



Eastern Area Planning Committee

Date: Wednesday, 4 June 2025
Time: 10.00 am
Venue: The Allendale Centre, Hanham Road, Wimborne, Dorset, BH21 1AS

Members (Quorum: 6)

David Tooke (Chair), Duncan Sowry-House (Vice-Chair), Alex Brenton, Toni Coombs, Beryl Ezzard, Scott Florek, Spencer Flower, Barry Goringe, Hannah Hobbs-Chell, David Morgan, Julie Robinson and Andy Skeats

Interim Chief Executive: Sam Crowe, County Hall, Dorchester, Dorset DT1 1XJ

For more information about this agenda please contact Democratic Services
Meeting Contact joshua.kennedy@dorsetcouncil.gov.uk

Members of the public are welcome to attend this meeting, apart from any items listed in the exempt part of this agenda.

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Agenda

Item	Pages
1. APOLOGIES	
To receive any apologies for absence	
2. DECLARATIONS OF INTEREST	
To disclose any pecuniary, other registrable or personal interest as set out in the adopted Code of Conduct. In making their decision councillors are asked to state the agenda item, the nature of the interest and any action they propose to take as part of their declaration.	
If required, further advice should be sought from the Monitoring Officer in advance of the meeting.	
3. MINUTES	5 - 10

To confirm the minutes of the meeting held on 30 April 2025.

4. REGISTRATION FOR PUBLIC SPEAKING AND STATEMENTS

Members of the public wishing to speak to the Committee on a planning application should notify the Democratic Services Officer listed on the front of this agenda. This must be done no later than two clear working days before the meeting. Please refer to the Guide to Public Speaking at Planning Committee. [Guide to Public Speaking at Planning Committee](#)

The deadline for notifying a request to speak is 8.30am Monday 02 June 2025.

5. P/FUL/2024/06284 - 47 WOOLSBRIDGE ROAD ST LEONARDS AND ST IVES BH24 2LT 11 - 34

Demolition of existing built form and the erection of three dwellinghouses with associated parking and landscaping. As amended by plan received 14.3.25 to obscure glaze part of bedroom window on rear elevation and insert additional first floor window on NE elevation.

6. P/FUL/2024/04192 - 113 WIMBORNE ROAD CORFE MULLEN BH21 3DU 35 - 54

Demolish existing conservatory and garage/outbuilding, erect new garage/outbuilding and internal alterations.

Erect 4no detached dwellings with associated garages, access and landscaping.

7. P/FUL/2024/05148 - LONNEN NURSERIES LONNEN ROAD COLEHILL WIMBORNE BH21 7AZ 55 - 72

Partially demolish the existing storage building and erect one dwelling with associated access and parking, including the temporary siting of a static caravan at the site (to be occupied by the applicant during the construction phase)

8. P/FUL/2024/07471 - SOUTH HYDE, THE HYDE, LANGTON MATRAVERS, BH19 3HE 73 - 98

Demolish existing bungalow and erect replacement dwelling.

9. P/HOU/2025/01603 - 46 WEST STREET, WAREHAM, BH20 4JZ 99 - 110

Erect single garage as extension to existing outbuilding over car parking space.

10. P/LBC/2025/01488 - EAST DORSET HERITAGE TRUST ALLENDALE HOUSE HANHAM ROAD WIMBORNE MINSTER BH21 1AS 111 - 118

Installation of electronic bollards to car park.

Electric supply from Allendale House to Bollards.

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| 11. | P/FUL/2025/01489 - EAST DORSET HERITAGE TRUST
ALLENDALE HOUSE HANHAM ROAD WIMBORNE MINSTER BH21
1AS | 119 -
128 |
|-----|--|--------------|

Installation of electronic bollards to car park

Electric supply from Allendale House to Bollards.

Rebuild Wall.

12. URGENT ITEMS

To consider any items of business which the Chairman has had prior notification and considers to be urgent pursuant to section 100B (4) b) of the Local Government Act 1972

The reason for the urgency shall be recorded in the minutes.

13. EXEMPT BUSINESS

To move the exclusion of the press and the public for the following item in view of the likely disclosure of exempt information within the meaning of paragraph x of schedule 12 A to the Local Government Act 1972 (as amended). The public and the press will be asked to leave the meeting whilst the item of business is considered.

There are no exempt items scheduled for this meeting.

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EASTERN AREA PLANNING COMMITTEE

MINUTES OF MEETING HELD ON WEDNESDAY 30 APRIL 2025

Present: Cllrs David Tooke (Chair), Duncan Sowry-House (Vice-Chair), Alex Brenton, Toni Coombs, Beryl Ezzard, Scott Florek, Barry Goringe, Hannah Hobbs-Chell, David Morgan and Bill Trite

Apologies: Cllrs Spencer Flower and Andy Skeats

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

Elizabeth Adams (Development Management Team Leader), James Brightman (Senior Planning Officer), Kim Cowell (Development Management Area Manager (East)), Philip Crowther (Legal Business Partner - Regulatory), Joshua Kennedy (Democratic Services Officer) and Megan Rochester (Senior Democratic Services Officer)

76. Declarations of Interest

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

77. Minutes

The minutes of the meeting held on 02 April 2025 were confirmed and signed.

78. 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.

79. P/FUL/2024/06189 - Hope Farm Mill Street Corfe Mullen BH21 3RQ

With the aid of a visual presentation including plans and aerial photographs, the Senior Planning Officer identified the site and explained the proposal. The barn and building to be retained were identified on a site plan and aerial photograph. Photographs of the site, access and nearby road were also shown to members.

The planning history of the site was explained and included a previous application that had been refused, for the conversion of the existing building into rural worker's accommodation.

Officers considered that the proposal was compliant with planning policy, as the mobile home and storage shed would have minimal impact on the Green Belt due to their modest size and the mixed use would be in keeping with the rural

character of the area. A rural worker's dwelling was considered appropriate due to the high level of care required for the livestock.

It was explained that the Town Council had objected to the application on the grounds of the impact on heritage assets, due to the proximity to St Hubert's Church, however the Conservation Officer had not raised objection to the proposal.

Public representation was received from the applicant, Mr Cooper, who explained that the farm provided community benefits, such as working with children and adults with additional needs and providing training for students working towards agricultural qualifications.

The meeting adjourned at 10:24 – 10:25 to allow the case officer to clarify information before answering member's questions.

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

- The alpaca treks didn't cross public roads and went onto the old railway line adjacent to the site.
- Husbandry of the alpacas required intensive care which justified the use of a worker's dwelling, temporary permission was being recommended which would require a new application after 3 years.
- It was not known whether the applicant had explicit permission from the landowner to use the old railway line for treks.
- Mobile homes do not have the same permitted development rights as other residential dwellings.
- The Historic Landscape Character Area data on Dorset Explorer was not considered to be a material planning consideration.
- The permission for the ancillary residential buildings was also recommended to be temporary.
- Parts of the application site was subject to surface water flooding, however not where the buildings were proposed and ground water flooding was proven to be low risk.
- The use of the site for agricultural usage was lawful and would not require planning permission and a condition on livestock density couldn't be reasonably imposed.

Having had the opportunity to ask questions of the case officer and debate the merits of the application, several members raised questions about the application, including the exterior cladding which they considered to give the structure a more permanent appearance, the legal use of the trail for trekking and whether the worker's dwelling could be occupied by a widow or retired worker for longer than the 3 year temporary permission. Members considered that they required further information on these points in order to make an informed decision on the application.

It was proposed by Cllr Coombs and seconded by Cllr Sowry-House to defer the application until a later meeting.

Decision: That the application be deferred until a later meeting.

80. **P/FUL/2024/05059 - 50 Churchill Close Sturminster Marshall BH21 4BH**

The Development Management Team Leader presented the application for the demolition of a garage and outbuilding and the erection of 2 bungalows with parking.

The site was outlined on a map of the area. It was explained that the special character of the 1950s estate, with dwellings set around the open space, was recognised in the Neighbourhood Plan. Attention was drawn to back land dwellings on Churchill Close, with similarity to the proposal, that had been granted at appeal prior to the adoption of the Neighbourhood Plan and to bungalows to the north of Churchill Close.

The site plan was shown to members and the location of the outbuilding and garage, which were set to be removed were identified. The proposed floor plans and elevations of the two new bungalows were provided and it was explained that due to the back land position, the single storey design was judged to be in keeping as it would not compromise the character of the estate.

The key constraints of the application site were summarised. Officers considered that the pitched roofs would prevent an adverse impact on neighbour amenity and the location of the new bungalows would be typical of the existing dwellings in the area. Oblique overlooking from a neighbouring first floor bedroom window would not demonstrably harm amenity for future occupiers. There was not considered to be any parking or highway safety issues arising, ground water flood risk had been discounted and a surface water management plan had been provided including use of a soakaway.

Public representation was received in objection to the application from Mr Eaton, Mr Weaver and Cllr Palmer. They stated that the new properties would have a negative impact on the character of the area contrary to the Neighbourhood Plan and harm to neighbouring amenity by causing excess noise pollution and obstructing views from the neighbouring properties. They also raised concerns about the impact the properties would have on local flooding issues, by increasing the areas of hardstanding and the wildlife impact.

Mr Miell, spoke in support of the application as the agent, he stated that the character and appearance of the bungalows would be in keeping with the area and that they would be screened from the street scene by the existing properties.

In response to the public speakers the Development Management Team Leader clarified that the hard surfacing would be permeable to mitigate against flooding and officers did not consider any overlooking to be harmful to the neighbouring properties.

The Development Management Team Leader provided the following responses to members questions:

- There was fencing and hedging in place to provide screening between plots, additional planting may be achieved however this wasn't considered necessary to make the application acceptable.

- Due to the size of the land affected by the application and its use as garden, an Ecological Impact Assessment was not required under the Dorset Biodiversity Appraisal Protocol, but a condition could be added to require a reptile survey if judged necessary by Members on the basis of the neighbour's concerns.
- Officers considered that the development would not detract from the character of the area, as the bungalows would be set back and be of a low profile.
- There would be a separate area for bin storage, so it would not contribute to clutter on the street.
- Officers didn't consider there to be a significant loss of light to neighbouring properties, due to the dwellings being single storey and having pitched roofs.

Having had the opportunity to debate the merits of the application several concerns were raised by members; these included an impact of harm to neighbour amenity arising from overlooking and noise due to the proximity of the bungalows to the neighbouring properties at the rear and an adverse impact on the area due to overdevelopment. It was also raised that there would be a detrimental impact on the outlook of the existing properties.

It was proposed by Cllr Goringe and seconded by Cllr Ezzard to grant the application with an additional condition to ensure a slow worm survey be carried out. Upon being put to a vote the motion fell.

It was proposed by Cllr Coombs and seconded by Cllr Trite to refuse the application.

The meeting adjourned to allow officers to draft the wording for the reasons for refusal. 12:35 – 12:44

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

81. P/HOU/2025/00586 - 15 High Street Winfrith Newburgh DT2 8JW

The committee agreed to extend the meeting beyond three hours.

The meeting adjourned 12:48 – 12:59

The Development Management Team Leader presented the application, for the erection of a single storey rear extension, which had been objected to by the Parish Council.

The location of the application site was identified on a map of the area and photographs of the dwelling were shown from various viewpoints. The site consisted of a single bedroom Grade II listed cottage with a single storey rear extension and the proposal was to erect an additional rear extension to create a larger living area. It was explained that the Parish Council had objected on the grounds that it would be an inappropriate development.

The elevations and plans of the proposed extension were shown to members and it was explained that the Conservation Officer had not raised any objection to the proposal. Officers considered that the benefits of the application, which would secure a viable use by providing modern living accommodation, outweighed the

less than substantial harm of the loss of historic fabric and noted that listed building consent had already been granted.

The Parish Council had also objected to the application on the grounds of loss of light to the neighbouring property, however officers considered that the modest eaves height and sunken ground level would mitigate against significant loss of light. The retention of off-street parking and intention to manage surface water was also noted.

Having had the chance to debate the merits of the application members were in agreement that the proposal would offer benefits in modernising the accommodation of a traditional cottage.

It was proposed by Cllr Brenton and seconded by Cllr Sowry-House that the application be granted.

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

82. Urgent items

There were no urgent items.

83. Exempt Business

There was no exempt business.

Decision List

Duration of meeting: 10.00 am - 1.13 pm

Chairman

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Application Number:	P/FUL/2024/06284
Webpage:	Planning application: P/FUL/2024/06284 - dorsetforyou.com
Site address:	47 Woolsbridge Road St Leonards and St Ives BH24 2LT
Proposal:	Demolition of existing built form and the erection of three dwellinghouses with associated parking and landscaping. As amended by plan received 14.3.25 to obscure glaze part of bedroom window on rear elevation and insert additional first floor window on NE elevation.
Applicant name:	Ashley Project Limited
Case Officer:	James Brightman
Ward Member(s):	Cllrs R Bryan and B Goringe

1. Reason application is going to committee:

At the request of the Chair of the Eastern Area Planning Committee

2. Summary of recommendation:

A) GRANT, subject to receipt of a satisfactory legal agreement to provide the necessary mitigation for the proposal's impact on the New Forest National Park Special Protection Area, Special Area of Conservation, Site of Special Scientific Interest & Ramsar site and the conditions as set out at the end of this report.

or

B) REFUSE permission for the reason set out below if the agreement is not completed by 4 December 2025 (6 months from the date of committee) or such extended time as agreed by the Head of Planning.

3. Key planning issues

Issue	Conclusion
Principle of development	Acceptable – site in the urban area so location accords with Core Strategy Policy KS2: Settlement Hierarchy
Scale, design, impact on character and appearance	Acceptable – No adverse impact on the character and appearance of the area would occur

Issue	Conclusion
Impact on the living conditions of the occupants of neighbouring properties & the proposed dwellings	Acceptable – Condition advised to require part obscure glazed rear-facing first floor window to bedroom in dwelling at Plot 2 to avoid harmful overlooking of 45 Woolsbridge Rd. Additional window to this room in the side elevation will provide outlook.
Flood risk and drainage	Acceptable – Groundwater monitoring at the site has found no high groundwater levels and on this basis, the risk of flooding is considered to be low
Highway impacts, safety, access and parking	Acceptable – No adverse impact on highway safety and the proposed parking level is appropriate
Impact on trees	Acceptable –no adverse impacts on the remaining trees
Biodiversity	Acceptable – Submitted Ecological Impact Appraisal has been approved by the Council's Natural Environment Team and biodiversity mitigation is acceptable. Biodiversity Credits to be purchased (to be required by Biodiversity Gain Plan that will be required by condition) which will ensure 10% Biodiversity Net Gain achieved.

4. Description of site

- 4.1 47 Woolsbridge Road is a substantial rectangular plot on Woolsbridge Road, the main road through St Leonards, on the junction with Lions Wood, a cul-de-sac. The existing property is a chalet bungalow with a detached garage and vehicular access from Lions Wood.
- 4.2 Lions Wood is mainly characterised by bungalows in large plots whereas Woolsbridge Road has a broader, semi-rural mix of generally older two storey dwellings with low boundary fencing and high hedging fronting onto the road. The existing bungalow on the site follows the building line of Woolsbridge Rd.
- 4.3 On the opposite corner of Lions Wood, a two-storey cottage style dwelling (Kings Gate) has been built in the former garden of no. 49 Woolsbridge Rd (3/16/0789/FUL) to the east, and forward of the building line with Woolsbridge Road.
- 4.4 A significant number of un-protected trees and boundary vegetation were removed before the planning application was submitted so that the site's boundaries with Woolsbridge Rd

and Lions Wood are now predominately open and the site is prominent when approaching on Woolsbridge Rd from the north.

5. Description of development

- 5.1 It is proposed to demolish the existing dwelling and outbuilding and the erect three detached two storey market houses of traditional design with associated parking and accesses from Lions Wood.
- 5.2 The houses on Plots 1 & 2 would have 7.5m ridge heights with Plot 3 having a 7.6m ridge. The depths of the dwellings vary between 7.2m and 8m. Detached single garages are set back to the rear of the dwellings.
- 5.3 All the houses have chimneys with first floor accommodation set partially within their roofs to allow a relatively low two storey eaves height for the main roof of 4.5m. Dormer windows set into the eaves would provide light to the upper floor.
- 5.4 Proposed materials are red brick walls with concrete tiled roofs. No window or door materials are submitted.

6. Background and relevant planning history

P/PAP/2024/00098 - Decision: RESPONSE ISSUED - Decision Date: 03/05/2024:
Demolition of existing bungalow and garage to erect 4 new dwellings (with associated landscaping and access).

Officers advised that the houses on the 2 plots nearest Woolsbridge Rd were over-dominant in the street scene on account of their height (higher than the dwellings currently proposed) and the dwellings were closer together than those in the current application (and there was an additional dwelling proposed). Plot 1 was closer to Woolsbridge Road than the current proposal and had an extensive parking area and access onto Woolsbridge Road.

Concern was raised in respect of the potential impact of overlooking from plots 3 & 4 (to the rear of 45 Woolsbridge Rd) on the rear amenity space of 45 Woolsbridge Road.

7. List of constraints

Dorset Heathlands (5km buffer)

Wessex Water Treatment Works Catchment

Bournemouth Water Consultation Area

Groundwater – Susceptibility to flooding

Natural England Designation - RAMSAR: Dorset Heathlands (UK11021); - Distance: 788.53m

Natural England Designation - RAMSAR: Avon Valley (UK11005); - Distance: 2440.78m

Natural England – RAMSAR: New Forest National Park; - Distance: Approx. 6800m

Site of Special Scientific Interest (SSSI) impact risk zone;

Radon: Class: Class 1: Less than 1%

8. Consultations

All consultee responses can be viewed in full on the website.

Consultees

1. Natural England (NE)

Natural England has advised that where there is a net increase in dwellings within the Zone of Influence (13.8 km) of the New Forest Special Area of Conservation, Special Protection Area and Ramsar then the Council should anticipate a likely significant effect arising from recreational impacts. New Forest SAMM mitigation is required to avoid the harm; £400 per dwelling has been calculated as appropriate. This will need to be secured via a legal agreement in addition to the Dorset Heathland mitigation that is currently secured via CIL.

2. Dorset Council Highways

No objection subject to conditions in respect of access crossings specification & turning and parking. Comments below:

- The proposed 9 parking spaces (including 3 garages) are sufficient and in line with Dorset Council's parking standards guidelines
- Any possible on street parking would act as a natural traffic calming and would help to reduce vehicle speeds
- Although the proposed development is near to the junction with Woolsbridge Road, the Highway Code, Rule 243 states, DO NOT stop or park opposite or within 10 metres of a junction.
- It is reasonable to expect that all drivers would drive with due care and attention to the conditions that surround them, taking into consideration the most vulnerable road users.
- The proposal does not present a material harm to the transport network or to highway safety.

3. Dorset Council Trees (East & Purbeck)

No objection: The site been all but cleared of any decent trees and there are no tree issues remaining.

4. Dorset Council Natural Environment Team

NET has approved the submitted Ecological Impact Assessment & has no comment to make on Biodiversity Net Gain (as the proposal does not meet the consultation trigger)

5. Dorset Council Building Control East Team

No comment

6. St Leonards & St Ives Parish Council

Objection

- Policy HE2 - overdevelopment of a plot in a visually dominant position on Woolsbridge Road. Scale, size, bulk and height too large for the plot. Area is predominantly bungalows. Density too great for the area and will disturb the pleasant open vista that currently exists.
- Policy HE3 - the plot could be considered an important view for the village and one that must be preserved. It would have a negative impact on the character of this area of the village.
- Policy LN1 - the amenity space provided is far too small to support the size and type of housing in what is considered a contrived plot.
- Policy LN2 –the density of housing is above a level which acceptable for the locality.
- Policy KS12 – Insufficient parking for the size of the properties. A significant number of vehicles will park on the road close to the junction which would present an unnecessary hazard to motorists.
- Policy ME1 – the proposal adversely affects the biodiversity of this area. With the clearance of much of the existing wildlife habitat it has not been demonstrated that sufficient consideration has been given to the preservation of the local habitat for wildlife.
- Flooding – This area is notable for ground and surface water flooding. The proposal results in a considerable loss of ground surface area - which previously assisted with rainwater soakage so increased flooding is anticipated as is already being experienced in nearby areas where gardens are increasingly being flooded due to overdevelopment.

7. Ward members - St Leonards and St Ives

No comments received

Representations received

Total number of objections	Total number of 'No objections'	Total - comments
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10 representations of objection from 6 properties	0	0
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Summary of objections:

- Impact on road safety & additional traffic generation
- Overdevelopment of site
- Adverse impact on local character
- Impact on local school
- Insufficient garden size and off-road parking
- Trees on site were removed before the application was submitted
- Surface water flooding issues in area
- No liaison with neighbours
- Bungalows more appropriate
- Impact on roots of adjacent trees
- Impact on Avon Heath and local biodiversity
- Biodiversity Net Gain Assessment inaccurate as trees on site removed in Nov 2024 and not 2023
- Conflict with covenants

9. Duties

s38(6) of the Planning and Compulsory Purchase Act 2004 requires that the determination of planning applications must be in accordance with the development plan unless material circumstances indicate otherwise.

10. Relevant policies

Development plan

In this case the development plan comprises:

Adopted Christchurch and East Dorset Local Plan:

The following policies are considered to be relevant to this proposal:

KS1: Presumption in favour of sustainable development

KS2: Settlement hierarchy

KS1: Transport and development

KS12: Parking provision

LN1: Size and types of new dwellings

LN2: Design, layout and density of new housing development

HE2: Design of new development

HE3: Landscape quality

ME1: Safeguarding biodiversity and geodiversity

ME2: Dorset heathlands

ME6: Flood management, mitigation and defence

Made Neighbourhood Plans

None relevant

Material considerations

Emerging local plans:

Paragraph 48 of the NPPF provides that local planning authorities may give weight to relevant policies in emerging plans according to:

- the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
- the extent to which there are unresolved objections to relevant plan policies (the less significant the unresolved objections, the greater the weight that may be given); and
- the degree of consistency of the relevant policies in the emerging plan to the NPPF (the closer the policies in the emerging plan are to the policies of the NPPF, the greater the weight that may be given).

The Dorset Council Local Plan

The Dorset Council Local Plan Options consultation took place between January and March 2021. Being at a very early stage of preparation, the relevant policies in the draft plan should be accorded very limited weight in decision making.

Emerging neighbourhood plans

None relevant

National Planning Policy Framework 2024 (as amended 2025)

Paragraph 11 sets out the presumption in favour of sustainable development. Proposals that accord with the development plan should be approved without delay. Where the development plan is absent, silent or relevant policies are out-of-date then permission should be granted unless specific NPPF policies protecting areas or assets provide a strong reason for refusal and/or any adverse impacts of approval would significantly and demonstrably outweigh the benefits when assessed against the NPPF as a whole, with particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well designed places and providing affordable homes.

Other relevant NPPF sections include:

- Section 4 'Decision making': Para 39 - Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available...and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the

area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

- Section 5 'Delivering a sufficient supply of homes' This outlines the government's objective in respect of land supply with subsection 'Rural housing' at paragraphs 82-84 reflecting the requirement for development in rural areas.
- Section 6 'Building a strong, competitive economy', paragraphs 88 and 89 'Supporting a prosperous rural economy' promotes the sustainable growth and expansion of all types of business and enterprise in rural areas, through conversion of existing buildings, the erection of well-designed new buildings, and supports sustainable tourism and leisure developments where identified needs are not met by existing rural service centres.
- Section 11 'Making effective use of land'
- Section 12 'Achieving well designed places' This indicates that all development to be of a high quality in design, and the relationship and visual impact of it to be compatible with the surroundings. In particular, and amongst other things, Paragraphs 131 – 141 advise that:

The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development.

Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design.
- Section 14 'Meeting the challenges of climate change, flooding and coastal change'
- Section 15 'Conserving and Enhancing the Natural Environment'- Paragraphs 192-195 set out how biodiversity is to be protected and encourage net gains for biodiversity.

Other material considerations

National Planning Practice Guidance

Dorset Heathlands Planning Framework 2020-2025 Supplementary Planning Document

New Forest National Park Revised Habitat Mitigation Scheme – adopted July 2020 by New Forest National Park

Dorset Council Interim Guidance and Position Statement Appendix B: Adopted Local Plan policies and objectives relating to climate change, renewable energy, and sustainable design and construction. December 2023.

Housing land supply

On the 26 September 2024, The Planning Inspectorate issued the Inspector's report confirming the Council's Annual Position Statement (APS). The APS confirms that the whole of the Dorset Council area can demonstrate a 5-year supply of housing of 5.02 years, and that this figure is fixed until 31 October 2025 in accordance with paragraph 233 of the

NPPF. An updated APS that reflects the Inspector's findings is available on the Council's website.

Housing Delivery Test (HDT)

The latest HDT results (2023 measurement) show that enough homes have been delivered within the local plan area to demonstrate 106% of the target.

11. Human rights

Article 6 - right to a fair trial.

Article 8 - right to respect for private and family life and home.

The first protocol of Article 1 protection of property.

This recommendation is based on adopted development plan policies, the application of which does not prejudice the human rights of the applicant or any third party.

12. Public Sector Equalities Duty

As set out in the Equalities Act 2010, all public bodies, in discharging their functions must have "due regard" to this duty. There are 3 main aims: -

- Removing or minimising disadvantages suffered by people due to their protected characteristics
- Taking steps to meet the needs of people with certain protected characteristics where these are different from the needs of other people
- Encouraging people with certain protected characteristics to participate in public life or in other activities where participation is disproportionately low.

Whilst there is no absolute requirement to fully remove any disadvantage the Duty is to have "regard to" and remove or minimise disadvantage and in considering the merits of this planning application the planning authority has taken into consideration the requirements of the Public Sector Equalities Duty.

Access - the submitted elevations show level access to the proposed dwellings and no steps which would be suitable for people with disabilities or mobility impairments. No harm to persons with protected characteristics has been identified beyond potential greater disturbance impacts for those who are housebound during the construction phase.

13.0 Benefits

The proposals would provide a number of financial and non-financial benefits, including public benefits. These are summarised in the table below:

What	Amount / value
Material considerations	
Construction Jobs	Unknown
Non-material considerations	
Annual Council Tax revenue	Net increase of 2 x 3 bed dwellings with corresponding annual Council Tax benefit to the Council of £2,407.64 x 2 = £4,815.28 (if Band D) or £2,942.67 x 2 = £5,885.34 (if Band E).
CIL	Approx. £92,270 for the 3 dwellings

Planning Assessment

14.0 Principle of development

- 14.1 The site is in the urban area where the principle of development is acceptable as the proposal accords with Core Strategy Policy KS2: Settlement Hierarchy. The acceptability of the proposal is subject to its impact on the character of the area, impact on the amenity of neighbours, impact on highway safety; parking provision; flood risk and impact on biodiversity.

