



Eastern Area Planning Committee

Date: Wednesday, 14 January 2026
Time: 10.00 am
Venue: The Allendale Centre, Hanham Road, Wimborne, Dorset, BH21 1AS

Members (Quorum: 6)

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

Chief Executive: Catherine Howe, County Hall, Dorchester, Dorset DT1 1XJ

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

Members of the public are welcome to attend this meeting, apart from any items listed in the exempt part of this agenda. If you would like to attend this meeting and have any specific requirements please contact the Democratic Services Officer named above.

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Agenda

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

To confirm the minutes of the meeting held on 17 December 2025.

4. REGISTRATION FOR PUBLIC SPEAKING AND STATEMENTS

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

The deadline for notifying a request to speak is 8.30am on Monday 12 January.

5. APPLICATION P/FUL/2024/04629 - 26 CANFORD BOTTOM COLEHILL BH21 2HE 11 - 28

Demolish existing buildings and construct a Class E(a) retail store and associated parking, servicing arrangements and landscaping.

6. APPLICATION P/HOU/2025/02570 - ANCHOR PADDOCK, BATCHELORS LANE, HOLT, BH21 7DS 29 - 38

Retain first floor dormer and ground floor additions; demolish outbuildings known as AP1 and AP2.

7. APPLICATION P/FUL/2025/06049 - CORFE CASTLE FIELD, HOLLANDS CLOSE, CORFE CASTLE, BH20 5HE 39 - 54

Erection of outdoor gym equipment and new gate in existing fence enclosure.

8. URGENT ITEMS

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

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

9. EXEMPT BUSINESS

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

There are no exempt items scheduled for this meeting.



EASTERN AREA PLANNING COMMITTEE

MINUTES OF MEETING HELD ON WEDNESDAY 17 DECEMBER 2025

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

Apologies: Cllrs Toni Coombs, Spencer Flower and Barry Goringe

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), Claire Hicks (Planning Officer), Joshua Kennedy (Democratic Services Officer), Clare Marshall and Megan Rochester (Senior Democratic & Governance Services Officer)

65. Declarations of Interest

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

66. Minutes

The minutes of the meeting held on 19 November were confirmed and signed.

67. 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.

68. P/FUL/2024/06769 - Shady Glades, Long Lane, Wimborne, BH21 7AQ

Councillor Hobbs-Chell entered the meeting at 10:16.

The Development Management Team Leader presented the application for the change of use of land to a dog exercise park and the formation of car parking areas, along with the fencing and the placement of a storage container. The application history was outlined, noting that the original decision, that had granted permission under delegated powers had been quashed.

The site location within Cole Hill was shown on a map, along with a proposal plan identifying the main and additional entrances to the two separate dog parks, both outlined on the plan. It was explained that both parts of the park would be

available for hire during daylight hours, with no lighting proposed on site. Photographs of the storage container were shown, which would be used for storing land maintenance equipment. The park areas were confirmed as approximately 0.7 hectares and 1.5 hectares. It was noted that customers would be required to sign up to terms and conditions when booking and CCTV would be installed on site to ensure that users of the park complied with the rules.

The use of the park was considered to have limited visual impact from the highway. Photographs of the access and both dog parks, including their boundaries with the public right of way, were presented. The context of the location was discussed. Concerns had been raised that it was too far from the urban area, but officers considered the proposal to represent rural land diversification. The Highways team confirmed they were satisfied with the visibility splays and the road accessing the site already served dwellings, public land and two public houses, with some wide sections allowing passing. Drivers were expected to drive with reasonable consideration and the dog park would operate on a pre-booking basis, meaning vehicle movements would be controlled.

The impact on heritage assets was considered, noting that the boundary extended around listed buildings. It was noted that the highway was in regular use and additional cars generated by the proposal were not expected to change the character of the road. The development would not result in any significant changed experience of the heritage assets. The ecological impacts of the proposal were outlined and it was explained that there had been concerns raised by third parties about impacts on protected species. However, no evidence had been identified that showed that protected species were using the site and the Council's Natural Environment team were satisfied that more than 10% biodiversity net gain could be achieved and that protected species would not be harmed.

