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## EASTERN AREA PLANNING COMMITTEE

### MINUTES OF MEETING HELD ON WEDNESDAY 23 JULY 2025

**Present:** Cllrs David Tooke (Chair), Alex Brenton, Beryl Ezzard, Scott Florek, Hannah Hobbs-Chell, David Morgan, Julie Robinson and Andy Skeats

**Apologies:** Cllrs Duncan Sowry-House, Toni Coombs, Spencer Flower and Barry Goringe

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

Elizabeth Adams (Development Management Team Leader), Lara Altree (Senior Lawyer - Regulatory), Victoria Chevis (Planning Officer), Kim Cowell (Development Management Area Manager (East)), Susan Hetherington (Engineer (Development Liaison)), Claire Hicks (Planning Officer), Joshua Kennedy (Democratic Services Officer), Ellie Lee, Emma Macdonald (Planning Officer), Clare Marshall (Engineer (Development Liaison)) and Megan Rochester (Senior Democratic Services Officer),

**13. Apologies**

Apologies for absence were received from Cllrs Duncan Sowry-House, Toni Coombs, Spencer Flower and Barry Goringe.

**14. Declarations of Interest**

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

**15. Minutes**

The minutes of the meeting held on 04 June 2025 were confirmed and signed.

**16. 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.

**17. P/FUL/2023/02215 - Hinton Mill Farm Hinton Parva Dorset BH21 4JG**

The Eastern Area Team Leader, using a visual presentation with plans and aerial photographs, identified the site and outlined the proposal and relevant planning policies. It was noted that the site fell outside of the Settlement Boundary and within the Cranbourne Chase National Landscape and that such a development

wouldn't normally be permitted in an isolated rural location, however the reuse of derelict buildings was an exception to this policy outlined in the NPPF.

Members were shown the existing site plan and the buildings set to be refurbished were highlighted. The proposed plans were shown and members were provided with indicative visualisations of the appearance of the completed development and the scale and design of the proposed dwellings, which were considered to be in keeping with the agricultural nature of the site. Photographs from around the site were provided, showing the current condition of the agricultural buildings, as well as the views from beyond the site. It was explained that concerns raised by the Parish Council that included visibility from the access junction and flood risk to the highway had been considered by officers but the proposals were deemed acceptable.

Mr Bennett spoke in support of the application as the agent. He noted that the scheme would deliver a cohesive residential community and make good use of a currently derelict site. He also noted that the access road currently already served nearby dwellings, so it would be able to cope with the additional road users.

The Eastern Area Team Leader and Highway Engineers provided the following responses to members questions:

- Officers recognised that the proposed public amenity space on the development was limited, however due to each dwelling having its own private garden, it was considered that there was sufficient outside space to serve the development.
- Brise-Soleil would be installed to reduce the visibility of the glazing and reduce light spill.
- The applicant had provided a thorough analysis of the suitability of the access lane, which conformed to the rural roads criteria.
- All sections of the road complied with the criteria of requiring less than 200m without a passing place.
- The roofs would be constructed of interlocking grey tiles and a condition would require submission of materials before approval.
- Officers would be hesitant to introduce more formalised passing places along the access road as they would change the character of the area, which lies within the National Landscape.
- There were 19 proposed car parking spaces, with 6 being allocated and the rest unallocated.
- There was a proposed condition that restricted all external lighting.

Having had the opportunity to discuss the merits of the application several members had raised concerns they had with the application, which included the lack of amenity space for residents, the potential light pollution from the dwellings and the lack of access to the surrounding countryside. Members agreed to change the wording of the condition for external lighting to ensure it was more robust and add an informative note to the proposal that reflected their discussion about opening access to the surrounding fields to allow residents access to additional outside space.

It was proposed by Cllr Florek and seconded by Cllr Morgan, that the application be granted, with a change to the wording of the lighting condition and an informative note added.

Decision: That authority be delegated to the Service Manager for Development Management and Enforcement and Development Management Area Manager East to either:

- A) Grant permission subject to the completion of the legal agreement to secure the necessary affordable housing contribution and the conditions set out in the appendix to these minutes.

Or

- B) Refuse permission for the reasons set out in the appendix to these minutes if the s106 agreement is not completed by 23 January 2026 or such extended time as agreed by the Service Manager for Development Management and Enforcement and/or the Development Management Area Manager East.

18. **P/FUL/2024/01993 - High Lea Farm, Witchampton Lane, Witchampton, Dorset, BH21 5AA**

*The meeting adjourned at 11:30 – 11:36.*

The Planning Officer, using a visual presentation with plans and aerial photographs, identified the site and outlined the proposal and relevant planning policies. It was noted that the site was in a rural location, outside of the settlement boundary and within the National Landscape.

The existing site plans were shown and the three disused agricultural buildings that were set to be converted were highlighted. The proposed site plan showed the design and scale of the dwellings and the proposed floor plans and elevations were also provided. Photographs looking into the site from the surrounding area and of the site itself were provided, to give members an indication of the current condition of the disused site.

The Planning Officer addressed concerns that had been raised by the Parish Council about highways and parking and noted that the 15 spaces were considered acceptable for a development of this scale.

Mr Bennet spoke in support of the application, as the agent. He noted that the applicant had worked closely with Dorset Council officers in the pre-application stage to present a suitable scheme and that the development would make good use of redundant farmland. He also explained that there would be no change to the scale and mass of the existing structures.

Planning officers provided the following responses to questions from members:

- A condition was proposed to restrict the permitted development rights of the dwellings, however if members wished to fully restrict the permitted development rights they would require a demonstrable reason.

- The car ports were designed to have minimal impact on the landscape.
- The surface water drainage scheme stated that the hard standing was to be constructed of a permeable material.
- The condition on permitted development rights did not restrict the placement of garden sheds or outbuildings.

Having had the chance to debate the merits of the application several members expressed support for the proposal, noting that it was a well-designed scheme. The proposer and seconder agreed to a suggested change in the wording of a condition to restrict permitted development rights for the placement of sheds and outbuildings.

It was proposed by Cllr Brenton and seconded by Cllr Ezzard, that the application be granted, with a change of wording to the condition restricting permitted development rights.

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

**19. P/FUL/2022/06238 - Arne Cottage, Dorchester Road, Wool, Wareham, BH20 6EJ**

The Eastern Area Team Leader, supported by a visual presentation including plans and aerial photographs, identified the site and outlined the proposal and relevant planning policies. The proposed site plan and floor plans were shown to members, as well as 3D renders of the proposed dwellings, giving an indication of the design and scale.

It was explained that concerns had been raised about overlooking of neighbouring properties, however obscured glazing would be used in the dormer windows to mitigate this. A surface water drainage strategy was proposed to be secured by condition to ensure the development did not worsen flooding in the area.

