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EASTERN AREA PLANNING COMMITTEE

MINUTES OF MEETING HELD ON WEDNESDAY 8 OCTOBER 2025

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

Apologies: Cllrs Alex Brenton and Hannah Hobbs-Chell

Also present: Cllr Andrew Starr

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

Elizabeth Adams (Development Management Team Leader), Kim Cowell (Development Management Area Manager (East)), Joshua Kennedy (Democratic Services Officer), Hannah Massey (Lawyer - Regulatory), Megan Rochester (Senior Democratic & Governance Services Officer), Naomi Shinkins (Lead Project Officer), Thomas Whild (Lead Project Officer) and Louis Wicks (Democratic Services Officer Apprentice)

47. Declarations of Interest

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

48. Minutes

The minutes of the meeting held on 24 September were confirmed and signed.

49. 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.

50. 6/2021/0282 - Land east of Wareham Road Lytchett Matravers

The Lead Project Officer presented the application for the residential development of a site comprising 95 dwellings. The application site was identified as being located to the south of Lytchett Matravers village and north of Glebe Road. The extent of the site was outlined on a map. Photographs were shown of the site frontage along Wareham Road, including existing trees and hedgerows. It was noted that there were existing bus stops along Wareham Road and access to the site would be from Wareham Road. Some wetlands were present within the site.

It was explained that the site had been allocated under Policy H06 of the Local Plan. The proposed development included a mix of dwellings and open space and house types ranged from one to five-bedroom dwellings, with their distribution across the site illustrated. Plans of house types and photographs of similar existing developments were presented, along with an indicative street scene and a rendered image of the site entrance.

The Lead Project Officer noted that the application had received 249 objections from members of the public. Concerns raised included highway safety, infrastructure impact, flood risk, and design. Two comments of support were received. No objections were raised by statutory consultees, although Lytchett Matravers Parish Council had submitted an objection.

Officers considered that the principle of development was acceptable as the site complied with Policy H06, which allocated the site for approximately 95 homes and contributed to housing land supply. Although the site was not allocated in the Neighbourhood Plan, it was deemed to meet the relevant planning policies.

The proposed development would provide 40% affordable housing. The tenure mix had been modified due to increased building costs and other factors. The revised mix included 10% social rent, 40% affordable rent, and 50% shared ownership and the final mix was to be agreed between the applicant and the Dorset Council Housing Officer.

Third-party concerns regarding traffic congestion and highway safety had been noted, but no objections were raised by the highways authority, subject to conditions. The road layout allowed for informal on-street parking and compared favourably with Dorset Council guidance. Highway and footpath widening improvements were also required by condition prior to the occupation of the development.

It was explained that the proposed layout and design broadly complied with the Neighbourhood Plan and that a landscape strategy plan had been submitted and amended following consultation with DC Urban Design Officers. Additional landscaping details were to be secured via condition. The Tree Officer had raised concerns regarding an Oak tree and recommended a condition to remove permitted development rights for the affected dwellings.

In order to mitigate against amenity impacts, side-facing dwellings were designed to avoid windows on side elevations or to incorporate obscure glazing. Separation distances were considered acceptable. Plot 32 had also been repositioned and rotated to reduce its impact.

The site was located within Flood Zone 1, however the Dorset Council Lead Flood Authority had raised no objections, subject to conditions and the flood strategy was deemed to comply with Policy E4 of the Purbeck Local Plan.

Ms Pickard and Ms Small spoke in objection to the application. Their concerns included the impact on neighbouring amenity, as a result of overlooking and additional traffic movements. They requested that the committee look into

conditioning additional screening by way of a buffer, to mitigate against overlooking onto existing properties on Glebe Road.

Mr Hoskinson spoke as the agent for the application. He noted that the development would be in keeping with the surrounding area and stand the test of time, with a sensitive design. The development would also provide energy efficient homes to the area.

Cllr Starr spoke as a local Ward Member and requested that the committee look into local infrastructure to ensure that children could access the local school safely.

Officers provided the following responses to members questions:

- The associated SANG served three separate sites and was outlined in the Local Plan under policy H6.
- Allotments were not required for the site in the Local Plan.
- There was existing hedging on the border with Glebe Road and some additional planting was included in the application.
- Highway improvements were proposed as part of the application, including widening the footpath to 2m.
- Any chimneys would be serve a decorative purpose only.
- A condition was included to require more details about landscaping to be submitted.

It was proposed by Cllr Flower and seconded by Cllr Sowry-House, that the application be granted as per the officer's report.

Decision: That the application be granted subject to the conditions set out in the appendix to these minutes and the completion of a legal agreement

Or, if no agreement is completed then refuse for failure to secure the necessary obligations as set out in the appendix to these minutes.

51. 620190639 - Land North of West Lane, Stoborough, Wareham

The Lead Project Officer presented the outline application for the development of 15 residential dwellings, with all matters reserved apart from access from West Lane. The presenting officer noted that the agent had identified an error in paragraph 5.4 of the report, which referenced a previously proposed pond that did not form part of the proposed scheme, however this did not affect the officer's recommendation or the proposed conditions.

