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STRATEGIC AND TECHNICAL PLANNING COMMITTEE

MINUTES OF MEETING HELD ON THURSDAY 16 OCTOBER 2025

Present: Cllrs Duncan Sowry-House (Chair), Dave Bolwell (Vice-Chair), Belinda Bawden, Matt Bell, Richard Crabb, Spencer Flower, Craig Monks, Belinda Ridout, Pete Roper and David Tooke

Apologies: Cllrs Toni Coombs, David Taylor.

Cabinet Leads in attendance: Cllr Shane Bartlett

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

Lara Aintree (Senior Lawyer - Regulatory), Sarah Barber (Senior Landscape Architect), Ann Collins (Area Manager – Western and Southern Team), Philip Crowther (Legal Business Partner - Regulatory), Felicity Hart (Minerals and Waste Planning Manager), Joshua Kennedy (Democratic & Governance Officer), Alice Paine (Planning Officer (Minerals & Waste)), Matthew Pochin-Hawkes (Lead Project Officer), Megan Rochester (Senior Democratic & Governance Officer) and Tom Uglow (Lead Project Officer (Minerals & Waste)).

23. Minutes

The minutes of the meeting held on Tuesday 23rd September were confirmed and signed.

24. Declarations of Interest

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

25. 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.

26. P/FUL/2025/00485 - Land at Cruxton Farm, Cruxton Lane, Cruxton

With the aid of a visual presentation incorporating plans and aerial photographs, the Case Officer identified the site and outlined the proposal, explaining the relevant planning policies to Members. Updates to the report were provided, including additional information from the applicant and clarification emails. The site's location, application boundary, and proposed construction access were identified, and it was noted that the site was sloping, with ground levels increasing towards the upper areas. Key designations and constraints were highlighted, including its location within the Dorset National Landscape, the presence of public

rights of way, scheduled ancient monuments, listed buildings, ecological networks, and Flood Zone 1. Site photographs illustrated the extensive panoramic views from various points, and details were presented of the applicant's proposal for a new recreational route and picnic area, along with visuals and details of the solar panel arrays, four transformers, a customer substation building, DNO substation building, fencing, CCTV, and a proposed landscaping scheme with new hedgerow planting.

The Case Officer outlined the design evolution and summarised the proposal's key benefits, including renewable energy generation, ecological enhancements, economic contributions, recreational opportunities, and soil and farm diversification, as well as other non-material benefits. Key planning considerations were addressed, particularly landscape and visual impacts given the site's extensive visibility. Exceptional circumstances and the planning balance were highlighted, and the Case Officer concluded with a recommendation to refuse planning permission.

Public Participation

Antony Warren highlighted significant changes to the original application, noting that the 44-acre site was located within an Area of Outstanding Natural Beauty, which government policy stated should be protected. He argued that the land was unsuitable for the proposed development and warned that approval could set a precedent for similar projects elsewhere. He emphasised the need to resist proposals motivated primarily by financial gain. Mr Warren also referred to the impact on neighbouring farms, including one surrounded by flower fields, and noted that the site had produced maize this year, demonstrating its agricultural importance. He concluded that the potential loss of valuable farmland and landscape character outweighed any proposed benefits.

The applicant stated that the need for the scheme was critical. He explained that only one viewpoint would experience any significant visual impact, and panoramic views would be possible from the 1.5ha picnic area. He emphasised that refusing the application would represent a missed opportunity, noting the scheme's alignment with carbon neutral targets and the urgency of the matter. Mr Bainbridge referred to page 53 of the committee report, stating that any harms had been fully addressed, while the benefits—particularly in relation to renewable energy—were substantial. He highlighted the grid connection as an improvement to a rare asset and argued that the economic benefits should be given greater weight. He added that the proposal supported the Energising Dorset strategy, would deliver employment opportunities, and provide significant benefits for Dorset.

The Local Ward Member stated that the parish council had almost unanimously supported the application, recognising the parish's desire to play its part in addressing the climate crisis and acknowledging the direct benefits that the proposal would bring. Cllr Eysenck noted the reality of living within a national landscape, which was subject to constant change, and observed that various features were already visible from the site. He highlighted that the parish had experienced significant flooding in recent years and referred to the National Planning Policy Framework, emphasising that great weight should be given to climate change considerations, which were often overlooked. While acknowledging that the proposal would have an impact on the national landscape,

he noted the 40-year timescale and expressed hope that, within that period, alternative energy sources would become available.

Members questions and comments

- Asked whether any flood mitigation measures had been proposed.
- Referred to the parish council's submission regarding a local benefit fund and sought clarification on the weight given to this in the decision-making process.
- Thanked the officer for a comprehensive report and detailed presentation
- Noted that the council had declared a climate emergency.
- Some members expressed support for the proposal, referring to the impact section in paragraph 2.1 of the report.
- Others opposed the proposal due to its impact on a sensitive landscape, noting the 40-year timescale and the lasting change to the landscape, which they did not consider acceptable.
- Acknowledged that the parish and residents supported the proposal, citing public interest and the need to mitigate climate change.
- Highlighted the benefits of the development, including supporting many homes and contributing to net zero targets, and noted the potential to review the development in 40 years as technology advances.
- Some members felt a balance had been reached and were minded to support the proposal due to its contribution to addressing climate change.
- Noted that some members were influenced by parish council and local ward member support, recognising the special landscape but stressing the urgency of transitioning to clean energy.
- Asked whether further screening conditions could be applied to reduce landscape and visual impacts.
- Acknowledged the difficulty of balancing climate change objectives with the protection of the national landscape.
- Stated that local support did not necessarily mean the location was appropriate.
- Referred to the council's commitment to renewable energy, decarbonisation, and Dorset Council targets, but noted the officer's advice that there were no exceptional circumstances.
- Emphasised the need to work within the planning framework to make a robust decision.
- Queried what other opportunities existed within the local plan for renewables.

