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EASTERN AREA PLANNING COMMITTEE

MINUTES OF MEETING HELD ON WEDNESDAY 19 NOVEMBER 2025

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

Apologies: Cllrs Beryl Ezzard and Julie Robinson

Also Present: Cllr Shane Bartlett

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

Elizabeth Adams (Development Management Team Leader), Kim Cowell (Development Management Area Manager (East)), Philip Crowther (Legal Business Partner - Regulatory), Victoria Chevis, Joshua Kennedy (Democratic Services Officer), Megan Rochester (Senior Democratic & Governance Services Officer) and Thomas Whild (Lead Project Officer)

54. Declarations of Interest

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

55. Minutes

The minutes of the meeting held on 08 October were confirmed and signed.

56. 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.

57. P/FUL/2022/07955 - Land at Stepping Stones Field, Stoborough

The Lead Project Officer presented the report for the application and provided an update on the Community Infrastructure Levy (CIL) figures. A map was shown illustrating the application site in relation to Stoborough and Wareham. It was noted that the site was situated outside the settlement boundary of Stoborough. Notable points in the nearby area were highlighted and included a primary school, a village hall and a field north of the site, which had previously been subject to a planning application which members had agreed to approve.

Members were advised that CIL liability on the site had increased to £370k with indexation but this was not a material consideration.

Photographs of the site were displayed, showing that the application site was currently undeveloped pastureland. Existing hedgerows formed the boundaries of the site, along with several trees. A pre-commencement tree protection condition was recommended.

The proposal was for nine dwellings with access from the southern side of West Lane, comprising a mix of two, three and four-bedroom units. It was explained that the scheme had been amended to reduce the number of dwellings from twelve to nine. Plans were presented showing the size, scale, and appearance of the buildings, which would feature varied materials including red brick, render, and Purbeck stone, with roofs finished in a mix of slate and tile. Indicative street scenes were also shown.

Plans for the access from West Lane were outlined, including the extension of the pedestrian footpath. As there was currently no pavement along West Lane connecting to the village, provision would be made for connecting the path to the village, which would be secured through the legal agreement.

It was noted that the site was within walking distance of the Bog Lane Suitable Alternative Natural Greenspace (SANG) and was accessible via existing footpaths. It was located within Flood Zone 1 but was subject to some surface water flood risk. In response to drainage concerns, the applicant had provided a surface water drainage strategy, which included water storage beneath paving and some driveways, with water draining to an attenuation basin.

It was explained that the Council's previous five-year housing supply position had expired, and a new assessment indicated that the Council could only demonstrate 2.53 years of supply. Paragraph 11(d) of the National Planning Policy Framework (NPPF) therefore applied, stating that applications should be granted unless there were strong reasons for refusal. Officers considered that the application was acceptable in principle and that nutrient mitigation could be achieved through credits.

There were no public speakers.

In response to members questions officers provided the following responses:

- One unit was displayed in the plans as featuring solar panels, however renewable energy systems were not required to make the application acceptable in planning terms.
- The surface water drainage scheme had been reviewed by the Lead Local Flood Authority and they were satisfied that the development would be safe for its lifetime from flooding.
- There was an existing pedestrian crossing point on West Lane and the Highways Authority were satisfied that the existing crossing point offered safe access into the development.
- There was no policy requirement that the units be accessible, although one unit was designed to be adaptable with no structural change required if future occupants needed to make alterations to the access.
- A previous application on a site nearby was granted planning permission with a condition that required the improvement of a footway on West Lane.

The application in question also had the same condition as it was necessary to make the application acceptable. It was explained that the two developers were able to decide how the improvements are carried out.

- The S106 legal agreement requires that drainage maintenance is carried out and this responsibility would pass onto the owners of the properties.
- Details about landscaping were required to be submitted and approved and maintenance would be required for 5 years.
- An informative note could be added to state that the hedgerow should be retained and maintained in perpetuity.
- There were no garages for the 2-bedroom units, however all units had off-road parking spaces.

Members commented that the application was well designed and would be in keeping with the area.

It was proposed by Cllr Flower and seconded by Cllr Brenton that the application be granted as per the officer's recommendation and with the added informative note about the retention of the hedgerow.

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 conditions set out in the appendix to these minutes and the completion of a S106 agreement to secure a financial contribution of £297,000 towards Affordable Housing provision in lieu of on-site provision and an ongoing requirement for property owners to retain and maintain surface water drainage infrastructure in accordance with details to be agreed.

Or

That planning permission be refused for the reason set out at in the appendix to these minutes, if the S106 agreement is not completed by 19 May 2026 (6 months from the date of the committee) or such date as may be agreed with the Service Manager for Development Management and Enforcement or Development Management Area Manager East.

58. 6/2020/0013 - Land at White Lovington, Bere Regis, BH20 7NF

The Development Management Team Leader explained that the application had been brought back to committee for determination following updated advice from Natural England regarding nutrient neutrality in Poole Harbour. It was also noted that the applicant had undergone a viability assessment, following increased costs, which showed that the scheme was no longer able to support any affordable housing.

The location of the site was shown and it was explained that it was considered a sustainable location for new dwellings. The development benefited from local facilities, and the Neighbourhood Plan had allocated the land for residential development for approximately 12 dwellings on the site. Officers did not consider that the proposal conflicted with the Neighbourhood Plan and noted that the

application was being considered in light of the tilted balance, given the housing land supply position.

A location plan was shown, confirming that there was no proposed housing outside the settlement boundary and the development avoided the Dorset Heathland 400m Zone. A Heathland Infrastructure Project (HIP) was to be secured through a legal agreement, as although there was no policy requirement for open space, due to the proximity to local heathland and the lack of a local SANG, there was an identified need for the HIP until such time that alternative effective mitigation measures were demonstrated.