It was explained that in August 2021, the Eastern Area Planning Committee had resolved to grant planning permission subject to a planning obligation. However, following the publication of new guidance by Natural England, planning permission could not be issued at that time. Since then, the Purbeck Local Plan had been adopted in 2024, requiring the application to be reassessed against the new policy framework.

The officer, using aerial photographs and maps, provided context for the application site, which was located on the northern side of West Lane and outside

the settlement boundary of Stoborough. The site was shown in relation to Wareham, with a Suitable Alternative Natural Greenspace (SANG) located to the west. Photographs of the site were shown from various viewpoints, including views beyond the site boundary and along West Lane.

The proposal included 15 dwellings, with the applicant's parameter plan indicating the area designated for residential development and land to the north proposed for tree planting. An illustrative master plan was presented, showing a mix of dwelling types and sizes. The plan included six affordable housing units on site.

The proposed access remained unchanged from the previous consideration. Although West Lane currently lacked a pedestrian footpath, the plans included provision for a new pedestrian route, which would be secured by condition.

The site was located within Flood Risk Zone 1 and a surface water flooding map was shown, confirming that the site was not directly affected by surface water flooding. It was explained that nutrient neutrality would be achieved through a combination of temporary credits and land use change.

The Lead Project Officer summarised the key issues. These remained largely unchanged from the previous decision and were now supported by Policy H8 of the adopted Local Plan. Updated biodiversity surveys had also been submitted by the applicant.

Mr Miller spoke as the agent for the application, he noted that the applicant had worked over the past 12 months to reach an agreeable solution for nitrogen mitigation and that the applicants objective was to provide as many affordable homes as possible.

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

- A new s106 planning obligation would be created that would supersede the original, however it would capture all the information that was included in the original legal agreement.
- As the application was outline only, an informative note could be included to advise that additional parking is provided for the 6-bedroom dwellings, rather than a condition.
- Surface water flooding did not impact the application site and a condition required the surface water management plan to be submitted for approval.

It was proposed by Cllr Coombs and seconded by Cllr Skeats that the application be granted as per the officer's recommendation, with an added informative note to provide enhanced parking provision for two plots.

Decision: That authority be delegated to the Service Manager for Development Management and Enforcement and Development Management Area Manager East to grant subject to the completion of a legal agreement and conditions, as set out in the appendix to these minutes.

Or,

Refuse permission for the reasons set out in the appendix to these minutes if the s106 agreement is not completed by 8 April 2026 or such extended time as agreed by the Service Manager for Development Management and Enforcement and/or the Development Management Area Manager East.

52. **Urgent items**

There were no urgent items.

53. **Exempt Business**

There was no exempt business.

Decision Sheet

Duration of meeting: 10.00 - 11.48 am

Chairman

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Eastern Area Planning Committee
8 October 2025

Eastern Area Planning Committee
Wednesday 08 October 2025
Decision List

Application: 6/2021/0282

Application Site: Land east of Wareham Road Lytchett Matravers

Proposal: Residential development of site for 95 dwellings, new vehicular and pedestrian access onto Wareham Road and other associated works including landscaping and open space.

Recommendation: To delegate authority to the Service Manager for Development Management and Enforcement and Development Management Area Manager East to either grant, subject to the completion of a legal agreement under section 106 of the Town and Country Planning Act 1990 (as amended) in a form to be agreed by the Legal Services manager.

Or

Refuse permission if the agreement is not completed by 3 February 2026 or such extended time as agreed by the Head of Planning.

Decision:

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

A) Grant, subject to the completion of a legal agreement under section 106 of the Town and Country Planning Act 1990 (as amended) in a form to be agreed by the Legal Services manager to secure the following:

- 40% affordable housing
- Education contribution
- Special education needs contribution
- GP surgery contribution
- Public right of way contribution
- Nutrient neutrality requirements
- Local equipped area for play requirements

Written agreement to the pre-commencement condition(s) was received from the applicant on 31 July 2025.

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.