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** as recommended, was proposed by Cllr Spencer Flower, and seconded by Cllr Ridout, for the reason set out in the officer report.

Decision: To refuse for the reasons set out in Section 17 of the officer's report.

27. **P/VOC/2023/02551 - Lyme Regis Golf Club, Timber Hill, Lyme Regis, Dorset, DT7 3HQ**

With the aid of a visual presentation incorporating plans and aerial photographs, the Case Officer identified the site and outlined the proposal along with the relevant planning policies. The proposal sought an extension of time to the end of 2028, representing a five-year extension, with the only changes relating to time and additional landscaping measures in line with climate change legislation. The site lied within the Dorset National Landscape. Photographs were shown to illustrate the current condition of the site. The Case Officer explained the site phasing, highlighting Phases 1, 2, and 3, and outlined the works associated with each stage.

Details were provided regarding site access for HGVs and customers, existing fencing, the current access track, and signage. The access track was proposed to be extended to facilitate Phase 3, with the creation of a new safe working platform area. Views from the access were illustrated, noting the shared access arrangement with a nearby farm and campsite. It was confirmed that the site was importing waste, and the restoration and landscaping proposals included new tree planting to the south, extending the wooded area to maximise biodiversity. Suggested landscaping and restoration conditions were outlined. The Case Officer concluded that any policy conflicts were outweighed by material considerations and recommended that planning permission be granted, subject to conditions set out in the officer report.

Public Participation

The agent spoke in support of the extension of time, explaining that it would allow the necessary work to be completed. He noted that the past few years had presented many challenges, but despite delays, the site had continued to be managed safely and responsibly. Mr Hansford stated that the project had continued to support local initiatives and highlighted that allowing work to take place on site, rather than elsewhere, would result in lower emissions. He explained that the proposal aimed to future-proof the club and emphasised that there was no benefit to keeping the site open any longer than necessary.

Members questions and comments

- Referred to the presentation slides and asked how the site would be monitored.
- Queried the nature of the imported inner material and sought clarification on the extension of planting and maintenance.
- Asked whether an independent assessment had been carried out to determine the overall timescale for completing the project.
- Questioned whether, if the extension were refused, the relandscaping works would still be required.
- Noted that the applicant had not filled the site as originally intended and expressed concern regarding the visual impact
- Assumed that officers were satisfied with the proposed conditions and the transport plan for the site

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** as recommended, was proposed by Cllr Spencer Flower, and seconded by Cllr Belind Rideout, subject to conditions set out in the officer report.

Decision: To grant for the reasons set out in Section 17 of the officer's report.

28. **P/FUL/2024/03046 - Bladeley Hill, Court Farm, Buckland Newton, Dorset**

With the aid of a visual presentation including plans and aerial photographs, the Case Officer identified the site and outlined the proposal along with the relevant planning policies. The site location, access arrangements, and layout were explained, accompanied by views of the underground tanks and lagoon, including perspectives from across the valley.

The proposal sought the retention of the lagoon, with an annual average of two deliveries per day and a condition allowing a maximum of five daily deliveries. The Case Officer highlighted the operational need for the facility, noting that the nearest septic tank disposal sites were in Poole and Yeovil. Key site constraints were outlined, and the main planning considerations included air quality impacts on protected European Sites, the visual impact on the Dorset National Landscape, and the effect on the use of the public right of way. The Case Officer recommended granting planning permission, subject to the conditions set out in the officer's report and update sheet.

Public Participation

Helen Simpson described the location as three valleys situated next to the lagoon. She explained that a bridleway led up the hill to a point where visitors could enjoy a breathtaking view across the area; however, she stated that this experience was now being ruined by the smell of sewage. She reported that sewage was being injected into the ground, and along the length of a small valley next to the path, sludge was emerging visibly. She expressed shock that such activity was permitted and argued that small valleys, which cannot be farmed, should be protected. She added that the valley had originally been filled with sewage before the installation of the current system.

John Simpson raised numerous concerns, questioning why Buckland Newton should be used as a dumping ground for waste. Drawing on his experience working on a farm, he highlighted the volume of water involved and the impact of rainfall on sewage levels, noting the potential dangers associated with this. He explained that during periods of continuous rain, the land became too wet to allow the lagoon to be emptied, which could lead to further issues. He stated that greater clarification was needed regarding the proposed cover.