Photographs of the site were displayed, including an aerial image showing hedging along the boundary and trees on the southern boundary, which were protected.

The proposed site plan showed the existing road extending into the site, with three properties provided on the northern part and a further fourteen dwellings on the southern part of the site. The dwellings were mainly 2 storeys, comprising a mixture of semi-detached and detached properties.

Officers accepted that economic changes over time were a reasonable reason for a viability assessment, noting the cost of nutrient mitigation and the increase in bank interest rates. The Council's consultant Dixon Searle agreed that the scheme was not viable for the purposes of affordable housing delivery.

Street views of the existing housing development were shown and officers considered that the proposal represented a low-density development compared to other sites in the Bere Regis Neighbourhood Plan. It was considered that the proposed house types were similar to existing dwellings in the area.

In terms of neighbouring amenity, officers considered that the low density of the proposed and existing site should mitigate against any impact on neighbours, with there being generous distances between properties. Highways had reviewed the proposal and did not consider that further measures were necessary, given the modest additional traffic movements and confirmed that the existing junction layout was appropriate

An updated ecology report was provided and it was agreed that a dormouse bridge would be secured by condition. A summary of the proposed conditions was shown.

Mr Bennett spoke as the agent for the application, he highlighted that the proposal would be in keeping with the existing housing in the area, due to its low-density nature and it would provide a range of housing to suit the needs of the village. He noted that it was recognised that the development could no longer support affordable housing contribution due to rising costs, however emphasised that it would still provide an important contribution to the housing supply of the area.

The following answers were provided in response to members questions:

- As the HIP would be a material change of the use of the land, a legal agreement would require the HIP and its ongoing maintenance. As it was not known when a

SANG would be provided it would be recommended that the HIP was secured for a period of 80 years.

- The viability assessment was done through a criteria set by the government and so was considered policy compliant from a planning perspective.
- The dormouse bridge was proposed to be situated on land owned by the developer and wouldn't impact the use of the land as a HIP and maintenance of the bridge would be required in perpetuity.
- The HIP was required to be completed before any occupation of the dwellings.
- None of the units were identified as being accessible, however building regulations required general accessibility of new dwellings.
- There had been a recent appeal in the Purbeck area where the Inspector judged that a s106 viability review requirement was not justified as there was no specific policy outlining the parameters of when a viability review was appropriate. Therefore, it was recommended that a viability review could not reasonably be required.
- Only the larger properties on the development had outbuildings.
- The build costs used in the viability assessment were based on BCIS figures and were standardised costs used in the viability report.
- The cost of land in the viability report is based on the benchmark land value so officers couldn't comment on whether the land value had changed.
- Officers could not say whether a different mix of housing type and density would have resulted in a scheme which could deliver affordable housing and had to consider the application as presented.

Members expressed concerns about the lack of affordable housing provided through the scheme and the timeline for the provision of the HIP in comparison to the development, however did not conclude that these were sufficient reasons for refusal.

It was proposed by Cllr Sowry-House and seconded by Cllr Coombs that the application be granted, subject to a S106 legal agreement that secured the provision of the HIP prior to any commencement works for the construction of the dwellings.

Decision: That the application be granted subject to the conditions set out in the appendix to these minutes and the completion of a satisfactory planning obligation.

59. P/FUL/2024/06961 - Langton House, Durnford Drove, Langton Matravers, BH19 3HG

The meeting adjourned at 11:59 – 12:10.

The Lead Project Officer introduced the application for the erection of two semi-detached properties. The site location was outlined on a map of the area and photographs of Langton House were shown to members. It was noted that a Tree Preservation Order (TPO) covered the entire site.

The proposed site plan was provided and reference was made to Policy EE4, which supported the visitor economy and it was explained that the proposal fell within the relevant criteria of supporting tourism.

Photographs of the proposed site were shown and the proposed site for the holiday cottages was identified, along with the proposed floorplans and elevations

for the cottages. Proposed elevations for the shepherd's hut were also presented and it was confirmed that a condition would control the external appearance of these units.

Plans showing trees and landscaping were provided and it was confirmed that the biodiversity net gain could be delivered on site. The Lead Project Officer outlined the drainage scheme and reported that concerns had been raised by the Parish Council regarding increased flood risk in the local area. Following site investigations, the scheme proposed rain downpipes on the holiday cottages discharging to a soakaway. Arrows on the plan illustrated the direction of water flow, and a shallow swale was proposed along the north-eastern boundary. The Parish Council had requested that the swale be made wider and deeper but officers considered that a further condition to require it to be increased in size if needed, did not meet the planning tests.

It was noted that the holiday cottages would not contribute to the housing land supply position. The Lead Project Officer explained that a condition would ensure that the cottages and shepherds' huts remained tied to the wider holiday estate. Impacts on neighbouring amenity were considered acceptable, subject to the inclusion of obscure glazing in certain areas.

Mr Moir spoke as the agent for the application. He noted that the properties would be holiday accommodation only and would support the local economy by bringing more tourists to the area and by supporting a local rural business.

In response to members questions the following responses were provided by officers:

- National flood risk modelling had been provided by the Environment Agency and further information had been gained from public consultation which fed into the detailed drainage strategy.
- The foul water drain was highlighted on the plans and it was explained that the full details were to be submitted.
- The application included permission for two shepherds huts and if the applicant wanted to develop them beyond the scope of the submitted plans in the future then a new application would be required.
- The shepherd huts were defined as caravans in planning terms and a condition was included to ensure the appearance of the shepherd huts would be as submitted.
- The ownership of the holiday accommodation would be tied to the wider estate and this would be secured via condition.

Members were in agreement that the application was acceptable.

