
- The existing building had been in place for approximately 30-40 years and was historically used as storage for fishing equipment.
- It was not considered necessary to ensure that the logs used were specifically kiln dried logs, however this was raised in objections to the proposal by members of the public.

Members considered that although the proposal was broadly acceptable, it was necessary to address concerns about the smoke produced by the log burner, the visual impact of the building and the frequency of inspections by a qualified person.

It was proposed by Cllr Sowry-House and seconded by Cllr Morgan to grant permission, with added conditions that stipulated that only dried logs be used, a more sympathetic stain be used on the exterior cladding with details to be submitted to the Planning Authority and an additional stability check by a qualified person to take place following any named storm that impacts the area.

Proposed by Cllr Sowry-House and seconded by Cllr Morgan.

Decision: That the application be granted subject to the conditions set out in the appendix to these minutes.

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

With the aid of a visual presentation including plans and aerial photographs, the Eastern Area Team Leader identified the site and explained the proposal and relevant planning policies to members. It was explained that Members had previously resolved to grant permission at the committee meeting in July 2024, however whilst the appropriate assessment was under consideration the Planning Inspectorate confirmed that Dorset Council was now able to demonstrate a five-year housing land supply and therefore the tilted balance that was instrumental in the previous decision no longer applied.

The location of the site was shown, as well as the proposed and existing site plans, floor plans and elevations.

There were concerns raised by neighbours about the loss of visitor parking, however it was considered that although there was a loss of parking, the proposal did meet the guidance on parking provision, when compared with the approved parking scheme for the existing terraced properties.

Mr Howells, the agent for the application spoke in support of the proposal. He noted that the application had previously been approved by the committee and that it was still acceptable in all other terms. The proposal would also offer benefits, in providing new housing, which was much needed in Dorset.

Members expressed that material considerations had changed since giving approval to the application and they now considered the application to be unacceptable.

Proposed by Cllr Sowry-House and seconded by Cllr Coombs.

Decision: That the application be refused for the reason set out in the appendix to these minutes.

43. **P/FUL/2024/05639 St Catherines Roman Catholic First School Cutlers Place Colehill BH21 2HN**

The Eastern Area Team Leader presented the application, which included various works to a currently unoccupied school. The location of the site was shown and the site boundaries highlighted. It was explained that the school closed in 2021 and remained vacant, however the proposal would facilitate the re-use of the school and secure 60 school places and this was given significant weight in line with the NPPF.

Details of the proposal were shown and included the construction of a multi-use games area, all weather walking track, fencing, a dining canopy and hard standing areas to situate a bin store, sub-station and water storage. The proposal also included reconfiguration of the carpark to provide additional spaces, accessible spaces and a pick-up and drop-off area.

Details of the fencing and landscaping were provided and it was explained that four trees would be lost, however the large pine tree on the site would be retained. There was no objection from Dorset Council's Tree Officer.

Mr Pattie spoke in support of the application, as the agent. He explained that the application was important for the operational development of the school.

In response to a question from one member the Eastern Area Team Leader clarified that Dorset Council did not own the school, but did own the land around the school.

Proposed by Cllr Ezzard and seconded by Cllr Morgan.

Decision: That the application be granted subject to conditions set out in the appendix to these minutes.

44. **Urgent items**

There were no urgent items.

45. **Exempt Business**

There was no exempt business.

Decision List

Duration of meeting: 10.00 am - 12.55 pm

Chairman

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**Eastern Area Planning Committee
Wednesday 18th December 2024
Decision List**

Application Reference: P/MPO/2024/02946

Application Site: Lands East of New Road West Parley Dorset

Proposal: Application to modify legal agreement dated 18 February 2021 (PA 3/17/3609/OUT) variation of S106 to 'swap' the order of SANG delivery, requiring the following changes:

- Swap the references to SANG A and B on Plan 1 - Reverse references to SANG A and B in the definitions (where there is a distinction in the wording between the two types of SANG)
- Reverse the Successors in Title paragraphs 7.3.3 and 7.3.4
- Reverse the definitions in Schedule 6 (including the certificate/practical completion and step-in maintenance contribution references)
- Swap S6 Parts 2 and 3 and reverse the SANG references therein.
- Mechanism inserted to secure the 2ha of temporary grassland is planted across the old SANG A (what will be SANG B)