The agent explained that the lagoon was required due to recent regulatory implementation. He stated that restrictions on the movement to and from the storage lagoon would limit capacity in accordance with regulations. He clarified that the proposed cover would be slightly raised to prevent water ingress. Mr

Baker noted that the sewage was used as fertiliser and had always been brought in from various local sites. It was documented that the Yeovil and Poole sites were operating at capacity, and this site would help prevent discharge into the nitrate area. He added that transporting the material directly from source to farm would reduce the carbon footprint.

Members questions and comments

- Asked about the reason for the proposed cover, highlighting concerns regarding air quality.
- Queried the level of fill of the lagoon and how this would be monitored.
- Asked about the effectiveness of the cover, including how it would function.
- Questioned why the waste was being disposed of on a small scale rather than at a professional facility, and the necessity of treating it on site.
- Queried how untreated sludge would be managed, who would be responsible for policing its disposal, and where it would go thereafter.
- Sought clarification regarding fencing around the lagoon.
- Queried why the application was being submitted retrospectively
- Referred to the original structure, noting that complaints had been made about the site, which led to a site visit and a subsequent application by the applicant.
- Sought clarification on who would be responsible for maintaining the bridleway going forward.

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** as recommended, was proposed by Cllr Belinda Rideout, and seconded by Cllr Matt Bell, subject to conditions set out in the officer report.

Decision: To grant for the reasons set out in Section 16 of the officer's report and the update sheet.

29. Urgent items

There were no urgent items.

30. Exempt Business

There was no exempt business.

Decision Sheet

Duration of meeting: 10.07 am

Chairman

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Strategic and Technical Planning Committee
Thursday 16th October 2025
Decision List

Application: P/FUL/2025/00485

Application Site: Land At Cruxton Farm, Cruxton Lane, Cruxton

Proposal: Construction of a temporary solar farm, to include the installation of solar photovoltaic panels, with substations, inverters, perimeter fencing, landscaping and other associated works.

Recommendation: Refuse planning permission for the following reasons:

1. The proposed development by reason of its appearance, scale and positioning would have a detrimental impact upon the character, landscape and visual quality of the Dorset National Landscape and existing public rights of way. The impacts would not be sufficiently mitigated contrary to policies ENV1, COM7 and COM11 of the West Dorset, Weymouth and Portland Local Plan (2015). The proposal constitutes major development in the Dorset National Landscape and exceptional circumstances to justify the development have not been demonstrated, and, owing to the impacts on the National Landscape, granting of the proposals is not considered to be in the public interest, in conflict with Para. 190 of the National Planning Policy Framework (2024). The benefits of the proposal are not considered to outweigh the harm of the development, failing to comply with Local Plan policy COM11 and the Dorset AONB Management Plan 2019-2024.

Decision: Refuse planning permission for the following reasons:

1. The proposed development by reason of its appearance, scale and positioning would have a detrimental impact upon the character, landscape and visual quality of the Dorset National Landscape and existing public rights of way. The impacts would not be sufficiently mitigated contrary to policies ENV1, COM7 and COM11 of the West Dorset, Weymouth and Portland Local Plan (2015). The proposal constitutes major development in the Dorset National Landscape and exceptional circumstances to justify the development have not been demonstrated, and, owing to the impacts on the National Landscape, granting of the proposals is not considered to be in the public interest, in conflict with Para. 190 of the National Planning Policy Framework (2024). The benefits of the proposal are not considered to outweigh the harm of the development, failing to comply with Local Plan policy COM11 and the Dorset AONB Management Plan 2019-2024.

Informatives:

1. Informative: Plans

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

P007005-12-SiteLocation Rev B Site Location Plan

P007005-02-PlanningLayout Rev H Planning Layout

P007005-04-ArraySections Rev A Array Section Views

P007005-13-CustSubSections Rev B Customer Substation Section Views

P007005-14-DNOSSubSections Rev A DNO Substation Section Views

P007005-15-FenceSections Rev A Fence Section Views

P007005-16-TXStationSections Rev B Transformer Station Section Views

P007005-17-CCTVSections Rev A CCTV Section Views

E206/01 Rev C Preliminary Drainage Arrangements

P24-2775_12-1 Rev B Landscape Strategy (Sheet 1 of 4)

P24-2775_12-2 Rev B Landscape Strategy (Sheet 2 of 4)

P24-2775_12-3 Rev B Landscape Strategy (Sheet 3 of 4)

P24-2775_12-4 Rev B Landscape Strategy (Sheet 4 of 4)

2. Informative: National Planning Policy Framework

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

In this case:

- Pre-application advice was provided.
- 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.
- The applicant and council have worked together to minimise the reasons for refusal.

Application: P/VOC/2023/02551

Application Site: Lyme Regis Golf Club Timber Hill Lyme Regis Dorset DT7 3HQ

Proposal: Modification of conditions of planning permission 1/D/13/000972 for improvements to existing golf driving range and practice area including amended scheme for the re-profiling of the playing surface through the importation and placement of uncontaminated sand, naturally occurring soils and inert waste (Variation of condition 3 of p.p. WD/D/17/000991– (Time Limit – Completion of Development) to extend the end date to 18/08/2023).

Recommendation: Grant planning permission subject to conditions set out in section 17.