Scale, design, impact on character and appearance

- 14.2 Core Strategy Policy LN2 (Design, Layout and Density of New Housing Development) identifies that new housing development should maximise the density of development to a level that is acceptable to the locality. A minimum density of net 30 dwellings per hectare (dph) is encouraged, unless this would conflict with the local character and distinctiveness of an area where a lower density is more appropriate. This policy aligns with the National Planning Policy Framework (NPPF) which encourages the most efficient use of land in sustainable locations such as this, subject to the balance of ensuring proposals respect local character and distinctiveness.
- 14.3 The site's position, on the junction, provides a visual transition between Woolsbridge Road which was the main road through the settlement, and Lions Wood, a narrower cul-de-sac. The contribution of the site to the verdant character of the area has been diminished by the removal of trees and vegetation so the site currently has a more open character.
- 14.4 The application site is approximately 0.11 hectares and the equivalent average density for the proposed 3 dwellings is 33 dph. As shown in the table below, while the proposed plot sizes are smaller than those in Lions Wood, the plot widths are similar to those opposite the site and will maintain appropriate separation between properties. The plot sizes in Woolsbridge Road vary considerably and the proposals would not detract from the character

of this section of Woolsbridge Road or Lions Wood Road; the proposed density will avoid overdevelopment that would harm the area's local character.

Site	Plot area (sq metres)	Plot width (m)	Dwelling footprint (sq metres)	% of plot occupied by dwelling
Plot 1	480	26	102	21
Plot 2	260	14	83	32
Plot 3	340	16	90	26
Blue House (Opposite site to the north)	495	24	100	20
Kings Gate (Opposite site to the north)	345	22	87	25
2 Lions Wood (Opposite site to the north)	1060	16	120	11
3 Lions Wood	731	25	130	17

14.5 The separation distances between the proposed dwellings at between 3m and 5.6m are not out of character with the area. The existing dwelling is parallel with and positioned 3.4m from the boundary with Lions Wood Road. The proposed properties will front onto that highway and have staggered set backs of between 5.5m (plot 2) to 7.8m (plot 3), similar to Kings Gate and The Blue House opposite but less than properties to the south in Lions Wood Road (approximately 10.8m and 14m).

14.6 The Parish Council is concerned over the density of the development. The proposed density exceeds that of some dwellings in Lions Wood but is comparable with the houses at Kings Gate & The Blue House immediately to the north. Officers consider the proposal would maximise the density of housing on the site without detriment to the character of the immediate area and for this reason the proposal accords with Policy LN2 (Design, layout & density of new housing development) of the Core Strategy.

14.7 The Parish Council have also raised concerns about the appropriateness of the scheme on the site which occupies a dominant position on Woolsbridge Road, noting that properties in Lions Wood are mostly bungalows. Officers agree that this is a prominent location and Lions Wood is currently predominantly single storey development but are mindful that the existing

dwelling to be demolished is a chalet bungalow and the site is viewed in the context of two storey houses to the north at Kings Gate & The Blue House and there is a two storey house to the south at 45 Woolsbridge Road.

- 14.8 The proposed dwellings have attractive architectural detailing and relatively modest height and massing. The overall height of the dwellings of between 7.5m and 7.6m and relatively low eaves height of 4.5m, would allow the buildings to sit comfortably in their context avoiding a jarring impact with the bungalows that characterise Lions Wood to the southwest.
- 14.9 When approaching from Woolsbridge Rd and entering Lions Wood, the development would reflect the two-storey scale of the dwellings at Kings Gate and The Blue House and mark the entrance to Lions Wood with traditionally designed buildings using appropriate materials.
- 14.10 The 11m set back of the two-storey section of the dwelling at Plot 1 from Woolsbridge Road will maintain an appropriate building line in that streetscene, similar to Kings Gate to the north and no. 43 Woolsbridge Road to the south and provides sufficient space for boundary hedging such that the dwellings would not appear unduly prominent in the street scene of Woolsbridge Road.
- 14.11 The proposal is not considered to be overdevelopment of the plot as acceptable spaces are provided between the buildings and the dwellings set back an appropriate distance from the road and on this basis the proposal is compatible with its surroundings in respect of site coverage; architectural style, scale, bulk, height, materials, landscaping and visual impact and accords with Policies HE2 (Design of New Development) and policy LN2 (Design, Layout and Density of New Housing Development) of the Core Strategy. No adverse impact on the character of the immediate area as the design of the dwellings is of good quality and they would provide a point of visual interest in the street.

Impact on the living conditions of the occupants of neighbouring properties & the proposed dwellings

Overlooking

- 14.12 The proposed houses are an acceptable distance (24m at the closest point) from the dwellings to the northwest at Kings Gate, The Blue House and 2 Lions Wood to prevent harmful overlooking between the proposed dwellings and these properties.
- 14.13 The first-floor windows on the rear (southeast) of the proposed dwellings would face the northwest boundary of 45 Woolsbridge Road at a distance of between 6.5m to 8.1m so have potential to introduce overlooking of the rear and front garden of this property. The large trees growing on this boundary are shown to be in the curtilage of No.45 and are not proposed to be removed as shown on the submitted tree protection plan. While they would filter views from the first-floor windows in the rear of Plot 1, reducing overlooking, they would not prevent it altogether and it would be possible to obtain views into the front garden of No.45.

- 14.14 Amended plans have been submitted which show obscure glazing of the first-floor bedroom window in the rear of the dwelling at Plot 2. This would prevent harmful overlooking of the neighbouring rear garden and private amenity space at No.45 so it is necessary to secure this by condition (no. 12). A secondary window to this bedroom is to be provided in the side (NE) elevation to provide additional light and outlook to secure appropriate amenity to the occupants of the proposed bedroom.
- 14.15 The overlooking from the sole bedroom window in the southeast elevation of the dwelling at Plot 3 would not be harmful as it would look over the rear section of the rear garden of No.45 which is an appropriate distance from the private outside amenity area immediately to the rear of No.45.
- 14.16 The overlooking opportunities from Plot 1 would not result in harm as this would be limited to views over the front garden of No.45 which appears to be used as a parking/turning area with the main private amenity area to the rear of this dwelling.
- 14.17 Subject to a condition securing the obscure glazing, the proposal is compatible with its surroundings in respect of its relationship with nearby properties and is compliant with Policy HE2 (Design of New Development).

Living conditions for future occupants

Plot 1

- 14.18 The trees on the southeast boundary between Plot 1 and 45 Woolsbridge Rd outside the application site would be around 6m from the dwelling at Plot 1 and the rear-facing windows would look into these.
- 14.19 Given the trees are a coniferous species, they would impact on the outlook to the rooms in the rear (SE) of Plot 1 throughout the year and natural light to these rooms would be reduced in the mid part of the morning.

Plot 2

- 14.20 There are also trees on the rear boundary of Plot 2. These are lower than those on the boundary with Plot 1 and would not result in an unacceptable outlook for the occupants of Plot 2.

Plot 3

- 14.21 The trees on the rear boundary of this plot are sizeable and would impact on the outlook from the rear-facing rooms in the dwelling proposed on this plot.
- 14.22 Although the rooms would be shaded for part of the morning, to maximise light to the ground floor rooms of all dwellings, these elevations have full height glazed openings on the ground floor which are extensive in area to secure acceptable light to these rooms. Additionally, 1 of the ground floor rooms in each dwelling would be triple aspect with a window on the front and side which would allow more light into these rooms.

- 14.23 There is only bedroom on the first floor with its window on the rear and the other rooms are bathrooms and hallways so that the impact from the trees would be limited for the living conditions of occupants.

Outside amenity areas

- 14.24 The plots would have acceptable outside amenity areas and the area of these would be similar to those of The Blue House and Kings Gate opposite the site to the north.
- 14.25 The Parish Council considers the outside amenity space for the proposed dwellings is limited. However, there are no national standards or standards in the local plan to adhere to. The garden sizes are comparable to other new developments in the Eastern area of Dorset Council and the proposal accords with Core Strategy Policy LN1 (Size & type of new dwellings). The gardens would be smaller than others in the area, but this would not result in harm which would justify refusal of the scheme.

Inside living space

- 14.26 The dwellings meet the Nationally Described Space Standards (NDSS) and are compliant with Policy LN1 of the Core Strategy in this respect.

Summary

- 14.27 For the above reasoning, it is considered that the living conditions for future occupants of the dwellings would be acceptable, and the proposal complies with Policy HE2 of the Core Strategy as it would be compatible with its surroundings in respect of mature trees.

Flood risk and drainage

- 14.28 The Parish Council has expressed concern in respect of potential ground and surface water flooding. The site is in an area shown to be susceptible to high groundwater levels but not at high risk of surface or fluvial flooding.
- 14.29 The applicants have provided a Groundwater monitoring technical note dated 2/4/25 by Bellamy Roberts that shows borehole testing was undertaken on the site between 28/1/25 and 25/3/25 and no high groundwater levels were encountered. On this basis, it is considered the site is not at a high risk of groundwater flooding.
- 14.30 A conceptual surface water management strategy to attenuate surface water on site before controlled release into the public surface water sewer is proposed and the Council's Flood Risk Management Engineer considers this to be acceptable, although further on-site attenuation is advised in the form of water butts to buildings to further slow the surface water runoff.
- 14.31 For the above reasons, subject to conditions the proposal complies with Core Strategy Policy ME6 and the policy set out in Section 14 of the NPPF December 2024 (as amended February 2025).

Highway impacts, safety, access and parking

- 14.32 The Council's Highway Engineer advises that the nine parking spaces proposed (3 of which are garages) are sufficient and in line with Dorset Council's parking standards guidelines and any on street parking would act as a natural traffic calming and would help to reduce vehicle speeds.
- 14.33 It is reasonable to expect that all drivers would drive with due care and attention to the conditions that surround them, taking into consideration the most vulnerable road users and the Highway Engineer considers that the proposal does not present a material harm to the transport network or to highway safety.
- 14.34 The Parish Council raises concern over insufficient parking and highway safety. The Council's Highways Officer considers the proposal has an appropriate level of on-site parking and should overspill parking occur on the road outside the site, it would not have an adverse impact on highway safety and provide traffic calming and officers consider Core Strategy Policy KS12 (Parking provision) to be complied with and for the above reasons there would be no harm to highway safety and Policy KS11 is complied with.

Impact on trees

- 14.35 The majority of trees on the site were felled prior to the planning application and the Council's Tree Officer has advised that as a result there are no tree issues with the proposal. 5 new trees and hedging to the plot boundaries with roads are shown indicatively on the site plan and the Ecology Report advises a fruit tree on each plot and a landscaping scheme is required by Condition 7. The proposal accords with Policy HE2 of the Core Strategy as it would have an acceptable relationship with mature trees.

Biodiversity

Ecology

- 14.36 The Parish Council has raised concern over the clearance of a significant amount of vegetation before the application was submitted and Officers are mindful of the associated impacts on biodiversity. The application contains an Ecological Impact Appraisal by Cherry Tree Ecology Ltd v.3 dated 25/10/24 that has been approved by the Council's Natural Environment Team (NET) and the required biodiversity net gain is to be achieved via the purchase of off-site credits (via a Biodiversity Net Gain Plan to be approved by condition) and the proposal accords with Core Strategy Policy ME1 (Safeguarding biodiversity & geodiversity).
- 14.37 The EcIA confirms that trees on the site were cut to stump level in 2023 and further clearance has subsequently occurred so it has been appropriate to use the 2020 habitat baseline. A dusk emergence survey was undertaken but no bat activity was identified.
- 14.38 The important ecological features are: Designated sites, the assemblage of birds, the assemblage of bats both foraging and commuting, and hedgehogs. Mitigation measures

and biodiversity enhancements including nesting provision for birds and bees and roosting opportunities for bats have been identified.

- 14.39 With a condition in place to require the development to be undertaken in accordance with the EclA, the proposal accords with Core Strategy Policy ME1.

Biodiversity Net Gain (BNG)

- 14.40 The supporting documentation identifies that using the 2020 baseline, the proposed development will result in the loss of 0.2995 units of medium distinctiveness and 0.0249 units of low distinctiveness.
- 14.41 0.098 units of low distinctiveness will be provided on site with Biodiversity credits to be purchased to ensure the 10% net gain.
- 14.42 The BNG report advises that a total of 0.3667 habitat units are needed to meet the 10% BNG target. This would be achieved by the statutory condition which requires a BNG Plan to be submitted and approved and on this basis, the proposal would provide the necessary BNG.

Impacts on Protected Habitats

- 14.43 The site is outside 400m but within 5 km of protected Dorset heathlands, a distance within which it has been shown residents have a harmful impact. Mitigation will be secured via the Community Infrastructure Levy in accordance with the Dorset Heathlands Planning Framework 2020-2025 to ensure that harm is avoided.
- 14.44 The site also lies within 13.8km of the New Forest Special Conservation Area and Special Protection Area and Ramsar. Within this area impacts from additional residential units have been identified to result in likely significant effects from recreational impact. New green infrastructure needs overlap with Dorset Heathlands Framework requirement, but Strategic Access Management and Monitoring is required as the measures relate to different sites and issues. This can be secured by legal agreement.
- 14.45 Subject to the above mitigation measures being secured it has been possible to positively conclude a Conservation of Species and Habitats Regulations 2015 appropriate assessment and the proposal accords with policy ME2.

Environmental implications

- 14.47 Carbon emissions will arise during the demolition of the existing property and in the construction stage of the proposed development. The proposal is for 3 new dwellings which will be constructed to current building regulation requirements and which will be serviced by suitable drainage to prevent any additional impact on terms of flood risk that may be exacerbated by future climate change.

15. Summary of issues and the planning balance

- 15.1 It is recognised that there is a national and local need for housing. Notwithstanding that the Council can demonstrate a five year housing land supply until October 2025, significant weight must be given to the benefits of additional housing provision in this sustainable location. The proposal would see a net increase of 2 dwellings on the plot and use the land more efficiently for housing in a manner that is appropriate to the character of the area. The scale and design of the dwellings is appropriate for the locality and no adverse effects would result on biodiversity, highway safety or the amenity of occupants of adjacent dwellings. The application complies with Development Plan as a whole and there are no material considerations that would outweigh the benefits of the scheme.

16. Recommendation

Grant, subject to conditions and 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 secure the following:

- Mitigation for the net increase in dwellings on the New Forest National Park Special Conservation Area, Site of Special Scientific Interest, Special Protection Area and RAMSAR and 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:

ARC Architects Ltd Drawings 9767/200C; 201A; 202D; 203A; 204B; 205A

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

3. Notwithstanding the submitted Bellamy Roberts Drainage Strategy Drawing 6094/001 Rev C, prior to the commencement of development a detailed surface water management scheme for the site, based upon the hydrological and hydrogeological context of the development, and providing clarification of how drainage is to be managed during construction and a timetable for implementation of the scheme shall be submitted to and approved in writing by the Local Planning Authority. The surface water scheme shall be implemented in accordance with the approved details including the timetable for implementation.

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

4. Prior to the occupation of the development details of maintenance and management of the surface water sustainable drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. These shall include a plan for the lifetime of the development, the arrangements for adoption by any public body or statutory

undertaker, or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime.

Reason: To ensure the future maintenance of the surface water drainage system, and to prevent the increased risk of flooding.

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

Reason: In the interests of road safety.

6. The development hereby permitted shall be implemented strictly in accordance with the recommendations and requirements in the ecology report titled Ecological Impact Assessment by Cherry Tree Ecology Ltd v.3 and dated 25 October 2024, and certified by the Dorset Council Natural Environment Team on 31/12/2024.

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

- i) the recommendations detailed in sections 4 & 7 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.

7. Prior to development above damp course level, a soft landscaping and planting scheme shall be submitted to, and approved in writing, by the Local Planning Authority. The approved scheme shall be implemented in full during the planting season November - March following commencement of the development or within a timescale first agreed in writing with the Local Planning Authority. The scheme shall include provision for the maintenance and replacement as necessary of the trees and shrubs for a period of not less than 5 years.

Reason: In the interest of visual amenity.

8. Before using any external facing and roofing materials in the construction of the development, details of their manufacturer, colour and type shall have been submitted to and approved in writing by the Local Planning Authority (LPA). All works shall be

undertaken strictly in accordance with the details as approved, unless otherwise agreed in writing with the LPA.

Reason: To ensure the development uses external materials appropriate for its context.

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended (or any order revoking and re-enacting that Order with or without modification), no additional window(s) or other opening(s) permitted by Class A or C of Schedule 2 Part 1 of the 2015 Order shall be constructed in the rear (SE) elevations of the dwellings on Plots 2 & 3 hereby approved.

Reason: To protect the privacy of the occupants of 45 Woolsbridge Road.

10. Before the development is occupied or utilised the first 5.00 metres of each vehicular access, measured from the rear edge of the highway (excluding the vehicle crossing – see the Informative Note below), must be laid out and constructed to a specification submitted to and approved in writing by the Planning Authority.

Reason: To ensure that a suitably surfaced and constructed access to the site is provided that prevents loose material being dragged and/or deposited onto the adjacent carriageway causing a safety hazard.

11. Before the development hereby approved is occupied or utilised the turning/manoeuvring and parking shown on Drawing Number 9767/200 C must have been constructed. Thereafter, these areas, must be permanently maintained, kept free from obstruction and available for the purposes specified.

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

12. Both in the first instance and upon all subsequent occasions, the first-floor window serving a bedroom in the rear side (southeast) elevation of the dwelling at Plot 2 shall be glazed with obscure glass to the maximum level of obscurity. This window shall be hung as shown on ARC Architecture Ltd Drawing No. 9767/202 D with the lower section fixed closed and the upper section openable.

Reason: To preserve the amenity and privacy of the occupants of the adjoining property at 45 Woolsbridge Road.

Informative Notes:

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 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>

2. In addition to this permission, the vehicle crossing serving this proposal (that is, the area of highway land between the nearside carriageway edge and the site's road boundary) must be constructed to the specification of the Highway Authority in order to comply with Section 184 of the Highways Act 1980. The applicant should contact Dorset Highways by telephone at 01305 221020, by email at dorsethighways@dorsetcouncil.gov.uk, or in writing at Dorset Highways, Dorset Council, County Hall, Dorchester, DT1 1XJ, before the commencement of any works on or adjacent to the public highway.
3. The applicant is advised that prior to the development being brought into use, it must comply with the requirements of Building Regulations Approved Document S: Infrastructure for the charging of electric vehicles.
4. Informative: This development constitutes Community Infrastructure Levy 'CIL' liable development. CIL is a mandatory financial charge on development, and you will be notified of the amount of CIL being charged on this development in a CIL Liability Notice. To avoid additional financial penalties, it is important that you notify us of the date you plan to commence development before any work takes place and follow the correct CIL payment procedure.

5. Informative: National Planning Policy Framework Statement

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.

6. This application is subject to Biodiversity Net Gain. A Section 106 Agreement is likely to be required to secure the maintenance and monitoring of any Biodiversity Gain Plan or Habitat Management and Monitoring Plan (HMMP) approved by the Council.
7. It is advised that further on-site surface water attenuation in the form of water butts to buildings is provided to further slow the surface water runoff from the site.

B) **REFUSE** permission for the reason set out below if the agreement is not completed by 4 December 2025 9 months from the date of committee) or such extended time as agreed by the Head of Planning:

1. The site lies within 13.8km of the New Forest Special Conservation Area, Special Protection Area and Ramsar. Within this area impacts from additional residential units have been identified to result in likely significant effects from recreational impact. New green infrastructure needs overlap with Dorset Heathlands Framework requirement, but Strategic Access Management and Monitoring is required as the measures relate to different sites and issues. No SAMM contribution has been secured so the proposal is contrary to policy set out in paragraphs 193 of the National Planning Policy Framework 2024 and the Conservation of Habitats and Species Regulations 2017.

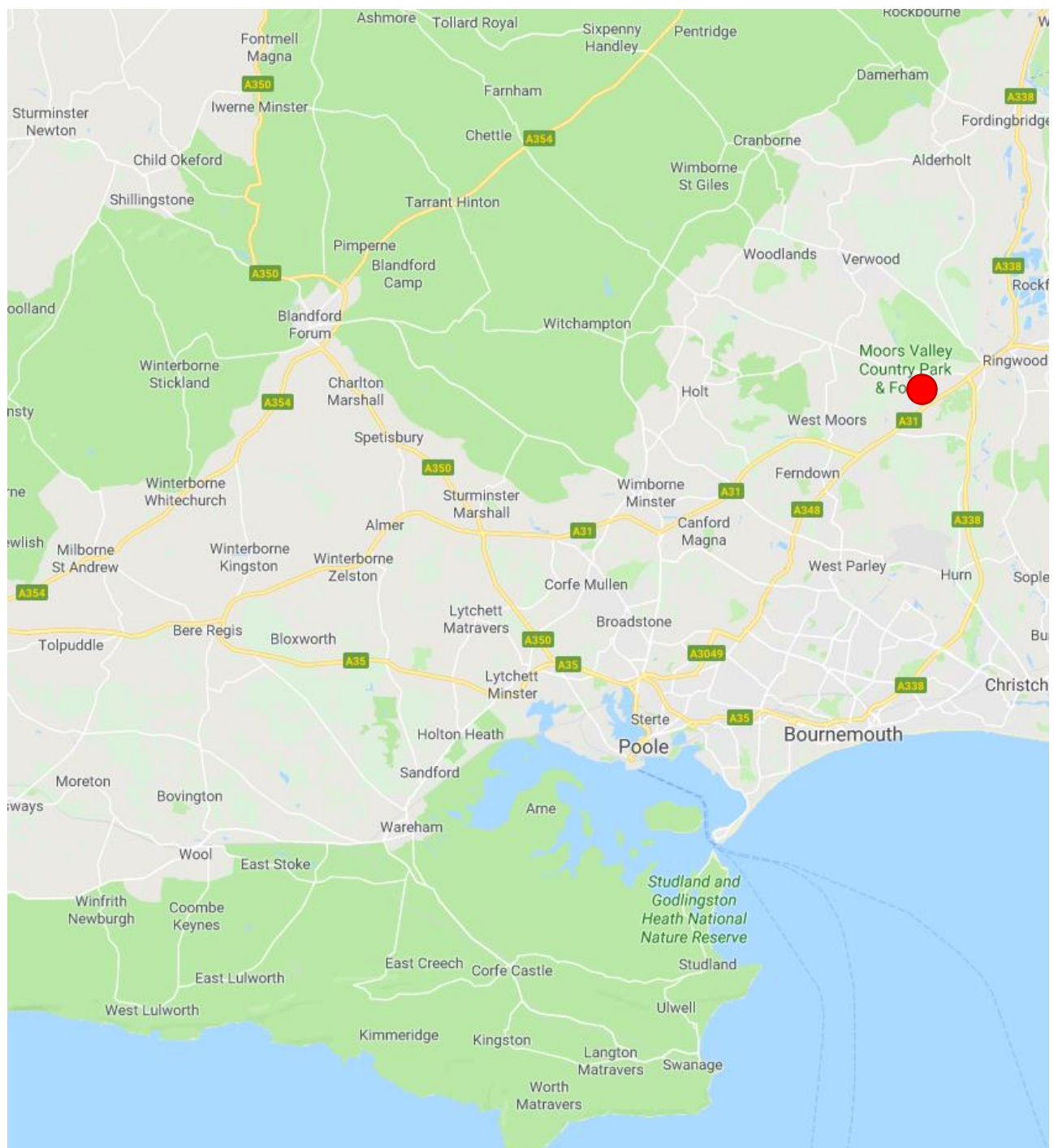
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● Approximate Site Location

Application reference: P/FUL/2024/06284

Description of development: Demolition of existing built form and the erection of three dwellinghouses with associated parking and landscaping. As amended by plan received 14.3.25 to obscure glaze part of bedroom window on rear elevation and insert additional first floor window on NE elevation.

Site address: 47 Woolsbridge Road St Leonards and St Ives BH24 2LT



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Application Number:	P/FUL/2024/04192
Webpage:	Planning application: P/FUL/2024/04192 - dorsetforyou.com
Site address:	113 Wimborne Road Corfe Mullen BH21 3DU
Proposal:	Demolish existing conservatory and garage/outbuilding, erect new garage/outbuilding and internal alterations. Erect 4no detached dwellings with associated garages, access and landscaping.
Applicant name:	Bayview Developments (South) Ltd
Case Officer:	Nikki Clayton
Ward Member(s):	Cllr Florek and Cllr Sowry-House

1. **Reason application is going to committee:** At the request of the Committee Chair.

2. **Summary of recommendation:**

GRANT subject to conditions as set out at the end of this report.

3. **Key planning issues**

Issue	Conclusion
Principle of development	Acceptable- The site is within the settlement boundary of Corfe Mullen and adjacent to, but not within the Green Belt. The development is therefore acceptable in principle provided that it accords with other policy considerations.
Scale, design, impact on character and appearance	Acceptable-the proposal would relate satisfactorily to the character and appearance of the area.
Impact on the living conditions of the occupants and neighbouring properties	Acceptable-no loss of residential amenity to the occupiers of the nearby residential properties in terms of loss of light, outlook or amenity.
Highway impacts, safety, access and parking	Acceptable- subject to conditions advised by National Highways
Impact on trees	Acceptable- subject to conditions advised by the tree officer.
Flood risk and drainage	Acceptable – no risk to the development from flooding
Biodiversity	Acceptable – biodiversity enhancements to be secured by condition

4. Description of site

- 4.1 The application site measures approximately 0.37ha in area and is located within essentially a backland location, behind the existing pattern of development which fronts Wimborne Road comprising the odd numbered properties 115-127 Wimborne Road.
- 4.2 The site sits within the Lamb's Green sub-area at the northern end of Corfe Mullen and the existing dwelling dates from around the inter war period between the late 1930s to the early 1940s. The rest of the development fronting Wimborne Road dates from a similar period. The southern boundary of the application site formerly adjoined the bank associated with the Somerset and Dorset Railway Line and has maintained an access drive along its northern edge to Wimborne Road as reflected within the Aerial Photograph dating from 1947.
- 4.3 The access drive serving the property remains in the same location and provides a direct point of access serving the site from Wimborne Road. The existing access drive is a single vehicle in width and approximately 50m in length.
- 4.4 The access drive is the highest point on the site. Land levels drop gently (approximately 6m over 85m) so that northern part of the site is lower. Levels also drop very gently from west to east but the 1m difference is barely discernible. The site offers views over the valley to the west.
- 4.5 The existing dwellinghouse on site comprises a two storey, 4-bedroom detached dwelling, set towards the south-east corner of its site, which has over the years been extended and altered substantially. The most recent alterations comprising a single storey garage and workshops to the eastern side of the property and a single storey conservatory to its western projection.
- 4.6 The Council is aware that prior to the submission of the application the site was cleared; existing shrubbery and trees were removed.
- 4.7 The access drive is bounded on one side by a section of poorly maintained verge, which presents to Corfe Halt Close. The opposite boundary comprises a timber fence and hedging associated with 115 Wimborne Road.
- 4.8 To the north of the site there are two storey, semi-detached properties in Candy's Close with modest rear gardens. To the east, chalet style and two storey properties facing Wimborne Road have long rear gardens. Land to the west is farmland within the Green Belt. To the south is denser, two storey development in Corfe Halt Close.