Recommendation:

A) Grant permission subject to the completion of a legal agreement under section 106 of the Town and Country Planning Act 1990 (as amended) in a form to be agreed by the legal services manager to amend planning obligations as follows:

- Swap the references to SANG A and B on Plan 1
- Reverse references to SANG A and B in the definitions (where there is a distinction in the wording between the two types of SANG)
- Reverse the Successors in Title paragraphs 7.3.3 and 7.3.4
- Reverse the definitions in Schedule 6 (including the certificate/practical completion and step-in maintenance contribution references)
- Swap S6 Parts 2 and 3 and reverse the SANG references therein.
- Mechanism inserted to secure the 2ha of temporary grassland is planted across the old SANG A (what will be SANG B).
- Secure delivery of local equipped area for play (LEAP) by July 2025.
- Amend SANG delivery trigger to prior to the occupation of the 49th dwelling.

OR

B) Refuse permission if the legal agreement under section 106 of the Town and Country Planning Act 1990 (as amended) is not completed by (6 months from the date of committee) or such extended time as agreed by the Head of Planning.

Decision:

A) That permission be granted subject to the completion of a legal agreement under section 106 of the Town and Country Planning Act 1990 (as amended) in a form to be agreed by the legal services manager to amend planning obligations as follows:

- Swap the references to SANG A and B on Plan 1
- Reverse references to SANG A and B in the definitions (where there is a distinction in the wording between the two types of SANG)
- Reverse the Successors in Title paragraphs 7.3.3 and 7.3.4
- Reverse the definitions in Schedule 6 (including the certificate/practical completion and step-in maintenance contribution references)
- Swap S6 Parts 2 and 3 and reverse the SANG references therein.
- Mechanism inserted to secure the 2ha of temporary grassland is planted across the old SANG A (what will be SANG B).
- Secure delivery of local equipped area for play (LEAP) by July 2025.
- Amend SANG delivery trigger to prior to the occupation of the 49th dwelling.

OR

B) That permission be refused if the legal agreement under section 106 of the Town and Country Planning Act 1990 (as amended) is not completed by (6 months from the date of committee) or such extended time as agreed by the Head of Planning.

Application Number: P/FUL/2024/02833

Application Site: The Weld Estate Lulworth Cove Main Road West Lulworth Wareham BH20 5RL

Proposal: Demolition of shed and erection of building for use as a sauna and retaining wall. Erect wood store and access steps/ladder.

Recommendation: Grant planning permission subject to conditions.

Decision: Grant subject to the following conditions.

1. The use hereby approved shall cease and the building hereby permitted together with any associated structures and works (including the retaining wall) shall be removed and the land restored to its former condition on or before 19 December 2027 or 3 years following substantial completion of the building provided that evidence of the substantial completion is submitted in writing to the Local Planning Authority. The land should be restored in accordance with a scheme of work submitted to and approved in writing by the Local Planning Authority.

Reason: To reserve to the Local Planning Authority control over the long term use of the land where a permanent development may not be considered acceptable and to enable the ongoing monitoring of the condition/appearance of the building and coastal recession/instability issues and to ensure safety of users of the sauna and visual amenity.

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

Location plan (rev A)

Existing & Proposed Floor Plan

Proposed Elevations (rev K)

BH205RQ-001 P01 Foundation Slab and Details

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

3. Prior to the commencement of any excavations on the site, a method statement and risk assessment should be submitted to the local planning authority for approval in writing. The development shall be carried out in accordance with the agreed details.

Reason: This needs to be agreed before any excavations begin on the site in order to avoid any risk from excavations.

4. Works to the concrete plinth/retaining wall should be undertaken fully in accordance with the details set out in the Plinth Review (letter dated 18/10/2024), the Foundation Slab and Details drawing reference BH205RQ-001_P01 and the Calculations, dated October 2024 undertaken by Seabrook Groves Engineers. Thereafter, the plinth/wall should be maintained, as such throughout the operational life of the sauna.

Reason: To ensure the safety of users of the site and visual amenity.

5. Prior to use on site, details, samples/photographs of the facing materials and lime mortar mix to be used for the retaining wall to the rear of the sauna building shall be submitted to, and approved in writing by, the Local Planning Authority. Thereafter, the development shall proceed in accordance with such materials as have been agreed.