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

Decision:

That authority be delegated to the Service Manager for Development Management and Enforcement and/or the Development Management Area Manager East to issue planning permission following completion of a S106 Planning Obligation.

Or

That permission be refused for the reasons set out in the appendix to these minutes if the s106 agreement is not completed by 20th May 2026 or such extended time as agreed by the Service Manager for Development Management and Enforcement and/or the Development Management Area Manager East.

60. **P/VOC/2025/05153 - Moone House, Valley Road, Harmans Cross, Swanage, BH19 3DZ**

The committee agreed to extend the meeting beyond three hours.

The Development Management Team Leader presented the application for retrospective permission, as the development had not been carried out in accordance with previously approved plans. The site location plan was displayed, and it was noted that the site lay within the Dorset National Landscape. It was explained that only the effects of the changes were being considered, with the main concern being whether the amendments were acceptable in terms of the character and appearance of the area.

The proposed alterations and elevations were shown, along with photographs comparing the extensions to the approved plans. The changes included a dormers that were higher than previously approved, exceeding the ridge height of the dwelling.

It was reported that objections had been received from the Ward Member, the Parish Council, and a neighbouring resident. Officers considered that the harm to the visual appearance of the area was very localised and limited by mature protected trees. Consultation responses had raised concerns about the impact on appearance; however, the issue was considered to be confined to the immediate locality.

It was explained that Harmans Cross contained a mixture of dwelling types and that, while the proposal did not enhance the surroundings, its dark colour was recessive against the backdrop of trees. Officers considered that the level of harm to the area was limited and did not warrant refusal. Photographs of the wider landscape were shown, illustrating the housing against the countryside backdrop, and the Development Management Team Leader confirmed dwelling was not visible from these views.

Mr Hicks spoke in opposition to the application as a neighbouring resident. He explained that the extension had been built over the ridge height of the property which considerably increased the bulk and scale of the dwelling compared to the approved plans and impacted on the outlook from his property.

Mr Cooper spoke as the applicant for the application. He explained that the change in design had occurred due to structural reasons that required the height of the extension to be higher than planned.

A statement from the Ward Member Cllr Ben Wilson was read out on his behalf by the Vice-Chair. He stated that he did not agree that with assertion that the harm was localised and believed that a site visit was necessary so that members could see the impact of the works in person.

It was proposed by Cllr Brenton to defer the application to allow the committee to conduct a site visit, the proposal failed to be seconded and so the motion fell.

Members had the opportunity to debate the merits of the application, during which several members stated that they disagreed with the officer's conclusion regarding the harm to the character of the area and that on balance, due to the scale of the carried out works and the fact that it was not subservient to the ridge height of the dwelling it was unacceptable.

Other members expressed their view that the changes from the original approved plans were fairly minimal and they did not believe that the works as carried out caused more harm to the area, supported by the limited visual impact of the property from the wider area.

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

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

61. P/FUL/2025/05198 - The Focus Centre 107 High Street Swanage BH19 2NB

The Planning Officer presented the application for alterations to windows and doors on the front elevation of a building situated on land owned by Dorset Council. The location of the site was identified, and it was noted that permission had previously been granted for works to improve the thermal efficiency of the building.

It was explained that the proposal involved converting two windows into doors, changing one door into a window, and enlarging two existing windows. These alterations were intended to increase access, improve the usability and accessibility of the building and allow more natural light into the interior.

Elevations illustrating the proposed changes were displayed, and it was confirmed that the application accorded with relevant planning policy.

It was proposed by Cllr Coombs and seconded by Cllr Flower to grant the application.

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

62. Urgent items

There were no urgent items.

63. **Exempt Business**

There was no exempt business.

20251119 Decision List

Duration of meeting: 10.00 am - 1.33 pm

Chairman

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Decision List 19 November 2025

Application Number: P/FUL/2022/07955

Site address: Land at Stepping Stones Field Stoborough

Proposal: Erection of 9 dwellings (Use Class C3), including access, drainage, landscaping and associated infrastructure

Decision: Resolved to grant in accordance with the officer recommendation and an additional informative note: no.

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:

- Affordable Housing Contribution of £297,000, index-linked using RPI from the date of the committee, in lieu of on-site provision
- An ongoing requirement for property owners to retain and maintain surface water drainage infrastructure in accordance with details to be agreed.

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:

- 203 Location Plan
- 220 E Proposed Site Plan
- 301 B GA Plans - House Type HT1
- 302 B GA Plans - House Types HT2 & HT3
- 304 D GA Plans - House Type HT4
- 305 B GA Plans - House Type HT5
- 306 B GA Plans - House Type HT6
- 307 B GA Plans - House Type HT7
- 401 B GA Elevations - House Types HT1
- 402 B GA Elevations - House Types HT2 & HT3
- 404 F GA Elevations - House Types HT4
- 406 B GA Elevations House Types HT6
- 405 B GA Elevations - House Type HT5
- 407 C GA Elevations - House Types HT7
- 227047/PD03 Proposed Access Sheet 1
- 2309 310 Double Garage Floor Plan and Elevations
- 2309 311 Twin Garage Floor Plan and Elevations

- 2309 312 Single Garage Floor Plans & Elevations
- 2309 313 Single Garage Plus Floor Plans & Elevations

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

3. 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 SAC and Ramsar.

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

Reason: In the interests of road safety.

5. Before development commences (including site clearance and any other preparatory works) a scheme for the protection of trees shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include a method statement detailing timing of events and plan to a minimum scale of 1: 200. The plan will show the location of tree protective fencing or other measure required for the avoidance of damage to retained trees, all in accordance with the current BS5837:2012. Tree protective measures, where specified, shall be erected prior to any other site operations and at least 5 working days notice shall be given to the Local Planning Authority that it has been erected. The protective fencing shall be as specified in Chapter 6 and detailed in figure 3 of BS5837:2012 .