Mr Garner spoke in objection to the application, noting that he considered the proposal to result in a significant level of overlooking to his property, as well as a loss of sunlight. In addition, he noted that it would increase traffic in an already busy area.

Mr Annen spoke in support of the application as the agent. He explained that the applicant had worked with Dorset Council officers to ensure an acceptable scheme was brought forward. He also noted that the dwellings would be in keeping with the mixed character of the area.

The following answers were provided to members questions:

- A condition would be included to ensure that obscure glazing was used on the dormer window looking onto the neighbouring property and that the lower half of the window did not open.
- The proposed number of parking spaces and their width met Dorset Councils requirements.
- An informative note could be added to encourage against any further works to the Beech tree on site.

It was proposed by Cllr Brenton and seconded by Cllr Ezzard, to grant the application, with the amended wording to condition 12 and the informative note on the Beech tree.

Decision: That authority be delegated to the Service Manager for Development Management and Enforcement and Development Management Area Manager East to either:

- A) Grant planning permission following completion of a S106 Planning Obligation to secure the Affordable Housing Contribution of £52,000 Index Linked index-linked using RPI from the date of this committee report, in lieu of on-site provision and subject to the conditions set out in the appendix to these minutes.
- B) Refuse permission for the reasons set out in the appendix to these minutes if the s106 agreement is not completed by 23 January 2026 or such extended time as agreed by the Service Manager for Development Management and Enforcement and/or the Development Management Area Manager East.

**20. P/FUL/2024/01770 - 15 Churchill Close, Sturminster Marshall, BH21 4BQ**

The Planning Officer introduced the proposal, which was for the demolition of a garage and erection of a two-bedroom bungalow. The application had come to committee for determination as the Parish Council had objected.

The proposed elevations and floor plans were shown to members and it was noted that neighbours had objected on the grounds of overlooking and a loss of light, however officers considered that the distance between the dwellings was acceptable. The noise impact was also not considered to be harmful and the proposal had not raised objection from the Dorset Council Tree Officer.

*The committee agreed to extend the meeting beyond three hours.*

Cllr Fookes, spoke on behalf of Sturminster Newton Parish Council, in objection to the application. She expressed that the dwelling was too large for the size of the plot and that it would be out of character with the area. She also noted concerns about overlooking, flooding and parking.

In response to members questions the following answers were provided:

- Building regulations would ensure that the property was accessible.
- Other back land dwellings in the area were two storeys.
- The location was considered sustainable, due to being a built-up residential area and the proposal was considered an efficient use of land.
- Permitted development rights were proposed to be restricted by condition.

Having had the opportunity to debate the merits of the application, several members expressed concerns over the proposed dwelling being out of character with the area, while others noted that there had been similar developments built in the area and that it would not substantially change the setting of the street scene.

It was proposed by Cllr Skeats and seconded by Cllr Ezzard, that the application be granted.

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

**21. P/FUL/2024/07588 - 47 Brook Lane, Corfe Mullen, BH21 3RD**

The Eastern Area Team Leader introduced the report, the application consisted of a replacement dwelling. It was explained that the application had come before committee because the Town Council had objected on the grounds of it being oversized and overlooking onto neighbouring properties.

The proposed plans and elevations were provided and it was noted that the previous dwelling on the site had been damaged and a replacement two-bedroom, two-storey dwelling was proposed, that would be lower than the previous property. The scale and design were considered appropriate and issues around amenity space had been addressed. Neighbours had objected on the grounds of overlooking, however officers considered that due to obscured glazing and sufficient distances to the neighbours, that the application was acceptable on the grounds of neighbouring amenity.

The Eastern Area Team Leader clarified that there were multiple extant applications for the site and that any material changes made to the approved applications would require a new application.

It was proposed by Cllr Ezzard and seconded by Cllr Florek, that the application be granted.

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

**22. P/FUL/2025/00387 - 47 Brook Lane, Corfe Mullen, BH21 3RD**

The Eastern Area Team Leader introduced the application, which was for the erection of a replacement dwelling. It was explained that the proposed scheme was an alternative scheme, similar to the previous approved application, with the main difference being that there was no basement proposed by the application.

It was proposed by Cllr Brenton and seconded by Cllr Hobbs-Chell, that the application be granted.

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

**23. P/HOU/2025/02317 - Blackhill Cottage, Shitterton Road, Bere Regis, Wareham, BH20 7HU**

The Planning Officer, using a visual presentation with plans and aerial photographs, identified the site and outlined the proposal and relevant planning policies. It was noted that the application was a retrospective application for an outbuilding and in 2024 an application to retain the outbuilding had been refused by officers.

The proposed plans were shown and it was explained that the ridge height of the unauthorised outbuilding was set to be reduced from 4 meters to 2.7 meters. Photographs of the outbuilding were provided and the Planning Officer indicated where the height of the proposed development would be in comparison to the current building. Officers considered that the reduced scale and mass, in addition to the use of more sensitive materials would limit the impact on the character of the area.

Mr Whiteside spoke in support of the application as the applicant. He explained that the planning rules had been misunderstood and that he had worked closely with officers to come to an acceptable solution.

The Planning Officer clarified that there used to be a much smaller shed situated on site and that this had been replaced with a larger outbuilding without planning permission and also confirmed that permitted development rights had been removed for the site.

It was proposed by Cllr Skeats and seconded by Cllr Ezzard, that the application be granted.

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

**24. P/HOU/2025/01935 - Little Haythorne, Horton Road, Church Hill Woodlands to Horton Lane Woodlands, BH21 7JG**

The Planning Officer introduced the application, which was a retrospective application for the retention of an outbuilding. It was noted that the Woodland Trust had objected to the application because of the proximity of the site to ancient woodland, however it was considered that the removal of the outbuilding would cause more harm to trees than retaining it. The Planning Officer explained that a certificate of lawfulness for another building on the site had been granted and that if the committee granted permission for the application, then permitted development rights would be removed through condition and the construction of the lawful outbuilding would be prevented by a legal agreement. This was judged to represent very special circumstances to outweigh the harm arising to the Green Belt.

In response to members questions the Planning Officer clarified that the certificate of lawfulness was granted because the dwelling benefitted from full permitted development rights and the location of the proposed building was behind the building line of the dwelling.

It was proposed by Cllr Skeats and seconded by Cllr Brenton, that the application be granted.

Decision:

- A) That authority be delegated to the Service Manager for Development Management and Enforcement and Development Management Area Manager East to issue

planning permission subject to the following conditions following completion of a S106 Planning Obligation that prevents the carrying out of works secured under application P/CLP/2024/07524 and subject to the conditions set out in the appendix to these minutes.