The impact on neighbouring amenity was addressed, with noise identified as a significant concern of objectors. A noise impact assessment had been submitted in support of the application, which considered the impact of six dogs and six people in park 1 closest to the neighbouring properties. Officers considered that the impact on residential properties would be limited and that baseline noise levels were not unusual given the proximity to the highway and a flight path. Site management was expected to be taken seriously by the applicant and officers considered it reasonable that users comply with the rules, supported by CCTV for enforcement.

Neighbouring land use included sheep and goats adjacent to the site and users would be warned to avoid hiring dog park 2 if their dogs were sensitive to animals. Double gates would provide an airlock system and dogs would be supervised at all times. Fencing was in place and would be monitored to ensure it was maintained, as required by condition 4.

The application was considered acceptable and recommended for approval. A third-party concern was addressed about land ownership certificates not being properly completed. The applicant had served notice to the previous owner, so the recommendation was to delegate authority to grant permission after the 21-day notice period had passed. An amended version of condition 5 was presented to members which would require the Council to be notified any complaints and where

judged necessary, the Local Authority could request information on steps taken to resolve complaints.

James Blake, Neil Taylor, William Shakespeare and Geoff Chopping spoke in objection to the application. They raised concerns including the proximity to residential dwellings and livestock and amenity impact the proposal would have in terms of noise from dogs barking and increased vehicle movements. Concern was also raised about the applicants operations plan, which they noted did not adequately address how noise nuisance would be prevented and was reliant on users of the parks complying with the terms of service. In addition it was claimed that landscaping works had been carried out prior to an ecological assessment.

Samantha Taylor and the agent for the application, Emily Jeffries, spoke in support of the application. They stated that there was a clear need for dog parks in the area to allow people to safely exercise their dogs. It was explained that the applicant had worked with officers to provide a revised operations plan and that CCTV would be used to enforce this. In addition any impact on nearby livestock would be limited, due to hedging and fencing separating the two fields.

The local Ward Member, Cllr Chakawhata submitted a written statement that was read out by the Vice-chair. He stated that he didn't believe that highways concerns had been addressed sufficiently, as Long Lane was a rural, narrow road, with few passing places and the proposal would generate increased vehicle movements. In addition, he stated that the CCTV was not an adequate measure as it would only allow intervention after complaints had been made, rather than preventing harm before it occurs. He also stated that it represented intensification of development within the green belt.

Officers provided the following responses to members questions and comments:

- The two dog parks would operate as two separate private areas for hire, so there would not be multiple unacquainted customers using the same park at once.
- Banned breeds were required to have 1:1 ratio with a handler.
- The applicant intended to check the entrance of every new customer on site using the CCTV.
- The CCTV would have solar and battery power and would also provide an audio feed.
- There would be no on-site management presence during operating hours and this was consistent with the operation of other dog parks.
- A condition would require maintenance of the fencing alongside the right of way prior to use.
- The proposed operation hours of the park would be from 07:00 to 20:00 or between daylight hours in winter. Members could constrain the timings further if judged necessary.
- There would be a maximum of 3 vehicles allowed per booking and CCTV would be used to monitor customers arriving.
- A maximum of 6 dogs would be allowed in the southern park and 10 in the northern park at one time.
- Harm from noise couldn't be entirely ruled out, however officers considered that the CCTV would allow for the parks to be monitored and action could be taken in response to noise complaints by the operator.