Reason: To ensure the enhancement of the development by the retention of protected trees

6. 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 scheme shall have regard to the guidance set out in the current DEFRA national standards Sustainable Drainage Systems (SuDS) and it must be demonstrated that it has been informed by groundwater monitoring which must have been carried out across the site for the duration of a minimum winter/spring period (beginning of November to the end of May). 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 and to take into account current national standards for SuDS.

7. No works shall commence on site (other than those required in the formation of the access and surface water drainage works) 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.

8. Prior to the construction of the proposed dwellings above damp proof course level, details of the acoustic design of the proposed dwellings shall have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include the attenuation provided by the design and resulting internal noise levels in comparison to appropriate standards.

Reason: To ensure appropriate living conditions for future residents.

9. 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.

10. Prior to the installation of any windows or external doors, a schedule and detailed drawings and sections (at a scale of 1:5, 1:10 or 1:20 as appropriate) of all new windows/doors in the development; including additional information relating to (i) the method of opening, (ii) the depth of the reveal from the face of the wall and (iii) the product number where the window is supplied from a manufacturers standard range (copy of catalogue to be included) shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall proceed in accordance with such details as have been agreed.

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

11. Prior to the commencement of any development hereby approved, 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. These details shall include

- (i) proposed finished levels or contours;
- (ii) means of enclosure;
- (iii) car parking layouts;
- (iv) other vehicle and pedestrian access and circulation areas;
- (v) hard surfacing materials;

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 .

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

12. 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.

13.No part of the development hereby approved shall be occupied or brought into use until details of the proposed access and shared route improvements have been submitted to and approved in writing by the Local Planning Authority, and the approved scheme has been fully implemented.

Reason: To ensure that appropriate highway infrastructure improvements are delivered prior to occupation, in order to mitigate the impact of the development and promote safe and sustainable access.

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

Reason: To ensure the future maintenance of the surface water drainage system, and to prevent the increased risk of flooding and to take into account current national standards for SuDS.

15. 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

16. The development hereby permitted shall be implemented strictly in accordance with the recommendations and requirements in the ecology report titled Ecological Impact Assessment (Revision 3), by GE Consulting and dated

April 2025, and certified by the Dorset Council Natural Environment Team on 16 April 2025.

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

- i) the recommendations detailed in section 7 and illustrated in figure 2 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.

17. The dwelling(s) hereby approved shall only be occupied by persons as their sole or principal residence and verifiable evidence to demonstrate proof of compliance shall be made available to the Local Planning Authority within 14 days of receipt of its request.

Reason: To ensure that the approved properties are not used as second homes in accordance with policy H14 of the Purbeck Local Plan in the interests of the sustainability of local communities and meeting local housing need.

Informative Notes:

1. Biodiversity Net Gain

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

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

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

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are listed in full in a subsequent informative 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 are considered to apply.

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

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

2. 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.

3. Before the development is occupied or utilised the access, geometric highway layout, turning and parking areas shown on drawing number 200 F must be constructed, unless otherwise agreed in writing by the Planning Authority. Thereafter, these must be retained, kept free from obstruction and available for the purposes specified.

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

4. As the new road layout does not meet with the Highway Authority's road adoption standards or is not offered for public adoption under Section 38 of the Highways Act 1980, it will remain private and its maintenance will remain the responsibility of the developer, residents, or housing company.

5. In addition to this permission, the highway improvement(s) 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.
6. The applicant should contact Dorset Highways by telephone at 01305 221020, by email at dorsethighways@dorsetcouncil.gov.uk, or in writing at Dorset Highways, Dorset Council, County Hall, Dorchester, DT1 1XJ, before the commencement of any works on or adjacent to the public highway, to ensure that the appropriate licence(s) and or permission(s) are obtained.
7. If the applicant wishes to offer for adoption any highways drainage to Dorset Council, they should contact Dorset Council's Highways development team at DLI@dorsetcouncil.gov.uk as soon as possible to ensure that any highways drainage proposals meet Dorset Council's design requirements.
8. Prior Land Drainage Consent (LDC) may be required from Dorset Council's Flood Risk Management (FRM) team, as relevant Lead Local Flood Authority (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 alignment of any OWC associate 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 enquiries can be sent to floodriskmanagement@dorsetcouncil.gov.uk. We note that the site adjoins an OWC and that this channel is understood to receive and convey overland flow from a broader catchment area.
9. The applicant is advised to have early discussions with Wessex Water in relation to the possible adoption of any SuDS features to ensure that their final designs are in line with the design requirements of Wessex Water.

10. Informative: This permission is subject to an agreement made pursuant to Section 106 of the Town and Country Planning Act 1990 dated ## ## relating to Affordable Housing contributions.

11. 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.

12. 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.
- The application was acceptable as submitted and no further assistance was required.

13. 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.

14. Informative note: (Second homes condition explanation)

For the purposes of condition number 19 (Second Homes condition) the Council defines a principal residence as a property that is the occupier's only or

main residence, where the residents spend the majority of their time when not working away from home. This includes tenants renting a property from a landlord.

Evidence of compliance with this condition could include, but is not limited to, occupiers being registered on the local electoral register and being registered with a local general practitioner.

15. The applicant is advised that wherever viable, environmentally feasible and practicable, measures should be taken to ensure the re-use on-site of all suitable sands or gravels raised during construction, to avoid the unnecessary sterilisation of mineral reserves.
16. The hedge along the south west boundary should be retained and maintained in perpetuity.

B Refuse if the S106 legal agreement not completed for the following reason:

1. In the absence of a legally binding mechanism to secure an appropriate contribution towards the provision of off-site affordable housing, the development is contrary to policy H11 of the Purbeck Local Plan 2018-2034 and paragraph 64 of the National Planning Policy Framework (2024).