- B) Refuse permission for the reasons set out in the appendix to these minutes if the s106 agreement is not completed within 6 months of the date of approval or such extended time as agreed by the Service Manager for Development Management and Enforcement and/or the Development Management Area Manager East

**25. P/FUL/2025/02132 - St Catherines Roman Catholic First School, Cutlers Place, Colehill, BH21 2HN**

The Planning Officer presented the application, for the installation of two windcatchers to a school roof and identified the site location and explained the relevant planning policies. It was explained that the site closed in 2021 and remained vacant and the windcatchers were proposed to be installed to provide a sustainable ventilation system for the re-use of the building.

It was proposed by Cllr Skeats and seconded by Cllr Morgan that the application be granted.

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

**26. P/FUL/2025/02071 - Ferndown County Middle School, Church Road, Ferndown, BH22 9ET**

The Planning Officer introduced the application for the removal of existing fencing and installation of replacement fencing. The location of the site was outlined and an overview of the proposal was provided, along with photographs and plans. The fencing was proposed to be finished in green, in order to minimise the visual impact.

In response to a query from one member the Eastern Area Team Leader explained that the proposal included the replacement of the hedge, in order to install the fence and that an informative note could be included to encourage the applicant to replant the hedge if possible.

It was proposed by Cllr Morgan and seconded by Cllr Ezzard, that the application be granted, with the additional informative note.

Decision: That authority be delegated to the Service Manager for Development Management and Enforcement and Development Management Area Manager East to GRANT permission following the 21 day owner notification period subject to no further representations being received which raise new material planning considerations, and subject to the conditions set out in the appendix to these minutes.

**27. Urgent items**

There were no urgent items.

28. **Exempt Business**

There was no exempt business.

**Decision Sheet**

**Duration of meeting:** 10.00 am - 3.55 pm

**Chairman**

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## Planning Committee outcomes 23/7/2025

### Application Number: P/FUL/2023/02215

Site address: Hinton Mill Farm Hinton Parva Dorset BH21 4JG

Proposal: Change of Use and Conversion of Four Existing Agricultural Buildings to Class C3 Residential Use Comprising 9 Dwellinghouses, Demolition of Redundant Outbuildings, Provision of Parking and Landscaping and Drainage Infrastructure

Decision:

To delegate authority to the Service Manager for Development Management and Enforcement and Development Management Area Manager East to either:

A) GRANT permission subject to the completion of the legal agreement to secure the necessary affordable housing contribution and 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:

PL-04 A Canopy Removal Plan

PL-10 D Proposed Site Plan with approved neighbouring layout shown

PL-12 C Barn A Proposed plans and Access plan

PL-13 D Barn B Proposed plans and Access plan

PL-14 A Barn C Proposed Floor Plans & Elevations

PL-15 C Barn A Proposed North & South Elevations

PL-16 C Barn A Proposed East & West Elevations

PL-17 E Barn B Proposed Elevations and Section

PL-18 A Barn C Proposed Elevations

PL-19 B Barn B Existing & Proposed Roof Plans

PL-20 A Car Port Proposed Floor Plans & Elevations

AB-1 - Building Identification Plan

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

3. Prior to the commencement of development a scheme shall be submitted to the Local Planning Authority to deal with potential contamination of the site. Such scheme shall include the following actions and reports, which must be carried out by appropriately qualified consultant(s):

- (a) A Preliminary Risk Assessment (site history report), which shall, by reference to site layout drawings of an appropriate scale, include a history of the site, past land uses, current and historical maps, site plans, locations of any known spillages or pollution incidents and the

location and condition of old tanks, pits, fuel or chemical storage areas, and site reconnaissance to produce a conceptual site model and preliminary risk assessment. (Please note it is the responsibility of the landowner, developer or consultant to provide and disclose all relevant information).

- (b) A Field Investigation (site investigations) and Detailed Quantitative Risk Assessment (based on the information contained in the site history report), will be required where the appointed consultant and/or the Local Planning Authority anticipate that contamination may be present in, on or near the proposed development area. The site investigation report must characterise and identify the extent of contamination, identify hazard sources, pathways and receptors and develop a conceptual model of the site for purposes of risk assessment.
- (c) Before any works commence on site, should (in the opinion of the Local Planning Authority) investigation works be required, consultants appointed to carry out intrusive site investigation work must submit their sampling strategy to the Local Planning Authority for approval.
- (d) Where contamination is found which (in the opinion of the Local Planning Authority) requires remediation, a detailed Remediation Strategy, including effective measures to avoid risk to future and neighbouring occupiers, the water environment and any other sensitive receptors when the site is developed, shall be submitted to the Local Planning Authority. Any remediation scheme(s), or part(s) thereof recommended in the remediation strategy, shall require approval to be obtained in writing from the Local Planning Authority.
- (e) No development shall occur until the measures approved in the remediation strategy have been implemented in accordance with the remediation statement to the satisfaction of the Local Planning Authority. The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority.
- (f) If, during works on site, contamination is encountered which has not previously been identified, the additional contamination shall be fully assessed and an appropriate remediation strategy submitted to the Local Planning Authority. Any such scheme shall require approval to be obtained in writing from the Local Planning Authority.
- (g) On completion of all the works detailed in the agreed Remediation Strategy, a Remediation Verification Report must then be completed by the environmental consultant(s) who carried out the remediation work confirming that they have supervised all the agreed remediation actions. This report to be submitted to the planning authority confirming that all works as specified and agreed have been carried out to the point of completion. Until the Planning Authority is in receipt of said Remediation Verification Report and is satisfied with the contents of the statement and the standard of work completed it will be viewed that the remediation of the site is incomplete.

Reason: This information is required prior to commencement to safeguard the amenity of the locality and future residents.

4. Before the development is occupied or utilised the access, geometric highway layout, turning and parking areas shown on Drawing Number PL-10 rev A must be constructed, unless otherwise agreed in writing by the Planning Authority. Thereafter, these must be maintained, kept free from obstruction and available for the purposes specified.

Reason: To ensure the proper and appropriate development of the site.

5. Before the development hereby approved commences a Construction Traffic Management Plan (CTMP) must be submitted to and approved in writing by the Planning Authority. The CTMP must include:
  - construction vehicle details (number, size, type and frequency of movement)
  - a programme of construction works and anticipated deliveries
  - timings of deliveries so as to avoid, where possible, peak traffic periods
  - a framework for managing abnormal loads
  - location of construction site access
  - contractors' arrangements (compound, storage, parking, turning, surfacing and drainage)
  - wheel cleaning facilities
  - vehicle cleaning facilities
  - inspection of the highways serving the site (by the developer (or his contractor) and Dorset Highways) prior to work commencing and at regular, agreed intervals during the construction phase
  - a scheme of appropriate signing of vehicle route to the site
  - a route plan for all contractors and suppliers to be advised on
  - temporary traffic management measures where necessary

The development must be carried out strictly in accordance with the approved Construction Traffic Management Plan.

Reason: To minimise the likely impact of construction traffic on the surrounding highway network and prevent the possible deposit of loose material on the adjoining highway.