Decision: That planning permission be GRANTED subject to the following conditions:

1. Unless otherwise required by the conditions of this permission, the development hereby permitted shall be carried out in accordance with the approved plans and documents comprising:

- 'Hansford Construction Ltd Dust Management Plan for Lyme Regis Golf Club';
- Drawing No. GDR/3/13 Rev A titled 'DRIVING RANGE SURFACING REPROFILING PROPOSALS – LOCATION PLAN' dated MAR 2017;
- Drawing No. GDR/4/13 titled 'DRIVING RANGE SURFACE REPROFILING PROPOSALS - AREA PLAN' dated APR 2017;
- Drawing No. GDR/1/10 Rev. F titled 'DRIVING RANGE SURFACE REPROFILING PROPOSALS – PLAN' dated MAR 2017;
- Drawing No. GDR/2/10 Rev. F titled 'DRIVING RANGE SURFACE REPROFILING PROPOSALS – SECTIONS' dated MAR 2017;
- Drawing No. GDR/9/24 Rev A titled "DRIVING RANGE FILL – PROPOSED NEW ACCESS TRACK TO FACILITATE TIPPING IN FINAL PHASE OF SITE' dated JULY 2025; and
- Drawing No. GDR/10/25 titled 'UPDATED LANDSCAPE PLAN dated JUN 2025.
- Drawing No. GDR/10/25A titled 'UPDATED LANDSCAPE PLAN WITH AREAS dated JUN 2025.

and in accordance with the details set out in the Planning Statement dated April 2017 submitted in support of the application including Figure 2 showing proposed site arrangements.

Reason

For the avoidance of doubt and to control the approved development in the interests of amenity and the environment having regard to saved Policies 1, 3, 4, 13, 21 and 41 of the Bournemouth, Dorset and Poole Waste Local Plan and Policies INT1, ENV1, ENV2, ENV5, ENV7, ENV9, ENV10 and COM7 of the adopted West Dorset, Weymouth & Portland Adopted Local Plan 2015.

Notification of Progress of Operations

2. The developer shall notify the Waste Planning Authority in writing within one week of the date of each of the following:
 - The commencement of work on phase 3 as shown on Dwg. No. GDR/9/24 Rev A dated July 2025 submitted in support of the application;
 - The completion of the deposit of imported material in each phase; and
 - The completion of the replacement of site soils in each phase.

Reason

To assist the Waste Planning Authority in monitoring the approved development having regard to saved Policies 1, 3 and 4 of the Bournemouth, Dorset and Poole Waste Local Plan and Policies INT1 and ENV1 of the adopted West Dorset, Weymouth & Portland Adopted Local Plan 2015.

Time Limit - Completion of Development

3. The development hereby permitted shall, subject to condition 30 be completed and landscaped in accordance with the Landscape Proposals detailed on approved Drawing No. GDR/10/25 no later than 31st December 2028, by which time the importation and deposit of material shall have ceased and the site shall have been cleared of all items of plant and machinery.

Reason

To limit the impact of the development on the surrounding area which is part of the Dorset National Landscape having regard to saved Policies 1, 3 and 4 of the Bournemouth, Dorset and Poole Waste Local Plan and Policies INT1 and ENV1 of the adopted West Dorset, Weymouth & Portland Adopted Local Plan 2015.

Means of Access

4. Notwithstanding the details shown on the approved reprofiling proposals plan (Drawing N0. GDR/1/10 Rev. F) vehicular access to the reprofiling works shall be by means on the existing northern access from the A3052 outlined in green on approved area plan (Dwg. No. GDR/413) and the connecting internal Temporary Access Track (Dwg No. GDR/9/24 Rev. A) dated July 2024 submitted in support of the application only and no new temporary access to the A3052 shall be constructed.

Reason

For the avoidance of any doubt and to minimise disturbance to the established roadside boundary having regard to saved Policies 1, 3 and 4 of the Bournemouth, Dorset and Poole Waste Local Plan and Policies INT1, ENV1 and ENV10 of the adopted West Dorset, Weymouth & Portland Adopted Local Plan 2015.

Construction of Internal Temporary Access Track

5. Prior to the stripping on any soils within phase 3 within the AREA FOR REPROFILING as shown on approved Drawing No. GDR/9/24 Rev A, that part of the Temporary Access Track shown on Dwg No. GDR/9/24 Rev. A as required to access and egress the site and any associated access track shall be constructed in accordance with approved details. The Temporary Access Track and associated platforms shall thereafter be maintained as necessary to provide access in accordance with the approved details.

Reason

To limit impact on the landscape having regard to saved Policies 1, 3 and 4 of the Bournemouth, Dorset and Poole Waste Local Plan and Policies INT1, ENV1 and ENV10 of the adopted West Dorset, Weymouth & Portland Adopted Local Plan 2015.

Installation of Protective Fencing

6. Prior to the stripping of any soils within the Phase 3 area, as shown on Drawing GDR/9/24, dated July 2024, protective fencing shall be installed to protect existing trees and hedgerows. The protective fencing shall be maintained in a condition that will prevent vehicles entering the protected area between the fencing and any adjacent hedgerow for the duration for the reprofiling and improvement works hereby permitted.