- Comparison with dog park at Three Legged Cross was not appropriate as that park was not authorised (planning application under consideration).
- Officers understand that there were protected species within the vicinity of the application site, however there was no evidence to suggest that they were using the site and the Natural Environment team were satisfied with the proposal.
- The business would have a website with a feedback form to allow complaints to be submitted.
- The application had come to the committee for determination as it met the criteria of being a major application.
- Long Lane had a speed limit of 60mph, however Highways officers considered that users of the road were unlikely to reach the top limit and the nature of the road encouraged maximum speeds of 30-40mph at its widest points.
- The noise assessment was taken from the nearest receptor, which was the closest residential property, as it was standard practice.
- There was one incident of the Council's Environmental Protection team following up on a complaint about another dog park in Dorset, however they did not find evidence of unacceptable noise levels.
- Regular checks of the fences would be carried out to ensure they were in good condition.
- There was a line of site between the dog park and the neighbouring field containing livestock, however officers considered that the boundary was sufficiently screened to mitigate adverse impacts.
- Work had commenced on site before the original decision was quashed.
- It was not known where the operator would be located, however they would be available to contact if there were any complaints.
- The site was understood to benefit from phone network coverage
- There was no proposed water or toilet facilities on the site.
- Officers did not consider it reasonable to condition on-site management, as it would require further development of the site in providing more facilities for an employee.
- The operations plan identified that the CCTV would be reviewed in real time when new customers were accessing the site and periodically when existing customers were using the park.
- Members could condition that signage with the operators contact information be installed within the site.

Having had the opportunity to debate the merits of the application, several members expressed that they felt that the conditions in place were sufficient to mitigate against any harms and that the proposal was appropriate for the rural location of the site. It was proposed by Cllr Sowry-House and seconded by Cllr Brenton to grant the application with an added condition, requiring signage be installed on site featuring a manned telephone number.

Upon being put to the vote the motion fell.

The meeting adjourned 12:13 – 12:29.

Several members expressed concerns that due to the intensification of visitors without any onsite management presence, issues of noise disturbance or failure to meet the site rules could not be effectively managed so the proposal would be likely to result in harm.

It was proposed by Cllr Skeats and seconded by Cllr Ezzard, that the application be refused as the proposed use as a dog park would cause additional noise and disturbance which the Operations plan, due to the unsupervised nature of the park, could not reasonably be relied upon to effectively mitigate and manage. The resulting harm from the use of the site and additional traffic movements on neighbouring amenity, the character of the rural area and surrounding livestock arising from noise and disturbance, would be contrary to policies HE2 of the Christchurch Local and East Dorset Local Plan, saved policy DES2 of the East Dorset Local Plan and NPPF paragraphs 135 and 187.

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

69. P/FUL/2025/04931 - Land rear of 11-12 Egdon Close, Bere Regis, BH20 7LQ

The Committee agreed to extend the meeting beyond three hours.

The Development Management Team Leader presented the application for the erection of a dwelling, with the location of the site shown within Bere Regis. Site constraints were displayed on a map and it was noted that land adjacent to the site was owned by Dorset Council.

Photographs of the site and its access were shown, confirming that the land was in private ownership and enclosed on both sides. Additional photographs illustrated views of the site looking towards the school.

Existing and proposed site plans were presented, showing a single bungalow with two parking spaces and a garden area. It was highlighted that the Council did not have a five-year land supply so the tilted balance in favour of development applied. The proposal was considered infill development that was not out of keeping with the area. The slope of the site would allow the bungalow to sit comfortably within wider views. Proposed elevations were shown, with a hipped roof design reflecting other properties on Egdon Close. Floor plans and roof plans were also displayed.

The proposal was assessed as causing no loss of amenity or light. The window would only allow oblique views of the school and neighbouring gardens, so no adverse impact on amenity was expected. A condition would require that the bathroom window be obscure glazed and another condition required the rooflight above the stairwell to be non-opening and obscure glazed, with permitted development rights removed for further windows.

A proposed surface water drainage plan was submitted. Although the site was not at risk of flooding, there was flooding nearby. The drainage plan offered potential betterment and biodiversity enhancement and soft landscaping would be required by condition, along with Community Infrastructure Levy contributions.