6. Before the development hereby approved commences a Construction Environmental Management Plan (CEMP) must be submitted to and approved in writing by the Planning Authority. The CEMP must include how nuisance issues such as (but not restricted to) noise, vibration, light, dust, fumes, odours etc. will be managed to prevent nuisance to neighbouring properties. There shall be no bonfires on site at any time.

Reason: To protect residential and visual amenity.

7. 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. The works

should have regard to the guidance set out in the current DEFRA national standards Sustainable Drainage Systems (SuDS)

Reason: To avoid drainage problems as a result of the development with consequent pollution or flood risk and to take into account current national standards for SuDS.

8. The detailed biodiversity mitigation, compensation and enhancement/net gain strategy set out within the approved Biodiversity Plan or Landscape Ecological Management Plan (LEMP) certified by the Dorset Council Natural Environment Team on 12 09 23 must be strictly adhered to during the carrying out of the development.

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

- i) the mitigation, compensation and enhancement/net gain measures detailed in the approved biodiversity plan or LEMP have been completed in full, unless any modifications to the approved Biodiversity Plan or LEMP as a result of the requirements of a European Protected Species Licence have first been submitted to and agreed in writing by the Local Planning Authority, and
- ii) evidence of compliance in accordance with section J of the approved Biodiversity Plan/the LEMP has been supplied to the Local Planning Authority.

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

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

9. Prior to their first use on the site, 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.

10. Prior to the installation of any windows on the site, full details of both hard and soft landscape works shall be submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved prior to first occupation on site or in accordance with an agreed timetable. These details shall include:

- (i) hard surfacing materials;
- (ii) details of any hard boundary enclosures
- (iii) a ground rehabilitation scheme to ensure the areas to be planted are prepared adequately to support new planting; and
- (iv) planting plans including plant and tree species, numbers and pot sizes.

If within a period of 5 years from the date of the planting of any tree/plant, that tree/plant or any tree/plant planted in replacement for it, is removed, uprooted or destroyed or dies (or becomes in the opinion of the Local Planning Authority seriously damaged or defective) another tree/plant of the same species and size as that originally planted shall be replanted in the first available planting season unless the Local Planning Authority agrees in writing to any variation.

Reason: Landscaping is considered essential in order to preserve and enhance the visual amenities of the locality.

11. 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 should have regard to the guidance set out in the current DEFRA national standards Sustainable Drainage Systems (SuDS). 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 and to take into account current national standards for SuDS.

12. Before the development is occupied or utilised the access, geometric highway layout, turning and parking areas shown on the approved plans must be constructed, unless otherwise agreed in writing by the Planning Authority. Thereafter, these must be maintained, kept free from obstruction and available for the purposes specified.

Reason: To ensure the proper and appropriate development of the site

13. Prior to first occupation of the dwellings, the brise-soleil shall be fitted as shown on the approved plans and the rooflights shall be fitted with blackout blinds. These features shall thereafter be retained.

Reason: To protect the dark night skies character of the National Landscape.

14. No external lighting shall be installed on site without details first having been submitted to and approved in writing by the Local Planning Authority. The lighting shall be motion sensitive and shall be installed in accordance with the approved details and maintained as such thereafter. Details of appropriate lighting is provided by the Cranborne Chase Area of Outstanding Natural Beauty Good Practice Note on Good External Lighting that can be downloaded from  
[http://www.ccwwdaonb.org.uk/uploads/docs/Our\\_Work/AONB\\_lights\\_fittings\\_BMizon.pdf](http://www.ccwwdaonb.org.uk/uploads/docs/Our_Work/AONB_lights_fittings_BMizon.pdf)

Reason: To protect the character of the Area of Outstanding Natural Beauty

14. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking, re-enacting, or modifying that Order), no extensions to the buildings or their roofs including porches (other than those expressly authorised by this permission) shall be constructed, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To control the appearance of the development in the interests of the Area of Outstanding Natural Beauty.

15. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking, re-enacting, or modifying that Order with or without modification), no wall, fence or other boundary demarcation permitted by Class A of Schedule 2 Part 2 nor outbuilding permitted by Class E of Schedule 2 Part 1 of the 2015 Order shall be erected or constructed to the north of buildings A and B nor to the east of building B and C.

Reason: To control the appearance of the development in the interests of protecting the natural beauty of the Area of Outstanding Natural Beauty.

16. 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 and Class C of Schedule 2 Part 1 of the 2015 Order shall be constructed in the dwellings hereby approved.

Reason: To protect the dark night skies and natural beauty of the Cranborne Chase National Landscape

### **Informative Notes:**

1. Informative: National Planning Policy Framework Statement

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

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

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

In this case:

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

2. Informative: This permission is subject to an agreement made pursuant to Section 106 of the Town and Country Planning Act 1990 dated ## ## relating to the payment of an affordable housing contribution.
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. Any work carried out to comply with conditions relating to land contamination must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

#### 5. Biodiversity Net Gain

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

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

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

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

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

- The application for planning permission was made before 12 February 2024.

6. It is requested that consideration is given to making local farm tracks available as permissive paths for residents.

Or B) Refuse permission for the reasons set out below if the s106 agreement is not completed by 23 January 2026 or such extended time as agreed by the Service Manager for Development Management and Enforcement and/or the Development Management Area Manager East

Reason for refusal: The application is contrary to Policy LN3 of the Christchurch and East Dorset Local Plan 2014 as there is no legal agreement in place to secure the appropriate affordable housing contribution that is necessary because the proposal forms part of a larger residential development that also comprises the adjacent land to the northwest (permission 3/20/0929/FUL) with a combined total of 18 dwelling

**Application Number: P/FUL/2024/01993**

Site address: High Lea Farm Witchampton Lane Witchampton Dorset BH21 5AA

Proposal: Demolish remaining agricultural buildings and change the use and conversion of 3 No. Existing Agricultural Buildings to 5 No. Dwellings (Class C3) with associated parking and erect 2 no. car ports.

Resolution: 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:

- 011 Proposed Site Location and Block Plan
- 012 A Proposed Site Plan
- 013 A Proposed Ground Floor Plan - Building A
- 014 A Proposed First Floor Plan - Building A
- 015 B Proposed Roof Plan - Building A
- 016 A Proposed Front (East) Elevation - Building A
- 017 A Proposed Side (South) Elevation - Building A
- 018 A Proposed Side (North) Elevation - Building A
- 019 B Proposed Rear (West) Elevation - Building A
- 020 A Proposed Section AA
- 021 Proposed Ground Floor Plan - Building B
- 022 B Proposed First Floor Plan - Building B
- 023 B Proposed Roof Plan - Building B
- 024 Proposed Front (South) Elevation - Building B
- 025 Proposed Side (East) Elevation - Building B
- 026 Proposed Side (West) Elevation - Building B
- 027 B Proposed Rear (North) Elevation - Building B
- 030 Proposed Car Port Plans (Ground Floor & Roof)
- 031 Proposed Car Port Elevations (Front & Rear)
- 032 Proposed Car Port Elevations (Sides & Section)
- 035 A Proposed Site Section AA

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 RNapc Arboricultural Impact Assessment ref: 374/AIA/1 (dated 07.12.2022) and the Tree Protection document at appendix B ref: RNapc/374/TPP/1 shall be implemented, and at least 5 working days notice shall be given to the Local Planning Authority that it has been installed. Note: 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.