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

- 122_DI_07.5 (Location Plan)
- 122_DI_10.20 (Site Layout Plan)
- 122_DI_14.7 (Site Layout – Coloured)
- 122_DI_15.7 (Dwelling Materials Plan)
- 122_DI_16.5 (Parking Layout Plan)
- 122_DI_17.5 (Building Heights Plan)
- 122_DI_18.5 (Boundary Materials Plan)
- 122_DI_19.5 (Block Layout Plan)
- 122_DI_20.5 (Roof Plan)
- 122_DI_21.5 (Housing Mix Plan)
- 122_DI_23.4 (Affordable Housing Plan)
- 01-ATR-101 Rev A (Vehicle Swept Path Analysis Sheet 1 of 4)
- 01-ATR-102 Rev A (Vehicle Swept Path Analysis Sheet 2 of 4)
- 01-ATR-103 Rev A (Vehicle Swept Path Analysis Sheet 3 of 4)
- 01-ATR-104 Rev A (Vehicle Swept Path Analysis Sheet 4 of 4)
- 01-PHL-0001 Rev C (Proposed Access Arrangements)
- 01-PHL-0003 Rev B (Refuse Collection Distances Plan)
- 01-PHL-1010 Rev B (Preliminary Highways Layout Sheet 1 of 4)
- 01-PHL-1011 Rev B (Preliminary Highways Layout Sheet 2 of 4)
- 01-PHL-1012 Rev B (Preliminary Highways Layout Sheet 3 of 4)
- 01-PHL-1013 Rev B (Preliminary Highways Layout Sheet 4 of 4)
- 01-PHL-2010 Rev A (Preliminary Road Profiles Sheet 1 of 2)
- 01-PHL-2011 Rev A (Preliminary Road Profiles Sheet 2 of 2)
- 01-PDL-1101 Rev B (Preliminary Drainage Strategy)
- 01-PDL-1002 Rev B (Preliminary Pond Sections)
- 813.11 Rev A (Landscape Strategy June 2025)
- 813.11_34E (Landscape Strategy Plan)
- 813.11/43 (Landscape Layout with Services)
- 1639 (S38 Street Lighting Strategy)
- 1639-LB-EX-XX-DR-E-7080-41 (Street Lighting Strategy Plan)
- 1639-LB-XX-XX-SH-E-7080-01 (Lighting Designers Risk Assessment)
- Urbis Axia 3 Datasheet
- A024-HAB Rev A (Plots 27, 28, 87 and 88)
- A024-875-HA-B-T3 Rev A (Plots 68, 69 and 70)
- A024-777-HA-B-T3-V2 (Plots 56, 57 and 58)
- A024-875-HA-B-V Rev A (plots 8, 9, 10 and 11)
- A024-HA-R-T3-V2 (plots 16, 17, 18)
- A024 - HA-R-T3-V Rev A (plots 65, 66, 67)
- A024-875-HA-R Rev A (Plots 54, 55, 89 and 90)
- A024-1006-HA-B Rev A (Plots 6, 7, 21, 22, 29 and 30)
- A024-1006-HA-B-V Rev A (Plots 19 and 20)

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- A024-1006-HA-R Rev A (Plots 74 and 75)
- A024-1217-HA-R & 1356-HA-R-V (Plots 1 and 2)
- A024-Bea-B-C (Plots 63 and 64)
- A024-Bea-B-C-V (Plots 81 and 82)
- A024-Bry-B-C & Bri-R-C-V (Plots 14, 15, 23, 24, 85 and 86)
- A024-Bry-B-C (Plots 79 and 80)
- A024-Com-B-C (Plot 36)
- A024-Com-R-C (Plot 35)
- A024-FBT 3-HA-B Rev A (Plots 12 and 13)
- A024-Gla-B-C (Plots 3, 32, 59, 72, 84 and 91)
- A024-Ibb-B-C (Plots 25 and 73)
- A024-Ibb-B-C-V (Plot 47)
- A024-Ibb-B-I1-V (Plot 62)
- A024-Iwe-B-C1 (Plot 31)
- A024-Kim-B-C & Bri-R-C-V (Plots 76 and 77)
- A024-Kin-B-C & Gla-B-C-V (Plots 33 and 34)
- A024-Kin-B-C (Plot 71)
- A024-Kin-B-I (Plot 61)
- A024-Kin-B-I-V (Plots 5 and 94)
- A024-Kin-R-C (Plot 26)
- A024-Kno-B-C (Plot 45)
- A024-Lyt-B-C (Plots 38 and 39)
- A024-Lyt-R-I2 (Plot 78)
- A024-Mor-R-C (Plots 40 and 52)
- A024-Net-B-C (Plots 43 and 44)
- A024-Pul-B-C-V (Plot 51)
- A024-Reg-B-C (Plot 95)
- A024-Shi-B-I (Plot 4)
- A024-Sil-B-C (Plot 46)
- A024-Sil-B-I (Plot 92)
- A024-Six-B-I (Plots 48, 50 and 83)
- A024-Six-R-I (Plot 37)
- A024-Spe-B-I (Plots 53 and 60)
- A024-Spe-R-I (Plot 49)
- A024-Upw-B-I (Plots 41 and 42)
- A024-Upw-B-I-V (Plot 93)
- A024-P-100A (Street Scenes – Plans and Elevations)
- A024-SG2-B (Single Garage 2-B)
- A024-DG2-B (Double Garage 2-B)
- A024-DGHO-B (Double Garage with Home Office)
- A024-TwG2-B (Twin Garage 2-B)

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

Pre-commencement

3. No development shall commence until a detailed surface water management scheme for the site, based upon the hydrological and hydrogeological context of the development, and including clarification of how surface water is to be managed during construction, has been submitted to, and approved in writing by the local planning authority. The

surface water scheme shall be fully implemented in accordance with the submitted details before the development is completed.

Reason: To prevent the increased risk of flooding, to improve and protect water quality, and to improve habitat and amenity.

4. No development hereby approved shall commence until a Construction Traffic Management Plan (CTMP) has been submitted to and approved in writing by the Local 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
- 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.

5. No development hereby approved shall commence until a Construction Method Statement (CMS) and Construction Environmental Management Plan (CEMP) must be submitted to and approved in writing by the Planning Authority. The CMS & CEMP must include:

- storage of plant and materials used in constructing the development
- delivery, demolition and construction working hours
- the use of plant and machinery
- wheel washing and vehicle wash-down and disposal of resultant dirty water
- oils/chemicals and materials
- the control and removal of spoil and wastes
- control of potential nuisances to neighbours including dust and noise.