Application Number: 6/2020/0013

Site address: Land at White Lovington Bere Regis BH20 7NF

Proposal: Erect 17 No. dwellings, create an access and associated parking and landscaping

Decision: Resolution to grant in accordance with the officer recommendation subject to omission of reference to plan 19-1057-033 (indicative floor levels) and a requirement that the HIP should be provided prior to commencement of works to the dwellings:

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:

- Provision (including a change of use planning application) and management of a Heathland Infrastructure Project until such time that the Council agrees that alternative mitigation can be relied upon.

and the following conditions:

1. Commencement

The development must start within three years of the date of this permission.

Reason: This is a mandatory condition imposed by Section 91 of the Town and Country Planning Act 1990 to encourage development to take place at an early stage.

2. Plans

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

19-1057-001 Location Plan
19-1057-002-B, Block Plan
19-1057-003-P8, Overall Site Layout
19-1057-004,
19-1057-005,
19-1057-006,
19-1057-007,
19-1057-008,
19- 1057-009,
19-1057-010,
19-1057-011,
19-1057-012,
19-1057-013,
19-1057- 014,
19-1057-015,
19-1057-016,
19-1057-017,
19-1057-018,
19-1057-019,
19-1057-020,
19-1057-021,
19-1057-022,
19-1057-023,
19-1057-024,
19- 1057-025-A,
19-1057-026,
19-1057-027,
19-1057-028,
19-1057-029,
19- 1057-031,
087.5008.001 revision C,
087.5008.002 revision A,
087.5008.003 revision A

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

3. Surface water drainage

Prior to commencement of development a scheme for (a) land and (b) surface water (including maintenance for the life time of the development) drainage, must be submitted to and approved in writing by the Local Planning Authority. No land,

surface water or foul drainage works must start until this is approved. The development must then be implemented and maintained in accordance with the approved scheme and must be completed before first occupation of any of the dwellings.

Reason: To ensure that these details are agreed before they are undertaken, and to alleviate the possible risk of flooding to the site and the adjoining land, and in the interests of ground stability.

4. Tree protection

The development hereby permitted shall not commence until an arboricultural supervision and monitoring statement has been submitted to and agreed in writing by the Local Planning Authority and which shall be informed by a site meeting between the Local Planning Authority's Tree Officer and the developer's Arboricultural Consultant, Ecologist and Site Manager. The development shall be carried out in accordance with the approved supervision and monitoring statement and the Arboricultural Impact Appraisal and Method Statement prepared by Hellis Solutions Limited ref: 24/10/224/NH dated December 2024 V4.0. A monitoring report shall be prepared and be submitted to and agreed by the Local Planning Authority on completion of development.

Reason: To protect trees which contribute to local amenity and ecology.

5. Construction Environmental Management Plan

Prior to the commencement of development on the site, a Construction Environmental Management Plan (CEMP) (Biodiversity) must be submitted to and approved in writing by the local Planning Authority. The CEMP must include the following:

- a) Risk assessment of potentially damaging construction activities.
- b) Identification of "biodiversity protection zones".
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
- d) The location and timing of sensitive works to avoid harm to biodiversity features.
- e) The times during construction when specialist ecologists need to be present on site to oversee works.
- f) Responsible persons and lines of communication.
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- h) Use of protective fences, exclusion barriers and warning signs

The development shall take place strictly in accordance with the approved CEMP.

Reason: To protect biodiversity during the construction phase.

6. Dormice mitigation

Prior to commencement of development or any clearance of habitat capable of supporting dormice on the site, as identified in table 1 in The Dormouse Conservation Handbook second ed (Bright, P., Morris, P., Mitchell-Jones, T., Natural England, 2006), a dormouse mitigation strategy shall be submitted to and approved in writing by the Local Planning Authority (LPA). The strategy shall include, as a

minimum, the provision of a dormouse bridge to be positioned on the southern location identified in figure 8 of the Ecological Impact Assessment, Land at White Lovington, Bere Regis by Abbas Ecology (EcIA) spanning between existing trees, together with a methodology statement, management plan and monitoring schedule. The development shall thereafter take place fully in accordance with the approved details and the mitigation shall be maintained in accordance with the approved details for the lifetime of the development.

Reason: To mitigate the impacts on a European protected species.

7. Nutrient mitigation credits

No development shall commence until the necessary nutrient mitigation credits to mitigate the impacts of the development on the Poole Harbour 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 SPA and Ramsar.

8. Finished floor levels

No development of the dwellings shall commence until plans and particulars showing the finished floor levels, related to ordnance datum or fixed point within the site, of the ground floor of the proposed buildings with sufficient detail to enable comparison with nos. 4-6 and 12 White Lovington have been submitted to, and approved in writing by the Local Planning Authority. All works shall be undertaken strictly in accordance with the details as approved.

Reason: In the interests of the character of the area and neighbouring amenity.

9. Soft Landscaping

No development is to take place until a scheme of soft landscaping has been submitted to and approved by the Council in writing. This must include:

- i. A survey plan, showing existing levels, and all existing trees, shrubs and hedges on the land subject to the application, 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 soft landscaping such as trees, shrubs, herbaceous plants and grassed areas. Planting outside the residential gardens shall be native and dormouse appropriate in accordance with Ecological Impact Assessment.
- iii. Planting plans, which should 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 needs to comply 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 the grassed areas, and detail of protection from rabbits of other grazing animals that may damage the plants.
- v. Details for the provision of hedges in place of close boarded boundary fences.
- vi. Details of the planting of a native hedgerow with standard trees alongside the access road to units 4-9.
- vii. Details of planting to fill/ thicken up gaps in the existing boundary vegetation.

viii. A timetable for implementation.