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

4. Notwithstanding the details provided on the submitted Foul Drainage Assessment Form and the Foul Drainage Assessment Technical Note, prior to commencement of the hereby approved development, details of the foul drainage scheme for the site, shall have been submitted to and approved in writing by the Local Planning Authority.

Thereafter, the approved scheme shall subsequently be implemented prior to the completion of the development.

Reason: To ensure adequate facilities are provided in the interests of flooding and pollution.

5. 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.

6. The surface water drainage scheme shall be implemented as detailed within the following approved surface water drainage documents, before the development is completed.

Thereafter, the approved surface water drainage scheme shall be maintained.

416.065658.00001\_PDL\_01 revision P02 Surface Water Drainage Layout (dated 02/05/2025).

Operation and Maintenance, as per section 4.7 of the Surface Water Drainage Strategy document (revision 01) produced by SLR Consulting (dated 27.06.2024).

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

7. The development hereby permitted shall be implemented strictly in accordance with the recommendations and requirements in the ecology report titled 'Ecological Appraisal by Adam Jessop of Ecosupport (dated 24/06/2024) and certified by the Dorset Council Natural Environment Team on 25/06/2025/

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

- i) the recommendations detailed in sections 6.0 (Mitigation/Enhancements) 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. Notwithstanding the submitted Proposed Site Plan (ref: 012 A), prior to the occupation of the development hereby approved, a detailed soft landscaping and planting scheme shall be submitted to, and approved in writing, by the Local Planning Authority. The scheme shall include a ground rehabilitation scheme to ensure the areas to be planted are prepared adequately to support new planting.

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.

9. Notwithstanding the submitted Proposed Site Plan (ref: 012 A), prior to the occupation of the development hereby approved, full details of hard landscape proposals shall be submitted to and approved in writing by the Local Planning Authority. These details shall include the means of enclosure and hard surfacing materials.

Thereafter, the development shall be carried out in accordance with the approved details.

Reason: To ensure the provision of amenity afforded by appropriate landscape design and maintenance of existing and/or new landscape features.

10. The car ports shown on the Proposed Site Plan drawing ref: 012 A must be constructed prior to the occupation of the development hereby approved. Thereafter, they must be maintained and available for the purpose of parking motor vehicles. They should not be converted to use as garages by the provision of doors and/or walled enclosures.

Reason: To ensure that satisfactory on-site parking is provided in a form that allows a vehicle to freely turn within the site curtilage.

11. Before the development hereby approved is occupied, the turning/manoeuvring and parking shown on the Proposed Site Plan drawing ref: 012 A 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. Before the development hereby approved is occupied, the visibility splay areas as shown on the Visibility Splays drawing ref: 087.0027-0001 P01 (at Appendix B within the Transport Note ref: 0870027/TN/1 by Paul Basham Associates) must be cleared/excavated to a level not exceeding 0.60 metres above the relative level of the adjacent carriageway. The splay areas must thereafter be maintained and kept free from all obstructions.

Reason: To ensure that a vehicle can see or be seen when exiting the access.

13. 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 under Class A and Class C of Schedule 2, Part 1 of the 2015 Order, shall be constructed without permission.

Reason: To control the amount of glazing in the interests of the dark night skies character of the Cranborne Chase National Landscape.

14. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and reenacting that Order) (with or without modification) no extensions to the dwellings permitted by Class A of Schedule 2 Part 1 of the 2015 Order shall be erected or constructed within the site.

Reason: In the interests of visual amenity.

15. No external lighting shall be installed unless details are first submitted to and approved in writing by the Local Planning Authority. The external lighting shall be installed and thereafter maintained in accordance with the approved details.

Reason: To protect the dark night skies that are characteristic of the Cranborne Chase National Landscape.

16. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and reenacting that Order) (with or without modification) no fencing or other means of boundary enclosure permitted by Part 2 Class A shall be erected or constructed forward of the principal elevations of the dwellings unless it is a replacement for enclosure within the approved landscaping scheme.

Reason: To conserve the natural beauty of the Cranborne Chase National Landscape

17. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and reenacting that Order) (with or without modification) no garages, sheds or outbuildings (with the exception of greenhouses) permitted by Class E of Schedule 2 Part 1 of the 2015 Order shall be erected or constructed, within the site.

Reason: To control the level of development on the site in the interests of the Cranborne Chase National Landscape.

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

#### **2. 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>

3. 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.
4. Please check that any plans approved under the building regulations match the plans approved in this planning permission or listed building consent. Do not start work until revisions are secured to either of the two approvals to ensure that the development has the required planning permission or listed building consent.
5. Fire service access provisions to be carefully considered. Other Building Control issues to be assessed at time of a Building Regulations application.
6. 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.
7. The applicant is advised that the Council encourages the use of sustainable features that could be introduced to the properties.
8. 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-for-developers-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](mailto:bincharges@dorsetcouncil.gov.uk).
9. 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.

**Application Number:** P/FUL/2022/06238

Site address: Arne Cottage Dorchester Road Wool Wareham BH20 6EJ

Proposal: Erect two new dwellings to the rear of the existing building

Resolution: To delegate authority to the Service Manager for Development Management and Enforcement and Development Management Area Manager East to either:

A) GRANT planning permission following completion of a S106 Planning Obligation to secure the Affordable Housing Contribution of £52,000 Index Linked index-linked using RPI from the date of this committee report, in lieu of on-site provision

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:

11 B Location and Site plan

13 E Block Plan

14 B Proposed Floor plans- Plot 1

15 B Proposed Elevations - Plot 1

16 B Proposed Floor plans - Plot 2

17 B Proposed Elevations - Plot 2

19 B Street elevation

12 Topographical Survey

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

3. The development hereby permitted shall be undertaken in accordance with the Arboricultural Impact Assessment and Method Statement by KJF Consultancy, dated the 29th June 2023, reference: TR.AC.DR.W.W and Tree Protection Plan Ref: TPP.AC.DR.W.W Rev A dated 29.06.23. 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

4. Prior to commencement of works (including site clearance and any other preparatory works) a pre-commencement site meeting between the Tree Officer, Arboricultural Consultant and/or Site Manager shall take place to inspect the protection for the affected protected trees. The protection of the trees shall be in accordance with the Arboricultural Method Statement detailed within and shown upon the Tree Protection Plan prepared by KJF Consultancy, reference: TPP.AC.DR.W.W Rev A, dated 29.06.23. This is to be installed before any equipment, materials or machinery are brought onto the site for the purposes of development. The protection shall be retained until the development is completed and nothing shall be placed within the fencing, nor shall any ground levels be altered or excavations made without the written consent of the planning authority.