The approved CMS & CEMP shall be adhered to throughout the construction period for the development.

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

6. No development hereby approved shall commence (and before any equipment, machinery or materials are brought on to the site for the purposes of the development) until an updated Arboricultural Method Statement and tree protection plan shall be submitted to and approved in writing by the local planning authority. The barriers shall be erected and maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority.

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

7. No development hereby approved shall commence (including site clearance, demolition and construction) until a pre-commencement meeting has been held on site and attended by the developers appointed arboricultural consultant, the site manager/foreman and the Local Planning Authority (LPA) Tree Officer to discuss details of the working procedures and agree either the precise position of the approved tree protection measures to be installed OR that all tree protection measures have been installed in accordance with the approved tree protection plan. The development shall thereafter be carried out in accordance with the approved details, or any variation as may subsequently be agreed in writing by the LPA.

Reason: Required prior to the commencement of development in order that the Local Planning Authority may be satisfied that the trees to be retained will not be damaged during development works and to ensure that the work is carried out in accordance with the approved details.

8. No development hereby approved 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.

9. No development hereby approved shall commence (other than those required by this condition) on the development hereby permitted until the first 15.00m of the proposed access road, including the junction with the existing public highway, has been completed to at least binder course level.

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.

Above DPC

10. Prior to development above damp proof 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. These details shall include:

- (i) proposed finished levels or contours;
- (ii) means of enclosure;
- (iii) hard surfacing materials;
- (iv) soft landscaping details including plant species;
- (v) structures (eg furniture, play equipment, refuse or other storage units, signs, lighting, etc);

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 development above damp proof course level, a Landscape Management Plan, including long term design objectives, management responsibilities, maintenance schedules and a timetable for implementation and/or phasing; for all landscape areas (other than small, privately owned domestic gardens,) shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the Landscape Management Plan shall be implemented as approved.

Reason: To ensure that due regard is paid to the continuing enhancement and maintenance of amenity afforded by landscape features of communal, public, nature conservation or historical significance.

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

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

Pre- occupation

13. Prior to occupation of the development, details of maintenance & management of both the surface water sustainable drainage scheme and any receiving system shall be submitted to and approved in writing by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. These should include a plan for the lifetime of the development, the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime.

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

14. Prior to occupation of the development, where surface water drainage infrastructure is located within private property, evidence that property owners have been made aware of any SuDS/drainage features within their ownership boundary and their obligations to maintain such features has been submitted to and approved in writing by the Local Planning Authority. Such evidence shall take the form of confirmation of legal covenants associated with the deeds of the properties or similar documentation.

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

15. The development hereby approved shall not be occupied unless and until the access, geometric highway layout, turning and parking areas shown on the submitted plans have been 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.

16. The development hereby approved shall not be occupied unless and until the visibility splay areas as shown on drawing 01-PHL-0001 REV C have been cleared/excavated to a level not exceeding 0.6 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.

17. The development hereby approved shall not be occupied unless and until the following works must have been constructed to the specification of the Planning Authority:
- Bus stop improvements – indicatively indicated on drawing 01-PHL-0001 REV C (or similar scheme to be agreed in writing with the Local Planning Authority)
 - Footway alterations – indicatively indicated on drawing 01-PHL-0001 REV C (or similar scheme to be agreed in writing with the Local Planning Authority)

Reason: These specified works are seen as a pre-requisite for allowing the development to proceed, providing the necessary highway infrastructure improvements to mitigate the likely impact of the proposal.

18. The development hereby approved shall not be occupied unless and until details of the tactile paving at pedestrian crossing points within the internal layout of the estate road have been submitted to and approved in writing by the Local Planning Authority and implemented in accordance with the approved details.

Reason: To provide safe and suitable crossing points within the internal layout of the estate road to align with Inclusive Mobility guidance.

19. The development hereby approved shall not be occupied unless and until, a Travel Plan must be submitted to and approved in writing by the Planning Authority. The Travel Plan, as submitted, will include:

- Targets for sustainable travel arrangements.
- Effective measures for the on-going monitoring of the Travel Plan.
- A commitment to delivering the Travel Plan objectives for a period of at least five years from first occupation of the development.
- Effective mechanisms to achieve the objectives of the Travel Plan by the occupiers of the development

The development must be implemented only in accordance with the approved Travel Plan.

Reason: In order to reduce or mitigate the impacts of the development upon the local highway network and surrounding neighbourhood by reducing reliance on the private car for journeys to and from the site.

20. The development hereby approved shall not be occupied unless and until the protected species mitigation measures as detailed in the approved mitigation plan dated 7 July 2025 have been completed in full unless any modifications to the agreed mitigation plan as a result of the requirements of a European Protected Species Licence or the results of subsequent bat surveys have first been submitted to and agreed in writing by the Local Planning Authority.

Thereafter approved mitigation measures shall be permanently maintained and retained in accordance with the approved details, unless otherwise first agreed in writing by the Local Planning Authority.

Reason: In the interest of biodiversity and ecology.

21. Prior to occupation of the development, details shall be submitted which demonstrates:

- how the development shall achieve at least 10% of the total regulated energy (used for space heating, hot water provision, fixed lighting and ventilation) used in the dwellings in each phase from renewable sources
- that options for district heating, and/or power facilities to serve the development have been investigated

Reason: To help meet the UK's carbon emissions targets and comply with Policy ME4 of the Christchurch and East Dorset Core Strategy.