5. Description of development

- 5.1 It is proposed to construct four additional dwellinghouses on the current plot of 113 Wimborne Road, and to make alterations to the existing detached dwelling, removing the conservatory and single storey structures, and to erect a new garage outbuilding.
- 5.2 The four, two storey dwellinghouses are arranged along the western side of the site but set back from the property boundary to accommodate a buffer corridor to facilitate the planting of a new native boundary hedge. The proposed finished floor levels follow the land levels such that the northern property has a FFL 2.6m lower than the southernmost proposed dwelling.

6. Background and relevant planning history

P/PAP/2023/00778 - Decision: Response Given- Decision Date: 29/02/2024

Erection of Four Detached Dwellinghouses and Alterations to the Existing Detached Dwellinghouse.

Officers advised that the principle of development was likely to be acceptable but encouraged the applicant to consider providing 3 bedroom properties to meet need identified by the SHMA, careful consideration of materials and landscaping. Comments were provided on the internal layout, the need to provide space for replanting and details of surface water management.

7. List of constraints

Within Settlement Boundary; Corfe Mullen

Within Dorset Heathlands 5km Heathland Buffer

Adjacent to Bournemouth Greenbelt;

Risk of Surface Water Flooding Extent 1 in 1000 – *Parts of the site is at low flood risk.*

Higher Potential ecological network

Groundwater Source Protection Zone

Minerals and Waste Safeguarding Areas - ID: 3221; 5405; 3221; 5405; 3221; 5405;

Minerals and Waste - Sand and Gravel

8. Consultations

All consultee responses can be viewed in full on the website.

Consultees

8.1 Wessex Water

Wessex water will supply the proposed 4 dwellings via a connection to the 4" public water main at Wimborne Road. Subject to application Wessex Water will accept the foul flows only from the proposed 4 dwellings via a connection to the 150mm public foul sewer. Surface water must be disposed of via the SuDS Hierarchy which is subject to Building Regulations. We note that your application and drainage strategy state that surface water from the proposed 4 dwellings is to be drained through an impermeably wrapped attenuation tank and discharged via connection to our 450mm public surface water sewer at a rate of 3l/s. We will accept this proposal however we would expect to see an attempt at lowering the discharge rate to 2l/s as 3l/s is still high for only 4 dwellings. *The consultation response made reference to potential issues of odour impacts 'from the adjacent Compton Bassett Treatment Works' but it has since been confirmed that this was in error.*

8.2 Natural England

No objection subject to mitigation being agreed

8.3 Dorset Wildlife Trust

No comments received.

8.4 Bournemouth Water Ltd (South West Water)

Confirmed that they have no comments.

8.5 Dorset Council - BNG Natural Environment Team

No objection raised following amended scheme.

8.6 Dorset Council - Highways

19 parking spaces will be provided in the new and existing development; this is sufficient and in line with Dorset Council's parking standards guidelines.

The traffic impact associated with the five dwellings would be minimal and would not be severe in terms of the NPPF paragraphs 115 and 116.

The access track is deemed acceptable in its design and as a shared surface due to the low level of activity expected.

No objection subject to conditions.

8.7 Dorset Council - Dorset Waste Team

No comments received.

8.8 DC - Flood Risk Management

No objection subject to safeguarding condition. (Condition 10)

8.9 DC - Trees (East & Purbeck)

Recommendations provided- larger canopied native trees should be included in the scheme with trees planted in a more naturalised manner.

Safeguarding conditions will be required to protect the retained trees and secure appropriate management of new planting. (condition 6 and 9?)

8.10 DC - Building Control East Team

No comments received.

8.11 Corfe Mullen Town Council

The Parish Council objects on the grounds of harm arising in relation to:

- a) design, layout and density- scale and bulk incompatible, will compromise the tranquillity of the area adjacent to Green Belt, verge is important.
- b) impact on landscape- fails to protect natural features which were destroyed prior to the application, no measures to mitigate noise impacts of traffic for neighbours
- c) highway safety- driveway too narrow- 3.4m between kerbs
- d) parking- if garages not used for parking then insufficient spaces
- e) size and type of dwellings- latest strategic housing market assessment seeks 2-3 bedroom dwellings
- f) biodiversity and geodiversity- concerned about harm, bats in the area, maintenance of wildlife corridor needs to be secured

- g) heathlands- SANG should be provided
- h) sustainable development standards- lack of commitment to renewable technologies and sustainable development
- i) flooding- in an area at risk of flooding

8.12 Corfe Mullen Ward Member- Councillor Sowry-House

Comments that he has some concerns with the application. No further details given.

Representations received

Total - objections	Total - No objections	Total - comments
23	0	2

Summary of comments of objections:

The objections have been received on the grounds of:-

- Highway safety
- Insufficient parking
- Lack of neighbour consultation by the applicant
- Site clearance
- Environmental and ecological concerns
- Design and scale of development
- Landscape impact
- Flooding and drainage
- Biodiversity

Summary of other comments:

- Concern about lack of visitor parking space and capacity of the access road
- Pressure on local infrastructure
- Construction traffic should be accommodated on the site

9. Duties

s38(6) of the Planning and Compulsory Purchase Act 2004 requires that the determination of planning applications must be in accordance with the development plan unless material circumstances indicate otherwise.

10. Relevant policies

Development plan

Adopted Christchurch and East Dorset Local Plan:

The following policies are considered to be relevant to this proposal:

KS1: Presumption in favour of sustainable development

KS2: Settlement hierarchy

KS11: Transport and development
KS12: Parking provision
LN1: Size and types of new dwellings
LN2: Design, layout and density of new housing development
HE1: Valuing and conserving our historic environment
HE2: Design of new development
HE3: Landscape quality
ME1: Safeguarding biodiversity and geodiversity
ME2: Dorset heathlands
ME6: Flood management, mitigation and defence

Material considerations

Emerging local plans:

Paragraph 48 of the NPPF provides that local planning authorities may give weight to relevant policies in emerging plans according to:

- the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
- the extent to which there are unresolved objections to relevant plan policies (the less significant the unresolved objections, the greater the weight that may be given); and
- the degree of consistency of the relevant policies in the emerging plan to the NPPF (the closer the policies in the emerging plan are to the policies of the NPPF, the greater the weight that may be given).

The Dorset Council Local Plan

The Dorset Council Local Plan Options consultation took place between January and March 2021. Being at a very early stage of preparation, the relevant policies in the draft plan should be accorded very limited weight in decision making.

Emerging neighbourhood plans

Corfe Mullen Neighbourhood Plan- In preparation – limited weight applied to decision making

National Planning Policy Framework 2024 (as amended 2025)

Paragraph 11 sets out the presumption in favour of sustainable development. Proposals that accord with the development plan should be approved without delay. Where the development plan is absent, silent or relevant policies are out-of-date then permission should be granted unless specific NPPF policies protecting areas or assets provide a strong reason for refusal and/or any adverse impacts of approval would significantly and demonstrably outweigh the benefits when assessed against the NPPF as a whole, with particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well designed places and providing affordable homes.

Other relevant NPPF sections include:

- Section 4 'Decision making': Para 39 - Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available...and work proactively with applicants to secure

developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

- Section 5 'Delivering a sufficient supply of homes' This outlines the government's objective in respect of land supply with subsection 'Rural housing' at paragraphs 82-84 reflecting the requirement for development in rural areas.
- Section 11 'Making effective use of land'
- Section 12 'Achieving well designed places' This indicates that all development to be of a high quality in design, and the relationship and visual impact of it to be compatible with the surroundings. In particular, and amongst other things, Paragraphs 131 – 141 advise that:

The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development.

Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design.

- Section 14 'Meeting the challenges of climate change, flooding and coastal change'
- Section 15 'Conserving and Enhancing the Natural Environment'- In National Landscapes (formerly known as Areas of Outstanding Natural Beauty), paragraph 189 requires great weight to be given to conserving and enhancing the landscape and scenic beauty. Decisions in Heritage Coast areas should be consistent with the special character of the area and the importance of its conservation (para 191). Paragraphs 192-195 set out how biodiversity is to be protected and encourage net gains for biodiversity.
- Section 16 'Conserving and Enhancing the Historic Environment'- Paragraph 212 says that when considering designated heritage assets, great weight should be given to the asset's conservation, irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. The effect of an application on the significance of non-designated heritage assets should also be taken into account (para 216).

Other material considerations

Dorset Heathlands Planning Framework 2020-2025 Supplementary Planning Document

Dorset Council Interim Guidance and Position Statement Appendix B: Adopted Local Plan policies and objectives relating to climate change, renewable energy, and sustainable design and construction. December 2023.

East Dorset Affordable and Special Needs Housing and the Provision of Small Dwellings SPD
Housing land supply

On the 26th September 2024, The Planning Inspectorate issued the Inspector's report confirming the Council's Annual Position Statement (APS). The APS confirms that the whole of the Dorset Council area can demonstrate a 5-year supply of housing of 5.02 years, and that this figure is fixed until 31 October 2025 in accordance with paragraph 233 of the NPPF. An updated APS that reflects the Inspector's findings is available on the Council's website.

Housing Delivery Test (HDT)

The latest HDT results (2023 measurement) show that enough homes have been delivered within the local plan area to demonstrate 106% of the target.

11. Human rights

Article 6 - right to a fair trial.

Article 8 - right to respect for private and family life and home.

The first protocol of Article 1 protection of property.

This recommendation is based on adopted development plan policies, the application of which does not prejudice the human rights of the applicant or any third party.

12. Public Sector Equalities Duty

As set out in the Equalities Act 2010, all public bodies, in discharging their functions must have “due regard” to this duty. There are 3 main aims: -

- Removing or minimising disadvantages suffered by people due to their protected characteristics
- Taking steps to meet the needs of people with certain protected characteristics where these are different from the needs of other people
- Encouraging people with certain protected characteristics to participate in public life or in other activities where participation is disproportionately low.

Whilst there is no absolute requirement to fully remove any disadvantage the Duty is to have “regard to” and remove or minimise disadvantage and in considering the merits of this planning application the planning authority has taken into consideration the requirements of the Public Sector Equalities Duty.

During the construction phase neighbours who are housebound due to protected characteristics are likely to be more affected by noise and disturbance but thereafter no harm to protected characteristics is anticipated.

13. Planning Assessment

Principle of development

13.1 The site is within the settlement boundary of Corfe Mullen and adjacent to, but not within the Green Belt. The development is therefore acceptable in principle provided that it accords with other policy considerations.

13.2 Policy LN1 seeks to ensure that the site and type of new dwellings reflects local housing needs identified in the Strategic Housing Market Assessment (SHMA). In East Dorset the main identified need is for 2- and 3-bedroom houses with a lower requirement for larger homes. The Town Council has raised concern that the scheme departs from the SHMA as it will provide one 3 bedroom dwelling and three 4 bedroom dwellings, but given the limited housing numbers involved, modest weight is given to this policy departure which would be insufficient grounds for a refusal.

Impact on the character of the area (including trees)

13.3 Policy LN2 states that it is important to ensure that new housing respects the character of an area, whilst ensuring that the best use is made of the land to deliver the quantity of homes required. Policy HE2 requires that development is compatible with its surroundings in relation to 11 criteria including layout, site coverage, architectural style, scale, landscaping and visual impact. Policy HE3 seeks to protect the landscape character of the area, requiring proposals to take into account (inter alia) the character of the settlement and natural features such as trees and hedgerows.

- 13.4 The site is approximately 0.38ha. The proposed density of 13 dwellings per hectare is very low but will be similar to the neighbouring properties on Wimborne Road which contribute to a low density character and, when taking account of the site constraints due to its back-land location, the proposal accords with the aims of policy LN2.
- 13.5 The site lies within the urban area, but the Dorset Council Landscape character assessment map shows the 'Rolling wooded pasture landscape type' dissecting through the site, highlighting a transition from urban to rural. The overall management objective for the Rolling Wooded Pasture Landscape Type is to conserve its "diverse intimate wooded pastoral character" with key features noted as the woodland blocks, dense hedgerows and the presence of scattered trees.
- 13.6 An Arboricultural Impact Assessment has been prepared detailing the remaining trees on and adjacent to the site. All the on-site trees are proposed for removal, which is in addition to the numerous mature trees that were felled on site in September 2023 following the sale of this land.
- 13.7 The felled trees consisted predominately of Oak and Ash with a coniferous hedge on the western boundary. None of the trees were protected by a Tree Preservation Order and therefore consent was not required prior to their removal. Nevertheless, the tree removal has had a significant impact on the skyline and character of the site. Aerial photographs and Google Street View images obtained from Wimborne Road (dated June 2023) demonstrate the contribution that the large, canopied trees would have had in the public realm. The trees would also have contributed to views attained from the public right of way (PROW) to the west of the site.
- 13.8 The Town Council and objectors have raised concerns that the proposed development fails to protect natural features that were destroyed prior to the submission of the application. Whilst the remaining trees are not considered to pose a significant constraint to development, the contribution that the site previously made to the character of the area has been relevant to developing the layout and landscaping of the current proposal, to secure mitigation for the mature tree stock that was pre-emptively felled.
- 13.9 The site is currently occupied by a large two-storey dwelling. It is proposed to construct an additional four houses on the site with the existing property retained with modifications and the access also retained. The scale of the development will limit opportunities for replacement planting and the initial Landscape Planting Plans were judged inadequate, but during the planning process the application has been revised to expand the area available for planting at the southern end of the site, providing opportunities for larger canopy tree species. Subject to conditions, the latest planting plans will secure replacement planting along the western and southern boundaries as mitigation for lost trees and to provide future public amenity which can be safeguarded through the imposition of a new Tree Preservation Order on site.
- 13.10 The site is not readily evident as it lies behind existing properties on Wimborne Road and is partially seen from the hammerhead in Corfe Halt Close although the vegetation alongside the access track makes an important contribution to the streetscene. Wider views of the site can be seen from Candys Lane and the Public Right of Way (which runs through the bottom of the field adjacent to the site from Candys Way to Wayground Road). The proposed dwellings, each approximately 8m high, will be on stepped land levels down the hillside and will only be glimpsed in views from Wimborne Road.

- 13.11 Concerns about the scale and bulk of the proposed dwellings were raised by the Town Council and objectors. The site is surrounded by a variety of residential property forms. The dwellings on Wimborne Road are set in large/long plots set back from the road whereas the houses within Candys Close are smaller two storey attached with modest gardens. Corfe Halt Close comprises detached properties, again at a higher density.
- 13.12 There is no obvious local architectural style or palette of materials, but the proposed traditional design, similar to the existing property, utilising buff facing brick and light-coloured render with clay tiled roofs is considered to be appropriate on this site adjacent to open countryside. Windows will have decorative features, and there will be chimneys and first floor dormer windows to reduce the scale of the buildings.
- 13.13 The houses are positioned towards the front of their plots, with small front gardens and larger private back gardens. The front gardens are to be demarcated by low walls with piers and railings, and offer modest areas for greenery, including small trees, as well as providing parking spaces. Whilst concerns were raised by the Town Council regarding the impact of this development on the Green Belt and tranquillity, the site lies outside the designated Green Belt, so Green Belt openness is not a planning constraint. The proposal will intensify the existing residential use but tranquillity is not a key characteristic of the area. Close-board fencing is proposed to demarcate the rear gardens for security, beyond which will lie a landscaping buffer strip in which hedge and tree planting will soften the visual impact providing an appropriate transition between the urban and rural areas.
- 13.14 Measures have been proposed to ensure trees on neighbouring land are protected with protective fencing, this will be secured by conditioning the appropriate Arboricultural Method Statement and Tree Protection Plan (no. 6).
- 13.15 Overall, the proposal is judged to be compatible with its surroundings and will secure sufficient replacement planting to accord with the aims of design policy HE2 and landscape quality policy HE3.

Impact on amenity

- 13.16 The site layout has considered the existing residential properties on Wimborne Road, Candys Close and Corfe Halt Close. The closest of the proposed properties facing east towards the rear boundary is approx. 17m from the boundary. The northern-most unit faces south and has a garage approximately 2m from the eastern boundary with no. 127 Wimborne Road, but that property has a c.40m deep rear garden. Given the site topography and orientation of the proposed properties it is not considered that there would be any significant loss of residential amenity to the occupiers of Wimborne Road dwellings in terms of loss of light, outlook or privacy.
- 13.17 To the north, only 8m separates the northern elevation of the northern-most proposed dwelling from the boundary with dwellings in Candy's Close that have modest gardens approximately 7m deep. With property separation distances of approx. 14-17m, the outlook for residents of Candy's Close will change and there will be some overshadowing in winter months from the 8m high dwelling. It has also been necessary to consider the context as land levels rise slightly on site. Amended plans have replaced the proposed rear gable of plot 4 with a hipped roof form, reducing the impact of bulk to an acceptable degree and given previous shading from trees and the limited width of the proposed property (12m) the relationship is not judged demonstrably harmful by reason of overbearing impact or shading.

- 13.18 Whilst a boundary hedge is proposed to supplement the close-board fencing, this cannot be relied upon to provide effective boundary screening so, in order to avoid harmful inter-looking, amended plans have been received removing the two first floor bedroom windows that faced north. Both bedrooms are now served by windows facing west so the amenity of future residents will be preserved. The northern part of the garden serving unit 4 will be subject to overlooking from properties in Candy's Close but the amenity space is large enough to provide areas of privacy for future residents.
- 13.19 Within the site there will be mutual oblique overlooking of gardens, but the properties have been designed to provide appropriate living and outdoor amenity space.
- 13.20 The proposal is judged to be compatible with its surroundings in relation to neighbouring amenity as required by design policy HE2.

Highways

- 13.21 The application complies with the requirement of policy KS11 that development shall be in accessible locations. This policy also requires that development is designed to provide safe layouts and access onto the existing transport network and safe movement of development related trips on the immediate network.
- 13.22 The application site is currently served with a direct access from Wimborne Road to the eastern corner of the site boundary. The access, which is 3.7-3.9m wide, currently serves the existing dwellinghouse and features a deep apron crossover arrangement with the public footway onto Wimborne Road, consistent with the arrangement of other properties along the western side of Wimborne Road. Pre-existing visibility splays to the north and south of the access are on highway land.
- 13.23 The existing access will be re-surfaced as part of the development to ensure it provides an appropriate means of access for all vehicles. The narrowing of the access west of 113 Wimborne Road and the installation of a raised table on the straight section will encourage slow vehicle speeds on entry and exit. Good visibility is provided for vehicles leaving the site who can wait at the wider part of the access south of the existing dwelling for any incoming vehicles.
- 13.24 Within the site an extended driveway will be installed, providing access to each of the new dwellings and their parking spaces. Elements of the new driveway are at least 5m wide and it is designed with sufficient manoeuvring space for delivery and servicing vehicles along with emergency services to all properties. The requirements of policy KS11 are met.

Unit	Bedrooms	Parking Spaces	Garage Parking Spaces
113 Wimborne Road	4	2 unmarked	2
Unit 1	4	2	2
Unit 2	3	1	1
Unit 3	4	2	2
Unit 4	4	2	2
Other	n/a	1 unallocated for visitors	n/a
Total		10	9

- 13.25 The development incorporates a mix of garage parking and private parking spaces for each dwelling. Concerns have been raised by the Town Council and objectors that the parking provision is too reliant upon garaging and is inadequate which will lead to additional parking on local streets, harming highway visibility. The Council's highway team are satisfied that the parking provision is sufficient and in accordance with Dorset Council's parking standard guidelines as required by policy KS12. Conditions (no. 9 and 14) can secure the access and parking provision, preventing future conversion of the garaging without express planning permission.

Flooding

- 13.26 Policy ME6 requires proposals to be appropriately located and for applications to demonstrate that flood risk does not increase as a result of the development proposed, and that options have been taken to reduce overall flood risk. Concerns about flooding were raised by the Town Council and objectors. The application site is located within Flood Zone 1 and the Environment Agency's mapping shows no surface water flood risk.
- 13.27 Following detailed Ground Conditions Assessment work undertaken on site it has been demonstrated that the ground conditions do not support drainage by infiltration. This is the most sustainable option having regard for the drainage hierarchy set out within the Planning Practice Guidance (PPG) but given that this is not achievable it has been necessary to consider other options within the hierarchy. In this case, the most sustainable option available to the Applicant comprises discharging surface water run off to an attenuation tank and ultimately to the local Surface Water Sewer.
- 13.28 Submitted as part of the application documentation is a Drainage Report and Drainage Strategy, prepared by CGS Civils, which confirms the proposed strategy and the relevant calculations which support it. As a result of the topographical levels, a pumping station has been incorporated to enable discharge from the attenuation tank to the Surface Water Sewer.
- 13.29 The Applicant has appropriately engaged with the Statutory Undertaker Wessex Water (WW) in order to agree to the connection of the site to the Surface Water Sewer and the rate of discharge. The proposed drainage strategy is therefore acceptable and deliverable.
- 13.30 With respect to Foul Water Drainage, the Applicant will be forming new connections to the existing public foul sewer, which has also been agreed in principle with WW. Condition 4 will require the submission of final details for agreement prior to commencement and condition 10 will secure maintenance details.
- 13.31 The initial consultation received from WW also referred to potential odour and fly nuisance to the future occupiers of the proposed dwellings from the sewage treatment works. Environmental Health have searched the nearby postcode areas and have not found a record of any complaints regarding odour or flies relating to the Sewage Treatment Works, Lake Gates, Corfe Mullen. Following this advice from Environmental Health, officers reconsulted WW and it was confirmed that there was some confusion in their initial response and that whilst the proposals are partly within the Corfe Mullen Water Recycling Centre odour zone, the Odour Scientist has confirmed there are no objections.

Biodiversity

- 13.32 Policy ME1 requires applicants to demonstrate that adverse impacts are avoided for sites, habitats and species set out in the Dorset Biodiversity Protocol. Concerns about biodiversity were raised by the Town Council and objectors. In this case the Council's Natural

Environment Team have approved the proposed Biodiversity Mitigation Plan and Officers are therefore satisfied that the impact of the development on any protected species can be adequately mitigated. Mitigation includes hedgerow and tree planting, hedgehog holes in fencing, swift boxes, bee bricks and bat boxes. Subject to a condition (no. 8) requiring the implementation of the mitigation plan, the proposed development is acceptable in this regard.

Biodiversity Net Gain

- 13.33 During the course of the application a new metric has been received which recognises the biodiversity status of the site as at 30 January 2020, before the site was cleared of vegetation. Although the proposal is anticipated to increase hedgerow units on site, there will be a need to rely upon off site units or statutory biodiversity credits in order to meet the 10% net gain requirement. An informative note will draw the applicant's attention to the statutory pre-commencement condition and condition 3 will secure maintenance and management of on-site planting.

Dorset Heathlands

- 13.34 As the site lies within 5km of internationally protected Dorset Heathland, an Appropriate Assessment has been undertaken in accordance with requirements of the Conservation of Habitats and Species Regulation 2017, Article 6 (3) of the Habitats Directive having due regard to Section 40(1) of the NERC Act 2006 and the NPPF.
- 13.35 Although concerns about the Dorset Heathlands were raised by the Town Council and objectors, the appropriate assessment concludes that a contribution towards mitigation set out in Dorset Heathland's Planning Framework Supplementary Planning Document (SPD) can be secured via the Community Infrastructure Levy which will ensure that there is no unmitigated harm generated by the proposals to interests of nature importance to accord with policy ME2.

Benefits

- 13.36 The proposals would provide a number of non material financial benefits as summarised in the table below:

What	Amount / value
Material considerations	
None	
Non material considerations	
CIL	£168,366.51
Council tax	£10,611.80

Environmental implications

- 13.37 The Town Council has raised concerns that the proposal lacks commitment to sustainable technologies. The sustainability statement identifies that the proposed dwellings will follow the national fabric-first approach to maximise energy efficiency and reduce energy demands. At this stage no particular low carbon technologies have been identified but their installation may be incorporated where appropriate and feasible.

14. Summary of issues and the planning balance

Whilst the Council can currently demonstrate a five year housing land supply via our Annual Position Statement, it is recognised that the significant increase in the national housing target weighs in favour of approval of proposals for new dwellings. In this case, the site is located within a designated settlement, the proposal would relate appropriately to the character and appearance of the area, and no significant harm has been identified that would weigh against the benefits associated with the creation of four additional dwellings. Approval is therefore recommended.

15. Recommendation

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:

PL01 Location Plan

PL07 Unit 3 Floor Plans & Elevations

PL08 Unit 4 Floor Plans & Elevations

PL09 Proposed Site Sections

PL02 C Block Plan

PL05 A Unit 1 Proposed Plans and Elevations

PL06 A Unit 2 Proposed Plans and Elevations

449 - 2 - R9 Planting Plan

449 - 1 - R10 Landscape Plan

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

3. No development shall be commenced until a timetable for the implementation and maintenance of any proposed on-site (within the red line of the application site) non-significant biodiversity net gain (see informative below), has been submitted to and approved in writing by the Local Planning Authority. The implementation timetable and maintenance details must be prepared in accordance with the approved Biodiversity Gain Plan for the site. Thereafter the on-site non-significant biodiversity net gain shall be implemented and maintained for a period of no less than 5 years following the completion of said biodiversity net gain in accordance with the approved timetable and maintenance details. If within a period of 5 years from the date of the planting of any habitat it is removed, uprooted, destroyed or dies (or becomes in the opinion of the Local Planning Authority seriously damaged or defective) the habitat shall be replaced with the same habitat as set out in the approved biodiversity gain plan in the next planting season, unless the Local Planning Authority first agrees in writing to any variation.