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

5. No development shall commence until the necessary nutrient mitigation credits to mitigate the impacts of the development on the Poole Harbour/River Avon/Somerset Levels

and Moors Special Protection Area (SPA) and Ramsar have been secured from an accredited nutrient provider and a copy of the Nutrient Credit Certificate demonstrating that purchase, has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that sufficient mitigation is provided against any impact which may arise from the development on the Poole Harbour/River Avon/Somerset Levels and Moors SPA and Ramsar.

6. Prior to any development above damp course level, a hard and soft landscaping scheme including details of plants to be retained and planted 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.

7. 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.

8. Before the development is occupied or utilised the first 6 metres of the vehicle 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 Local 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.

9. Before the development hereby approved is occupied or utilised the turning/manoeuvring and parking shown on Drawing Number 22181.13 A must have been constructed. Thereafter, these areas, must be permanently maintained, kept free from obstruction and available for the purposes specified.

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

10. There must be no gates hung so as to form obstruction to the vehicular access serving the site. Reason: To ensure the free and easy movement of vehicles through the access and to prevent any likely interruption to the free flow of traffic on the adjacent public highway.

11. The detailed biodiversity mitigation, compensation and enhancement strategy set out within the approved Biodiversity Plan, certified by the Dorset Council Natural Environment Team on 10.10.2022, must be strictly adhered to during the carrying out of the development.

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

- i) the mitigation, compensation and enhancement measures detailed in the approved Biodiversity Plan have been completed in full, in accordance with any specified timetable.
- ii) evidence of compliance, including photographic evidence, in accordance with section J of the approved Biodiversity Plan 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 Biodiversity Plan 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.

12. Before the dwellings are brought into use, the windows that serve the first floor bathrooms/ensuites in the dormer windows must be glazed with obscure glass to a minimum industry standard privacy level 3. Thereafter the obscure glazing shall be retained as such condition.

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

13. Details of measures to limit the potential consumption of wholesome water use by persons occupying the new dwelling to 120 litres per person per day as measured in accordance with regulation 36 of the Approved Document for Part G2 of the Building Regulations 2010 (or any equivalent regulation revoking and/or re-enacting that Statutory Instrument) shall be submitted to and approved by the Local Planning Authority before the dwelling is occupied. The submitted details shall include a water consumption calculation for the dwelling in accordance with the Approved Documents referred to above. The approved measures shall be implemented and maintained to the satisfaction of the Local Planning Authority thereafter.

Reason: To secure nutrient neutrality through effective mitigation in the interests of protected Habitat Sites

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

2. 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](mailto: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. Street Naming and Numbering

The Council is responsible for street naming and numbering within our area. This helps to effectively locate property to deliver post and for access by emergency services. New or changed addresses must be registered with the Council. This link has more information. <https://www.dorsetcouncil.gov.uk/planning-buildings-land/street-naming-and-numbering/street-naming-and-numbering>

### 4. Biodiversity Net Gain

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

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

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

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

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

- The application for planning permission was made before 12 February 2024..
- The permission which has been granted is for development which is exempt being:

- Development which is not 'major development' (within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015) where:

- i) the application for planning permission was made before 2 April 2024;
- ii) planning permission is granted which has effect before 2 April 2024; or
- iii) planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 where the original permission to which the section 73 permission relates\* was exempt by virtue of (i) or (ii).

\* "original planning permission means the permission to which the section 73 planning permission relates" means a planning permission which is the first in a sequence of two or more planning

permissions, where the second and any subsequent planning permissions are section 73 planning permissions.

- Development below the de minimis threshold, meaning development which:
  - i) does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and
  - ii) impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric).
- Development of a biodiversity gain site, meaning development which is undertaken solely or mainly for the purpose of fulfilling, in whole or in part, the Biodiversity Gain Planning condition which applies in relation to another development, (no account is to be taken of any facility for the public to access or to use the site for educational or recreational purposes, if that access or use is permitted without the payment of a fee).
- 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>

5. Whilst the protected beech on site has clearly been reduced historically, extensive reduction works and removal would not be supported for reasons such as shade or dominance within the garden space.

or B) Refuse permission for the reasons set out below if the s106 agreement is not completed by 23 January 2026 or such extended time as agreed by the Service Manager for Development Management and Enforcement and/or the Development Management Area Manager East

Reason for refusal: The application is contrary to Policy H11 of the Purbeck Local Plan as there is no legal agreement in place to secure the appropriate affordable housing contribution.

**Application Number: P/FUL/2024/01770**

Site address: 15 Churchill Close Sturminster Marshall BH21 4BQ

Proposal: Demolish the garage, sever land and erect a 2 bedroom bungalow with shared vehicular access and parking

Resolution: Grant in accordance with the officer report subject to conditions:

. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: This condition is required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

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

Location Plan

01 A Proposed Floor Plans & Elevations

AMENDED - Block Plan Showing Parking

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

3. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

i. No bonfires

ii. Protection of nearby receptors from dust arising from construction and vehicle movements and storage of waste materials prior to removal from site

iii. Operating times of construction

iv. Other mitigation measures to reduce noise during the build.

Reason: In the interest of residential amenity and to manage any possible adverse effects associated with the development.

4. The development hereby permitted shall be implemented strictly in accordance with the recommendations and requirements in the ecology report titled Ecological Mitigation, Enhancement and Management Plan, v2, by Arbtech and dated 29/04/2025, and certified by the Dorset Council Natural Environment Team on 22/05/2025.

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

i) the compensation, mitigation and enhancement measures detailed in 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 compensation, mitigation and enhancement measures must be permanently maintained and retained in accordance with the approved details.

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

5. 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.

6. The development hereby permitted must not be occupied or utilised until a scheme showing precise details of the proposed cycle parking facilities is submitted to the Local Planning Authority. Any such scheme requires approval to be obtained in writing from the Local Planning Authority. The approved scheme must be constructed before the development is occupied and, thereafter, must be maintained, kept free from obstruction and available for the purpose specified.

Reason: To ensure the proper construction of the parking facilities and to encourage the use of sustainable transport modes.

7. Prior to the development above damp course level, full details of both hard and soft landscape works shall be submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. If within a period of 5 years from the date of the planting of any tree/plant, that tree/plant or any tree/plant planted in replacement for it, is removed, uprooted or destroyed or dies (or becomes in the opinion of the Local Planning Authority seriously damaged or defective) another tree/plant of the same species and size as that originally planted shall be replanted in the first available planting season unless the Local Planning Authority agrees in writing to any variation.