22. Prior to occupation of the development, details of measures to limit the water use of the dwelling(s) in accordance with the optional requirement in regulation 36(2)(b) and 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 in writing by the Local Planning Authority. The submitted details shall include a water consumption calculation for each dwelling in accordance with the Approved Documents referred to above. The approved measures shall be implemented prior to occupation and maintained in accordance with the approved details thereafter.

Reason: To ensure nutrient neutrality in Poole Harbour catchment in the interests of protected habitats.

Compliance

23. The development hereby approved shall provide 20% of its overall housing requirement in accordance with M4(2) building control optional standards to meet the needs of the elderly and/or disabled people.

Reason: In the interest of amenity of future occupiers.

Other

24. 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.

25. No construction work in relation to the development, including preparation prior to operations, shall take place other than between the hours of 08.00 hours to 18.00 hours Monday to Friday and 09.00 hours to 13.00 hours on Saturdays and at no time on Sundays or Public or Bank Holidays.

Reason: To safeguard the amenity of existing residents having regard to Local Plan Policy HE2.

26. 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 dwellings identified as plots 57 and 58 in the plans hereby approved, permitted by Class A and Class B of Schedule 2 Part 1 of the 2015 Order, shall be erected or constructed.

Reason: In the interest of protected trees within the dwelling curtilages.

Informatives

1. This permission is subject to an agreement made pursuant to Section 106 of the Town and Country Planning Act 1990 dated [TBC] relating to affordable housing, contributions, open space and nutrient mitigation.
2. If the applicant wishes to offer for adoption any highways drainage to DC, they should contact DC Highway's Development team at DLI@dorsetcouncil.gov.uk as soon as possible to ensure that any highways drainage proposals meet DC's design requirements.
3. Prior Land Drainage Consent (LDC) may be required from DC's FRM team, as relevant LLFA, for all works that offer an obstruction to flow to a channel or stream with the status of Ordinary Watercourse (OWC) – in accordance with s23 of the Land Drainage Act 1991. The modification, amendment or realignment of any OWC associated with the proposal under consideration, is likely to require such permission. We would encourage the applicant to submit, at an early stage, preliminary details concerning in-channel works to the FRM team. LDC enquires can be sent to floodriskmanagement@dorsetcouncil.gov.uk.
4. The applicant is advised to have early discussions with Wessex Water in relation to the possible adoption of SuDS features in order to ensure that the final design of the basins are in line with their design requirements.
5. Pollution Prevention During Construction- Safeguards should be implemented during the construction phase to minimise the risks of pollution and detrimental effects to the water interests in and around the site. Such safeguards should cover the use of plant and machinery, oils/chemicals and materials; the use and routing of heavy plant and vehicles; the location and form of work and storage areas and compounds and the control and removal of spoil and wastes. We recommend the applicant refer to our Pollution Prevention Guidelines, which can be found at:
<https://www.gov.uk/government/collections/pollution-prevention-guidance-ppg>
6. Waste - The applicant should consider reduction, reuse and recovery of waste in preference to offsite incineration and disposal to landfill during site construction. We note that screening bund is to be created, and this likely to require material to be imported to the site. Depending on the material and quantity a waste exemption or environmental permit may be required.

If any waste is to be used onsite, the applicant will be required to obtain the appropriate waste exemption or permit from the Environment Agency. We are unable to specify what exactly would be required if anything, due to the limited amount of information provided. The applicant is advised to contact the Local Environment Management team at Blandford Office on 03708 506 506 or refer to guidance on our website
<https://www.gov.uk/topic/environmental-management/environmental-permits>

If any controlled waste is to be removed off site, then site operator must ensure a

registered waste carrier is used to convey the waste material off site to a suitably authorised facility. If the applicant require more specific guidance it is available on our website <https://www.gov.uk/how-to-classify-different-types-of-waste>

7. In addition to this permission, the junction works referred to in the recommended condition above must be carried out to the specification and satisfaction of the Highway Authority in consultation with the Planning Authority and it will be necessary to enter into an agreement, under Section 278 of the Highways Act 1980, with the Highway Authority, before any works commence on the site. The applicant should contact Dorset Council's Highways Development team. They can be reached by email at highwaysdevelopment@dorsetcouncil.gov.uk, or in writing at Highways Development team, Economic Growth and Infrastructure, Dorset Council, County Hall, Dorchester, DT1 1XJ.
8. The applicant is advised that, notwithstanding this consent, if it is intended that the highway layout be offered for public adoption under **Section 38 of the Highways Act 1980**, the applicant should contact Dorset Council's Development team. They can be reached by telephone at 01305 225401, by email at dli@dorsetcc.gov.uk, or in writing at Development team, Infrastructure Service, Dorset Council, County Hall, Dorchester, DT1 1XJ.
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.
10. The applicant is advised that as part of the continued monitoring of the Travel Plan, they are required to regularly liaise, at regular time periods to be agreed, with Dorset Council's Travel Plan team (travelchoice@dorsetcouncil.gov.uk) for the lifespan of the Travel Plan. The Travel Plan surveys and other pertinent information should be submitted to Dorset Council to ensure that continued progress is being made to meet the targets of the Travel Plan.
11. The following British Standards should be referred to: a) BS: 3998:2010 Tree work – Recommendations b) BS: 5837 (2012) Trees in relation to demolition, design and construction - Recommendations (Add BS 8545: Trees: from nursery to independence in the landscape)
12. The various trees standing within this site are protected by virtue of the Tree Preservation Order (TPO/2022/0094). Wilful damage to the trees is an offence under the Town and Country Planning Act 1990. Failure to comply with the tree protection conditions above is likely to result in damage to the trees and may lead to the prosecution of those undertaking the work and those causing or permitting the work.
13. The British Geological Society indicates local geology to have clay deposits. The council recommends advice is sought from a suitably qualified engineer to ensure foundation design is in accordance with the NHBC guidance Chapter 4.2- building near trees.