Highway safety and parking were considered, with engineers raising no issues and noting that vehicle movements would be fewer than previous uses. Accessibility for fire and emergency vehicles was discussed, as the width of the access did not meet the 3.7 metres required for a fire engine to reverse into the site. Compliance with building regulations would be necessary and the agent had confirmed that a sprinkler system would be installed to ensure compliance.

The loss of off-street parking was raised, as the application site had previously been used for resident parking. It was acknowledged that residents were concerned about this loss, but alternative parking had been provided and the ownership of the land was now in different hands. Seven alternative payable licenced spaces had been provided by Aster, which was considered sufficient to offset the loss.

Matthew Holmes spoke as the agent for the application. He noted that the site would provide a similar sized plot to other homes in the area and the scheme also offered biodiversity enhancements on site. He stated that the development was well designed and in keeping with the area and that residential amenity would be protected through the proposed conditions.

Officers provided the following responses to members questions:

- The 7 parking spaces provided to the east of Egdon Close were not free to use.
- Access to the neighbours gate would be a matter of land law for the parties to decide.
- There was previously a garage block on the site of the 7 parking spaces.
- The Construction Management plan would require hours of working to be submitted for approval.

It was proposed by Cllr Sowry-House and seconded by Cllr Hobbs-Chell, that the application be approved.

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

70. **P/FUL/2025/03321 - Land at Northern Slip Road, West Moors Junction, West Moors Road, Ferndown**

Cllrs Andy Skeats, Julie Robinson, and Hannah Hobbs-Chell left the meeting at 12:59.

The Planning Officer presented the application for the demolition of existing buildings and removal of storage containers, and the erection of a replacement building for fireworks sale and storage. The location of the site was shown on a map, and it was noted that the use for seasonal sale of fireworks and storage was established, with two buildings and storage containers currently used for seasonal sales and year-round storage.

The proposal was to demolish the existing buildings and storage containers and erect a new building. A photograph of the site from the road and plans of the proposed building were shown. The site was screened by mature trees, and the design was considered to be in accordance with policy. The proposed building represented an increase in volume compared to the two existing buildings and would also be higher than the existing buildings, but it would remain modest in height. The proposal was considered to be of modest scale, resulting in a limited loss of openness in the green belt. It was concluded that the proposal accorded with the exception in the National Planning Policy Framework and was therefore not inappropriate development within the green belt.

The Slop Bog Site of Special Scientific Interest (SSSI) lay to the south of the site and impacts on the SSSI would be managed by condition. The local Ward Member had raised concern about the lack of water on site in case of a fire, but it was noted that the site already had permission for fireworks sale and storage. The impact on trees was considered and the latest Environment Agency mapping was referenced, showing the site within flood zones 2 and 3, however the use of the site fell within the 'less vulnerable' classification.

Flooding maps were displayed, indicating that parking spaces would be at risk of flooding. This triggered the requirement for a sequential test, but no sequential test had been submitted. However, the surface water management plan was deemed acceptable by the Council's flood risk team. While the proposal failed to comply with policy requiring a sequential test, it was considered that the reduction in flood risk provided by the proposal outweighed this policy conflict.

Dan Wilden spoke as the agent for the application. He noted that the proposal was planned to take place only on the strip of tarmac running through the site, meaning there would be no impact on trees or the surrounding environment. He also noted that the current buildings on site were reaching the end of their lives and replacing them would provide a safer premises for the business. In addition, the applicant was required to apply for a yearly licence from the Council and the site was regularly inspected by Trading Standards.

In response to questions and comments from members, officers provided the following responses:

- Trading Standards dealt with safety issues in relation to the storage of the fireworks.
- The buildings were proposed to be constructed out of profile sheet cladding.
- The road into the site would be wide enough to accommodate delivery vans and small lorries.

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

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

71. Urgent items

There were no urgent items.

72. **Exempt Business**

There was no exempt business.