The soft landscape works detailed in the scheme agreed by the Council must be carried out in accordance with the approved timetable.

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

10. Hard landscaping

No development of the dwellings above damp proof course shall take place until a scheme of hard landscaping has been submitted to and approved in writing by the Council. This must include a landscape proposals plan showing proposed land levels, and details of hard landscaping including lighting, walls, fences and any materials to be used in the construction of the roads, parking spaces and footpaths. The plans shall include and identify the features required by the Ecological Impact Assessment, Land at White Lovington, Bere Regis by Abbas Ecology and dated August 2025, namely the post and rail fencing to protect soft landscaping and hedgehog holes in fencing. The development must be carried out in accordance with the approved scheme before the first occupation of any of the building(s) or in accordance with an alternative timetable agreed in writing by the Council.

Reason: To ensure the satisfactory hard landscaping of the site so that the development is completed to a high standard that is appropriate to the character and appearance of the rural location.

11. Landscape and ecological management plan

A landscape and ecological management plan (LEMP) shall be submitted to, and be approved in writing by, the local planning authority prior to the commencement of any planting on site. The content of the LEMP shall include the following:

- a) Description and evaluation of features to be managed.
- b) Ecological trends and constraints on site that might influence management.
- c) Aims and objectives of management.
- d) Appropriate management options for achieving aims and objectives.
- e) Prescriptions for management actions.
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
- g) Details of the body or organization responsible for implementation of the plan.
- h) Ongoing monitoring and remedial measures.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery.

The LEMP shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.

The approved LEMP must be implemented in accordance with the approved details.

Reason: To protect the landscape character of the area and to mitigate, compensate and enhance/provide net gain for impacts on biodiversity.

12. Biodiversity Mitigation

The development hereby permitted shall be implemented strictly in accordance with the recommendations and requirements in the ecology report titled Ecological Impact Assessment, Land at White Lovington, Bere Regis by Abbas Ecology and dated August 2025.

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

- i) the recommendations detailed in sections 6 and 7 of the approved ecology report have been completed in full, in accordance with any specified timetable, 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 secure mitigation, compensation and enhancement/net gain for impacts on biodiversity

13. Materials

The manufacturers name, product name and colour of all external facing and roofing materials must be submitted to and approved in writing by the Council before they are used on the proposal. The development must then be implemented using the approved materials.

Reason: To ensure satisfactory appearance of the development.

14. Footpath extension

Before the approved development is occupied or utilised the following works must have been constructed to the specification of first agreed in writing by the Planning Authority: The existing footway should be continued from where it currently ends outside existing house number 16 White Lovington and into the proposed estate along the proposed estate road at a width of 2 metres.

Reason: To provide the necessary highway infrastructure improvements to mitigate the likely impact of the proposal.

15. Highway layout

Before the development is occupied or utilised the access, geometric highway layout, turning and parking areas shown on Drawing Number 19-1057-037-P8 (Site Layout) 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.

16. Turning and parking

Before the development hereby approved is occupied or utilised the turning 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.

17. Visibility Splays

Before the development hereby approved is occupied or utilised the visibility splay areas as shown on the submitted plans must be cleared/excavated to a level not exceeding 0.6 metres above the 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.

18. Wholesome water consumption limit

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 for the lifetime of the development to the satisfaction of the Local Planning Authority thereafter.

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

19. External lighting strategy

No external lighting shall be installed on the site until a lighting strategy including a lighting contour plan demonstrating how the light spill parameters will be achieved in accordance with the specification at section 6.2.2 of the Ecological Impact Assessment, Land at White Lovington, Bere Regis by Abbas Ecology has been submitted to and approved by the local planning authority in writing. All external lighting shall accord with the approved lighting strategy; there shall be no additional external lighting on the site.

Reason: To ensure that the lighting is appropriate in its context so as to avoid harm to protected species and contribute to public safety.

Informative Notes:

1. Informative Note - Planning Obligation. This permission is subject to a Section 106 Planning Obligation with respect to ~~affordable housing and the~~ proposed temporary heathland infrastructure project (HIP).

2. Informative Note - Community Infrastructure Levy. This permission is subject to the Community Infrastructure Levy (CIL) introduced by the Town and Country Planning Act 2008. A CIL liability notice has been issued with this planning permission that requires a financial payment. Full details are explained in the notice.

3. 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 customerservices@dorsetcouncil.gov.uk, or in writing at Development team, Dorset Highways, Environment and Economy, Dorset Council, Hall, Dorchester, DT1 1XJ.

4. The applicant should be advised that the Advance Payments Code under Sections 219-225 of the Highways Act 1980 may apply in this instance. The Code secures payment towards the future making-up of a private street prior to the commencement of any building works associated with residential, commercial and industrial development. The intention of the Code is to reduce the liability of potential road charges on any future purchasers which may arise if the private street is not made-up to a suitable standard and adopted as publicly maintained highway. Further information is available from Dorset Council's Development team. They can be reached by telephone at 01305 225401, by email at customerservices@dorsetcouncil.gov.uk, or in writing at Development team, Dorset Highways, Environment and Economy, Dorset Council, County Hall, Dorchester, DT1 1XJ

5. Informative Note - Wessex Water. The point of foul connection to existing public sewage must be agreed with Wessex Water Services Ltd.

6. Consider signing up to or using a contractor that is registered with the Considerate Constructors Scheme. Members follow a code which promotes best practice for development sites, their workforce, safety, the community and the environment. More details can be found <http://www.ccscheme.org.uk/>

7. In relation to condition 6 the Council will expect the bridge design to accord with best practice guidance. The timing of the installation should allow dormouse habituation prior to loss of their habitat. It is anticipated that an EPS licence will be required; this should be confirmed in the strategy.