Reason

To protect existing boundary vegetation from damage having regard to saved Policies 1, 3 and 4 of the Bournemouth, Dorset and Poole Waste Local Plan and Policies INT1, ENV1 and ENV10 of the adopted West Dorset, Weymouth & Portland Adopted Local Plan 2015.

Retention of Control Stations

7. The two spot levels identified as STN 1 and STN 2 on approved Drawing Number GDR/1/10 Rev. F shall be retained and left undisturbed throughout the life of this permission.

Reason

To provide two identifiable fixed reference points to use in the monitoring of the site having regard to saved Policies 1, 3 and 4 of the Bournemouth, Dorset and Poole Waste Local Plan and Policies INT1, ENV1 and ENV10 of the adopted West Dorset, Weymouth & Portland Adopted Local Plan 2015.

Soil Stripping

8. All soil stripping shall only be undertaken when the soil is in a dry and friable condition and stockpiled in a location within the phase 3 area, in accordance with approved plan Dwg. No. GDR/9/24 Rev A.

Reason

To protect site soils and ensure that resultant levels accord with the approved scheme and blend in with the surrounding landscape having regard to saved Policies 1, 3 and 4 of the Bournemouth, Dorset and Poole Waste Local Plan and Policies INT1, ENV1 and ENV10 of the adopted West Dorset, Weymouth & Portland Adopted Local Plan 2015.

Survey on Completion of Reprofilng

9. On completion of the reprofiling of each phase as numbered 1 to 3 on Dwg. No. GDR/9/24 Rev A dated July 2025 submitted in support of the application, the surface levels of that phase shall be ascertained by a competent surveyor and any discrepancy between actual levels and those approved shall be immediately made known to the local planning authority. Any remedial action requested in writing by the local planning authority shall be implemented in full within 1 month of that request.

Reason

To ensure that the resultant landform blends in with the surrounding landscape having regard to saved Policies 1, 3 and 4 of the Bournemouth, Dorset and Poole Waste Local Plan and Policies INT1, ENV1 and ENV10 of the adopted West Dorset, Weymouth & Portland Adopted Local Plan 2015.

Topsoil Storage

10. Stripped topsoil that is not directly placed on reprofiled areas shall be stockpiled in the locations indicated on Dwg. No. GDR/9/24 Rev A submitted in support of the application. No topsoil shall be removed from the application site. The stockpiled soil shall be permanently retained on site for the purposes of restoration, and stockpiles shall not exceed 2m in height above ground level.

All stockpiles shall be kept free of pernicious agricultural weeds (such as thistle, dock, Japanese knotweed and ragwort).

Reason

To ensure that any available topsoil is saved for use as part of the reprofiling scheme having regard to saved Policies 1, 3 and 4 of the Bournemouth, Dorset and Poole Waste Local Plan and Policies INT1, ENV1 and ENV10 of the adopted West Dorset, Weymouth & Portland Adopted Local Plan 2015.

Dust Management

11. During the stripping of soils, placing of imported soils and other operations within all Phase areas of the site, as illustrated on Drawing GDR/9/24, dated July 2024, the dust control measures and management details, as set out in Hansford Construction Ltd 'Dust Management Plan for Lyme Regis Golf Club', shall be implemented throughout the duration of the reprofiling and improvement works hereby permitted. In the event that significant levels of dust are raised, the operations shall be halted until such time as the site or weather conditions change so as to reduce the generation of dust.

Reason

To protect the amenities of the surrounding area having regard to saved Policies 1, 3 and 4 of the Bournemouth, Dorset and Poole Waste Local Plan and Policies INT1, ENV1 and ENV16 of the adopted West Dorset, Weymouth & Portland Adopted Local Plan 2015.

Limitation on Type of Materials to be Brought onto Site

12. Only clean uncontaminated soils, sub-soils, sand, gravel, stones, aggregates and other inert wastes (including mixtures of inert waste with pre-crushed concrete, bricks, tiles and ceramics, shall be brought onto the site for use in the reprofiling works. Any waste brought to the site that is not inert shall be stored in a designated container prior to being removed off site as soon as is practicable.

Reason

In accordance with the application proposal and to ensure that the material deposited on the site does not present a pollution risk having regard to saved Policies 1, 3, 4 and 13 of the Bournemouth, Dorset and Poole Waste Local Plan and Policies INT1, ENV1, ENV9, ENV10 and ENV16 of the adopted West Dorset, Weymouth & Portland Adopted Local Plan 2015.

No Waste Processing on Site

13. No crushing, screening or recycling of imported waste materials shall take place on the site.

Reason

In accordance with the application proposal and to protect the receiving environment and local amenity having regard to having regard to saved Policies 1, 3, 4 and 13 of the Bournemouth, Dorset and Poole Waste Local Plan and Policies INT1, ENV1, ENV9, ENV10 and ENV16 of the adopted West Dorset, Weymouth & Portland Adopted Local Plan 2015.

Soil Handling

14. Soils shall not be removed or handled unless they are in a dry friable condition and contain sufficient moisture to prevent degradation of the soil structure.