B) Refuse permission for the reasons set out below if the agreement is not completed by 3 February 2026 or such extended time as agreed by the Head of Planning:

- Lack of provision to secure policy compliant 40% affordable housing.
- Lack of provision to secure policy compliant education contributions.
- Lack of provision to secure policy compliant special education needs contributions.
- Lack of provision to secure policy compliant GP surgery contributions.
- Lack of provision to secure policy compliant public right of way contributions.
- Lack of provision to secure nutrient neutrality requirements.
- Lack of provision to secure policy compliant local equipped area for play requirements.

Application: 6/2019/0639

Application Site: Land North of West Lane, Stoborough, Wareham

Proposal: Outline application for up to 15 residential dwellings, site reprofiling and associated infrastructure, with all matters reserved apart from vehicular access from West Lane

Recommendation:

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:
- 6 Affordable dwellings
 - Implementation and management of off-site land for nutrient mitigation and subject to the conditions at the end of this report.

Or

- B) Refuse permission if the s106 agreement is not completed by 8 April 2026 or such extended time as agreed by the Service Manager for Development Management and Enforcement and/or the Development Management Area Manager East.

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 subject to no adverse comments being received from Natural England in respect of the Appropriate Assessment and following completion of a S106 Planning Obligation to secure:
- 6 Affordable dwellings
 - Implementation and management of off site land for nutrient mitigation and subject to the following conditions.
1. No part of the development hereby approved shall commence until details of all reserved matters (Appearance, Landscaping, Layout, Scale) have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the satisfactory development of the site.

2. An application for approval of any 'Reserved Matter' must be made 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 92 of the Town and Country Planning Act 1990.

3. The development to which this permission relates must be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: This condition is required to be imposed by Section 92 of the Town and Country Planning Act 1990 (as amended).

4. The development hereby permitted shall be carried out in accordance with the following approved plans:
 - 236801/01 Location Plan
 - 13263-CAL-XX-XX-DR-D-1100 P1 New Access General Arrangement
 - 236801-TOR-SK-020 C Ecological Mitigation Planting Strategy Plan

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

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. An Arboricultural Method Statement (AMS) prepared by a qualified tree specialist providing comprehensive details of construction works in relation to trees that have the potential to be affected by the development must be submitted with any Reserved Matters application for layout and landscaping and approved in writing by the Council. All works must be carried out in accordance with the approved details. In particular, the AMS must provide the following:
 - a) a specification for protective fencing to trees and hedges during both demolition and construction phases which complies with BS5837 (2012) and a plan indicating the alignment of the protective fencing;
 - b) a specification for scaffolding of building works and ground protection within the tree protection zones in accordance with BS5837 (2012);

- c) a schedule of tree work conforming to BS3998;
- d) details of the area for storage of materials, concrete mixing and any bonfires;
- e) plans and particulars showing proposed cables, pipes and ducts above and below ground as well as the location of any soakaway or water or sewerage storage facility;
- f) details of any no-dig specification for all works within the root protection area for retained trees;
- g) details of the supervision to be carried out by the developer's tree specialist.

Reason: This information is required to be submitted and agreed before any work starts on site to ensure that the trees and hedges deemed worthy of retention on-site will not be damaged prior to, or during the construction works.

7. Prior to the commencement of development, a scheme of landscaping, both for the site and covering the area outside of the application site but shown in blue on drawing 236801/01 dated 04 November 2019 shall have been submitted in writing to and approved by the Local Planning Authority (LPA).

The scheme shall include:

- i. A survey plan, showing existing cables, pipes and ducts above and below ground, existing levels, and all existing trees, shrubs and hedges on the land, plus details of any to be retained together with measures for their protection during the course of development
- ii. A landscape proposals plan showing proposed levels and soft landscape (trees, shrubs, herbaceous plants and grassed areas);
- iii. Planting plans which must show the species of trees, shrubs and herbaceous plants to be planted and where they will be planted, the size that the trees/shrubs/plants will be on planting, and the number that will be planted.
- iv. Written detail, which complies with BS 4428:1989 Code of Practice for General Landscape Operations, of how the ground will be prepared and cultivated before planting, the methods that will be used to plant the trees/shrubs/plants and seed or turf of the grassed areas, and details of protection from rabbits and other grazing animals.
- v. Information, which complies with BS 7370 Part 1 1991 and Part 4 1993 Grounds Maintenance, regarding how the planting will be maintained for the first five years following planting. This should include detail of watering, weed control and pruning.