8. 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.

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 are considered to apply.

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

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

B) Refuse permission for the reasons set out below if the s106 obligation is not completed within 6 months of the committee meeting or such extended time as agreed by the Service Manager for Development Management and Enforcement and/or the Development Management Area Manager East.

1. The entire application site lies within 5km and partially within 400m of the Blackhill Heath Site of Special Scientific Interest (SSSIs) and within 2km of a number of other SSSIs which are designated European wildlife sites, namely Dorset Heathlands Special Protection Area and Dorset Heaths Special Area of Conservation. The proximity of these European sites means that determination of the application should be undertaken with regard to the requirements of the Conservation of Habitats and Species Regulations 2017, in particular Regulation 63. There are currently no Heathland Infrastructure Projects in the vicinity on which the proposal can rely and it fails to secure avoidance measures identified as necessary to mitigate the impact of the development, in combination with other plans and projects, on the integrity of the designated site as set out in the Dorset Heathlands Planning Framework Supplementary Planning Document (SPD) 2020-2025. As there are no imperative reasons of overriding public interest in support of the proposal the development is contrary to policy E8 of the Purbeck Local Plan, the provisions of the National Planning Policy Framework, particularly paragraphs 192-195 and the Conservation of Habitats and Species Regulations 2017.

Application Number: P/FUL/2024/06961

Site address: Langton House, Durnford Drove, Langton Matravers, BH19 3HG

Proposal: Erect 2 no. semi-detached 3-bed holiday cottages and site 2 no. shepherd huts and associated parking provision (sui generis commercial leisure accommodation)

Decision: Resolution to grant in accordance with the officer recommendation:

- A. Delegate authority to the Service Manager for Development Management and Enforcement and Development Management Area Manager East to grant planning permission subject to the completion of a legal agreement under section 106 of the town and country planning act 1990 (as amended) to secure the payment of a financial contribution of £664.80 towards Strategic Access Management and Monitoring (SAMM) and Heathland Infrastructure Project (HIP) mitigation to address the potential recreational pressure impacts of the proposed holiday accommodation upon the Dorset Heaths.

And the following conditions and their reasons (pre commencement conditions have been agreed in writing with the applicant):

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:

- 5985-WLA-A-0103 C Site location and block plan
- 5985-WLA-ZZ-XX-DR-A-0100 H Proposed site plan
- 5985-WLA-ZZ-XX-DR-A-0110 B Ground floor plan 'work in progress'
- 5985-WLA-ZZ-XX-DR-A-0111 A First floor plans
- 5985-WLA-ZZ-XX-DR-A-0112 A Elevations Sheet 1 of 2
- 5985-WLA-XX-ZZ-DR-A-0113 A Elevations Sheet 2 of 2
- 5985-WLA-XX-ZZ-DR-A-0104 A Accommodation ground levels
- 501-1-R3 Biodiversity habitats plan
- 5985-WLA-XX-ZZ-DR-A-0132 A Shepherd hut drawings
- RNapc/569/TPP/4 Tree Protection Plan
- 501-2 1 Planting Moodboard

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

3. Prior to first occupation of any of the holiday accommodation, the development shall be fully implemented and thereafter maintained in accordance with the approved Surface Water Drainage Strategy Statement Ref: 24350 Rev B by Godsell Arnold Partnership Ltd Scheme dated September 2025.

Reason: To prevent the risk of flooding to the site and neighbouring properties.

4. Prior to the commencement of development details of the proposed foul drainage scheme shall have been submitted to and approved in writing by the Local Planning Authority. 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. The development hereby permitted shall not commence until an arboricultural supervision and monitoring statement has been submitted to and agreed in writing by the Local Planning Authority and which shall be informed by a site meeting between the LPA's Tree Officer, Arboricultural Consultant and Site Manager. The development and protection of trees shall be carried out in accordance with the approved supervision and monitoring statement and the Arboricultural Impact Appraisal and Method Statement prepared by RNapc ref: 569/AMS/1 dated 15.08.2024. A monitoring report shall be prepared and be submitted to and agreed in writing by the Local Planning Authority on completion of development.

Reason: In the interests of tree protection

6. Prior to commencement of works samples of the cellular confinement system to be used, including the samples of the cell infill aggregate, which shall not be of a calcareous nature rather a 4-20mm clean angular granite or flint shall be submitted and approved in writing by the Local Planning Authority. The development must be carried out in accordance with the approved cellular confinement system.

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

7. Prior to development above damp-proof course level, details and samples of all external facing materials for the walls and roofs of the cottages and shepherd huts 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.

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

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

9. The hard landscaping as detailed on approved drawing numbered 501-1-R3 shall be completed before the first occupation/use of any of the holiday cottages / shepherd huts. The soft landscaping works detailed on approved drawing 501-1-R3 and Planting Moodboard drawing 501-2-R1 must be carried out in full during the first planting season (November to March) following commencement of the development or within a timescale first to be agreed in writing with the Local Planning Authority. The soft landscaping shall be maintained in accordance with the agreed details and any trees or plants which, within a period of 5 years from the completion of the development, 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.

10. The hard surfacing/paving, walls, fences or other external structures as detailed on approved drawing numbered 501-1-R3 shall be completed before the first occupation/use of any of the building/land.

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

11. Before the development hereby approved is first occupied or utilised the turning and parking shall be constructed in accordance with the approved plans. Thereafter,

these areas must be permanently maintained, kept free from obstruction and available for the purposes specified.

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

12.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 and approved in writing by the 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.

13.Before the holiday cottage Unit 1 is brought into use, the ground floor lounge and bathroom windows in the south elevation must be glazed with obscure glass to a minimum industry standard privacy level 3. Thereafter the obscure glazing shall be retained as such.