Reason

To prevent soil damage and ensure satisfactory restoration of the site having regard to saved Policies 1, 3 and 4 of the Bournemouth, Dorset and Poole Waste Local Plan and Policies ENV1, ENV10 and ENV16 of the adopted West Dorset, Weymouth & Portland Adopted Local Plan 2015.

Daily Levelling of Imported Material

15. Any material imported for deposit on the site shall be spread and bladed out before the end of each working day and no imported material shall be left in spoil heaps overnight.

Reason

To limit landscape impact having regard to saved Policies 1, 3 and 4 of the Bournemouth, Dorset and Poole Waste Local Plan and Policies ENV1, ENV10 and ENV16 of the adopted West Dorset, Weymouth & Portland Adopted Local Plan 2015.

Layering of Deposited Material

16. No brick or concrete rubble shall be placed in any phase within a depth of 0.3 metres of the planned surface level.

Reason

To ensure satisfactory restoration of the site is achieved having regard to saved Policies 1, 3 and 4 of the Bournemouth, Dorset and Poole Waste Local Plan and Policies ENV1, ENV10 and ENV16 of the adopted West Dorset, Weymouth & Portland Adopted Local Plan 2015.

Maximum Importation of Material

17. The maximum amount of material imported to the site shall not exceed 30,000 tonnes in any one calendar year.

Reason

In accordance with the application proposal and to protect the amenities of the surrounding area having regard to saved Policies 1, 3 and 4 of the Bournemouth, Dorset and Poole Waste Local Plan and Policies ENV1, ENV10 and ENV16 of the adopted West Dorset, Weymouth & Portland Adopted Local Plan 2015.

Limitation on Extent of Disturbed Area

18. No more than one phase as numbered 1 to 3 on Dwg. No. GDR/9/24 Rev A dated July 2025 submitted in support of the application shall be subject to reprofiling with imported material at any one time and no other phase shall be stripped of topsoil unless within a period of 5 working days of the proposed

transition from one phase to the next. (If an remedial restoration scheme has been submitted under the terms of condition 31, this condition shall not apply).

Reason

To limit landscape impact having regard to saved Policies 1, 3 and 4 of the Bournemouth, Dorset and Poole Waste Local Plan and Policies ENV1, ENV10 and ENV16 of the adopted West Dorset, Weymouth & Portland Adopted Local Plan 2015.

Operating Hours

19. No deliveries of material to the site or the operation of machinery on the site shall take place outside the hours of 0700 to 1800 Monday to Friday and at no times during Weekends, Public or Bank Holidays. For the avoidance of any doubt, the operation of machinery shall be taken to include preparatory site work, topsoil stripping, the deposit and/or levelling of any imported materials and any subsequent landscaping work.

Reason

To protect the character of the surrounding area having regard to saved Policies 1, 3 and 4 of the Bournemouth, Dorset and Poole Waste Local Plan and Policies ENV1, ENV10 and ENV16 of the adopted West Dorset, Weymouth & Portland Adopted Local Plan 2015.

Noise

20. The residual noise level (LAeq 1 hour) at any noise sensitive receptor shall not exceed +10 decibel (dB) of the background noise level (LA90) but in any event shall not exceed an absolute level of 42 dB (LAeq, 1 hour) freefield at any noise sensitive property at any time during permitted operational hours. Within 28 days of a reasoned written request to the operator from the local planning authority following a justifiable noise complaint, the operator shall undertake noise monitoring and submit for approval a detailed noise scheme detailing procedures to be adopted for noise suppression and mitigation to ensure that the maximum permitted noise levels are not exceeded. The noise scheme as

approved by the local planning authority shall be implemented in full for the remaining duration of the reprofiling works.

Reason

To enable compliance with the proposed noise limits to be monitored having regard to having regard to saved Policies 1, 3 and 4 of the Bournemouth, Dorset and Poole Waste Local Plan and Policies ENV1, ENV10 and ENV16 of the adopted West Dorset, Weymouth & Portland Adopted Local Plan 2015.

Reversing Alarms

21. All earth moving equipment and other plant and machinery operated on the site shall be fitted with white noise reversing alarms.

Reason

To protect the character of the surrounding area having regard to saved Policies 1, 3 and 4 of the Bournemouth, Dorset and Poole Waste Local Plan and Policies ENV1, ENV10 and ENV16 of the adopted West Dorset, Weymouth & Portland Adopted Local Plan 2015.

Retention of Hedgerow

22. The existing hedgerows and trees marking the boundaries of the site shall not be felled or cut back for the duration of the reprofiling works.

Reason

To maintain visual screening of the site and limit impact on the visual amenity of the surrounding area having regard to saved Policies 1, 3 and 4 of the Bournemouth, Dorset and Poole Waste Local Plan and Policies ENV1, ENV10 and ENV16 of the adopted West Dorset, Weymouth & Portland Adopted Local Plan 2015.

Exclusion of Vehicles from Site

23. Except from within a period of 5 working days of the proposed transition from one sub-phase to the next, other than plant required to spread and blade out

imported material on a daily basis, no plant or machinery shall be kept on any part of the application site overnight.

Reason

To limit landscape impact having regard to saved Policies 1, 3 and 4 of the Bournemouth, Dorset and Poole Waste Local Plan and Policies ENV1, ENV10 and ENV16 of the adopted West Dorset, Weymouth & Portland Adopted Local Plan 2015.