Reason: Landscaping is considered essential in order to preserve and enhance the visual amenities of the locality.

8. Prior to occupation the development shall be completed in accordance with the proposed works detailed in the Flood Risk Assessment and Surface Water Drainage Strategy - AEG3799\_BH21\_SturminsterMarshall\_01\_v4 (Received on 31/03/2025), and shall be maintained as such thereafter.

Reason: In order to safeguard the accommodation from unnecessary flood risk.

9. Before the development is occupied or utilised the first 5.00 metres of the vehicle 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 Local 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.

10. Before the development is occupied or utilised the turning/manoeuvring and parking shown on the submitted plans 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. In the event that contamination is found at any time when carrying out the approved development, it must be reported in writing immediately to the Local Planning Authority and an investigation and risk assessment must be undertaken in accordance with requirements of BS10175 (as amended). Should any contamination be found requiring remediation, a remediation scheme, including a time scale, shall be submitted to and approved in writing by the Local Planning Authority. On completion of the approved remediation scheme a verification report shall be prepared and submitted within two weeks of completion and submitted to the Local Planning Authority.

Reason: To ensure risks from contamination are minimised.

12. The photovoltaic panels hereby approved shall have an anti-reflective coating to reduce glare unless otherwise agreed in writing with the Local Planning Authority.

Reason: To safeguard the amenities of the occupants of neighbouring properties by reducing glare.

13. There must be no gates hung so as to form obstruction to the vehicular access serving the site.

Reason: To ensure the free and easy movement of vehicles through the access and to prevent any likely interruption to the free flow of traffic on the adjacent public highway.

14. 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 and Class B nor windows above ground floor level permitted by Class C of Schedule 2 Part 1 of the 2015 Order, shall be erected, constructed or installed.

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

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. 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](mailto: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. The applicant is advised that the site lies within an area of ground water protection. Care should be taken during the construction to avoid any contaminants entering the ground water.

5. Street Naming and Numbering

The Council is responsible for street naming and numbering within our area. This helps to effectively locate property to deliver post and for access by emergency services. New or changed addresses must be registered with the Council. This link has more information. <https://www.dorsetcouncil.gov.uk/planning-buildings-land/street-naming-and-numbering/street-naming-and-numbering>

6. 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.

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

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

9. 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>

10. 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.

11. This permission does not include an air source heat pump so any air source heat pump installation must comply with permitted development criteria.

**Application Number: P/FUL/2024/07588**

Site address: 47 Brook Lane Corfe Mullen BH21 3RD

Proposal: Erect a replacement dwelling, garage and cycle store on the southern side of the applicant land to the area outlined in red and shown as Plot A on the site/block plan

Resolution: Grant in accordance with **Page 32** report:

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:

SS.02 R4 Proposed street scene

SS.01 R3 Section - Proposed

PBP.01 R4 Proposed site block plan

SMH/LC/9/7/23 Location plan

GAR.01.pe R1 Proposed garage - GF and roof plan with elevations

PH.01.p R4 Proposed plans

PH.01.e R4 Proposed elevations

CS.01.pe R1 Proposed cycle store - GF and roof plan with elevations

PH.01.s R4 Proposed sections

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

3. 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.

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

4. The dwelling hereby permitted must not be occupied unless and until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works have been carried out as approved. Thereafter, the soft landscaping shall and any plants that are lost, die or become diseased within 5 years of being planted shall be replaced in accordance with a scheme to be agreed in writing by the Local Planning Authority and then planted in accordance with the approved details within 1 month of the agreement.

Reason: In the interests of visual amenity and to ensure the approved landscaping scheme is implemented correctly.

5. The ridge level for the dwelling hereby approved shall accord with submitted drawings SS.02 R4 - Street Scene 2 & SS.01 R3 - Site Section D-D

Reason: In the interests of maintaining an acceptable relationship with the adjacent buildings and the amenity of the occupants of the adjacent dwelling to the south at Kestor.

6. Both in the first instance and upon all subsequent occasions, the first and ground floor windows in the side (south) elevation shall be glazed with obscure glass to the maximum level of obscurity. These windows shall either be fixed closed or have a top opening fanlight with the sill of the opening part at least 1700mm above the floor level of the room they serve and the lower section fixed shut.

Reason: To preserve the amenity and privacy of the occupants of the adjoining property at Kestor.

7. Prior to occupation of the dwelling hereby approved, biodiversity enhancement measures shall be installed at the site, details of which shall first be submitted to and approved by the Local Planning Authority. Such enhancement measures could include bee bricks, bat tiles, bat boxes, bird boxes and new planting. The approved measures shall be retained for the lifetime of the development.

Reason: To enhance biodiversity at the site.

8. Before the development hereby approved is occupied or utilised the turning/manoeuvring and parking shown on Drawing Number PBP.01 R4 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.

9. Before the development is occupied or utilised the cycle parking facilities shown on Drawing Number BP.01 R4 must have been constructed. Thereafter, these must be maintained, kept free from obstruction and available for the purposes specified.

Reason: To ensure the proper construction of the parking facilities and to encourage the use of sustainable transport modes.

10. 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 or additional windows in the south elevation, permitted by Class A and Class B of Schedule 2 Part 1 of the 2015 Order, shall be erected, constructed or installed

Reason: To protect the amenity of the occupants of the adjacent dwellings.

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. 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. 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. <sup>(OBJ)</sup>

In this case:

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

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

5. The proposed works are in the vicinity of the public right of way; bridleway E37/18, as recorded on the County Definitive Map and Statement of rights of way.

Throughout the duration of the development the full width of the bridleway must remain open and available to the public, with no materials or vehicles stored on the route.

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

The 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 the bridleway then a Temporary Path Closure Order must be obtained. This can be applied for through this office, 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.

6. 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.

**Application Number: P/FUL/2025/00387**

Site address: 47 Brook Lane Corfe Mullen BH21 3RD

Proposal: Erect a replacement dwelling with detached garage and detached cycle store. Form new access. Demolish remaining existing.

Resolution: Grant in accordance with the officer recommendation:

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:

SS.02 R4 Proposed street scene

SS.01 R3 Section - Proposed

PBP.02 R4 Proposed site block plan

SMH/LC/9/7/23 Location plan

GAR.01.pe R1 Proposed garage - GF and roof plan with elevations

PH.02.p R4 Proposed floor plans

PH.02.e R4 Proposed elevations

CS.02.pe R1 Proposed cycle store - GF and roof plan with elevations

PH.02.s R4 Proposed sections

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

3. 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.

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

4. The dwelling hereby permitted must not be occupied unless and until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works have been carried out as approved. Thereafter, the soft landscaping shall and any plants that are lost, die or become diseased within 5 years of being planted shall be replaced in accordance with a scheme to be agreed in writing by the Local Planning Authority and then planted in accordance with the approved details within 1 month of the agreement.