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

6. Prior to installation on site, details, photographs and drawings of the roof mounted solar panel shall be submitted to, and approved in writing by, the Local Planning Authority. Thereafter, the development shall proceed in accordance with agreed details.

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

7. No external lighting shall be installed unless details of the lighting scheme have been submitted to and agreed in writing by the Local Planning Authority. Thereafter the lighting scheme shall be installed, operated and maintained in accordance with the agreed details.

It should be noted that the Ecological Impact Assessment relies upon no external lighting. Therefore, any proposals for external lighting should be supported by an ecological assessment.

Reason: To protect visual amenity, impact on the character of the area and biodiversity.

8. Prior to the use of the development hereby approved, the existing tin shed located to the northeast of the proposed sauna building shall be removed entirely.

Reason: To protect character of the area

9. In accordance with the recommendations set out within the Vertical Technology Report on the inspection of the slope behind the tin beach hut,

Lulworth Cover dated 5 July 2023, the site operator must undertake a daily visual inspection of the stability of the slope and maintain a record of the inspections, and must make this information available at all reasonable hours at the request of a duly authorised officer of the Local Planning Authority.

An additional inspection of the cliff and crest should be undertaken by an experienced Geotechnical Engineer annually and within one week of when any significant change has been noted during the daily inspections and after any named storm affecting this part of the Dorset Coast. A record of the inspections should be maintained and must be made available at the request of a duly authorised officer of the Local Planning Authority.

Reason: In the interest of protecting the site from issues relating to slope instability.

10. The detailed biodiversity mitigation and enhancement strategy set out within the approved Ecological Impact Assessment, certified by the Dorset Council Natural Environment Team on 05/06/2024, 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 and enhancement measures detailed in the approved Biodiversity Plan have been completed in full, in accordance with any specified timetable.

ii) evidence of compliance, including photographic evidence, 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 Impact Assessment and thereafter the approved mitigation, 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.

11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 there shall be no boundary enclosures other than those shown on the approved plans. No additional signage, decking, verandas, handrails or other permanent features shall be laid or erected within the application site.

Reason: In the interest of the character of the National Landscape and the setting of the Conservation Area.

12. In the event that the sauna suffers catastrophic damage as a result of major storm events or significant cliff failures, or by any other means, the sauna will be dismantled and removed from the site. The dismantling, removal of the sauna and restoration of the site will be agreed in writing by the Local Planning Authority.

Reason: In the interests of visual amenity and safety of the public.

13. The premises shall not be used for the purposes hereby permitted outside the following periods;

September – March: 06:30-17:00

April – June: 06:30-19:30

July-August: 06:30-11:30 & 17:30- 22:30

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

14. The Sauna building hereby approved shall not be used other than for daytime recreational purposes only, and shall not be used as overnight holiday or permanent residential accommodation.

Reason: The Sauna is suitable for daytime recreational use only.

15. Prior to the installation of the sauna building details of the finish of the wooden cladding shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter proceed in accordance with the approved details.

Reason: In the interest of visual amenity

16. All wood used in the log burner shall be dried to a moisture content of 20% or less.

Reason: In the interests of the amenity 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 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. You are reminded that should you wish to continue to operate the sauna building hereby permitted, beyond 3 years of date of this planning permission a further planning application will be required to be approved by the Local Planning Authority prior to that date.

3. Biodiversity Net Gain

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition (biodiversity gain condition) that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan, if one is required in respect of this permission would be Dorset Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are listed below.

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements in the list below is/are considered to apply.

- The permission which has been granted is for development which is exempt being:
- Development below the de minimis threshold, meaning development which:
 - ii) impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric).

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: Refuse planning permission.

Decision: That the application be refused for the following reason.

1. The proposal, by reason of its siting outside the settlement of a small village with no boundary and 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.

Informatives:

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

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/2024/05639

Application Site: St Catherines Roman Catholic First School Cutlers Place Colehill BH21 2HN

Proposal: Creation of a Multi-Use Games Area (MUGA), erection of a dining canopy, boundary treatments, hardstanding for bin storage, installation of air source heat pump equipment, hard standing and enclosure for electric substation, water storage for the sprinkler system, ancillary equipment, reconfiguration of parking and circulation space. Hard and soft landscaping.