Agreed Location for Overnight Parking of Plant

24. Any plant kept on the site overnight shall be parked in the location shown on Dwg. No. GDR/9/24 Rev A dated July 2025 submitted in support of the application. For the avoidance of any doubt, overnight parking shall be taken to include any parking outside the approved working hours for the site.

Reason

To limit landscape impact having regard to saved Policies 1, 3 and 4 of the Bournemouth, Dorset and Poole Waste Local Plan and Policies ENV1, ENV10 and ENV16 of the adopted West Dorset, Weymouth & Portland Adopted Local Plan 2015.

Limit on Loaded Vehicles Accessing the Site

25. No more than 30 loaded vehicles shall enter the site on any one day.

Reason

To control the impact of the development having regard to saved Policies 1, 3, 4, 20 and 21 of the Bournemouth, Dorset and Poole Waste Local Plan and Policies ENV1, ENV10, ENV16 and COM7 of the adopted West Dorset, Weymouth & Portland Adopted Local Plan 2015.

Record of Vehicle Movements and Volumes

26. The site operator shall maintain a record of the vehicle numbers and of the weight of material delivered to the site. This record shall be retained for a period

of not less than 2 years and shall be made available to the local planning authority within 14 days of a written request.

Reason

To assist the local planning authority in monitoring the approved development having regard to saved Policies 1, 3 and 4 of the Bournemouth, Dorset and Poole Waste Local Plan and Policies INT1 and ENV1 of the adopted West Dorset, Weymouth & Portland Adopted Local Plan 2015.

Vehicle Cleaning

27. No commercial vehicle shall enter the public highway unless its wheels and chassis are sufficiently clean to prevent the deposit of material on the road.

Reason

To avoid mud or debris being carried onto the highway having regard to saved Policy 21 of the Bournemouth, Dorset and Poole Waste Local Plan and Policy COM7 of the adopted West Dorset, Weymouth & Portland Adopted Local Plan 2015.

Remedial Action to Remove Detritus from Highway

28. If any mud or debris is carried onto the highway by vehicles leaving the site the operator shall immediately employ measures to clean the carriageway.

Reason

In the interests of highway safety having regard to saved Policy 21 of the Bournemouth, Dorset and Poole Waste Local Plan and Policy COM7 of the adopted West Dorset, Weymouth & Portland Adopted Local Plan 2015.

Maintenance of Temporary Access Track

29. The surface of the access track shown on Dwg. No. GDR/9/24 Rev A dated July 2025 submitted in support of the application shall be maintained in a good state of repair and shall be kept clean and free of mud and other debris.

Reason

To avoid mud or debris being carried onto the highway having regard to Policy 21 (Transport Impact) of the Bournemouth, Dorset and Poole Waste Local Plan and Policy COM7 of the adopted West Dorset, Weymouth & Portland Adopted Local Plan 2015.

Progressive Landscaping

30. The site shall be landscaped in accordance with the details shown on approved Dwg. No. GDR/10/25 dated June 2025 and Dwg. No. GDR/10/25A dated June 2025. The planting for Area A shall be undertaken in winter 2025/2026. The planting for Area B shall be undertaken in the first planting season after importation to phase 3 is complete, within the AREA FOR REPROFILING as shown on approved Drawing No. GDR/9/24 Rev A. The wildflower margin shall be a minimum of 10 metres wide and shall be seeded in the first planting season following the completion of the development in accordance with the approved details.

Reason

To enhance the surrounding landscape having regard to saved Policies 1, 3 and 4 of the Bournemouth, Dorset and Poole Waste Local Plan and Policies ENV1, ENV2, ENV10 and ENV16 of the adopted West Dorset, Weymouth & Portland Adopted Local Plan 2015.

Remedial Restoration and Landscaping

31. At the end of every month, commencing 30th November 2025, the Applicant shall submit their importation log to the Waste Planning Authority. If the total quantity imported to the site for any three consecutive months totals less than 3,500 tonnes, a remedial amended restoration plan shall be submitted within 6 weeks of the most recent submission (of importation log) to the Waste Planning Authority for approval in writing. The amended remedial restoration plan shall include details of the new restoration levels, cross sections, landform, planting and wildflower areas. The amended remedial restoration plan shall be

implemented within 6 months of the date of its approval and instead of the scheme approved pursuant to condition 3.

Reason

To ensure the timely restoration of the site in accordance with the surrounding landscape having regard to saved Policies 1, 3 and 4 of the Bournemouth, Dorset and Poole Waste Local Plan and Policies ENV1, ENV2, ENV10 and ENV16 of the adopted West Dorset, Weymouth & Portland Adopted Local Plan 2015.

32. Timetable for Completion

Every year on the 31st of August 2026, 2027 and 2028 details of progression of the landfill to include quantity delivered and volume left to be filled shall be submitted to the Waste Planning Authority for information, and to ensure the applicant remains on target to complete the development on time.

Reason

To ensure the timely restoration of the site in accordance with the surrounding landscape having regard to saved Policies 1, 3 and 4 of the Bournemouth, Dorset and Poole Waste Local Plan and Policies ENV1, ENV2, ENV10 and ENV16 of the adopted West Dorset, Weymouth & Portland Adopted Local Plan 2015.