Reason: To ensure that non-significant on-site biodiversity net gain is provided on site as required by the Town and Country Planning Act 1990 (as amended) and the National Planning Policy Framework.

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

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

5. Before the development hereby approved commences a Construction Method Statement (CMS) must be submitted to and approved in writing by the Planning Authority. The CMS must include:
 - i the parking of vehicles of site operatives and visitors
 - ii loading and unloading of plant and materials
 - iii storage of plant and materials used in constructing the development
 - iv delivery, demolition and construction working hours

The approved Construction Method Statement shall be adhered to throughout the construction period for the development.

Reason: To minimise the likely impact of construction traffic on the surrounding highway network.

6. Before any equipment, machinery or materials are brought on to the site for the purposes of the development, tree protection in accordance with details set out in appendix B of the Arboricultural Impact Assessment dated 12 July 2024 and Tree Protection Plan RNapc/533/TPP/1 shall be installed. These protection measures shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

Reason: In order to prevent damage during construction to off-site trees

7. Prior to development above damp proof course level, details (including colour photographs) of all external facing materials for the wall(s) and roof(s) shall have been submitted to, and approved in writing by the Local Planning Authority. Thereafter, the development shall proceed in accordance with such materials as have been agreed.

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

8. The development hereby permitted shall be implemented strictly in accordance with the recommendations and requirements in the ecology report titled Ecology & Biodiversity Net Gain Assessment, by ABR Ecology, dated 3 March 2025, and certified by the Dorset Council Natural Environment Team on 26 March 2025.

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

- i) the recommendations detailed in section 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.

9. No dwelling shall be occupied until the landscaping shown on plan 449-1-R10 Landscape plan has been installed and the planting shown on 449-2-R9 Planting Plan has taken place. Any plants found damaged, dead or dying within the first 5 years shall be replaced and thereafter the scheme shall be retained.

Reason: In the interests of the character of the area

10. No dwelling shall be occupied until the access, parking, garaging and turning areas shown on the approved plans have been provided. Thereafter, these areas shall be maintained, kept free from obstruction and available for the purposes specified.

Reason: In the interests of highway safety.

11. No dwelling shall be occupied until details of maintenance and management of the surface water sustainable drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. These should include a plan for the lifetime of the development, the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime.

Reason: To ensure the future maintenance of the surface water drainage system, and to prevent the increased risk of flooding.

12. Prior to first occupation of unit 4 hereby approved, the first floor windows (including the rooflight) on the rear elevation shall be obscure glazed to a minimum industry standard privacy level 3 or equivalent and fixed closed up to a height of 1.7 metres above the floor level of the rooms served with any opening parts more than 1.7 metres above the floor of the room in which the windows are installed; and these windows shall be retained as such thereafter. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015 (as amended) or any subsequent reenactment thereof, with or without amendment, no additional windows shall be installed on the northern elevation of unit 4 above ground floor level.

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

13. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015 (as amended) or any subsequent reenactment thereof, with or without amendment, there shall be no gates erected at the site entrance within 10m of the highway.

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

14. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015 (as amended) or any subsequent reenactment thereof, with or without amendment, the garaging hereby approved shall not be used as living accommodation.

Reason: To secure garaging in the interests of occupier amenity and highway safety as there are limited parking options in the vicinity.

Informative Notes:

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 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>

2. It is likely that if the proposed BNG is on-site and it does not meet one or more of the criteria below that it will not be considered to be significant. However, what counts as a significant enhancement will vary depending on the scale of development and existing habitat, but would normally be:

- habitats of medium or higher distinctiveness in the biodiversity metric (both proposed habitats and retained habitats)

- habitats of low distinctiveness which create a large number of biodiversity units relative to the biodiversity value of the site before development - the combined number of units delivered is equal to or greater than 0.5; and/or the combined number of low distinctiveness units is equivalent to 10% or more of the baseline biodiversity unit value of the site (excluding proposed gardens)
- habitat creation or enhancement where distinctiveness is increased relative to the distinctiveness of the habitat before development - higher distinctiveness of any baseline habitat type e.g. low to medium
- enhancements to habitat condition, for example from poor or moderate to good

3. Informative: National Planning Policy Framework Statement

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 was provided with pre-application advice.
- The applicant/agent was updated of any issues and provided with the opportunity to address issues identified by the case officer.

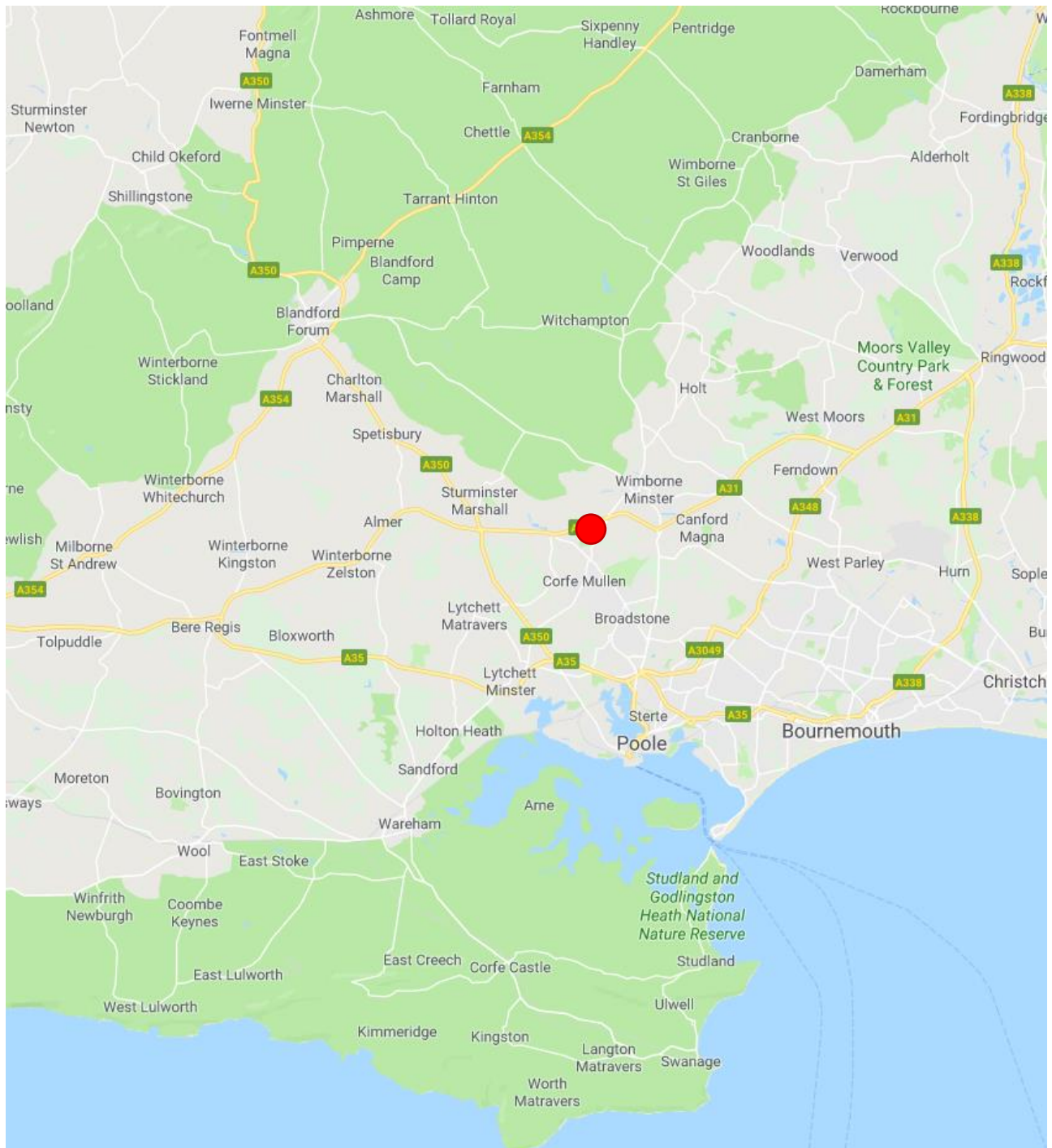
4. To fight fires effectively the Fire and Rescue Service needs to be able to manoeuvre its equipment and appliances to suitable positions adjacent to any premises. Therefore, the applicant is advised that they should consult with Building Control and Dorset Fire and Rescue Service to ensure that **Fire Safety - Approved Document B Volume 1 Dwelling houses B5 of The Building Regulations 2006** can be fully complied with.
5. The applicant is advised that, notwithstanding this consent, before commencement of any works Dorset Council Waste Services should be consulted to confirm and agree that the proposed recycling and waste collection facilities accord with the "guidance notes for residential developments" document (<https://www.dorsetcouncil.gov.uk/bins-recycling-and-litter/documents/guidance-fordevelopers-a4-booklet-may-2020.pdf>). Dorset Council Waste Services can be contacted by telephone at 01305 225474 or by email at bincharges@dorsetcouncil.gov.uk.

● Approximate Site Location

Application reference: P/FUL/2024/04192

Description of development: Demolish existing conservatory and garage/outbuilding, erect new garage/outbuilding and internal alterations. Erect 4no detached dwellings with associated garages, access and landscaping.

Site address: 113 Wimborne Road Corfe Mullen BH21 3DU



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Application Number:	P/FUL/2024/05148
Webpage:	Planning application: P/FUL/2024/05148 - dorsetforyou.com
Site address:	Lonnen Nurseries Lonnen Road Colehill Wimborne BH21 7AZ
Proposal:	Partially demolish the existing storage building and erect one dwelling with associated access and parking, including the temporary siting of a static caravan at the site (to be occupied by the applicant during the construction phase)
Applicant name:	Mr Scott and Mrs Verity Herrington
Case Officer:	Nikki Clayton
Ward Member(s):	Cllr Atwal and Cllr Todd

1. Reason application is going to committee:

The application is going to committee at the request of the Chair.

2. Summary of recommendation:

GRANT subject to a legal agreement and the conditions as set out at the end of this report.

3. Key planning issues

Issue	Conclusion
Principle of development	Acceptable-The proposal has no conflict with NPPF Green Belt policy as it represents appropriate development in the Green Belt.
Scale, design, impact on character and appearance	Acceptable-the proposal would relate satisfactorily to the character and appearance of the area.
Impact on the living conditions of the occupants and neighbouring properties	Acceptable-no loss of residential amenity to the occupiers of the nearby residential properties in terms of loss of light, outlook or amenity.
Flood risk and drainage	Acceptable – no risk to the development from flooding
Highway impacts, safety, access and parking	Acceptable, subject to conditions advised by National Highways
Impact on trees	Acceptable, subject to conditions advised by the tree officer.
Biodiversity	Acceptable, subject to conditions advised by NET.

Issue	Conclusion
Impact on Habitats Sites	Acceptable, subject to legal agreement to secure New Forest SAMM contribution.
Environmental Implications	Acceptable

4. Description of site

The application site lies beyond the Colehill settlement but within a loosely developed stretch of Lonnen Road adjoining the defined urban area which is within the South East Dorset Green Belt.

Land to the north of Lonnen Road is agricultural but the site lies to the south of Lonnen Road, between two storey, chalet style dwellings on spacious, verdant plots. The site, which is level and framed by trees, has a lawful use for storage and is occupied by a detached storage building, which is situated on the southwestern, rear part of the site and is served by an existing gated vehicular access from Lonnen Road.

The existing building has a brick exterior and comprises a two-storey central core with a roller door and a vaulted roof, with interconnected flat roof garages located either side of the main section.

5. Description of development

Planning permission is sought to partially demolish the existing storage building and erect one dwelling with associated access and parking at the land known as Lonnen Nurseries, Lonnen Road, Wimborne BH21 7AZ.

In addition, temporary permission is sought for the siting of a static caravan at the site, which will be occupied by the applicant and his partner during the construction phase of this self-build development.

6. Background and relevant planning history

03/81/0406/HST - Decision: GRA - Decision Date: 06/04/1981

Erect Extension

03/89/0959/FUL - Decision: REF - Decision Date: 01/09/1989

Change Of Use From Residential To Residential Care Home,

03/93/0085/FUL - Decision: GRA - Decision Date: 18/03/1993

Alterations & Formation Of Rooms In Roof

03/76/1628/HST - Decision: REF - Decision Date: 17/12/1976

ERECT AGRICULTURAL DWELLING

03/95/0014/FUL - Decision: REF - Decision Date: 24/02/1995

New Double Garage & Store,

3/20/1790/HOU - Decision: REF - Decision Date: 26/03/2021

Construction of Boundary Wall and Entrance Gates (Retrospective Application)

3/21/0736/HOU - Decision: GRA - Decision Date: 19/08/2021

Construction of new entrance gates and boundary wall (Retrospective application)

P/CLE/2022/06777 - Decision: GRA - Decision Date: 13/01/2023

Use of the land edged red and building shown hatched black on the attached plan for storage (use class B8) of personal items including vehicles with associated access by the landowners, at the address known as Lonnen Nurseries, Lonnen Road, Wimborne BH21 7AZ

P/PIP/2023/01397 - Decision: WITHDRAWN - Decision Date: 08/06/2023

Demolition of the existing storage building and the erection of one dwelling with associated access and parking

7. List of constraints

Within Greenbelt: Bournemouth Greenbelt;

Dorset Heathlands (5km buffer)

Bournemouth Water Consultation Area

Groundwater – Susceptibility to flooding affects the southern part of the site;

Ancient Woodland: PILFORD COPSE; Ancient & Semi-Natural Woodland - Distance: 434.19

Existing ecological network (Polygons) - Distance: 0

Higher Potential ecological network - Distance: 0

Natural England Designation - RAMSAR: Dorset Heathlands (UK11021); - Distance: 3549.98

Site of Special Scientific Interest (SSSI) impact risk zone; - Distance: 0

8. Consultations

All consultee responses can be viewed in full on the website.

1. Bournemouth Water Ltd (South West Water)

No objection subject to safeguarding conditions.

2. Natural England

No objection subject to mitigation.

3. Dorset Council - Highways

The Highway Authority considers that the proposal does not present a material harm to the transport network or to highway safety and consequently has no objection, subject to safeguarding condition and informative.

4. Dorset Council - Trees

No objection subject to safeguarding conditions.

5. Colehill Parish Council

Objection on the grounds of a) Green Belt and, b) flooding.

Representations received

There have been no comments received from third parties.

9. Duties

s38(6) of the Planning and Compulsory Purchase Act 2004 requires that the determination of planning applications must be in accordance with the development plan unless material circumstances indicate otherwise.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that when considering whether to grant planning permission for a development which affects a listed building or its setting, there is a general duty to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses

10. Relevant policies

Development plan

Adopted Christchurch and East Dorset Local Plan:

The following policies are considered to be relevant to this proposal:

KS1: Presumption in favour of sustainable development

KS2: Settlement hierarchy

KS3: Green Belt

KS1: Transport and development

KS12: Parking provision

LN1: Size and types of new dwellings

LN2: Design, layout and density of new housing development

HE1: Valuing and conserving our historic environment

HE2: Design of new development

HE3: Landscape quality

ME1: Safeguarding biodiversity and geodiversity

ME2: Dorset heathlands

ME6: Flood management, mitigation and defence

Material considerations

Emerging local plans:

Paragraph 48 of the NPPF provides that local planning authorities may give weight to relevant policies in emerging plans according to:

- the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
- the extent to which there are unresolved objections to relevant plan policies (the less significant the unresolved objections, the greater the weight that may be given); and
- the degree of consistency of the relevant policies in the emerging plan to the NPPF (the closer the policies in the emerging plan are to the policies of the NPPF, the greater the weight that may be given).

The Dorset Council Local Plan

The Dorset Council Local Plan Options consultation took place between January and March 2021. Being at a very early stage of preparation, the relevant policies in the draft plan should be accorded very limited weight in decision making.

National Planning Policy Framework 2024 (as amended 2025)

Paragraph 11 sets out the presumption in favour of sustainable development. Proposals that accord with the development plan should be approved without delay. Where the development plan is absent, silent or relevant policies are out-of-date then permission should be granted unless specific NPPF policies protecting areas or assets provide a strong reason for refusal and/or any adverse impacts of approval would significantly and demonstrably outweigh the benefits when assessed against the NPPF as a whole, with particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well designed places and providing affordable homes.

Other relevant NPPF sections include:

- Section 4 'Decision making': Para 39 - Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available...and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.
- Section 5 'Delivering a sufficient supply of homes' This outlines the government's objective in respect of land supply with subsection 'Rural housing' at paragraphs 82-84 reflecting the requirement for development in rural areas.
- Section 6 'Building a strong, competitive economy', paragraphs 88 and 89 'Supporting a prosperous rural economy' promotes the sustainable growth and expansion of all types of business and enterprise in rural areas, through conversion of existing buildings, the erection of well-designed new buildings, and supports sustainable tourism and leisure developments where identified needs are not met by existing rural service centres.
- Section 11 'Making effective use of land'
- Section 12 'Achieving well designed places' This indicates that all development to be of a high quality in design, and the relationship and visual impact of it to be compatible with the surroundings. In particular, and amongst other things, Paragraphs 131 – 141 advise that:

The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development.

Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design.

- Section 14 'Meeting the challenges of climate change, flooding and coastal change'
- Section 15 'Conserving and Enhancing the Natural Environment'- In National Landscapes (formerly known as Areas of Outstanding Natural Beauty), paragraph 189 requires great weight to be given to conserving and enhancing the landscape and scenic beauty. Decisions in Heritage Coast areas should be consistent with the special character of the area and the importance of its conservation (para 191). Paragraphs 192-195 set out how biodiversity is to be protected and encourage net gains for biodiversity.

Other material considerations

National Planning Practice Guidance

Dorset Heathlands Planning Framework 2020-2025 Supplementary Planning Document

Dorset Council Interim Guidance and Position Statement Appendix B: Adopted Local Plan policies and objectives relating to climate change, renewable energy, and sustainable design and construction. December 2023.

Housing land supply

On the 26 September 2024, The Planning Inspectorate issued the Inspector's report confirming the Council's Annual Position Statement (APS). The APS confirms that the whole of the Dorset Council area can demonstrate a 5-year supply of housing of 5.02 years, and that this figure is fixed until 31 October 2025 in accordance with paragraph 233 of the NPPF. An updated APS that reflects the Inspector's findings is available on the Council's website.

Housing Delivery Test (HDT)

The latest HDT results (2023 measurement) show that enough homes have been delivered within the local plan area to demonstrate 106% of the target.

11. Human rights

Article 6 - right to a fair trial.

Article 8 - right to respect for private and family life and home.

The first protocol of Article 1 protection of property.

This recommendation is based on adopted development plan policies, the application of which does not prejudice the human rights of the applicant or any third party.

12. Public Sector Equalities Duty

As set out in the Equalities Act 2010, all public bodies, in discharging their functions must have "due regard" to this duty. There are 3 main aims: -

- Removing or minimising disadvantages suffered by people due to their protected characteristics
- Taking steps to meet the needs of people with certain protected characteristics where these are different from the needs of other people
- Encouraging people with certain protected characteristics to participate in public life or in other activities where participation is disproportionately low.

Whilst there is no absolute requirement to fully remove any disadvantage the Duty is to have “regard to” and remove or minimise disadvantage and in considering the merits of this planning application the planning authority has taken into consideration the requirements of the Public Sector Equalities Duty.

During the construction phase those who are housebound may be more affected by noise and disturbance but thereafter no disadvantage to those with protected characteristics are anticipated.

13. Financial Benefits

The proposals would provide a number of financial and non-financial benefits, including public benefits. These are summarised in the table below:

What	Amount / value
Material considerations	
None	
Non material considerations	
Community Infrastructure Levy	£26,921.58
Council Tax	£2546.09 (based on Band D)

14. Planning Assessment

Principle of development

- 14.1 The proposal is for one dwelling sited approximately 350m east of the settlement boundary for Colehill. The application site is outside the settlement boundary for Colehill and is not presented as an ‘Affordable Housing Exception Site’ under Core Strategy (CS) Policy LN4 but rather for a market dwelling.
- 14.2 CS Policy KS2 sets out the district’s settlement hierarchy stating that the location, scale and distribution of development should conform to the settlement hierarchy. The settlement hierarchy focuses the distribution of development across the area and sets out the general roles of individual settlements. Those settlements which provide the best access to services, facilities and employment are to provide the key focus for development, subject to constraints, such as floodplains, nature conservation etc. Policy KS2 identifies Christchurch, Wimborne and Colehill, Verwood, Corfe Mullen, Ferndown and West Parley as suitable settlements for growth. It identifies Colehill as a Suburban Centre that will provide for some residential development along with community, leisure and retail facilities to meet day to day needs within the existing urban areas.
- 14.3 The application site is beyond the edge of the settlement served by a rural road. In terms of whether the site would be in a sustainable location, the NPPF accepts that opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and that this should be taken into account. The site is a relatively short distance from the settlement boundary. Colehill does not have a recognised centre, but local facilities are provided at the northern end of Middlehill Road and at Dags Lane near to Canford Bottom. Wimborne is

the nearest larger settlement and is well catered for in terms of community facilities, including the hospital, doctors' surgeries, day care centre, children's centre, library, community centres and the Tivoli Theatre. Colehill is more limited, but does currently have a small library, St Michael's Church Centre and a well used community hall. Wimborne and Colehill offer a full range of schools. Colehill is served by regular bus services.

- 14.4 The application does not strictly accord with policy KS2 which directs new development to settlements, but future occupants would be able to access services and facilities on a regular basis by sustainable means such as walking, cycling or public transport so the weight that can be given to this conflict is limited.

Whether Inappropriate Development in the Green Belt

- 14.5 The application site lies within the South East Dorset Green Belt where the Green Belt policies set out in the National Planning Policy Framework (NPPF) dated 2024 and the development plan, the Christchurch and East Dorset Local Plan Part 1 (Core Strategy) dated April 2014 apply.
- 14.6 The application site lies within the South East Dorset Green Belt and outside the Colehill settlement. The land referred to in this application sits in a loosely developed stretch of Lonnen Road which extends from the defined urban area.
- 14.7 Local Plan Policy KS3 requires that development should be contained by the Green Belt. The proposal to build in the Green Belt is contrary to this policy, albeit that it would not undermine the ability of the Green Belt to protect the separate physical identity of the individual settlements of Colehill and Wimborne given there would remain a green wedge and corridor of land between them.
- 14.8 National Green Belt policy is more detailed than policy KS3 and postdates the Local Plan so can be given greater weight. This confirms that new buildings in the Green Belt represent inappropriate development which is harmful to the Green Belt but provides exceptions, as set out at paragraphs 154 and 155 of the NPPF.
- 14.9 NPPF paragraph 154 e) allows '*limited infilling in villages*'. The term 'village' is not defined by the Framework. The settlement of Colehill is identified by policy KS2 as a 'Suburban Centre' rather than a village, but it is noted that an appeal inspector has granted infill development in Avon Castle, part of the settlement of St Leonards which falls under the same suburban centre category, so the location is not considered to be precluded from the benefiting from the NPPF exception at 154 e).
- 14.10 The Courts (Julian Wood v SSCLG and Gravesham Borough Council [2015] EWCA Civ 195) have found that the boundary of a village defined in a local plan is a relevant consideration but may not be determinative for the purposes of determining whether a site is located within a village for the purposes of applying paragraph 145 (e) of the NPPF; planning judgement must be used. The proposed site is located between houses forming a row of development along Lonnen Road which links up to the identified settlement so is

considered to form part of its rural fringes. The development will follow the loose building line of properties along Lonnen Road. The slither of land to the east, which is in the applicant's control but is outside of the application site, provides a tree lined boundary with no. 188 rather than a vacant plot between dwellings and same is true of the gap between 172 and 178 Lonnen Road to the west. Although properties are well spaced, they read as a row of properties extending from the urban area.

- 14.11 The terms 'limited' and 'infilling' are not defined in the NPPF and these are a question of fact and planning judgement for the planning decision-maker having regard, for example, to the nature and size of the development itself, the location of the application site and its relationship to other, existing development adjoining and adjacent to it.
- 14.12 The proposal is for one dwelling of moderate proportions which would fill the gap between neighbouring properties 178 and 188 Lonnen Road. The proposal would not represent piecemeal development but instead would be development that contributes to a line of existing properties. As explained above, it is judged that there is sufficient continuous built-up frontage between the site and the defined settlement that the proposal can represent limited infilling so would be an appropriate form of development in the Green Belt under NPPF paragraph 149 e) and, by definition, not harmful to the Green Belt.
- 14.13 The proposal will also involve the change of use of land. The 2023 lawful development certificate for the site confirms that the use of the land (the land edged red above) and the building shown on the above plan for storage (Use Class B8) of personal items including vehicles with associated vehicular access is lawful. Whilst storage to date has been limited, a certificate cannot impose any conditions, so the fall-back position is for a more significant impact. In this context the proposed use of the land as residential garden for one dwelling would not result in more harm to the Green Belt than the existing lawful use, subject to a condition removing permitted development rights for outbuildings (condition 12); this is considered reasonable since the property will already benefit from the existing building in storage use and further outbuildings would result in harm to Green Belt openness.
- 14.14 The application includes temporary use of a static caravan as residential accommodation by the applicant during the build. It is judged necessary to limit the use of the caravan to the construction period to avoid harm to the Green Belt from the creation of an additional residential unit (condition 11).
- 14.15 The proposal has no conflict with NPPF Green Belt policy as it represents appropriate development in the Green Belt. It is considered that exceptions 'e' of para 154 is met so the proposal is not inappropriate development in accordance with the NPPF.

Impact on the character and appearance of the area

- 14.16 Policy HE2 requires that development should be compatible with or improve its surroundings in relation to 11 criteria which include site coverage, architectural style, materials and visual impact. Policy HE3 requires that development should seek to protect and enhance landscape character.

- 14.17 Dwellings extend further eastwards beyond the settlement along Lonnen Road, although the extensive tree cover screens much of the housing from view from the surrounding countryside. The proposed dwelling would be sited in line with the loose existing building line. Its traditional chalet style appearance and the palette of materials to include render and cladding under slate tiles are considered to accord with existing built form in the locality so are acceptable. Further details of the materials shall be conditioned (no. 4). The proposed dwelling is not considered to result in any harm to the character and appearance of the area so accords with policy HE2.
- 14.18 The use of the site as a single dwelling is anticipated to result in betterment compared to the lawful storage use of site as improvements in terms of additional planting and the retention of important natural features will enhance the appearance of the site. Safeguarding conditions are proposed to ensure the retention of existing trees on site (condition 5) and a landscaping plan (condition 9) is requested to ensure adequate and appropriate provision of hard and soft landscaping to accord with policy HE3.