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:

2001 P01S2 Location Plan

2100 P13 Proposed Block Plan

2702 P01S2 Proposed Dining Canopy

2710 P04S2 Proposed Habitats

2711 P02S2 Ecology Feature Location Plan

2750 P07S2 Proposed Planting Plan

2751 P03S2 Proposed Planting Plan Continued

9003 S4P02 External Services Layout

9601 S4P02 External BWIC Proposed Layout

6301 S4P03 External Lighting Layout

2100 P13S2 Proposed General Arrangement Plan

2110 P07S2 Proposed Fence Line

2113 P08S2 Tree and Hedge Removal Plan

2106 P02S2 Section & Elevation Location Plan - Proposed

2960 P04S2 Proposed Planting Schedule

2962 P02S2 Landscape Ecology Management Plan

2201 P03S2 Site Section & Elevation 1

2202 P03S2 Site Section & Elevation 2 and 3

631 P3 ASHP platform

2691 P1 External Details

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 Assured Trees Report dated 16th August 2024 and addendum dated 18th November 2024. The tree protection measures shall be erected in accordance with BS5837:2012 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 commencement of works (including site clearance and any other preparatory works) a full specification for the construction of any arboriculturally sensitive structures and sections through them, including the installation foundations and details of any no-dig specification shall be submitted to and agreed by the Local Planning Authority in writing. The development shall take place in accordance with the approved details.

Reason: To safeguard trees and natural features which are important to the visual amenities of the area

5. Prior to commencement of works samples of the cellular confinement system to be used, including the samples of the cell infill aggregate, which shall not be of a calcareous nature rather a 4-20mm clean angular granite or flint shall be submitted and approved in writing by the Local Planning Authority. The development shall thereafter take place in accordance with the approved details.

Reason: To safeguard trees and natural features which are important to the visual amenities of the area

6. Prior to the use of the installation, details of any externally mounted plant shall be submitted to the Local Planning Authority (LPA) along with a noise assessment such as that conducted in accordance with BS4142:2014 (Methods for rating and assessing industrial and commercial sound) and/or its subsequent amendments. The assessment shall be submitted to and approved in writing by the LPA. The agreed scheme (together with any required measures) shall be installed to the agreed specification prior to the first use and maintained and operated in that condition thereafter unless agreed in writing by the LPA.

Reason: To protect neighbouring amenity.

7. The development hereby permitted shall be implemented strictly in accordance with the recommendations and requirements in the ecology report titled Land at Former St Catherine's Primary School, by Providence Ecological and dated July 2024, and certified by the Dorset Council Natural Environment Team on 9 December 2024.

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

- i) the recommendations detailed in section 4 and 5 of the approved ecology report have 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.

8. The landscaping shown on plan 2750 rev P07 S2 shall be fully implemented before the use of the building as a school re-commences unless an alternative timetable is agreed by the Local Planning Authority in writing. Any plants found to be damaged, dead or dying in the first five years shall be replaced in the next planting season (November- March).

Reason: In the interests of amenity and biodiversity.

9. Before the development is occupied or utilised the areas shown on Drawing Number 2307-NVB-XXXX-DR-L-2100 P12 S2 for the manoeuvring, parking, loading and unloading of vehicles must be surfaced, marked out and made available for these purposes. Thereafter, these areas must be maintained, kept free from obstruction and available for the purposes specified.

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

10. The lighting scheme shall be installed, operated and maintained in accordance with the submitted report "Land at Former St Catherines, External Lighting Lux Levels Rev B, dated 19/11/2024, by DIALux".

Reason: To protect visual amenities and avoid nuisance to adjoining properties.

11. No lighting shall be installed on or within the MUGA hereby approved unless details have first been submitted to and agreed in writing by the Local Planning Authority. Thereafter any lighting scheme shall be installed, operated and maintained in accordance with the agreed details.

Reason: To protect visual amenities and avoid nuisance to adjoining properties.

12. Notwithstanding the details on the approved plans there shall be no hard surfacing within 1m of the centre of oak tree T08.

Reason: To safeguard the tree which contributes to local amenity.

Informatives:

1. Biodiversity Net Gain

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition") that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Dorset Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are listed below.

Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements listed below are considered to apply.

Read more about Biodiversity Net Gain at
<https://www.dorsetcouncil.gov.uk/w/biodiversity-net-gain>

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.

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 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.

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