Landscape Maintenance

33. Any plants or seeding that within five years of the date of planting die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species.

Reason

To enhance the surrounding landscape having regard to saved Policies 1, 3 and 4 of the Bournemouth, Dorset and Poole Waste Local Plan and Policies ENV1, ENV2, ENV10 and ENV16 of the adopted West Dorset, Weymouth & Portland Adopted Local Plan 2015.

Maintenance of Visibility Splays

34. All visibility splay areas at the existing site entrance shall be maintained and kept free from obstruction for the duration of operations.

Reason

In the interests of highway safety having regard to saved Policies 20 and 21 of the Bournemouth, Dorset and Poole Waste Local Plan and Policy COM7 of the adopted West Dorset, Weymouth & Portland Adopted Local Plan 2015.

INFORMATIVES

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.
- The applicant was provided with pre-application advice.
- The application was acceptable as submitted and no further assistance was required.

Application: P/FUL/2024/03046

Application Site: Bladeley Hill, Court Farm, Buckland Newton, Dorset

Proposal: Retrospective application for construction of lagoon to store waste from septic tanks to be used as fertiliser in agriculture.

Recommendation: Grant Planning Permission subject to conditions.

Decision: **Grant Planning Permission** subject to the following conditions:

1. Plans List – Approved

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

Location Plan - BP/241/P/03

Site Plan – BP/241/P/01

Section A-A - BP/241/P/02

Land Ownership Boundary - BP/241/P/04

Plan Showing Passing Places - BP/241/P/10

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

2. Air Quality Mitigation

A suitable impermeable lagoon cover which is an effective mitigation measure for air pollution must be fitted by the 31 March 2026, details of which will be submitted to the Waste Planning Authority for approval in writing within 1 month of the date of this permission.

Reason: To satisfactorily reduce the potential impact of airborne nutrients upon Cerne and Sydling Downs SAC.

3. Removal of Equipment

All above ground non mobile tanks shall be permanently removed from the site within 3 months of the date of this permission. Tanks/shipping containers that are not illustrated on Site Plan – BP/241/P/01 shall not be permitted within the site.

Reason: In the interest of protecting the setting of the Dorset National Landscape.

4. Restriction of Waste Storage

There shall be no tanks for the purpose of sewage sludge waste storage sited on the land edged blue outside of the land edged red on plan Land Ownership Boundary - BP/241/P/04.

Reason: In the interests of protecting the setting of the Dorset National Landscape and ensuring the low level permitted waste use is located solely on the application site.

5. Planting

A new hedge (native species), as illustrated on Site Plan BP/241/P/01, located on the southern boundary of the site shall be planted in the next available planting season by March 31st 2026.

With regard to this hedge and the recently planted hedge on the northern boundary of the site, these shall be maintained and replaced if any plants die or are removed within 5 years of the date of this permission.

Reason: In the interest of protecting the setting of the Dorset National Landscape.

6. Passing Place Details

The passing places as illustrated on plan Passing Places BP/241/P/10 shall be maintained for the duration of the development.

Reason: In interest of ensuring the integrity of Bridleway S10/44

7. Restriction of Vehicle movement numbers

The total number of daily sludge tanker movements depositing waste into the lagoon and underground tanks as marked on Plan Site Plan BP/241/P/01 shall be limited to 10 (5 in and 5 out). Records of these movements are to be maintained, and on receipt of reasonable notice, copies of these records are to be made available to the Waste Planning Authority for inspection.

Reason: To regulate the movement of heavy traffic associated with the lagoon in the interests of amenity for local residents and to protect users of the right of way.

8. Permitted Waste Quantity

A maximum of 1250 tonnes of sewage sludge shall be stored within the lagoon. A method and schedule for marking the maximum 1250 tonnes of Sewage Sludge permitted within the lagoon shall be submitted to the Waste Planning Authority for approval in writing within 3 months of the date of this permission.

Reason: To control the form of the development in the interests of amenity and in the interest of protecting the character of the Dorset National Landscape.

9. Equipment and Vehicle Storage

No commercial vehicles or HGV's shall be kept or stored on the site overnight.

Reason: In the interest of protecting the setting of the Dorset National Landscape.

10. Gate Lock

The field gate at the entrance to the sludge lagoon shall remain locked at all times, unless sludge deliveries or agricultural activity are taking place.

Reason: In the interests of public safety on site.

Informatives:

1. The development must fully comply with the terms of The Water Resources (Control of Pollution) (Silage, Slurry and Agricultural Fuel Oil) (England) (SSAFO) Regulations 2010 and as amended 2013. Environmental good practice advice is available in The Code of Good Agricultural Practice (COGAP) for the protection of water, soil and air (produced by DEFRA). The applicant is advised to review the existing on-farm slurry and manure storage and ensure compliance with the SSAFO Regulations.
2. The development must fully comply with the terms of S3 waste exemption: storing sludge of the Sludge (Use in Agriculture) Regulations 1989. All waste imported to the site should be stored and used in accordance with the Sludge (Use in Agriculture) Regulations 1989.