Impact on residential amenity

- 14.19 The proposed dwelling will be located centrally within a large plot heavily screened by mature trees and vegetation. It is not anticipated that the new dwelling would harm the amenity of the adjoining occupiers on Lonnen Road in terms of loss of light, outlook and privacy.
- 14.20 The lawful storage use has the potential to be more intensive than has been observed to date. In this context the use of the site for one dwelling is not anticipated to cause any unacceptable noise and general disturbance.
- 14.21 For the above reasons the proposal accords with the requirement of policy HE2 and that development should be compatible with neighbouring amenity.

Protected Habitats

- 14.22 The site is outside 400m but within 5 km of protected Dorset heathlands, a distance within which it has been shown residents have a harmful impact. It also lies within the recreation zone identified by Natural England for the New Forest protected habitat. Mitigation will be secured via the Community Infrastructure Levy in accordance with the Dorset Heathlands Planning Framework 2020-2025 to ensure that harm is avoided.
- 14.23 The site also lies within 13.8km of the New Forest Special Conservation Area and Special Protection Area and Ramsar. Within this area impacts from additional residential units have been identified to result in likely significant effects from recreational impact. New green infrastructure needs overlap with Dorset Heathlands Framework requirement, but Strategic Access Management and Monitoring is required as the measures relate to different sites and issues. This can be secured by legal agreement.

- 14.24 Subject to the above mitigation measures being secured it has been possible to positively conclude a Conservation of Species and Habitats Regulations 2015 appropriate assessment and the proposal accords with policy ME2. A condition requiring that occupation of the temporary static caravan ceases upon occupation of the new dwelling is necessary to avoid the potential for two units of accommodation on the site (condition 11).

Biodiversity

- 14.25 Policy ME1 requires that habitats and species identified by the Council's Biodiversity Protocol should be safeguarded. The previous landowner of the site felled a number of mature trees which are mapped as Priority Habitat - Deciduous woodland. Since this application is exempt from BNG (the self-build exemption is relied upon and will be secured by legal agreement) the Council cannot secure mitigation for this loss through the normal channels. An approach has been agreed by both the applicant, the Council's Natural Environment Team and the tree team to secure the retention and management of an existing strip of woodland on site and replacement native planting by imposing a safeguarding condition. Based on para 6.5 of the EcIA it would appear that a condition for a woodland management plan to be submitted (in addition to compliance with the EcIA) would be the most appropriate method to secure the longer term protection (condition 8).

Flooding

- 14.26 Whilst the southern part of the site is within an area identified by the Council's Strategic Flood Risk assessment as being susceptible to ground water flooding this does not affect the area on which the proposed house is to be sited. In accordance with NPPF paragraph 174 there is no requirement for the sequential test. A condition (no. 3) will be imposed on any approval to secure a surface water management plan which takes account of the hydrology of the site which is large enough to provide opportunities for onsite attenuation; a pond features on the plan.

Environmental implications

- 14.27 The sustainability statement identifies that the proposed dwelling will be built to exceed insulation standards required by Building Regulations with triple glazing and a highly efficient heating system. A solar array with two battery packs to provide approximately 70% of the proposed electricity needs (factoring in charging an electric car) and a large rainwater harvesting system along with a pond and grey water recycling system will provide water supply needs

15. Summary of issues and the planning balance

Whilst the Council can demonstrate a 5 year housing land supply via the Annual Position Statement, there is a nationally recognised need for homes which in this case outweighs the limited conflict with policy KS2 that arises because the site lies beyond the settlement boundary. The proposed residential use of the site is judged to benefit from the limited village infilling Green Belt exception and offers the opportunity to secure landscape and biodiversity improvements compared to the lawful storage use. Subject to a legal agreement to ensure that the dwelling is a self-build in accordance with the Biodiversity Net Gain exemptions, the material considerations indicate that permission should be granted.

The pre-commencement conditions have been agreed with the applicant.

16. Recommendation

A) GRANT planning 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 Director of Planning to ensure that

i) the development accords with the definition of a self-build dwelling so as to benefit from the BNG exemption, and

ii) New Forest SAMM mitigation is secured

and 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:

5978/2 A Location Plan

5978-2 Floor plans

SF33556-101 Floor plans and elevations

8183-1 Topographical Survey

Tree constraints plan (proposed)

01 M Proposed Site Plan

02 A Proposed Site Plan

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

3. Prior to the commencement of development a detailed surface water management scheme for the site, based upon the hydrological and hydrogeological context of the development, and providing clarification of how drainage is to be managed during construction and a timetable for implementation of the scheme shall be submitted to and approved in writing by the Local Planning Authority. The surface water scheme shall be implemented in accordance with the approved details including the timetable for implementation.

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

4. Prior to development above damp proof course level, details (including colour photographs) of all external facing materials for the wall(s) and roof(s) shall have been submitted to, and approved in writing by the Local Planning Authority.

Thereafter, the development shall proceed in accordance with such materials as have been agreed.

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

5. The development hereby permitted shall be undertaken in accordance with the Arboricultural Impact Appraisal and Method Statement prepared by G Tree Consultancy ref: GH2453 revision 03 dated 11/02/2025 and Tree Protection Plan ref: GH2453 rev 03 dated 22/08/2024. This condition shall not be discharged until an arboricultural supervision and monitoring statement, the contents of which are to be confirmed at a PRE-COMMENCEMENT meeting between the Tree Officer, Arboricultural Consultant and Site Manager, is submitted to and approved in writing by the Local Planning Authority on completion of development.

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

6. 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 be undertaken in accordance with the approved details.

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

7. The development hereby permitted shall be implemented strictly in accordance with the recommendations and requirements in the ecology report titled Ecological Impact Assessment, by Cherry Tree ecology limited and dated 28 September 2024, and certified by the Dorset Council Natural Environment Team on 21 March 2025. The development hereby approved must not be first brought into use unless and until:
 - i) the recommendations detailed in section 4 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. Prior to the first occupation of the dwelling hereby approved, a woodland management plan for the site which includes all areas of retained and proposed planting as shown on the plan at Appendix 1 of the ecology report titled Ecological Impact Assessment, by Cherry Tree ecology limited and dated 28 September 2024 shall be submitted to and approved in writing by the Local Planning Authority. The management plan shall include details of the establishment of new woodland (in the first available planting season after commencement) and ongoing management of the site for a minimum of 30 years.

Reason: Maintain and enhance existing biodiversity by protecting and managing important habitats

9. Prior to development above damp course level, a soft landscaping and planting scheme shall be submitted to, and approved in writing, by the Local Planning Authority. The approved scheme shall be implemented in full during the planting season November - March following commencement of the development or within a timescale to be agreed in writing with the Local Planning Authority. The scheme shall include provision for the maintenance and replacement as necessary of the trees and shrubs for a period of not less than 5 years.

Reason: In the interest of visual amenity.

10. Before the development hereby approved is occupied or utilised the turning/manoeuvring and parking shown on Drawing Number 01 rev M must have been constructed. Thereafter, these areas, must be permanently maintained, kept free from obstruction and available for the purposes specified.

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

11. The static caravan shown on the approved plans shall only be used for residential purposes by the applicant and their dependents during the construction of the approved development. The static caravan shall cease to be used for residential purposes upon first occupation of the approved dwelling and shall be removed from the site within 1 month of occupation.

Reason: In the interests of Green Belt openness and to control the number of residential units on the site to protect Dorset Heathlands habitat sites.

12. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015 (as amended), or any subsequent re-enactment thereof, with or without amendments, no outbuildings shall be constructed under Class E without express permission.

Reason: To protect Green Belt openness and biodiversity

Informative Notes:

1. Informative: National Planning Policy Framework Statement

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. Informative: This development constitutes Community Infrastructure Levy 'CIL' liable development. CIL is a mandatory financial charge on development, and you will be notified of the amount of CIL being charged on this development in a CIL Liability Notice. To avoid additional financial penalties, it is important that you notify us of the date you plan to commence development before any work takes place and follow the correct CIL payment procedure.

3. 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.

- Self and Custom Build Development, meaning development which:
 - i) consists of no more than 9 dwellings;
 - ii) is carried out on a site which has an area no larger than 0.5 hectares; and
 - iii) consists exclusively of dwellings which are self-build or custom housebuilding (as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015).

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

B) **REFUSE** if within 9 months (or longer period as agreed by the Corporate Director for Planning) the legal agreement set out at (A) is not secured:

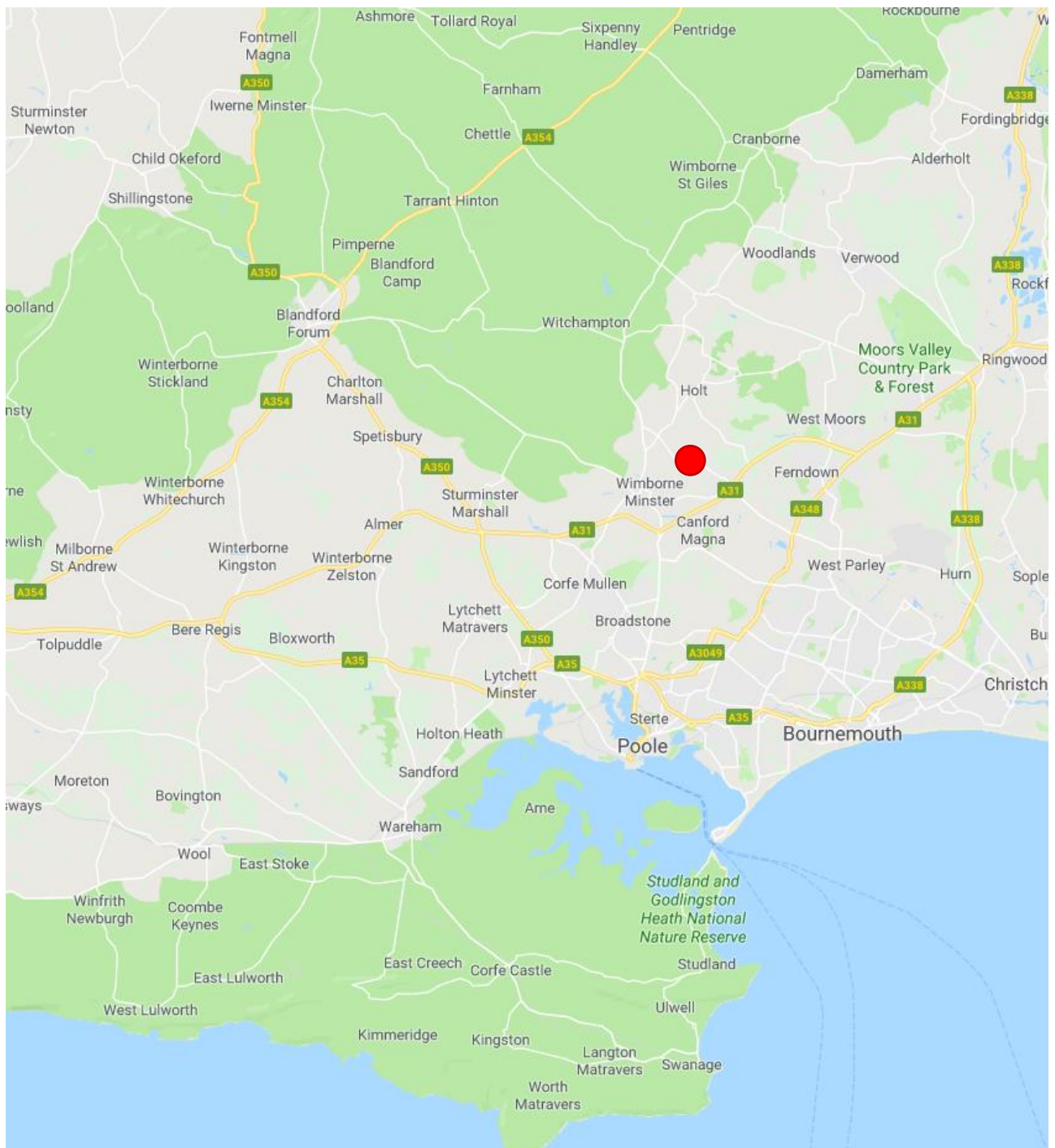
1. The site lies within 13.8km of the New Forest Special Conservation Area and Special Protection Area and Ramsar. Within this area impacts from additional residential units have been identified to result in likely significant effects from recreational impact. New green infrastructure needs overlap with Dorset Heathlands Framework requirement, but Strategic Access Management and Monitoring is required as the measures relate to different sites and issues. No SAMM contribution has been secured so the proposal is contrary to policy set out in paragraphs 193 of the National Planning Policy Framework 2024.

● Approximate Site Location

Application reference: P/FUL/2024/05148

Description of development: Partially demolish the existing storage building and erect one dwelling with associated access and parking, including the temporary siting of a static caravan at the site (to be occupied by the applicant during the construction phase)

Site address: Lonnen Nurseries, Lonnen Road, Colehill, Wimborne, BH21 7AZ



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Application Number:	P/FUL/2024/07471
Webpage:	Planning application: P/FUL/2024/07471 - dorsetforyou.com
Site address:	South Hyde, The Hyde, Langton Matravers, BH19 3HE
Proposal:	Demolish existing bungalow and erect replacement dwelling
Applicant name:	Mr Anthony Evans
Case Officer:	Cari Wooldridge
Ward Member(s):	Cllr Wilson

1. Reason application is going to committee

- 1.1 This application comes before the planning committee at the request of the Committee Chair.

2. Summary of recommendation

- 2.1 GRANT planning permission subject to conditions as set out in section 18.

3. Key planning issues

Issue	Conclusion
Principle of development	Replacement dwelling acceptable within countryside.
Layout, scale, design and impact on the character and appearance of the area and the Dorset National Landscape (DNL) (formerly known as AONB)	Acceptable subject to conditions.
Impact on neighbour amenity	Acceptable.
Highway safety, access and parking	Acceptable subject to conditions.
Biodiversity	Acceptable subject to conditions and a legal agreement to secure financial compensation for the loss of trees and scrub habitat on the site and the Biodiversity Net Gain Self-build exemption.
Impact on trees	Acceptable subject to condition.
Flood risk and drainage	Acceptable subject to condition.

4. Description of site

- 4.1 South Hyde is a detached residential bungalow located approx. 100 m to the south of the Langton Matravers settlement boundary. The site is accessed via a private track extending southwards on an incline from The Hyde. Being located within a gentle valley, land levels surrounding the site rise to the east, west and south, with the field directly to the north being of a slightly lower level. A drainage ditch extends northwards along the lowest part of the valley from the western edge of the site to The Hyde. The site is rectangular in shape and approx. 0.14 ha in size (excluding access road). The existing low level pitched roof bungalow of poor repair is centrally located within the plot and a detached flat roofed garage is located close to the eastern boundary.
- 4.2 Historically, the existing bungalow was surrounded by mature trees which screened the property from surrounding views. Many of the trees were removed from the site in early January 2024 following which a Tree Preservation Order was made in April 2024 (TPO/2024/0031) to protect remaining trees on the site and two trees on adjacent small-holding land to the south (separate ownership).
- 4.3 Directly surrounded by agricultural fields and the grounds of the commercial leisure accommodation use of Langton House to the west and southwest, the nearest residential development is located within the settlement boundary to the north along The Hyde and Gypshayes, and also the rural exception site of Spyway Orchard in the countryside to the northwest known. The surrounding land is crossed by numerous rights of way, many of which adjoin the Priest's Way to the south and the coastal path beyond.

5. Description of development

- 5.1 The application proposes the demolition of the existing bungalow and the erection of a replacement two storey dwelling.

6. Background and relevant planning history

6/2002/0283 - Decision: GRA - Decision Date: 06/06/2002
Erect detached garage.

P/FUL/2024/01456 - Decision: REF - Decision Date: 21/05/2024
Demolish existing bungalow and erect replacement two storey dwelling.
Reasons for refusal (summarised):

1. Harmful development within countryside.
2. Harmful development within Dorset National Landscape.
3. Potential harm to biodiversity.
4. Potential harm to trees.
5. Potential flood risk and unable to determine surface water drainage scheme viable and deliverable.

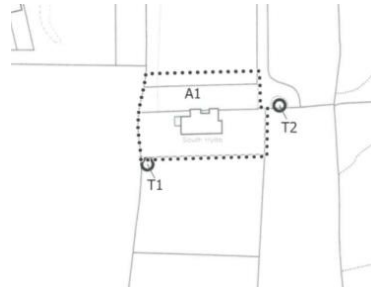
P/PAP/2024/00516 - Decision: RES - Decision Date: 11/11/2024
Demolish existing dwelling and erect a replacement two storey dwelling.
Summary of advice:

Unable to encourage submission of a planning application. Proposals fail to adequately address all of the reasons for refusal of application P/FUL/2024/01456; the scale and design of the proposed dwelling would continue to result in harm to the rural character of

the National Landscape. Significant amendments would be required to make the development acceptable, namely a revised design which reduces the scale of the proposed dwelling to that of a modest vernacular cottage taking the opportunities available to enhance the character of this rural location.

7. List of constraints

TPO/2024/0031 – Tree Preservation Order - Land at and adjacent to South Hyde, The Hyde, Langton Matravers, BH19 3HE – 23rd April 2024. T1 – Monterey Cypress, T2 – Sycamore, A1 – All trees of whatever species.



TPO (PDC/TPO 44) – *to west of application site boundary*

Legal Agreements S106 – *relates to new development at Spyway Orchard to north-west of site*

Dorset National Landscape (formerly Area of Outstanding Natural Beauty (AONB))

Existing ecological network

Higher Potential ecological network

Site of Special Scientific Interest (SSSI) impact risk zone

Dorset Heathlands - 5km Heathland Buffer

Purbeck Heritage Coast

Minerals and Waste Safeguarding Area - ID: 7085

Minerals and Waste - Building Stone - Name: 1066

Radon: Class: Class 2: 1 - 3%

Wessex Water Treatment Works Catchment

Right of Way: Footpath SE16/15 - Distance: 0.56

Right of Way: Footpath SE16/22 - Distance: 44.5

Ancient Woodland: LEESON WOOD; Ancient & Semi-Natural Woodland - Distance: 416.15

Natural England Designation - RAMSAR: Dorset Heathlands (UK11021) - Distance:
3291.57

Flood Risk Mapping:

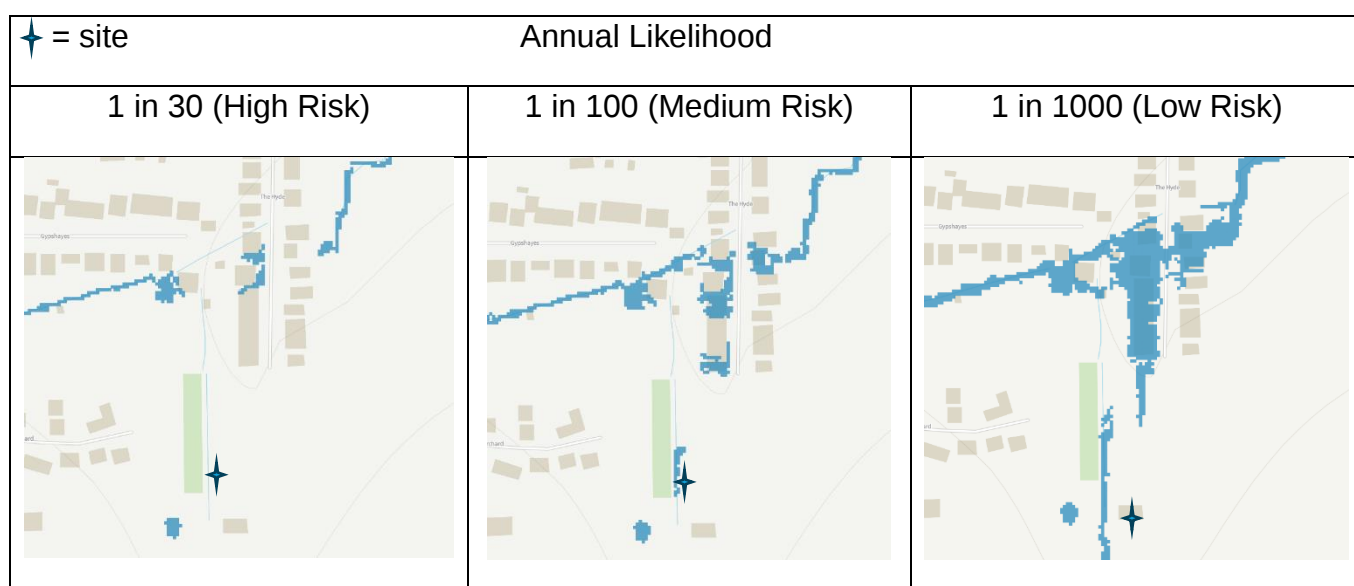
Dorset Council SFRA Mapping:

Groundwater – Susceptibility to flooding – *to north of proposed dwelling*

EA Flood Map for Planning 2025:

Flood Zone 1 (Rivers and Sea) – *Entire site*

Risk of Surface Water Flooding



8. Consultations

The responses below include those to the original consultation in March 2025 and also comments received from the Parish Council and neighbours in response to the re-consultation on the amended Drainage Scheme submitted in March 2025. Re-consultation letters were sent to the Parish Council, the Ward Member, and new site notices were displayed.

All consultee responses can be viewed in full on the website.

Consultees

1. **Dorset Wildlife Trust**
No comments received.
2. **Ramblers Association**
No comments received.

3. Dorset Council - Rights of Way Officer

No comments received.

4. Dorset Council - Highways

Comment: The access remains unchanged.

Turning and parking capacity is available within the site curtilage.

Informative note advised.

5. Dorset Council - Minerals & Waste Policy

Although the proposed development is within the Mineral Safeguarding Area it is within an existing curtilage and in this case minerals and waste safeguarding requirements are waived.

No objection raised.

6. Dorset Council - Dorset Waste Team

No comments received.

7. Dorset Council - Trees (East & Purbeck)

Re-consultation comments following submission of amended information:

No objection to the proposed removal of T9 and G1. The proposed landscape scheme details of mix of tree species to be planted will provide suitable mitigation.

The tree protection measures will provide suitable protection for all retained, on-site trees and TPO-protected off-site trees.

No objection subject to condition.

8. Dorset Council - Building Control

No comments received.

9. Dorset Council - Natural Environment Team

Comment: Advise that the application is not determined until all biodiversity issues have been resolved and that implementation in full of the approved EclA is a condition of any permission.

10. Dorset National Landscape Team

Comment: Do not wish to comment due to scale of the proposal. Protected landscape guidance should be considered.

11. Langton Matravers Parish Council

Object.

Damage caused to the natural habitat and surface water drainage by the removal of trees prior to the application being submitted has not been addressed in the current application.

Request condition to replace felled trees.

The risk posed by increased surface water run-off has not been adequately addressed in relation to flooding to the north of the site.

Noted that bore hole solution at neighbouring Spyway Orchard has not been effective at all and that the drainage report which accompanies the application focuses on surface water issues on the site rather than the primary issue of flooding to the north of the site.

Method of dealing with wastewater unconfirmed.

Retention of garage unconfirmed and not addressed in drainage plan.

Independent analysis by a Councillor indicates that the new drainage plan is inadequate to cope with extreme rainfall conditions which are more frequent.

Soakaway does not address issue of water run-off to north of site.

12. South East Purbeck Ward Member- Councillor Ben Wilson

Comment: Flooding and drainage are my most significant concerns for any development in this area of Langton Matravers.

Welcome the submission of comprehensive drainage technical note with this application. Ask Planning to look closely at this in assessing if the updated design sufficiently mitigates the concern of surface water flooding in this area, specifically the Hyde where flooding has become an annual event (exacerbated by the development of Spyway Orchard).

Representations received

Total - objections	Total - No objections	Total - comments
8	4	3

Summary of comments of objections:

Flooding:

- Concern that use of deep bore hole soakaways at Spyway Orchard has led to large increase in spring activity discharging into The Hyde. Queries about effectiveness being monitored.
- Surface water flooding experienced in The Hyde and surrounding fields during periods of heavy rainfall with two floods already this year in January.
- Further bore holes for disposing of surface water will increase pressure on springs at south end of The Hyde.
- A bore hole for drinking water was drilled on the site for drinking water. Query how boreholes for infiltration can work on same site.
- Springs in area suggest bore hole infiltration won't work. Site specific tests required not assumptions from nearby site.

- Increase surface water to storm drain from attenuation tank and surrounding levels will exacerbate existing flooding to back gardens.
- No details of levels for attenuation tank proposal.
- No consideration of how water could be retained on site which may provide some mitigation.
- Query about what the drainage field is for.
- Flow routes on Dorset Explorer misrepresent reality.
- Large impermeable patio not shown in either drainage option.
- Concern of flood water getting into sewage system.
- Query about how foul water will be disposed of. Lack of confirmation. Suggestion it should be possible to connect to sewer at end of The Hyde.

Trees:

- Trees have already been lost from site.
- Will garage be replaced and impact on trees?
- Removal of remaining trees will increase visual impact.
- No root protection zone for trees in Spyway Orchard.

Biodiversity:

- Pond on site is no longer in survey.
- Dilapidated walls have been demolished.
- Significant decrease in bat sightings since trees removed.
- Dorset National Landscape:
- Very visible site when travelling along The Hyde and public footpaths.
- Dwelling disproportionately larger than existing in footprint and height. Starting point should be scale, height and simplicity of existing not refused proposal.
- Design not vernacular. Enlarge proportions, depth, mass and ridge dimensions are alien to what appropriate in location.
- Disproportionately large dwelling would be incongruous and visually intrusive.
- Visual impact increased as located on higher ground to east of site.
- Design of single storey farm building more suitable in rural landscape.
- Light intrusion.
- Site not flat or enclosed by fencing.

Highways / Parking:

- Currently only 1 parking space not 2.
- All parking will have to be on the site.

Summary of comments of support:

Returning site to viable family home is improvement for area.

Modern soakaways and updated drainage will only improve overall run-off in area.

Local architects and local tradesmen – planning department should be obliged to grant applications like this.

Family will be respectful to conservation of the area, contribute to community and be good neighbours. Will help village thrive.

Green energy integrated.

Old property is an eyesore and application should be approved.

9. Duties

s38(6) of the Planning and Compulsory Purchase Act 2004 requires that the determination of planning applications must be in accordance with the development plan unless material circumstances indicate otherwise.