Reason: In the interests of visual amenity and to ensure the approved landscaping scheme is implemented correctly.

5. The ridge level for the dwelling hereby approved shall accord with submitted drawing SS.02 R4 - Street Scene 2

Reason: In the interests of maintaining an acceptable relationship with the adjacent buildings and the amenity of the occupants of the adjacent dwelling to the south at Kestor.

6. Both in the first instance and upon all subsequent occasions, the first and ground floor windows in the side (south) elevation shall be glazed with obscure glass to the maximum level of obscurity. These windows shall either be fixed closed or have a top opening fanlight with the sill of the opening part at least 1700mm above the floor level of the room they serve and the lower section fixed shut.

Reason: To preserve the amenity and privacy of the occupants of the adjoining property at Kestor.

7. Prior to occupation of the dwelling hereby approved, biodiversity enhancement measures shall be installed at the site, details of which shall first be submitted to and approved by the Local Planning Authority. Such enhancement measures could include bee bricks, bat tiles, bat boxes, bird boxes and new planting. The approved measures shall be retained for the lifetime of the development.

Reason: To enhance biodiversity at the site.

8. Before the development hereby approved is occupied or utilised the turning/manoeuvring and parking shown on Drawing Number PBP.02 R4 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.

9. Before the development is occupied or utilised the cycle parking facilities shown on Drawing Number PBP.02 R4 must have been constructed. Thereafter, these must be maintained, kept free from obstruction and available for the purposes specified.

Reason: To ensure the proper construction of the parking facilities and to encourage the use of sustainable transport modes.

10. 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 nor additional windows in the south elevation, permitted by Class A and Class B of Schedule 2 Part 1 of the 2015 Order, shall be erected, constructed or installed

Reason: To protect the amenity of the occupants of the adjacent dwellings.

#### 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. 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. 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.

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

5. The proposed works are in the vicinity of the public right of way; bridleway E37/18, as recorded on the County Definitive Map and Statement of rights of way.

Throughout the duration of the development the full width of the bridleway must remain open and available to the public, with no materials or vehicles stored on the route.

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

The 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 the bridleway then a Temporary Path Closure Order must be obtained. This can be applied for through this office, 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.

6. 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.

**Application Number:** P/HOU/2025/02317

Site address: Blackhill Cottage Shitterton Road Bere Regis Wareham BH20 7HU

Proposal: Retained use of the outbuilding and proposed changes to facing materials and ridge height to mitigate reasons for refusal of application P/COU/2021/04183 (Change of Use of Land from Agricultural to an ancillary garden use)

Resolution: Grant in accordance with officer recommendation

1. The alterations to which this permission relates must be completed within 6 months of 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:

10790-301 E LOCATION BLOCK PLAN

10790-304 C EXISTING AND PROPOSED PLANS

10790-302 C EXISTING AND PROPOSED ELEVATIONS

10790-303 SHED STORE ELEVATIONS WITH PLANTING

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

3. The existing planting shown on drawing 10790-304 must be maintained and any trees or plants which, within a period of 5 years from the date of this permission, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure the satisfactory landscaping of the site and enhance the biodiversity, visual amenity and character of the area.

4. The outbuilding permitted shall not be occupied or used at any time other than for purposes ancillary to the residential dwelling known currently as Blackhill Cottage.

Reason: The development is in an area where a separate dwelling/business premises would be contrary to the adopted local plan.

#### **Informatives:**

1. The applicant is reminded that the use of the outbuilding should be ancillary to Blackhill Cottage and should not be used to undertake any business operations.
2. The applicant is reminded that no further hard standing/gravelled parking areas should be created on the site without the seeking planning permission for these changes.

### 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/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.

#### **Application Number: P/HOU/2025/01935**

Site address: Little Haythorne Horton Road Church Hill Woodlands to Horton Lane  
Woodlands BH21 7JG

Proposal: Retain garage

Resolution:

A) To delegate authority to the Service Manager for Development Management and Enforcement and Development Management Area Manager East to issue planning permission subject to the following conditions following completion of a S106 Planning Obligation that prevents the carrying out of works secured under application P/CLP/2024/07524 and subject to the following conditions:

1. The following plans are hereby approved:

Location Plan The location plan

P1048-003 Proposed Elevations

P1048-002 Proposed ground floor

P1048-001 Site Plan

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

2. 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. This decision should be read in conjunction with the S106 Legal Agreement signed XXXX, that prevents the carrying out of works secured under application P/CLP/2024/07524.
- B. Refuse permission for the reasons set out below if the s106 agreement is not completed within 6 months of the date of approval or such extended time as agreed by the Service Manager for Development Management and Enforcement and/or the Development Management Area Manager East.

Reason for refusal: In the absence of a legally binding mechanism to ensure the prevention of the works secured under application P/CLP/2024/07524, the proposal is contrary to provisions of Section 13 (Protecting Green Belt land) of the National Planning Policy Framework (2023), in particular paragraphs 152 to 154.

**Application Number: P/FUL/2025/02132**

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

Proposal: Installation of 2no windcatchers to school hall roof

Resolution: Grant as per officer report. 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:

00001 P01 S2 Location Plan

00002 P02 S2 Block Plan

01140 P01 S2 Proposed Roof Plan

03010 P01 S2 Proposed Elevations

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

Informative Notes:

1. Please check that any plans approved under the building regulations match the plans approved in this planning permission or listed building consent. Do not start work until

revisions are secured to either of the two approvals to ensure that the development has the required planning permission or listed building consent.

2. 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.

**Application Number: P/FUL/2025/02071**

Site address: Ferndown County Middle School Church Road Ferndown BH22 9ET

Proposal: Removal of existing fencing and erection of new 2.4m and 3m weldmesh fencing.

Resolution: To delegate authority to the Service Manager for Development Management and Enforcement and Development Management Area Manager East to GRANT permission following the 21 day owner notification period subject to no further representations being received which raise new material planning considerations, 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:

634-P-01B Site Plan  
634-P-02B Block Plan  
560-C-08B Main Entrance Works and Typical Detail  
634-P-04C Overview of Whole Site and Gate Numbers  
634-P-05C Fencing location 1  
634-P-06C Fencing location 2  
634-P-07C Fencing location 3

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

3. Before any equipment, machinery or materials are brought on to the site for the purposes of the development, a method statement for the wall demolition and fence removal and a construction statement for the proposed fencing which secure tree protection shall be submitted to and approved in writing by the Local Planning Authority. The works shall then proceed fully in accordance with the approved method and construction statements.

Reason: To ensure that trees and their rooting environments are afforded adequate physical protection during construction.

4. 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.

#### **Informative Notes:**

1. 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

2. 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.

3. It is recommended that the hedge is replaced on site rather than securing off-site biodiversity net gain.

