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WESTERN AND SOUTHERN AREA PLANNING COMMITTEE

MINUTES OF MEETING HELD ON THURSDAY 8 MAY 2025

Present: Cllrs Dave Bolwell (Chair), Neil Eysenck (Vice-Chair), Belinda Bawden, Simon Christopher, Pete Roper, David Shortell and Kate Wheller

Present remotely: Cllr David Northam

Apologies: Cllrs Louise Bown, Paul Kimber, Craig Monks, David Northam and Louie O'Leary

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

Ann Collins (Area Manager – Western and Southern Team), Joshua Kennedy (Democratic Services Officer), Hannah Massey (Lawyer - Regulatory), Megan Rochester (Senior Democratic Services Officer) and Steve Tapscott (Senior Planning Officer)

85. Declarations of Interest

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

86. Minutes

The minutes of the meeting held on 03 April 2025 were confirmed and signed.

87. Registration for public speaking and statements

Representations by the public to the Committee on individual planning applications are detailed below. There were no questions, petitions or deputations received on other items on this occasion

88. P/FUL/2024/07512 - Monkton Park Monkton Hill Winterborne Monkton, DT2 9PS

With the aid of a visual presentation including plans and aerial photographs, the Senior Planning Officer identified the site and explained the proposal, which consisted of the erection of a single storey modular building and installation of perimeter fencing.

The location of the site was identified, it fell within the Dorset National Landscape and open countryside and was located within the setting of Maiden Castle. There was also an Edwardian building on the site, which was considered a non-designated heritage asset.

The proposal was explained, it consisted of a modular building comprising four classrooms and an area of enclosed outside space, to be used for educational purposes.

It was explained that 3 trees would be lost as a result of the proposal and that the planting of 18 trees elsewhere on site was proposed in order to offset the loss, in addition to an offsite bio-diversity net gain contribution.

Members were shown photographs of various points around the site, as well as views of the site from Maiden Castle and the trees set to be removed were identified on an aerial photograph.

The Senior Planning Officer considered that the proposal was compliant with planning policy and due to the site being screened by vegetation the impact on views from Maiden Castle would be limited. It was explained that there were no concerns with highways, archaeology or neighbouring amenity.

In response to member's questions the Senior Planning Officer provided the following responses:

- The applicant could choose a different method of delivery for the bio-diversity net gain.
- The site would accommodate four pupils, therefore any traffic increase was considered to be minimal.
- The proposal would not provide overnight accommodation.
- The applicant would be expected to demonstrate they are unable to provide the bio-diversity net gain on site before exploring alternatives, this would be covered by an informative on the decision notice.

It was proposed by Cllr Christopher and seconded by Cllr Wheller to grant the application.

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

89. Urgent items

There were no urgent items.

90. Exempt Business

There was no exempt business.

Decision List

Duration of meeting: 10.00 - 10.33 am

Chairman

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Western & Southern Area Planning Committee 08 May 2025 Decision List

Application: P/FUL/2024/07512

Site Address: Monkton Park Monkton Hill Winterborne Monkton, DT2 9PS

Proposal: Erect single storey modular building. Install perimeter fencing.

Recommendation: Grant permission subject to conditions

Decision: That the application be granted 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:
 - A100-P4 location and block plan.
 - A110-P2 enclosures.
 - A111-P1 levels.
 - A112-P1 levels/sections.
 - Sketch 01-C proposed tree planting layout.
 - 503-RCK-ZZ-SE-DR-A-20300 typical section.
 - 2503-RCK-ZZ-ZZ-DR-A-20000 site plan.
 - 2503-RCK-ZZ-00-DR-A-20001-P01 ground floor.
 - 2503-RCK-ZZ-EL-DR-A-20200-P01 elevations.
 - 2503-RCK-ZZ-RF-DR-A-20002 elevations.Reason: for the avoidance of doubt and in the interests of proper planning.
3. The development shall not be commenced until a Habitat Management and Monitoring Plan (the HMMP) has been prepared in accordance with the approved Biodiversity Gain Plan and submitted to and approved in writing by the Local Planning Authority. The HMMP shall include:
 - i) A non-technical summary;
 - ii) The roles and responsibilities of the people or organisation(s) delivering the HMMP;

iii) The planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan and a timetable for implementation;

iv) The management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of the habitat and enhancement works as set out in the HMMP.

v) The monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the Local Planning Authority.

Thereafter the development shall be carried out, along with the management and monitoring of habitat, in accordance with the approved HMMP.

Reason: in the interests of biodiversity to secure the monitoring and management of significant onsite habitats.

4. Notice in writing shall be given to the Local Planning Authority within one month of the habitat creation and enhancement works as set out in the approved HMMP having been completed. The notice shall include a completion report evidencing the completed habitat enhancements.

Reason: in the interests of biodiversity to secure the monitoring and management of significant onsite habitats.

5. Notwithstanding the approved plans and application form, unless otherwise agreed in writing by the Local Planning Authority, the materials and finishes shall be as follows:

- Modular building:
 - European redwood vertical timber cladding in a natural finish.
 - Thin gauge powder coated steel roof sheeting, eaves, soffits and fascias in grey (RAL 7040).
 - Light grey powder coated aluminium windows (RAL 7040).
 - Basalt grey powder coated aluminium entrance door (RAL 7012).
 - Black UPVC gutters and downpipes.
- Pergola/gazebo shelters:
 - Timber posts and supports in a natural finish.
 - Natural slate roofs.

Reason: for the avoidance of doubt, and to ensure appropriate external finishes.

6. The development hereby approved shall be carried out in full accordance with the ecological mitigation and enhancement measures detailed in sections 5 and 6 of the submitted Ecological Impact Assessment version 1.0, prepared by ES Ltd and dated November 2024. The approved enhancement measures shall be carried out within three months of the commencement of development or the first available ecological window, whichever is the sooner. They shall thereafter be retained and maintained for the lifetime of the development.

Reason: to ensure the delivery of ecological mitigation and enhancement measures.

Informatives

1. In accordance with paragraph 39 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 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 and Biodiversity Gain Plans at <https://www.dorsetcouncil.gov.uk/w/biodiversity-net-gain> and <https://www.gov.uk/guidance/submit-a-biodiversity-gain-plan>

3. The applicant is reminded of the need to follow the Biodiversity Gain Hierarchy, as set out in Articles 37A and 37D of the Town and Country Planning (Development Management Procedure) (England) Order 2015. i.e. enhancement of existing onsite habitats, creation of new onsite habitats, allocation of registered offsite gains and finally the purchase of biodiversity credits.

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