Clause 85 of the Countryside and Rights of Way Act (2000) requires Local Planning Authorities to seek to further the purposes of conserving and enhancing the natural beauty of National Landscape (formerly known as Areas of Outstanding Natural Beauty)

10. Relevant policies

Development plan

Adopted Purbeck Local Plan:

The following policies are considered to be relevant to this proposal:

V1: Spatial strategy for sustainable communities

E1: Landscape

E3: Renewable energy

E4: Assessing flood risk

E5: Sustainable drainage systems (SuDs)

E7: Conservation of protected sites

E8: Dorset heathlands

E10: Biodiversity and geodiversity

E12: Design

H2: The housing land supply

I2: Improving accessibility and transport

I3: Green infrastructure, trees, and hedgerows

Made Neighbourhood Plans

N/A

Material considerations

Emerging local plans:

Paragraph 48 of the NPPF provides that local planning authorities may give weight to relevant policies in emerging plans according to:

- the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
- the extent to which there are unresolved objections to relevant plan policies (the less significant the unresolved objections, the greater the weight that may be given); and
- the degree of consistency of the relevant policies in the emerging plan to the NPPF (the closer the policies in the emerging plan are to the policies of the NPPF, the greater the weight that may be given).

The Dorset Council Local Plan

The Dorset Council Local Plan Options consultation took place between January and March 2021. Being at a very early stage of preparation, the relevant policies in the draft plan should be accorded very limited weight in decision making.

Emerging neighbourhood plans

N/A

National Planning Policy Framework 2024 (as amended 2025)

Paragraph 11 sets out the presumption in favour of sustainable development. Proposals that accord with the development plan should be approved without delay. Where the development plan is absent, silent or relevant policies are out-of-date then permission should be granted unless specific NPPF policies protecting areas or assets provide a strong reason for refusal and/or any adverse impacts of approval would significantly and demonstrably outweigh the benefits when assessed against the NPPF as a whole, with particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well designed places and providing affordable homes.

Other relevant NPPF sections include:

- Section 4 'Decision making': Para 39 - Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available...and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.
- Section 5 'Delivering a sufficient supply of homes' This outlines the government's objective in respect of land supply with subsection 'Rural housing' at paragraphs 82-84 reflecting the requirement for development in rural areas.
- Section 11 'Making effective use of land'
- Section 12 'Achieving well designed places' This indicates that all development to be of a high quality in design, and the relationship and visual impact of it to be compatible with the surroundings. In particular, and amongst other things, Paragraphs 131 – 141 advise that:
The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development.
Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design.
- Section 14 'Meeting the challenges of climate change, flooding and coastal change'
- Section 15 'Conserving and Enhancing the Natural Environment'- In National Landscapes (formerly known as Areas of Outstanding Natural Beauty), paragraph 189 requires great weight to be given to conserving and enhancing the landscape and scenic beauty. Decisions in Heritage Coast areas should be consistent with the special character of the area and the importance of its conservation (para 191). Paragraphs 192-195 set out how biodiversity is to be protected and encourage net gains for biodiversity.

Other material considerations

National Planning Practice Guidance

All of Dorset:

Dorset AONB Landscape Character Assessment

Dorset AONB Management Plan 2019-2024 (extended to end of 2025 with the agreement of Dorset Council Cabinet 17/12/2024)

Dorset Heathlands Planning Framework 2020-2025 Supplementary Planning Document

Dorset Council Interim Guidance and Position Statement Appendix B: Adopted Local Plan policies and objectives relating to climate change, renewable energy, and sustainable design and construction. December 2023.

Bournemouth, Poole and Dorset residential car parking study May 2011 – guidance.

Dorset Biodiversity Protocol.

Dorset Council Level 1 Strategic Flood Risk Assessment 2024

Dorset Council Annual Position Statement - 5 year housing land supply - October 2024

Supplementary Planning Documents/Guidance for Purbeck area:

District Design Guide SPD

Managing and using traditional building details in Purbeck

Housing land supply

On the 26th September 2024, The Planning Inspectorate issued the Inspector's report confirming the Council's Annual Position Statement (APS). The APS confirms that the whole of the Dorset Council area can demonstrate a 5-year supply of housing of 5.02 years, and that this figure is fixed until 31 October 2025 in accordance with paragraph 233 of the NPPF. An updated APS that reflects the Inspector's findings is available on the Council's website.

Housing Delivery Test (HDT)

The latest HDT results (2023 measurement) show that enough homes have been delivered within the local plan area to demonstrate 106% of the target.

11. Human rights

Article 6 - right to a fair trial.

Article 8 - right to respect for private and family life and home.

The first protocol of Article 1 protection of property.

This recommendation is based on adopted development plan policies, the application of which does not prejudice the human rights of the applicant or any third party.

12. Public Sector Equalities Duty

As set out in the Equalities Act 2010, all public bodies, in discharging their functions must have "due regard" to this duty. There are 3 main aims: -

- Removing or minimising disadvantages suffered by people due to their protected characteristics
- Taking steps to meet the needs of people with certain protected characteristics where these are different from the needs of other people

- Encouraging people with certain protected characteristics to participate in public life or in other activities where participation is disproportionately low.

Whilst there is no absolute requirement to fully remove any disadvantage the Duty is to have “regard to” and remove or minimise disadvantage and in considering the merits of this planning application the planning authority has taken into consideration the requirements of the Public Sector Equalities Duty.

It is considered that the proposed development would not disadvantage persons with protected characteristics

13. Benefits

The proposals would provide a number of financial and non-financial benefits, including public benefits. These are summarised in the table below:

What	Amount / value
Material considerations	
Financial compensation for the loss of trees and scrub habitat on the site	£4826
Non-material considerations	
CIL Contributions	£63,612
Council Tax (based on average Council Tax Band D)	£2589.01

14. Planning Assessment

Principle of development

- 14.1 The application site is located outside the settlement boundary of Langton Matravers and is classed as ‘countryside’ in accordance with policy V1: Spatial strategy for sustainable communities and the settlement hierarchy of the Purbeck Local Plan 2024. Policy V1 sets out the Council’s spatial strategy for the development of new houses but is silent on replacement properties. As there is a lawful dwelling on the site which does not appear to have been abandoned, a replacement dwelling is considered to be acceptable in principle subject to the consideration of all other material planning issues.
- 14.2 Policy H14: ‘Second homes’ does not apply to this proposal as it forms a replacement dwelling for an existing home which is not subject of the principal residence restriction.

Layout, scale, design and impact on the character and appearance of the area and the Dorset National Landscape (DNL) (formerly known as AONB)

- 14.3 Section 11 of the National Planning Policy Framework (NPPF) promotes the effective use of land in meeting the need for homes. However, in achieving appropriate densities of development, paragraph 129(d) of Section 11 also notes that the desirability of maintaining an area's prevailing character and setting should be considered in making decisions.
- 14.4 The application site is located within the Dorset National Landscape (formerly AONB) in a relatively exposed and visually prominent location when viewed from adjacent public rights of way and from the village edge to the north (The Hyde). Policy E1 of the Purbeck Local Plan notes that the scale and extent of any development within the Dorset National Landscape will be limited and will only be permitted where it will *'conserve and enhance the natural beauty of the area and are appropriate in terms of:*
- *appearance, scale, height, layout, density;*
 - *any other effects on landscape character and visual quality (such as noise, light and traffic); and*
 - *compliance with other policies in this Purbeck Local Plan...*
- 14.5 The planning authority is required by statute to seek to further the purposes of conserving and enhancing the natural beauty of the National Landscape and NPPF para 189 requires that great weight is given to conserving and enhancing natural beauty in Natural Landscapes. It is therefore necessary to consider whether the proposed development will leave unharmed the natural beauty, wildlife and cultural heritage of the DNL in its existing state
- 14.6 The Dorset AONB Management Plan 2019-2024 sets out the special qualities of this designated area. This includes, that in addition to its outstanding scenic qualities, the AONB retains a sense of tranquillity and remoteness that is an integral part of these landscapes. Reference is made that the AONB retains dark night skies, tranquillity, and an undeveloped rural character (paragraph 9.3.1). Policy C2 of the Plan advises that :
- (d) 'The key test of a proposal against the statutory purpose of the AONB will be its ability to demonstrate that the proposed change would conserve and enhance landscape and scenic beauty' and*
- (f) 'Proposals that are harmful to the character and appearance of the area will not be permitted unless there are benefits that clearly outweigh the significant protection afforded to the conservation and enhancement of the AONB. Where impacts cannot be mitigated, planning gain and compensatory measures will be considered.'*
- 14.7 The existing dwelling is located in an outlying position to the south of the established settlement edge and within the Dorset National Landscape. Until very recently the site was screened by mature trees to all sides. There is a noticeable change in character from the pattern of built residential development along The Hyde to the north, to the agricultural setting of the existing dwelling, and the more remote, open, and rugged character of the landscape to the south extending to the coastline. Following the removal of mature trees at the site, the existing dwelling and garage have become more visually prominent within the

countryside and landscape setting. Nevertheless, they do not harmfully detract from the rural character and landscape setting due to their single storey height, simple linear layouts, and modest footprints.

- 14.8 The 2024 refused application (P/FUL/2024/01456) proposed a replacement two-storey dwelling and larger replacement garage with office and storage space within the roof. Officers considered that the increased height and mass resulted in a new development that would be materially and disproportionately larger than the existing and which would appear visually intrusive when viewed from the village edge to the north and surrounding public rights of way.
- 14.9 The current application seeks to address the former reasons for refusal in respect of design and impact on the landscape. The plans were amended during the application process to confirm that the existing garage is to be retained. The total footprint and floor area of the proposed dwelling have been reduced together with the eaves and ridge heights. The table below provides a comparison between the existing, refused, and proposed dwelling.

(Approx measurements)	Existing	Refusal - P/FUL/2024/01456	Proposed
Total footprint	136 sqm	173 sqm	142 sqm
Total floor area	136 sqm	312 sqm	253 sqm
Height to eaves	2.2 m	5.4 m	4 m
Height to ridge	3.7 m	10.2m	8 m

- 14.10 The proposed dwelling has been repositioned closer to the eastern boundary of the site retaining openness to the west, and the main elevation faces north over the field. A reduction in the height and mass of the proposed dwelling from the formerly refused scheme enables the vernacular of the principal elevation to take the form of a modest, lower height, cottage style design with small, pitched roof dormer windows reflecting the character of more traditional cottages within South Purbeck. To the rear, the scale and massing is of more modern proportions incorporating two two-storey gable ended projections and a generous single storey breakfast room area of sunroom design. Nevertheless, the scale, height and layout are now considered to provide a dwelling that will sit comfortably within the landscape setting, and which will leave unharmed the natural beauty, wildlife and cultural heritage of the DNL in its existing state
- 14.11 It is necessary for conditions on the decision to remove householder permitted development rights for extensions, alterations, and further outbuildings to ensure that the impact of any future proposed development within the curtilage of the dwelling can be fully assessed in

terms of impacts on the landscape setting. Roof extensions within the Dorset National Landscape do not form permitted development and a planning application would be required.

- 14.12 In terms of external appearance, the existing dwelling on site is in a poor condition and replacement will deliver some visual betterment.
- 14.13 The village of Langton Matravers is served by street lighting along High Street, but this does not extend south along the private access of The Hyde. Dwellings along The Hyde also emit artificial light associated with their domestic use after dark, although this ends at the southern boundary of the settlement. The relative isolation and darkness of the application site therefore form important characteristics of its landscape setting. The impact of the proposed openings and introduction of additional artificial light intrusion into the dark night skies at first floor level, remains a key consideration. The proposals include minimal openings at the first-floor level and the use of roof lights has also been reduced. Given that there is an existing dwelling at the site, the impacts are no longer considered to be so harmful to the purposes of the DNL as to form a reason for refusal. However, conditions will be included on the decision to prevent the insertion of new windows and rooflights, and any external lighting without the prior consent of the local planning authority. This will enable a full assessment of impacts on the dark night skies of the landscape to be undertaken.
- 14.14 Despite the recent removal of a number of mature trees at the site, the remaining trees and surrounding landscape screening, combined with the replacement tree planting, will in time provide some mitigation of the dwelling's additional scale and height within the landscape setting. The approved tree details include the planting of 15 heavy standard trees to the north, west and south of the dwelling and a mixed native hedgerow on the rear (south) boundary which will provide some instant mitigation effect and a significant visual landscape improvement in the longer term. Notwithstanding the tree and hedgerow planting, no other details of hard and soft landscaping have been provided with the application and given the sensitive and visually prominent location it is considered reasonable to include a condition on the decision requiring full details to be submitted for approval.
- 14.15 In summary, and subject to conditions, the proposal is considered to comply with the objectives of the NPPF and Local Plan Policies E1: Landscape and E12: Design in respect of layout, scale, design and impact on the character and appearance of the area and the Dorset National Landscape.

Impact on neighbour and occupier amenity

- 14.16 The proposed dwelling is sufficiently distanced from the nearest neighbours – including Langton House - to ensure that there would be no adverse impact on neighbouring amenity in terms of loss of privacy, outlook, loss of daylight, or overbearing development. As such, the proposal is considered to accord with Policy E12: Design of the Purbeck Local Plan 2024.

- 14.17 A number of comments have been received from neighbours regarding the scale of the proposed development and impacts on the dark night skies landscape. The issues raised are addressed in the two above sections. Other concerns relating to flood risk, biodiversity impacts, and trees are addressed in the sections below.

Highway safety, access and parking

- 14.18 The application site is accessed via a track extending southwards of the private access serving The Hyde. The Council's Highway Engineer has been consulted on the proposal and has raised no objection.
- 14.19 The site layout plan proposes a driveway extending from the access road to the front of the dwelling. There is sufficient room for parking and turning within the curtilage for 1 or 2 cars. This level of parking provision accords with county wide parking guidance and is considered acceptable.
- 14.20 A condition will be included on the decision requiring the parking to be provided prior to first occupation of the dwelling and thereafter maintained given the restricted width of the access road and limited provision for parking elsewhere in the locality.
- 14.21 The proposal is considered to comply with Policy I2: Improving accessibility and transport of the Purbeck Local Plan 2024.

Biodiversity

Biodiversity Impacts

- 14.22 The application is supported by a Preliminary Roost Appraisal and a Dorset Council Natural Environment (NET) Team approved Preliminary Ecological Impact Assessment Biodiversity Plan which includes replacement tree planting (on and off-site), and biodiversity enhancement including the installation of a bat tube, swift bricks, and bee bricks. The Biodiversity Plan (paragraph 5.4.6) identifies that 15 trees have been lost (post topographic survey) within the site and that tree replacement planting / financial compensation is required for 49 trees. Fifteen replacement trees are to be planted within the site and to compensate for the remaining 24 trees, an off-site woodland planting and maintenance payment will be secured. In total, a payment of £4,826 is required for financial compensation for the loss of trees and scrub habitat on the site and this will be secured by way of a S106 Legal Agreement with payment prior to the commencement of development. The proposal is judged to comply with Policy E10: Biodiversity and geodiversity of the Purbeck Local Plan 2024.

Biodiversity Net Gain

- 14.23 The application is for a self-build dwelling and is exempt from BNG. The self-build exemption will be secured by way of a S106 Legal Agreement. The Self and Custom Build Development exemption applies as the proposal (i) consists of no more than 9 dwellings; (ii) is carried out on a site which has an area no larger than 0.5 hectares; and (iii) consists exclusively of

dwelling which are self-build or custom housebuilding (as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015).

Impact on protected habitat sites

- 14.24 As there is no net increase in dwellings proposed on the site the need for an appropriate assessment has been screened out. There is no likely significant impact on protected Dorset Heathland and the site is located outside the Poole Harbour Catchment Areas for nutrient neutrality and recreational pressures.
- 14.25 An EIA Screening has been undertaken due to the siting of the proposed dwelling within the 'sensitive' Dorset AONB area. This has concluded that there are no likely significant effects resulting from the replacement residential development.

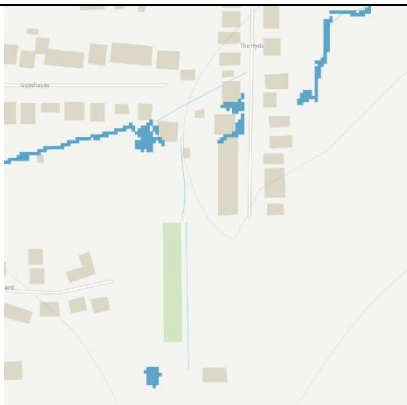
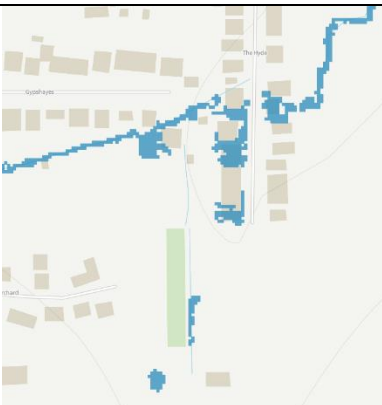
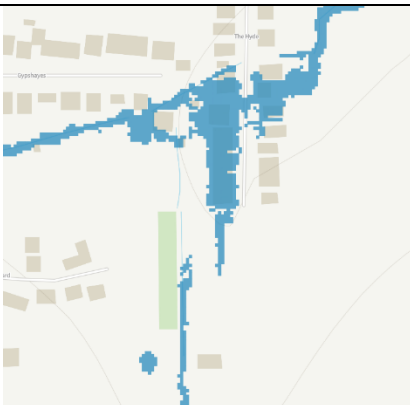
Impact on trees

- 14.26 As discussed above, a number of mature trees have recently been removed from the application site and a Tree Preservation Order was made in April 2024 (TPO/2024/0031) to protect remaining trees on the site and two trees on adjacent land to the south (separate ownership).
- 14.27 The application is supported by a revised Arboricultural Method Statement and Impact Appraisal (dated 29th January 2025) on which the Council's Tree Officer has been consulted. The Tree Officer has raised no objection to the removal of two low quality trees within the site and notes that the proposed landscape scheme includes details of the species mix of replacement trees to be planted which will provide mitigation. The proposed tree protection measures are also considered acceptable. As such, the Tree Officer raises no objection, subject to a condition on the decision requiring full implementation of the tree protection measures. A further condition on the decision will require the replacement planting to be carried out within a suitable timescale.
- 14.28 On-site tree planting and an off-site woodland planting and maintenance payment will also be secured as detailed in the above biodiversity section.
- 14.29 A neighbour comment has queried whether the construction of a garage in the future would impact on protected trees. The existing garage is to be retained on the site. As advised above, a condition on the decision will remove householder permitted development rights for future extensions and outbuildings and any future proposed garage would require the submission of a planning application. This would enable a full assessment of impacts on trees. It has also been queried why protection measures are not proposed for the trees at Spyway Orchard. The trees at this location are located away from the red line of the application site and the proposed development, and it would be unreasonable and unnecessary for officers to request tree protection measures on land outside the application boundary.

- 14.30 In summary, the proposal is judged to comply with Policy I3: Green infrastructure, trees and hedgerows of the Purbeck Local Plan 2024.

Flood risk and drainage

- 14.31 The application site is located in Environment Agency Flood Risk Zone 1 and the proposal is acceptable in terms of fluvial flood risk. It is also located outside areas of medium and high surface water flood risk as identified in the Environment Agency Flood Risk mapping update 2025:

Annual Likelihood		
1 in 30 (High Risk)	1 in 100 (Medium Risk)	1 in 1000 (Low Risk)
		

- 14.32 However, the western section of the site is impacted by surface water flood risk at the 1 in 1000-year event (low risk). The northern edge of the site is identified as being susceptible to groundwater flooding.
- 14.33 The D&AS submitted with the application includes a Flood Risk Assessment which identifies the extent of groundwater flooding susceptibility but notes that neither the footprint of the existing or proposed dwelling are impinged upon. The D&AS advises that surface water will be discharged into a soakaway to the north-west of the dwelling subject to percolation tests and the groundwater situation.
- 14.34 Following advice from the Council's Drainage Engineer, site specific checks of ground water levels and infiltration were requested to evidence that an appropriately attenuated discharge rate could be achieved.
- 14.35 An amended drainage scheme including site specific test results was submitted in March 2025. The amended scheme proposes a soakaway with exceedance flows to the adjacent drainage ditch to the west of the site. The Drainage Engineer advised that the infiltration rates are acceptable and that given there is no significant increase in the surface area of the new dwelling compared to the existing, there is no objection to the revised scheme.
- 14.36 Subsequent objections on the grounds of flood risk in relation to The Hyde and concerns about the capacity of the proposed scheme that were received following re-consultation were

also discussed with the Council's Drainage Engineer. He confirmed that the infiltration test results demonstrate appropriate infiltration rates for the site and that as the existing property with slightly smaller surface area drains to the ground, the replacement dwelling with retention of the garage would not result in any likely significant increase in flood risk to the site or the surrounding area. In addition, retention of the garage would not alter exceedance flows to the current position.

14.37 Given that the proposal will deliver a slight increase in surface area on the site (approx. 8 sqm increase in development footprint) and the provision of an acceptable infiltration drainage scheme will provide betterment on the current position with no likely significant increase in flood risk to the site or the surrounding area (including The Hyde to the north of the site), officers consider that the proposal complies with Policy E4: Assessing flood risk and E5: Sustainable drainage systems of the Purbeck Local Plan 2024.

14.38 A condition on the decision will secure full implementation of the revised drainage scheme with a further condition requiring details of its ongoing maintenance and management to be approved.

Other considerations

14.39 *Waste* – There is sufficient space within the curtilage of the proposed dwelling for waste and recycling bin storage.

14.40 *Minerals Safeguarding* – The site lies within the Mineral Safeguarding Area (MSA) designated by Policy SG1 of the Bournemouth, Dorset and Poole Minerals Strategy 2014. The Council's Minerals and Waste Team has confirmed that as the proposal is within an existing residential curtilage, the minerals and waste safeguarding requirements are waived, and no objection is raised.

14.41 *Public Rights of Way* – There are footpaths within close proximity of the site. A consultation response has not been received from the PROW Officer. An informative note will be included on the decision.

14.42 *Wastewater* – In response to queries raised by neighbours, the planning agent confirmed by email that all wastewater from the proposal will be discharged to the public sewer as opposed to treatment by a package treatment plant within the application site.

Environmental implications

14.43 The proposal is for the demolition of a bungalow barn of rudimentary construction and replacement with a new build detached dwelling. The new build construction will meet modern building regulations standards and will include high levels of insulation and modern glazing reducing energy consumption and carbon emissions compared to the existing building. Photovoltaic panels are proposed on the south facing roof slope and an air source heat pump and electric vehicle charging point are also proposed to be installed. Local

materials will be used externally, and a new drainage scheme will prevent any additional impact in terms of flood risk. Landscaping and biodiversity net gain and compensatory measures will be secured.

15. Summary of issues and the planning balance

For the above reasons, the application is judged to accord with the development plan as a whole and there are no material considerations indicating that permission should be refused.

16. Recommendation

A) Grant, 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 secure the following:

- (i) The Biodiversity Net Gain (BNG) self-build exemption and
- (ii) A payment of £4,826 as financial compensation for the loss of trees and scrub habitat on the site.

And the following conditions (and their reasons):

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:

068-012 B Location Plan
068-006 L Site Plan
068-013 C Proposed Floor Plans
068-016 C Proposed Elevations
068-017 A Typical Section
068-018 A Typical Sections
068-019 B Proposed Roof Plan
8160 Topographical Survey

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) the scheme for the protection of trees in accordance with the submitted, revised Arboricultural Impact Appraisal, Arboricultural Method Statement and Tree Protection Plans ref: 8160-south hyde topo (2) and 068-006 by Steven Crowley (Sc-tree surveys) and dated 29th January 2025 shall be implemented and at least 5 working days' notice shall be given to the Local Planning Authority that it has been installed. The protective fencing shall be as

specified in Chapter 6 of BS5837:2012 and detailed in Figure 2, unless otherwise agreed in writing with the Local Planning Authority.

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

4. Prior to development above damp-proof course level, details and samples of all external facing materials for the wall(s) and roof(s) 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.

5. Prior to development above damp-proof course level, a sample panel of the proposed external facing Purbeck Stone finish measuring at least 1 metre by 2 metres, demonstrating the proposed coursing, mortar mix and pointing detail, shall be erected on site, and approved in writing by the Local Planning Authority. Thereafter, the development shall proceed in accordance with details of the sample panel as have been agreed and the sample panel shall remain on site until the external walls have been constructed to eaves height.

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

6. The Surface Water Drainage Strategy Option 1 detailed on Drawing No. 6215/001 Rev: C by Bellamy Roberts shall be completed before occupation of the dwelling.

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

7. Prior to the occupation of the dwelling details of maintenance and management of the surface water sustainable drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. These should include a plan for the lifetime of the development, the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime.

Reason: To ensure the future maintenance of the surface water drainage system, and to prevent the increased risk of flooding.

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

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

9. Before the development hereby approved is first occupied, details of the means of enclosure to the plot boundaries of the dwelling including height and materials of any hard boundary treatment shall be submitted to and approved in writing by the Local Planning Authority and the approved boundary treatment shall be installed in accordance with the approved details and thereafter maintained.

Reason: In the interests of visual and residential amenity.

10. The development hereby permitted shall be implemented strictly in accordance with the recommendations and requirements in the ecology report titled Preliminary Ecological Assessment v8 by David Leach Ecology Ltd. and dated February 2025 and certified by the Dorset Council Natural Environment Team on 24th February 2025.
The development hereby approved must not be first brought into use unless and until:
i) the recommendations detailed in sections 5.4 and 5.5 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.

11. No external lighting shall be installed until 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.

Reason: To protect visual amenities and the character of the Dorset National Landscape.

12. The tree planting shown on plan 068-006 (Revision I) of the Arboricultural Impact Assessment and Method Statement by Steven Crowley and dated 29th January 2025 shall be carried out in full in the first planting season (November to March) following commencement of the development or within a timescale to be agreed in writing with the Local Planning Authority; and in any case not later than the termination of the first planting season following the substantial completion of the development. In the five year period following the substantial completion of the development, any trees that are removed without the written consent of the Local Planning Authority or which die or become (in the opinion of

the Local Planning Authority) seriously diseased or damaged, shall be replaced as soon as reasonably practical and not later than the end of the first available planting season, with specimens of such size and species and in such positions as may be agreed with the Local Planning Authority.

Reason: To ensure that, in the interests of visual amenity, the landscaping is undertaken as the development progresses

13. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) (with or without modification) no enlargement(s) of the dwellinghouse hereby approved, permitted by Class A of Schedule 2 Part 1 of the 2015 Order, shall be erected or constructed.