No dwelling hereby approved shall be occupied until the approved scheme has been carried out and completed. Any trees, shrubs, or plants that die within a period of five years from completion or are removed and/or become seriously damaged or diseased in that period shall be replaced (and if necessary, continue to be replaced) in the first available planting season with others of a

similar size an species, unless the Local Planning Authority gives prior written permission for any variation.

Reason: These details are required to be agreed at the Reserved Matters application stage, in order to allow full consideration of the mitigation provided by landscaping in considering the layout of the site. The details are required to protect existing trees, hedges and biodiversity which may exist on the site, to ensure the satisfactory landscaping of the site, and to enhance the biodiversity, visual amenity and character of the area.

8. No development must commence until details of the access, geometric highway layout, turning and parking areas have been submitted to and agreed in writing by the Planning Authority. No dwelling shall be occupied until the works are completed in accordance with the approved details.

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

9. No development shall take place until a detailed surface water management scheme for the site, based upon the hydrological and hydrogeological context of the development, and including clarification of how surface water is to be managed during construction, has been submitted to, and approved in writing by the local planning authority. The surface water scheme shall be fully implemented in accordance with the submitted details before the development is first occupied.

Reason: To prevent the increased risk of flooding, to improve and protect water quality, and to improve habitat and amenity.

- 10 No development shall take place until a detailed design for the realigned channel and crossing is submitted to, and approved by, the Local Planning Authority. The works shall be completed in accordance with the approved details prior to the first occupation of any of the dwellings.

Reason: To prevent the increased risk of flooding.

Note: Separate Land drainage consents will be required for the proposed realignment of the channel, the new crossing and the proposed outfall. Please see informative below.

- 11 No development (including site clearance, demolition or preparatory works) shall commence until a detailed lighting strategy for all phases of the development (including pre-construction, construction and operational phases) has been submitted to and approved in writing by the Local Planning Authority.

The lighting strategy shall:

- a. Demonstrate how harm to protected species will be avoided and how light spill will be minimised with reference to current best practice guidance, including Guidance Note 8 Bats and Artificial Lighting (BCT/ILP, 2023).
- b. Include a lighting layout plan, specification of luminaries, hours of operation and measures for ongoing monitoring and review.
- c. Provide details of how the strategy will be implemented, managed and maintained throughout all phases of the development. has been implemented. No lighting shall be installed or operated on the site other than in accordance with the approved strategy. Any variation to the approved strategy shall first be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of on biodiversity

- 12 No development shall take place, including any works of demolition, until a Construction Management Plan (CMP) has been submitted to, and approved in writing by, the local planning authority. The approved CMP shall be adhered to throughout the construction period. The CMP shall provide for:
 - i. the parking of vehicles of site operatives and visitors
 - ii. loading and unloading of plant and materials
 - iii. storage of plant and materials used in constructing the development
 - iv. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
 - v. wheel washing facilities
 - vi. measures to control the emission of dust and dirt during demolition and construction in accordance with the IAQM "Guidance on the assessment of dust from demolition and construction (February 2014)
 - vii. measures to control noise arising from the demolition and construction
 - viii. a scheme for recycling/disposing of waste resulting from demolition and construction works
 - ix. hours of operation on the site

Reason: This information is required prior to commencement to safeguard the amenity of the locality and in the interests of road safety.

- 13 Any reserved matters application including details of layout and scale shall be accompanied by a plan showing details of existing and proposed finished ground levels (in relation to a fixed datum point) and finished floor levels and their relationship with adjoining buildings and ground levels. Thereafter the development shall be carried out in accordance with the approved finished floor and ground levels.

Reason: To control matters which will impact on the visual impact of the development within the Dorset National Landscape (Area of Outstanding Natural Beauty(AONB)) and in the interests of neighbouring amenity.

- 14 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 any 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

- 15 Before the construction of any external walling starts a sample panel of the proposed external walling/rendering must be completed, inspected and agreed in writing by the Council. This must clearly demonstrate the finish to be used, The panel must remain on site during construction works. The development must be built in accordance with the agreed sample panel.

Reason: To ensure the satisfactory appearance of the development in the interests of the character and appearance of the Dorset National Landscape.

- 16 Prior to the first occupation of any of the houses, a footpath crossing the site connecting it to the existing footpath SE5/13 running to the north of the site must be constructed in accordance with the details that have first been submitted to and agreed in writing with the Council. The details must include the route of the footpath, any materials to be used and a maintenance scheme. The footpath shall be maintained in accordance with the details agreed by the Council.

Reason: To ensure that there is a pedestrian link to the existing footpath network which leads to the Bog Lane Suitable Alternative Natural Greenspace (SANG), providing an opportunity for residents to utilise the SANG for recreation instead of nearby protected heathlands.

- 17 No dwelling hereby permitted shall be occupied until the off-site highway works, comprising the construction of a new footway along the north side of West Lane

from the A351 to Corfe Road (B3075) have been completed and are available for use by the public. The works shall be carried out in accordance with details first submitted to and approved in writing by the Local Planning Authority.