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

14.Before the Shepherd Huts are brought into use, the bathroom windows must be glazed with obscure glass to a minimum industry standard privacy level 3. Thereafter the obscure glazing shall be retained as such.

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

15.The development hereby permitted shall be implemented strictly in accordance with the recommendations and requirements in the ecology report titled 'Ecological Impact Assessment V2' by Pro Vision and dated September 2024 and certified by the Dorset Council Natural Environment Team on 12th February 2025.

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

- i) the recommendations detailed in sections 5, 6 and 7 of the approved ecology report have been completed in full, in accordance with any specified timetable, , 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.

16.The holiday accommodation hereby approved shall be occupied for holiday purposes only as part of the private holiday complex at Langton House and shall not be occupied as a person's sole, or main place of residence. The owners/operators of the holiday complex must maintain an up-to-date register of the names of all occupiers of holiday accommodation and of their main home addresses and must make this information available at all reasonable hours at the request of a duly authorised officer of the Local Planning Authority.

Reason: To ensure that approved holiday accommodation is as part of the holiday complex only and is not used for unauthorised permanent residential occupation.

17.No lighting shall be installed until details of the lighting scheme have been submitted to and agreed in writing by the Local Planning Authority. Thereafter the lighting scheme shall be installed, operated and maintained in accordance with the agreed details.

Reason: To protect visual amenities and avoid nuisance to adjoining properties.

18. The shepherds huts hereby permitted must have the appearance shown on drawing 5985-WLA-XX-ZZ-DR-A-0132 A and be positioned as shown on 5985-WLA-A-0103 C.

Reason: To control the design and siting of the shepherds huts in the interests of the visual amenity of the National Landscape.

Informative Notes:

1. 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.

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. Statutory Exemptions and Transitional Arrangements in respect of the Biodiversity Gain Plan

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

2. The planning permission relates to development to which section 73A of the Town and Country Planning Act 1990 (planning permission for development already carried out) applies.

3. The planning permission was granted on an application made under section 73 of the Town and Country Planning Act 1990 and

(i) the original planning permission to which the section 73 planning permission relates* was granted before 12 February 2024; or

(ii) the application for the original planning permission* to which the section 73 planning permission relates was made before 12 February 2024.

4. The permission which has been granted is for development which is exempt being:

4.1 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).

4.2 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).

4.3 Development which is subject of a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. A "householder application" means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

4.4 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).

4.5 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).

4.6 Development forming part of, or ancillary to, the high speed railway transport network (High Speed 2) comprising connections between all or any of the places or parts of the transport network specified in section 1(2) of the High Speed Rail (Preparation) Act 2013.

* "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.

4. 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

5. Informative Note: Rights of Way

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

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

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

7. INFORMATIVE NOTE: Fire safety

To fight fires effectively the Fire and Rescue Service needs to be able to manoeuvre its equipment and appliances to suitable positions adjacent to any premises. Therefore, the applicant is advised that they should consult with Building Control and Dorset Fire and Rescue Service to ensure that Fire Safety - Approved Document B Volume 1 Dwelling houses B5 of The Building Regulations 2006 can be fully complied with.

8. Electric vehicle charging points

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

9. Radon Gas Class 2: 1-3% refers to a property being in a "radon affected area" where 1-3% of homes have levels above the UK's action level of 200Bq/m3. This indicates a moderate risk that does not guarantee that a building has high radon levels but triggers the need for further testing. Depending on the region and specific test results, this level may require basic radon protection / remedial measures in new builds. Further information is available here: [Do I need to consider radon? | LABC](#)

10. 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.

B) Refuse permission for the reasons set out below if the agreement is not completed by 20 May 2026 or such extended time as agreed by the Service Manager for Development Management and Enforcement.

1. In the absence of a legally binding mechanism to secure the payment of a Strategic Access Management and Monitoring (SAMM) contribution to appropriately mitigate impacts from the development on Dorset Heathland habitat sites the proposal would lead to an adverse effect upon their integrity contrary to Policy E7: Conservation of protected site and E8: Dorset Heathlands of the Purbeck Local Plan 2024.

Application Number: P/VOC/2025/05153

Site address: Moone House, Valley Road, Harmans Cross, Swanage, BH19 3DZ

Proposal: Single storey side extension, extend existing room in roof space, alter existing dormers (with variation of condition 1 of planning permission P/HOU/2023/02368 to agree revised fenestration, an increase in height of the parapet to the larger flat roof dormer and alterations to internal layout. There is no increase in the size of first floor windows, or footprint of the proposed work)

Decision: Resolution to grant subject to conditions in accordance with the officer recommendation.

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

21.79.1 B Site Plans

21.79.4. C Proposed plans and elevations

21.79.5. C Proposed plans and elevations

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

2. The closet and bathroom windows serving the dormer window in the east elevation must be retained at the fitted height and with obscure glazing to a minimum industry standard privacy level 3.

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

3. Prior to first use of the development hereby approved, a bat or bird box shall be erected within the site boundary and shall thereafter be retained.

Reason: To enhance biodiversity.

Informative Notes:

1. Informative: National Planning Policy Framework Statement

In accordance with paragraph 39 of the NPPF the council, as local planning authority, takes a positive approach to development proposals and is focused on providing sustainable development.

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

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

In this case:

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

Application Number: P/FUL/2025/05198

Site address: The Focus Centre 107 High Street Swanage BH19 2NB

Proposal: Alterations to windows and external doors.

Decision: Resolution to grant subject to conditions 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:

22125.31 A Location and block plan

22125.37 A Proposed site plan

22125.38 B Proposed floor plan

22125.39 B Proposed elevations (1 of 3)

22125.40 A Proposed elevations (2 of 3)

22125.41 A Proposed elevations (3 of 3)

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.

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