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

14. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended (or any order revoking and re-enacting that Order with or without modification), no additional window(s) or other opening(s) permitted by Classes A or C of Schedule 2 Part 1 of the 2015 Order shall be constructed in the building hereby approved.

Reason: To protect amenity and the character of the National Landscape.

15. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) (with or without modification) no garages, sheds or other outbuildings permitted by Class E of Schedule 2 Part 1 of the 2015 Order shall be erected or constructed.

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

Informative Notes:

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 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.

- Self and Custom Build Development, meaning development which:
 - i) consists of no more than 9 dwellings;
 - ii) is carried out on a site which has an area no larger than 0.5 hectares; and
 - iii) consists exclusively of dwellings which are self-build or custom housebuilding (as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015).

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

2. Informative: This permission is subject to an agreement made pursuant to Section 106 of the Town and Country Planning Act 1990 dated ## ## relating to Biodiversity Net Gain Self Build Exemption and a compensatory sum for the loss of trees and scrub habitat and the cost of off-site tree planting.
3. Informative: This development constitutes Community Infrastructure Levy 'CIL' liable development. CIL is a mandatory financial charge on development, and you will be notified of the amount of CIL being charged on this development in a CIL Liability Notice. To avoid additional financial penalties, it is important that you notify us of the date you plan to commence development before any work takes place and follow the correct CIL payment procedure.
4. Informative Note: Rights of Way

The safe free passage of the public on all rights of way must not be obstructed at any time. If the public are unlikely to be able to exercise their public rights on a right of way, then a Temporary Path Closure Order must be obtained. This can be applied for through Rights of Way at Dorset Council see <https://www.dorsetcouncil.gov.uk/w/changing-the-definitive-map>, but the application must be completed and returned at least thirteen weeks before the intended closure date. It should be noted that there is a fee applicable to this application. This application and legal order must be confirmed before any works obstructing the path are commenced.

Any damage to the surface of the footpath attributable to the development must be repaired to Dorset Council's specification, in accordance with Section 59 of the Highways Act 1980 by the applicant.

5. Electric vehicle charging points

The applicant is advised that prior to the development being brought into use, it must comply with the requirements of Building Regulations Approved Document S: Infrastructure for the charging of electric vehicles.

6. Trees - Your attention is drawn to the requirement for a pre-commencement site meeting with the Arboricultural Consultant, Local Authority Tree Officer and Site Manager in attendance.
7. Informative Note: Trees on this site or adjoining this site are covered by a Tree Preservation Order (TPO) which may be affected by this proposed development. A TPO prohibits the cutting down, uprooting, topping, lopping, wilful damage or wilful destruction of trees without the Local Authority's consent. Before commencement of any work, you must contact the Council's tree team and seek the necessary advice/consent. It is an offence to damage any part of a protected tree both above and below ground, without appropriate consent. Contact details for your Tree Team and more information can be found on the Council's website <https://www.dorsetcouncil.gov.uk/countryside-coast-parks/countryside-management/tree-management/tree-preservation-orders/tree-preservation-orders>

8. Informative: National Planning Policy Framework Statement

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.

Or

B) **REFUSE** permission for the reasons set out below if the agreement is not completed by 4 February 2026 (6 months from the date of committee) or such extended time as agreed by the Head of Planning:

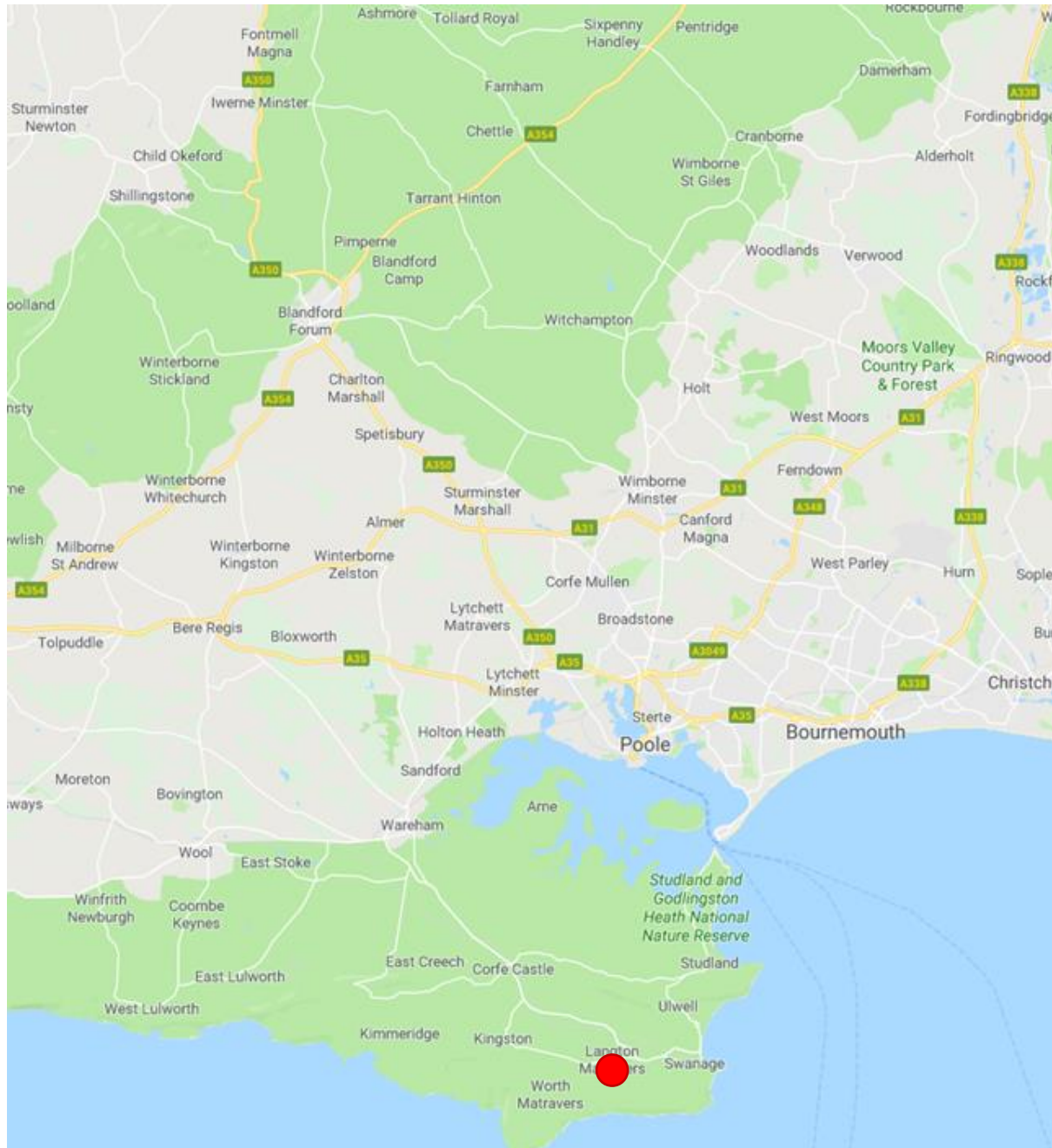
1. In the absence of a legal agreement to secure the payment of a compensatory financial contribution of £4,826 for the loss of trees and scrub habitat on the site the proposal is contrary to Policy E10: Biodiversity and geodiversity of the Purbeck Local Plan 2024 and paragraph 193 of the National Planning Policy Framework.

● Approximate Site Location

Application reference: P/FUL/2024/07471

Description of development: Demolish existing bungalow and erect replacement dwelling

Site address: South Hyde, The Hyde, Langton Matravers, BH19 3HE



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Application Number:	P/HOU/2025/01603
Webpage:	Planning application: P/HOU/2025/01603 - dorsetforyou.com
Site address:	46 West Street, Wareham, BH20 4JZ.
Proposal:	Erect single garage as extension to existing outbuilding over car parking space.
Applicant name:	Mr Jim Bennett.
Case Officer:	Simon Burditt.
Ward Member(s):	Cllr Ezzard and Cllr Holloway.

1. Reason application is going to committee:

In the interest of transparency as the applicant is a member of staff within the planning department.

2. Summary of recommendation:

To GRANT planning permission subject to conditions as set out at the end of this report.

3. Key planning issues

Issue	Conclusion
Principle of development	Acceptable – the application site is within the settlement of Wareham
Scale, design, impact on character and appearance	Acceptable – the proposed extension to the outbuilding is of a size, scale and design that is compatible with the character of the area.
Impact on the heritage assets	Acceptable - no harm to the setting of the Grade II Listed Building is identified and the proposal would preserve the character and appearance of the Wareham Conservation Area.
Impact on the living conditions of the occupants and neighbouring properties	Acceptable – no harmful loss of daylight or privacy would arise.
Highway impacts, safety, access and parking	Acceptable - there would be no reduction in the amount of off-road parking nor harm to highway safety.
Flood risk and drainage	Acceptable - the proposed extension to the outbuilding is unlikely to increase the risk of flooding elsewhere.
Biodiversity	Acceptable - there would be no impact upon biodiversity, including bats.

4. Description of site

- 4.1 The application site is located on the north side of East Street in Wareham, one of the main roads through Wareham. The outbuilding that is proposed to be extended is to the rear of the dwellinghouse.
- 4.2 Number 46 West Street is a Grade II Listed Building and a dwellinghouse within a terrace of residential properties within the Wareham Conservation Area.
- 4.3 The dwelling fronts West Street and the garden to the rear is rectangular in shape. At the northern end of the rear garden there is an outbuilding and an area of hard surfacing used for parking.
- 4.4 Land levels fall slightly on site from west to east. The parking area at number 46 is modestly higher than New Street which serves a courtyard area located between properties in West Street, West Walls and New Street in which there is garaging and parking.
- 4.5 The area is characterised by relatively high density two storey terrace housing. Housing on West Street includes listed building with attractive architectural features while New Street Housing is simpler. Properties benefit from outbuildings of various sizes and forms.
- 4.6 The existing outbuilding at number 46 West Street is a modest, single storey structure, which extends across the majority of the width of the plot but is of limited depth. It has a mono-pitched roof which leans towards the host dwelling.

5. Description of development

- 5.1 Planning permission is sought to construct a single garage as an extension to the existing outbuilding over the parking space. The garage extension will be narrower than the existing building and will have a mono-pitch roof sloping down to the east with a flat roof link element. It is proposed to remove some of the existing rear wall of the shed so that the internal parking area that is formed will be large enough for a car.
- 5.2 Shiplap boarding and a standing seam roof will match the existing outbuilding materials.

6. Background and relevant planning history

6/2012/0238 - Decision: Granted (planning permission) -Decision date: 06/08/2012.

Alterations to convert conservatory to kitchen, lower flat roof to create terrace, demolish existing and erect new garden shed.

6/2012/0239 - Decision: Granted (listed building consent) -Decision date: 06/08/2012.

Alterations to convert conservatory to kitchen, lower flat roof to create terrace, demolish existing and erect new garden shed. Replace door with window and remodel internal layout.

7. List of relevant constraints

The application site is within the Wareham settlement boundary.

The application site is within the Wareham Conservation Area.

Number 46 West Street (The Pure Drop Public House) is a Grade II Listed Building, Historic England reference: 1119950.

Number 48 West Street is a Grade II Listed Building, Historic England reference: 1153825.

8. Consultations

All consultee responses can be viewed in full on the website.

Consultees

1. Dorset Council – Highways

The proposal does not present a material harm to the transport network or to highway safety and consequently has no objection.

2. Dorset Council - Conservation Officers

No objection from a heritage perspective.

3. Wareham Town Council.

No objection.

4. Ward Members

No comments received

Representations received

The application was advertised by site notices. No comments were received.

9. Duties

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that the determination of planning applications must be in accordance with the development plan unless material circumstances indicate otherwise.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that when considering whether to grant planning permission for a development which affects a listed building or its setting, there is a general duty to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Section 72 requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of conservation areas.

10. Relevant policies

The development plan comprises:

Adopted Purbeck Local Plan:

The following policies are considered to be relevant to this proposal:

V1: Spatial strategy for sustainable communities

E2: Historic environment

E7: Conservation of protected sites

E10: Biodiversity and geodiversity

E12: Design

E4: Assessing flood risk

I2: Improving accessibility and transport

Made Wareham Town Neighbourhood Plan 2019-2034 (made November 2021)

The following policies are considered to be relevant to this proposal:

LDP1- Design of New Development within Wareham Conservation Area

LDP3- Sustainable Design

Material considerations

Emerging local plans:

Paragraph 49 of the NPPF provides that local planning authorities may give weight to relevant policies in emerging plans according to:

- the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
- the extent to which there are unresolved objections to relevant plan policies (the less significant the unresolved objections, the greater the weight that may be given); and
- the degree of consistency of the relevant policies in the emerging plan to the NPPF (the closer the policies in the emerging plan are to the policies of the NPPF, the greater the weight that may be given).

The Dorset Council Local Plan

The Dorset Council Local Plan Options consultation took place between January and March 2021. Being at a very early stage of preparation, the relevant policies in the draft plan should be accorded very limited weight in decision making.

National Planning Policy Framework 2024 (as amended 2025)

Paragraph 11 sets out the presumption in favour of sustainable development. Proposals that accord with the development plan should be approved without delay. Where the development plan is absent, silent or relevant policies are out-of-date then permission should be granted unless specific NPPF policies protecting areas or assets provide a strong reason for refusal and / or any adverse impacts of approval would significantly and demonstrably outweigh the benefits when assessed against the NPPF as a whole, with particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well designed places and providing affordable homes.

Other relevant NPPF sections include:

- Section 4 'Decision making': Paragraph 39 - Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available...and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.
- Section 11 'Making effective use of land'.
- Section 12 'Achieving well designed places'. This indicates that all development to be of a high quality in design, and the relationship and visual impact of it to be compatible with the surroundings. In particular, and amongst other things, Paragraphs 131 – 141 advise that:
The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development.

Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design.

- Section 14 'Meeting the challenges of climate change, flooding and coastal change'.
- Section 16 'Conserving and Enhancing the Historic Environment' - Paragraph 212 confirms that when considering designated heritage assets, great weight should be given to the asset's conservation, irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. The effect of an application on the significance of non-designated heritage assets should also be taken into account (paragraph 216).

Other material considerations

National Planning Practice Guidance

Including: Determining a planning application.

Supplementary Planning Documents/Guidance

Dorset Council Interim Guidance and Position Statement Appendix B: Adopted Local Plan policies and objectives relating to climate change, renewable energy, and sustainable design and construction. December 2023.

Purbeck District Design Guide Supplementary Planning Document.

Managing and using traditional building details in Purbeck

Wareham Conservation Area Appraisal

11. Human rights

Article 6 - right to a fair trial.

Article 8 - right to respect for private and family life and home.

The first protocol of Article 1 protection of property.

This recommendation is based on adopted development plan policies, the application of which does not prejudice the human rights of the applicant or any third party.

12. Public Sector Equalities Duty

As set out in the Equalities Act 2010, all public bodies, in discharging their functions must have "due regard" to this duty. There are 3 main aims: -

- Removing or minimising disadvantages suffered by people due to their protected characteristics
- Taking steps to meet the needs of people with certain protected characteristics where these are different from the needs of other people
- Encouraging people with certain protected characteristics to participate in public life or in other activities where participation is disproportionately low.

Whilst there is no absolute requirement to fully remove any disadvantage the Duty is to have "regard to" and remove or minimise disadvantage and in considering the merits of this planning application the planning authority has taken into consideration the requirements of the Public Sector Equalities Duty.

During the construction period those neighbours with reduced mobility who are less able to leave their property may be more affected by noise or disturbance but no other harm to any persons with protected characteristics is anticipated to arise from the proposed development.

13. Planning Assessment

Principle of development

- 13.1 The application site is located within the settlement of Wareham where extensions to existing buildings are acceptable in principle subject to compliance with all other planning policies.

Scale, design, impact on character and appearance

- 13.2 Policy E12 requires that development should demonstrate a high quality of design that, amongst other things, positively integrates with their surroundings and Neighbourhood Plan Policy LDP1 listed some specific design criteria but the main one relevant this outbuilding proposal is that parking should be positioned to avoid dominating the street scene which will be achieved.
- 13.3 The outbuilding that is proposed to be extended is located to the rear of the property, to the west of the shared rear access courtyard. Due to its position the current outbuilding cannot be seen from West Street and has limited visual presence when viewed from New Street.
- 13.4 The size and scale of the proposed extension to the outbuilding are comparatively limited. The low-pitched design and use of shiplap boarding and zinc standing seam departs from the reference to red/brown brick and plain clay tiles that policy LDP1 identifies as appropriate for buildings in the Wareham Conservation Area, but for an outbuilding in this back garden position, a departure from the policy is considered appropriate. The mono-pitch of the roof would maintain a lower eaves height to the east and a larger pitched and tiled roof of the garage beyond will continue to be the dominant built form.
- 13.5 Although the building materials depart from policy LDP1 criteria, the overall impact of the proposed outbuilding extension is judged to appropriately respond and integrate with the site's context in accordance with Policy E12 'Design' of the Local Plan.

Impact on the heritage assets

- 13.6 Number 46 West Street is a Grade II Listed Building that is in proximity to other listed buildings and located within the Wareham Conservation Area.
- 13.7 Dorset Council's Conservation Officer was consulted on this proposal. Given the position of the proposed garage and the surrounding context of other garages and surface parking, plus the fact that the maximum height is no higher than the existing outbuilding, there would be no harm arising to the significance of the either number 46 West Street or number 48 West Street, the setting of these buildings or the character and appearance of the Wareham Conservation Area. The proposals would preserve the character and appearance of the Wareham Conservation Area in accordance with the requirements of Policy E2 'Historic Environment' of the Local Plan.

Impact on the living conditions of the occupants and neighbouring properties

- 13.8 The proposed extension to the outbuilding would be constructed at the end of the garden of the application site, therefore some distance from the adjoining dwellinghouses and others

nearby. No harm to amenity is anticipated due to low height and lack of windows, doors or openings within the side elevations so the proposal is in accordance with the requirements of Policy E12 'Design' of the Local Plan.

Highway impacts, safety, access and parking

- 13.9 No objection was raised by Dorset Council Highways Department to the position of the new garage; no harm to highway safety is anticipated. The garage extension will provide internal space of over 3m wide and over 6m deep in accordance with Dorset Council parking guidance so there would be no reduction in the amount of off road parking available in accordance with the aims of neighbourhood plan policy H10. The proposal is in accordance with the requirements of Policy I2 'Improving accessibility and transport' of the Local Plan.

Flood risk and drainage

- 13.10 Number 46 West Street is at low risk of surface water flooding and the area upon which the proposed extension to the outbuilding would be constructed is already an area of concrete hard surfacing. Given the size of the proposed extension to the outbuilding it is considered that the proposal is acceptable and is unlikely to increase flood risk elsewhere. The proposal is in accordance with the requirements of Policy E4 'Assessing flood risk' of the Local Plan.

Biodiversity

- 13.11 There is no evidence of bats using the existing outbuilding and the works to this are limited to the removal of a small section of the external wall. On this basis there are no concerns in relation to biodiversity and bats from the proposals.
- 13.12 The proposal is in accordance with Policy E10 'Biodiversity and geodiversity' of the Local Plan.

Environmental implications

- 13.13 Policy LDP3 seeks sustainable design. The design of the garage will not positively contribute to tackling climate change, but no harm is identified either. There are no specific environmental implications from the proposal.

14. Summary of issues and the planning balance

Whilst the proposal will use materials other than those supported by the Neighbourhood Plan for development in the Conservation Area, the use of shiplap cladding and zinc standing seam roofing will facilitate the provision of a modest extension to an existing outbuilding in a rear garden location. It is judged that the benefits of securing a low roof with limited visual impact outweigh the harm arising from partial conflict with policy LDP3. The development accords with the Development Plan in all other respects and there are no material considerations indicating that permission should be refused. Approval is recommended.

15. Recommendation

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:
drawing number 3 OPD (location plan and proposed block plan),
drawing number 2 OPD (proposed elevations) and
drawing number 4 OPD (proposed floor plan and roof plan)
submitted as part of the application.

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

3. The materials to be employed on the external faces of the extension to the outbuilding hereby permitted shall be as detailed on drawing number 2 OPD (proposed elevations) submitted as part of the application. The wood cladding shall be maintained in a natural shade.

Reason: To ensure the satisfactory visual relationship of the new development with the existing outbuilding, the property and the character of the Wareham Conservation Area.

Informative notes.

1. Informative note - Matching plans.

Please check that any plans approved under the building regulations match the plans approved in this planning permission. Do not start work until revisions are secured to either of the two approvals to ensure that the development has the required planning permission.

2. Informative: National Planning Policy Framework Statement

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

The council works with applicants/agents in a positive and proactive manner by:

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

In this case:

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

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

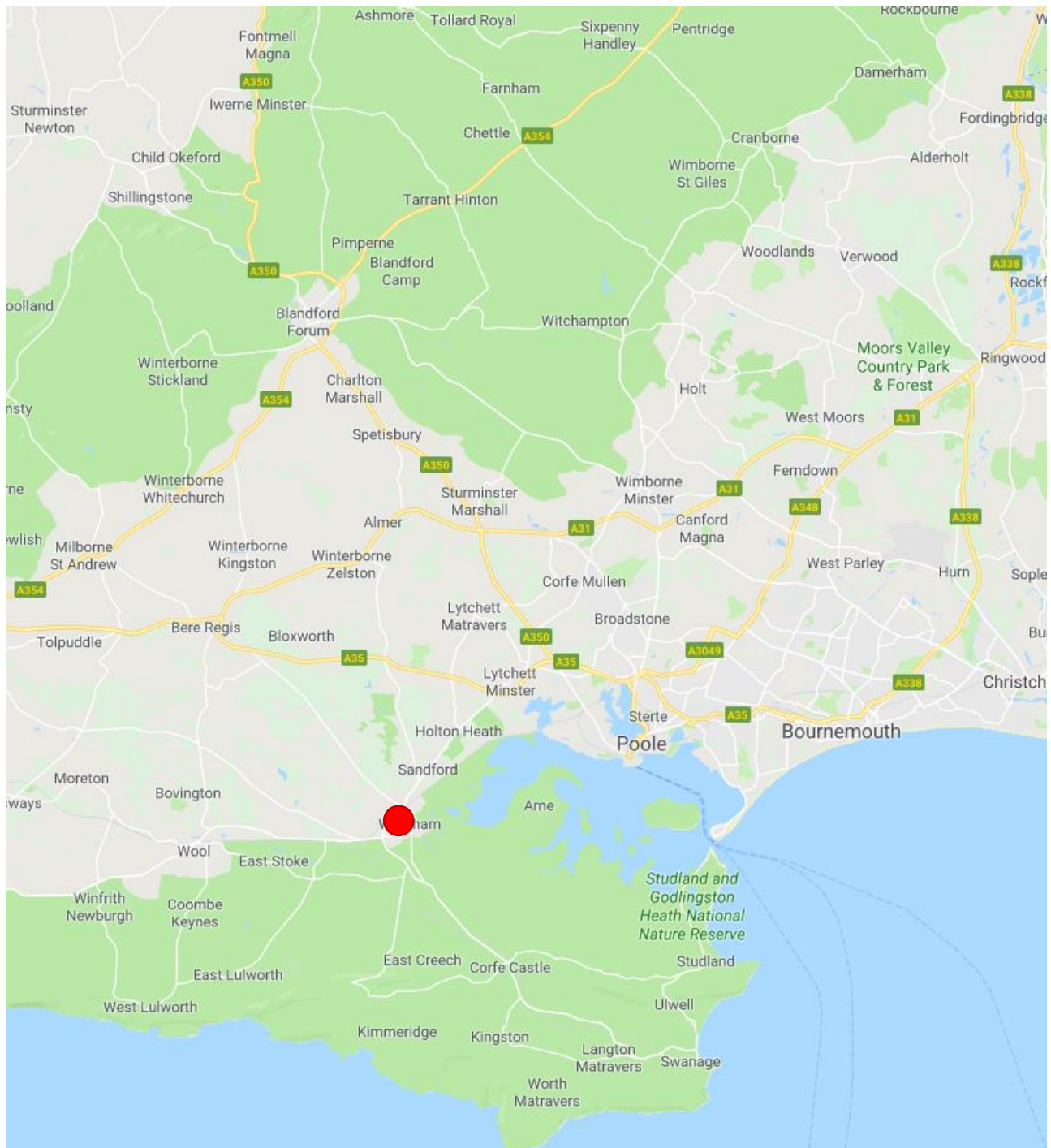
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● Approximate Site Location

Application reference: P/HOU/2025/01603

Description of development: Erect single garage as extension to existing outbuilding over car parking space.

Site address: 46 West Street, Wareham, BH20 4JZ



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Application Number:	P/LBC/2025/01488
Webpage:	Planning application: P/LBC/2025/01488 - dorsetforyou.com
Site address:	East Dorset Heritage Trust Allendale House Hanham Road Wimborne Minster BH21 1AS
Proposal:	Installation of electronic bollards to car park Electric supply from Allendale House to Bollards
Applicant name:	East Dorset Heritage Trust
Case Officer:	Kelly Allingham
Ward Member(s):	Cllr Bartlett and Cllr Morgan

1. Reason application is going to committee:

- 1.1 This application come before the planning committee due to Allendale House, being Dorset Council owned.

2. Summary of recommendation:

- 2.1 GRANT listed building consent subject to conditions as set out in section 13 of this report.

3. Key planning issues

Issue	Conclusion
Impact on heritage assets	Acceptable subject to conditions.

4. Description of site

- 4.1 Allendale House is situated within the Wimborne Minster Conservation Area and is a Grade II listed building, designed by Jeffry Wyattville for the Castleman family. The building is a large detached rendered villa in the classical style. The building and its grounds are now administered by the East Dorset Heritage Trust, an educational charity. There are two tall gate piers and a metal gate to the northwest of the principal building.
- 4.2 Vehicle access is gained from Hanham Road with a landscaped turning circle which is a private parking area to the west for exclusive use of staff and visitors to East Dorset Heritage Trust based within Allendale House. Allenvie Community Centre is to the east with a public car park to the north which is accessed from Allenvie Road. The existing parking arrangements will be retained with no change to parking space numbers

5. Description of development

- 5.1 This application proposes the installation of no.2 electronic bollards with the electric supply from Allendale House. The bollards are located opposite the turning circle, which is

north of Hanham Road, within the existing carpark and to the west of the existing rendered pillars. Listed building consent is required because securing the electricity supply requires work to the listed building.