Reason: These specified works are seen as a pre-requisite for allowing the development to proceed, providing the necessary highway infrastructure improvements to mitigate the likely impact of the proposal.

- 18 Prior to occupation of the development, details of maintenance & management of both the surface water sustainable drainage scheme and any receiving system shall be submitted to and approved in writing by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. These should include a plan for the lifetime of the development, the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime.

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

- 19 The development hereby permitted shall be implemented strictly in accordance with the recommendations and requirements in the ecology report titled Ecological Impact Assessment, by LC Ecological Services and dated July 2025 and must not be first brought into use unless and until:
- i) the recommendations detailed in section 7 of the approved ecology report have been completed in full, in accordance with any specified timetable, unless otherwise agreed in writing with the Local Planning Authority, and
 - ii) evidence of compliance has been supplied to the Local Planning Authority prior to the substantial completion, or the first bringing into use of the development hereby approved, whichever is the sooner. The development shall subsequently be implemented entirely in accordance with the approved ecology report and thereafter the approved mitigation, compensation and enhancement measures must be maintained and retained in accordance with the approved details for the lifetime of the development.

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

- 20 The properties shall only be occupied by a person as his or her only or principal home. For the avoidance of doubt the dwelling shall not be occupied as a second home. The occupier shall supply to the Council (within 15 working days of the Council's request to do so) such information as the Council may reasonably require in order to determine compliance with this condition.

Reason: To ensure that the approved properties are not used as second homes, which would harm the sustainability of the local communities and would not contribute towards meeting local housing need.

Informative Notes:

1. Informative Note -. The applicant is advised that, notwithstanding this consent, if it is intended that the highway layout be offered for public adoption under Section 38 of the Highways Act 1980, the applicant should contact Dorset Council's Infrastructure Development team. They can be reached by telephone at 01305 225401, by email at dli@dorsetcc.gov.uk, or in writing at Development team, Infrastructure Service, Dorset Council, Hall, Dorchester, DT1 1XJ.
2. Informative Note: Any works proposed to the Ordinary Watercourse which crosses the site may require prior Land Drainage Consent (LDC) from Dorset Council as Local Lead Flood Authority (LLFA), in accordance with s23 of the Land Drainage Act 1991, in addition to planning permission. The proposed realignment, culverting and any associated improvement or reprofiling of the existing / retained channel will certainly require such prior LDC from the LLFA. LDC enquires can be sent to floodriskmanagement@dorsetcouncil.gov.uk.
3. Informative Note - If the applicant wishes to offer for adoption any highways drainage to DC, they should contact DC Highway's Development team at DLI@dorsetcouncil.gov.uk as soon as possible to ensure that any highways drainage proposals meet DCC's design requirements.
4. Informative note - Whilst we are willing to recommend conditions at this time, the applicant's submission at the Discharge of Conditions (DoC) application stage will need to include/consider the following:
 - A comprehensive surface water drainage strategy that prioritises the use of open Sustainable Drainage Systems (SuDS). The applicant has previously indicated that open SuDS features could be included at the detailed design stage. This is a greenfield site, and adequate justification has not yet been provided for their lack of inclusion within the proposals.
 - The ordinary watercourse should be realigned such that it is outside of all of the private curtilages in order to avoid homeowners being responsible for its maintenance.
 - The channel must be designed to accommodate flows during the 1-in-100-year rainfall event plus climate change.
5. Informative Note - Community Infrastructure Levy. This outline planning permission is not subject to the Community Infrastructure Levy (CIL) introduced

by the Town and Country Planning Act 2008, but any reserved matters application will be.

6. Informative Note - Planning Obligation. This permission is subject to a Section 106 Planning Obligation with respect to affordable housing provision and the provision of the footpath.
7. Informative Note – Secured by Design. The applicant is advised to ensure that the development adheres to the Secured by Design Principles and may wish to consider applying for accreditation by the scheme.
8. Informative Note – Rear access gates. The applicant is encouraged to ensure that any rear access gates are secured with a key lockable bolt to enhance the security of the properties.
9. Informative Note - Statement of positive and proactive working: In accordance with paragraph 38 of the National Planning Policy Framework, the Council takes a positive and creative approach to development proposals focused on solutions. 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.

For this application: the applicant/agent was updated of any issues; the opportunity to submit amendments to the scheme/address issues was given which were found to be acceptable.
10. Informative Note – The applicant's attention is drawn to the advice of Dorset Police's Crime Prevention Design Adviser, and the recommendation that rear gates should be secured by lockable bolts.
11. Informative Note - The applicant is encouraged to consider providing additional on site parking spaces for dwellings in excess of 4 bedrooms in recognition of the greater potential for vehicle ownership and multi-generational living within larger properties.

Or

- B) Refuse permission for the reasons set out below if the s106 agreement is not completed by 8 April 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:

1. In the absence of a legally binding mechanism to ensure the delivery of affordable housing on site, contributions towards off site affordable housing provision and the policy H11 of the Purbeck Local Plan. In the absence of a legally binding mechanism to ensure the appropriate management of off-site land to achieve nutrient neutrality, the likely significant effects on the Poole Harbour SAC and Ramsar sites cannot be ruled out and the proposal is contrary to policies E7 and E9 of the Purbeck Local Plan.

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