5.2 This is a dual application alongside Planning Application ref: P/FUL/2025/01488.

6. Background and relevant planning history

6.1 Dual application ref: FUL/2025/01489 – Same description.

7. List of constraints

Grade: II Listed Building - List Entry: 1119570
Within the Wimborne Minster Conservation Area
Within the Settlement Boundary of Wimborne/Colehill
Within a Groundwater zone – Susceptibility to flooding
Within Environment agency Flood Zone 2,3,3a,3b
Contaminated Land

8. Consultations

All consultee responses can be viewed in full on the website.

Consultees

1. Dorset Council- Conservation Officers

No Objection

No Harm to designated assets subject to conditions

2. Wimborne Minster Town Council

No Objection

3. Wimborne Minster Ward Members

No comments received

Representations received

None received

7. Duties

s38(6) of the Planning and Compulsory Purchase Act 2004 requires that the determination of planning applications must be in accordance with the development plan unless material circumstances indicate otherwise.

Planning (Listed Buildings and Conservation Areas) Act 1990 – Section 16 sets out the duty to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses when considering whether to grant listed building consent.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of conservation areas.

10. Relevant policies

Development plan

Adopted Christchurch and East Dorset Local Plan:

The following policies are considered to be relevant to this proposal:

KS1: Presumption in favour of sustainable development

HE1: Valuing and conserving our historic environment

HE2: Design of new development

Made Neighbourhood Plans

N/A

Material considerations

Emerging local plans:

Paragraph 48 of the NPPF provides that local planning authorities may give weight to relevant policies in emerging plans according to:

- the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
- the extent to which there are unresolved objections to relevant plan policies (the less significant the unresolved objections, the greater the weight that may be given); and
- the degree of consistency of the relevant policies in the emerging plan to the NPPF (the closer the policies in the emerging plan are to the policies of the NPPF, the greater the weight that may be given).

The Dorset Council Local Plan

The Dorset Council Local Plan Options consultation took place between January and March 2021. Being at a very early stage of preparation, the relevant policies in the draft plan should be accorded very limited weight in decision making.

Emerging neighbourhood plans

Wimborne Minster Neighbourhood Plan- In preparation – limited weight applied to decision making

National Planning Policy Framework 2024 (as amended 2025)

Paragraph 11 sets out the presumption in favour of sustainable development. Proposals that accord with the development plan should be approved without delay. Where the development plan is absent, silent or relevant policies are out-of-date then permission should be granted unless specific NPPF policies protecting areas or assets provide a strong reason for refusal and/or any adverse impacts of approval would significantly and demonstrably outweigh the benefits when assessed against the NPPF as a whole, with particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well designed places and providing affordable homes.

Other relevant NPPF sections include:

- Section 12 'Achieving well designed places' This indicates that all development to be of a high quality in design, and the relationship and visual impact of it to be compatible with the surroundings. In particular, and amongst other things, Paragraphs 131 – 141 advise that:

- Section 16 'Conserving and Enhancing the Historic Environment'- Paragraph 212 says that when considering designated heritage assets, great weight should be given to the asset's conservation, irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. The effect of an application on the significance of non-designated heritage assets should also be taken into account (para 216).

Other material considerations

National Planning Practice Guidance

Including 'Historic Environment'

Supplementary Planning Guidance and Documents

Wimborne Minster Conservation Area Assessment - Supplementary Planning Guidance (SPG15) (15 April 2006)

Other

Historic England, Statements of Heritage Significance (2019), The Setting of Heritage Assets, 2nd edition (2017)

11. Human rights

Article 6 - right to a fair trial.

Article 8 - right to respect for private and family life and home.

The first protocol of Article 1 protection of property.

This recommendation is based on adopted development plan policies, the application of which does not prejudice the human rights of the applicant or any third party.

12. Public Sector Equalities Duty

As set out in the Equalities Act 2010, all public bodies, in discharging their functions must have "due regard" to this duty. There are 3 main aims: -

- Removing or minimising disadvantages suffered by people due to their protected characteristics
- Taking steps to meet the needs of people with certain protected characteristics where these are different from the needs of other people
- Encouraging people with certain protected characteristics to participate in public life or in other activities where participation is disproportionately low.

Whilst there is no absolute requirement to fully remove any disadvantage the Duty is to have "regard to" and remove or minimise disadvantage and in considering the merits of this planning application the planning authority has taken into consideration the requirements of the Public Sector Equalities Duty.

It is considered that the proposed development would not disadvantage persons with protected characteristics.

13. Planning Assessment

Design, Character and Heritage

- 13.1 Policy HE1 requires that the significance of all heritage assets and their settings will be protected and enhanced.

- 13.2 Allendale House, a late Georgian Grade II listed building located near the town centre of Wimborne within the Wimborne Minster Conservation Area, is surrounded by the Allendale Community Centre and its car park, which was developed on what were once the house's pleasure grounds extending to the river as noted within the Conservation Area Appraisal. Subject to conditions, the positioning of the bollards on this already developed land will cause no harm to Allendale House or the character of the Conservation Area
- 13.3 The two proposed retractable bollards are automatic electromechanical, requiring a control box and cabling to be routed along the listed building; Allendale House. The control box is to be located behind the existing free-standing pier to the east of the bollards which will be retractable. The power cabling will then run towards the building southeast and be buried in the existing tarmac to the house. The cabling will then run behind the rainwater pipe and up along the top of the cornice detailing to the front of the building.
- 13.4 The Council's Conservation officer has no objection to the application subject to a condition requiring the control box to be finished in a similar colour to the gate pier and new cabling to be fixed tightly to the building in a neutral colour to minimise the visual impact of the works. The control box will be secured to the rear of the existing gate pier and not visible from the principal view of the Grade II listed building. The bollards, when retracted will be all but invisible and when raised they are modest in scale and the black colour is appropriate.
- 13.5 In summary of the above, the bollards will be positioned in an already developed location and will be viewed against the backdrop of the Allendale Centre. Subject to conditions mentioned above, the works are considered to preserve the character or appearance of the Wimborne Minster Conservation area and would not harm the designated heritage asset (grade II) Listed Building Allendale House, so the proposal accords with the NPPF section 16 and Local Plan policy HE1.

14 Summary of issues and the planning balance

For the above reasons, the application is judged to accord with the development plan and there are no material considerations indicating that listed building consent should be refused.

15. Recommendation

Grant listed building, subject to the following conditions:

1. The work to which this listed building consent relates must be begun not later than the of three years beginning with the date on which the consent is granted.

Reason: This condition is required to be imposed by reason of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

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

1643.01 Site Plan

1643.02 Block plan of the site

1643.03 Proposed side(north and south) elevation plans

- 1643.04 The Location Plan
- 1643.05 Proposed front(west) elevation plans
- 1643.06 Proposed Bollard plans

Reason: To preserve the architectural and historical qualities of the building.

3. Notwithstanding details submitted, the new control box shall be finished to match the existing rendered pier, and the new power cable shall not be enclosed, of neutral colour and securely fixed to the building using minimal fixings unless otherwise agreed with by the Local Planning Authority and to remain as such thereafter.

Reason: To conserve a satisfactory visual appearance of the Listed Building.

Informative Notes:

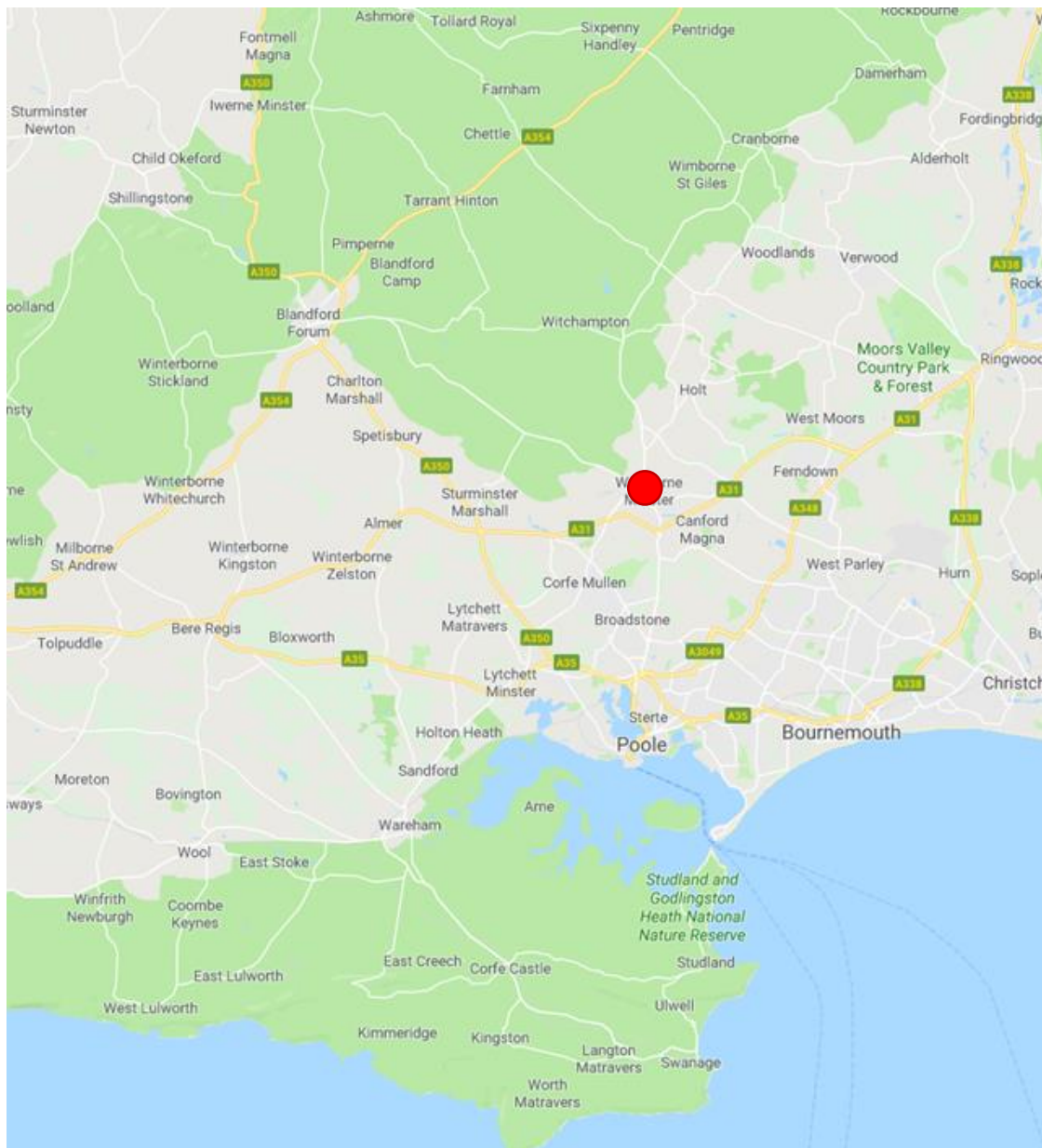
1. Informative: National Planning Policy Framework Statement
In accordance with paragraph 39 of the NPPF the council, as local planning authority, takes a positive approach to development proposals and is focused on providing sustainable development.
The council works with applicants/agents in a positive 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 application was acceptable as submitted and no further assistance was required.
2. This permission should be read in conjunction with the associated planning application P/FUL/2025/01489 and its conditions.

● Approximate Site Location

Application reference: P/LBC/2025/01488

Description of development: Installation of electronic bollards to car park
Electric supply from Allendale House to Bollards.

Site address: East Dorset Heritage Trust Allendale House Hanham Road Wimborne
Minster BH21 1AS



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Application Number:	P/FUL/2025/01489
Webpage:	Planning application: P/FUL/2025/01489 - dorsetforyou.com
Site address:	East Dorset Heritage Trust Allendale House Hanham Road Wimborne Minster BH21 1AS
Proposal:	Installation of electronic bollards to car park Electric supply from Allendale House to Bollards. Rebuild Wall.
Applicant name:	East Dorset Heritage Trust
Case Officer:	Kelly Allingham
Ward Member(s):	Cllr Bartlett and Cllr Morgan

1. Reason application is going to committee:

- 1.1 This application come before the planning committee due to the building, Allendale House, being Dorset Council owned.

2. Summary of recommendation:

- 2.1 GRANT planning permission subject to conditions as set out in section 13 of this report.

3. Key planning issues

Issue	Conclusion
Principle of development	Acceptable, within development boundary of Wimborne
Design, Character and Heritage Impacts	Acceptable as no harm is identified to the character and appearance of the Conservation area or Listed building.
Highway impacts	Acceptable, proposal does not present a material harm to the transport network or highway safety.
Flood Risk	Acceptable, No Flood Risk

4. Description of site

- 4.1 Allendale House is situated within the Wimborne Minster Conservation Area. It is a Grade II listed building, designed by Jeffry Wyattville for the Castleman family. The building is a large detached rendered villa in the classical style set in grounds now in community use. There are two tall gate piers and a metal gate to the northwest of the principal building.
- 4.2 Vehicle access is gained from Hanham Road with a landscaped turning circle which is a private parking area to the west for exclusive use of staff and visitors to East Dorset Heritage Trust based within Allendale House. Allenview Community Centre is to the east with a public car park to the north which is accessed from Allenview Road. The existing parking arrangements will be retained with no change to parking space numbers.

5. Description of development

- 5.1 This application proposes the installation of no.2 electronic bollards with the electric supply from Allendale House. The bollards are to be located opposite the turning circle, which is north of Hanham Road, within the existing carpark and to the west of the existing rendered pillars. It is additionally proposed to rebuild the existing dilapidated, red brick protruding boundary wall, located to the west of the bollards which forms part of the landscaped boundary to this section of the car park.
- 5.2 The two bollards to be installed within the private car park are automatic electromechanical, requiring a control box and cabling to be routed along the listed building: Allendale house. The two bollards (manufacture name 'Stoppy B') are approx 1.8m in height when erect and are to be black in colour.
- 5.3 The control box for the bollards is to be located behind the existing free-standing pier to the east of the bollards. The power cabling will then run towards the building southeast and be buried in the existing tarmac to the house. The cabling will then run behind the rainwater pipe and up along the top of the cornice detailing to the front of the building.
- 5.4 This is a dual application alongside Planning Application ref: P/LBC/2025/01488 which deals with the listed building consent application.

6. Background and relevant planning history

Dual application ref: P/LBC//2025/01488 – Same description.

7. List of constraints

Grade: II Listed Building - List Entry: 1119570
Within the Wimborne Minster Conservation Area
Within the Settlement Boundary of Wimborne/Colehill
Within a Groundwater zone – Susceptibility to flooding
Within Environment agency Flood Zone 2
Contaminated Land

4 June 2025

8. Consultations

All consultee responses can be viewed in full on the website.

Consultees

1. Dorset Council Highways

No objection – No material harm to the transport network

2. Dorset Council Conservation Officers

No Objection - No Harm to designated assets subject to conditions

3. Wimborne Minster Town Council

No objection

4. Wimborne Minster Ward Members

No Comments received

Representations received

None received

9. Duties

s38(6) of the Planning and Compulsory Purchase Act 2004 requires that the determination of planning applications must be in accordance with the development plan unless material circumstances indicate otherwise.

Section 66 of the Planning (Listed Building and Conservation Areas) Act 1990 requires that when considering whether to grant planning permission for a development which affects a listed building or its setting, there is a general duty to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Section 72 of the above same Act requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of conservation areas.

10. Relevant policies

Development plan

In this case the development plan comprises:

Adopted Christchurch and East Dorset Local Plan:

The following policies are considered to be relevant to this proposal:

KS1: Presumption in favour of sustainable development

KS2: Settlement hierarchy

KS12: Parking provision

HE1: Valuing and conserving our historic environment

4 June 2025

HE2: Design of new development

ME6: Flood management, mitigation and defence

Material considerations

Emerging local plans:

Paragraph 48 of the NPPF provides that local planning authorities may give weight to relevant policies in emerging plans according to:

- the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
- the extent to which there are unresolved objections to relevant plan policies (the less significant the unresolved objections, the greater the weight that may be given); and
- the degree of consistency of the relevant policies in the emerging plan to the NPPF (the closer the policies in the emerging plan are to the policies of the NPPF, the greater the weight that may be given).

The Dorset Council Local Plan

The Dorset Council Local Plan Options consultation took place between January and March 2021. Being at a very early stage of preparation, the relevant policies in the draft plan should be accorded very limited weight in decision making.

Emerging neighbourhood plans

Wimborne Minster Neighbourhood Plan- In preparation – limited weight applied to decision making

National Planning Policy Framework 2024 (as amended 2025)

Paragraph 11 sets out the presumption in favour of sustainable development. Proposals that accord with the development plan should be approved without delay. Where the development plan is absent, silent or relevant policies are out-of-date then permission should be granted unless specific NPPF policies protecting areas or assets provide a strong reason for refusal and/or any adverse impacts of approval would significantly and demonstrably outweigh the benefits when assessed against the NPPF as a whole, with particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well designed places and providing affordable homes.

Other relevant NPPF sections include:

- Section 12 'Achieving well designed places' This indicates that all development to be of a high quality in design, and the relationship and visual impact of it to be compatible with the surroundings. In particular, and amongst other things, Paragraphs 131 – 141 advise that:

The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development.

Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design.

4 June 2025

- Section 14 'Meeting the challenges of climate change, flooding and coastal change'
- Section 16 'Conserving and Enhancing the Historic Environment'- Paragraph 212 says that when considering designated heritage assets, great weight should be given to the asset's conservation, irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. The effect of an application on the significance of non-designated heritage assets should also be taken into account (para 216).

Other material considerations

National Planning Practice Guidance

Historic England, Statements of Heritage Significance (2019), The Setting of Heritage Assets, 2nd edition (2017)

Planning practice guidance s.v. 'Historic Environment'

Wimborne Minster Conservation Area Assessment - Supplementary Planning Guidance (SPG15) (15 April 2006)

11. Human rights

Article 6 - right to a fair trial.

Article 8 - right to respect for private and family life and home.

The first protocol of Article 1 protection of property.

This recommendation is based on adopted development plan policies, the application of which does not prejudice the human rights of the applicant or any third party.

12. Public Sector Equalities Duty

As set out in the Equalities Act 2010, all public bodies, in discharging their functions must have "due regard" to this duty. There are 3 main aims: -

- Removing or minimising disadvantages suffered by people due to their protected characteristics
- Taking steps to meet the needs of people with certain protected characteristics where these are different from the needs of other people
- Encouraging people with certain protected characteristics to participate in public life or in other activities where participation is disproportionately low.

Whilst there is no absolute requirement to fully remove any disadvantage the Duty is to have "regard to" and remove or minimise disadvantage and in considering the merits of this planning application the planning authority has taken into consideration the requirements of the Public Sector Equalities Duty.

It is considered that the proposed development would not disadvantage persons with protected characteristics.

4 June 2025

13. Planning Assessment

Principle of development

- 13.1 The application site is located within the main urban area of Wimborne Minster where local policy KS2 allows development subject to accordance with all other relevant policies.

Design, Character and Heritage Impacts

- 13.2 Policy HE1 requires that heritage assets should be protected and enhanced. Policy HE2 requires that development should be compatible with its surroundings in relation to 11 criteria including materials and visual impact.
- 13.3 Allendale House, a late Georgian Grade II listed building located near the town centre of Wimborne within the Wimborne Minster Conservation Area, is surrounded by the Allendale Community Centre and its car park, which was developed on what were once the house's pleasure grounds extending to the river as noted within the Conservation Area Appraisal.
- 13.4 The two proposed black bollards will be installed to regulate access to the private car park located beyond the property's landscaped front driveway. They will be embedded into the ground and can be raised automatically when needed, operated by authorised users via a mobile app.
- 13.5 The proposal includes rebuilding the collapsed walling to the west of the bollards to its original height of a max 1.8m with English bond and recycled bricks, which is a welcomed and acceptable enhancement to the Conservation Area. A condition can ensure that appropriate materials are used (no. 3).
- 13.6 The Council's Conservation Officer has no objection to the proposal, noting that the bollards when retracted are all but invisible. The control box will be secured to the rear of the existing gate pier and not visible from the principal view of the Grade II listed building. A condition on the listed building application can ensure that the visual impact of the proposal is minimised by securing an appropriate colour for the control box and fixing of the cabling tightly to the building in a neutral colour.
- 13.7 The appropriate design and positioning of the new bollards, control box and cable route will not harm the special character of the Grade II listed building and its setting.
- 13.8 In summary of the above, the bollards will be positioned in an already developed location and will be viewed against the backdrop of the Allendale Centre. Subject to conditions mentioned above, the works are considered to preserve the character or appearance of the Wimborne Minster Conservation area and would not harm the designated heritage asset (grade II) Listed Building Allendale House so the proposal accords with Local Plan policies HE1 and HE2.

Highways Impact

- 13.9 Dorset Council's Highways Officer considers that the proposal does not present a material harm to the transport network or to highway safety, concluding that Highways have no objection.

4 June 2025

- 13.10 Therefore the proposal accords with local policies KS11 and KS1 and with the policies of the NPPF.

Flood Risk

- 13.10 A Flood Risk Assessment (FRA) has been submitted (within the Design and Access statement) therefore the applicant is aware of the site's constraint that the council's Level 1 Strategic Flood Risk Assessment sets out, in terms of flood risk and the newly published Environment Agency mapping; in this instance the location of the bollards is within a groundwater susceptibility to flooding zone and Flood Zone 2.

- 13.11 Given the nature of the scheme it is considered to be acceptable in planning terms when applying a pragmatic approach and when assessed against ME6 with regards to flooding risk.

Economic Benefits

- 13.13 None

Environmental Impacts

- 13.14 The minor works will have no significant environmental impacts.

14 Summary of issues and the planning balance

For the above reasons, the application is judged to accord with the development plan and there are no material considerations indicating that permission should be refused.

15 Recommendation

Grant planning permission, 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:

- 1643.01 Site Plan
- 1643.02 Block plan of the site
- 1643.03 Proposed side(north and south) elevation plans
- 1643.04 The Location Plan
- 1643.05 Proposed front(west) elevation plans
- 1643.06 Proposed Bollard plans

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

3. Prior to their first use on site, a sample of the proposed recycled bricks for the boundary wall shall be submitted to and approved in writing by, the Local Planning Authority.

4 June 2025

Thereafter, the work shall proceed only in accordance with such materials as have been agreed.

Reason: In the interests of preserving the character and appearance of the listed building.

Informative Notes:

1. Informative: National Planning Policy Framework Statement

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

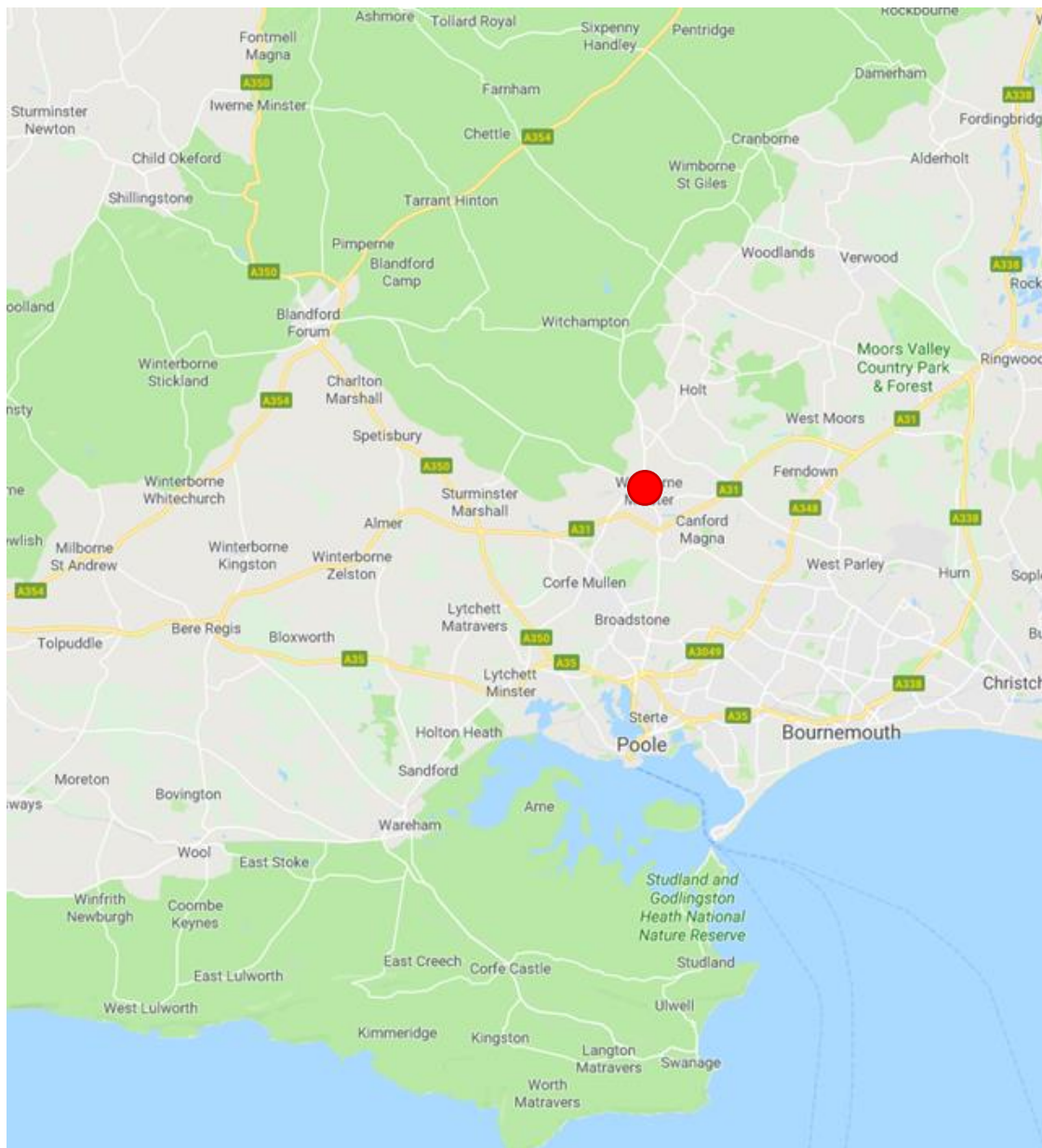
2. This permission should be read in conjunction with the associated Listed building consent reference number P/LBC/2025/01488 and its attached conditions.

● Approximate Site Location

Application reference: P/FUL/2025/01489

Description of development: Installation of electronic bollards to car park
Electric supply from Allendale House to Bollards. Rebuild Wall.

Site address: East Dorset Heritage Trust Allendale House Hanham Road Wimborne
Minster BH21 1AS



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