Decision Sheet

Duration of meeting: 10.00 am - 1.20 pm

Chairman

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Application Number:	P/FUL/2024/04629
Webpage:	https://planning.dorsetcouncil.gov.uk/
Site address:	26 Canford Bottom Colehill BH21 2HE
Proposal:	Demolish existing buildings and construct a Class E(a) retail store and associated parking, servicing arrangements and landscaping
Applicant name:	ALDI Stores Ltd
Report Author	Philip Crowther
Case Officer:	Diana Mezzogori-Curran
Ward Member(s):	Cllr Atwal and Cllr Todd
No of Site Notices:	12 site notices - Displayed on 13.09.2024 in following locations: 1 x Henbest Close 2 x Stapehill Crescent 1 x in front of no. 9 Canford Bottom 1 x junction with Dales Drive/Dales Close 1 x Fryer's Copse 2 x by no. 32 and 26-30 Canford Bottom 1 x next to no. 24 Canford Bottom 1 x Sycamore Place 1 x Fox Lane 1 x Wyelands Avenue
SN displayed and press advert reasoning:	The application was advertised by means of site notices and press advert for awareness.

1. Reason application is going to committee:

This application was originally referred to the Committee at the request of the Service Manager for Development Management and Enforcement.

2. Summary of recommendation:

GRANT planning permission subject to conditions and subject to the Committee giving fuller reasons for its decision.

3. Reason for the recommendation

- The Committee resolved to grant planning permission at its meeting on 3 September 2025
- The reasons given at the meeting on 3 September were not sufficient.

4. Events since the 3 September 2025 Meeting

- 4.1 Officers received a letter from solicitors acting for Lidl which in short alleged that the Committee had failed to give any reasons for its decision on 3 September 2025.
- 4.2 Officers considered the issues set out in the letter and obtained counsel's advice. Whilst officers disagreed with Lidl's assertion that the Committee gave no reasons for its decision, officer's advice is that the reasons given were not sufficient which runs the risk of the decision being successfully judicially reviewed on the basis that the Committee's reasons were legally inadequate. Accordingly, the Monitoring Officer has decided that this constitutes exceptional circumstances under the Council's Constitution so that the application should be returned to the Committee.
- 4.3 In its 3 September 2025 resolution, the Committee delegated the precise wording of the conditions it considered were necessary to Head of Planning and the Service Manager for Development Management and Enforcement to agree with the Chair and the Vice-Chair. Those conditions were agreed in line with the resolution. As the matter is now before Committee again, the Committee is asked to agree the full wording of the conditions as part this decision.
- 4.4 The Secretary of State has declined to call-in the application.

5. Legal Considerations

- 5.1 There is no statutory requirement for reasons to be given for granting planning permission (whereas there is such a requirement when permission is refused). There is though a common law duty to give reasons for granting planning permission particularly in circumstances like this where the Committee's decision was contrary to the officer's recommendation.
- 5.2 The standard of reasons given must be sufficient so that there is no genuine room for doubt about what has been decided and why and be clear as to what conclusions were reached on the principle important controversial issues.

6 The Committee's 3 September 2025 Decision

- 6.1 The reasons given by the Committee for its decision were:
- '... that the poor provision of supermarkets locally and the additional choice of an affordable supermarket, that the application would bring, did constitute very special circumstances which justified the development of Green Belt land. There was also planned growth in the area with a significant number of new homes being built in Wimborne, therefore the new supermarket would provide community benefits.'
- 6.2 Given the Committee's reasons, officers disagree with Lidl's assertion that no reasons were given. However, the case officer's report (which is appended to this report) set out a number of harms which she considered would result from the proposal.

6.3 So, whilst the reasons given on 3 September 2025 set out what members considered to the benefits of the proposed development, officer do not consider that they explain what harms the Committee considered would result from the development and how it had balanced those against the benefits.

18. Recommendation

That the Committee expands on its reasons for granting the application to consider what harms it considers would result from the development and how those are balanced against the benefits identified by the Committee.

The application to be **granted** for those reasons and subject to the following conditions:

1. Expiration of three years

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. List of approved plans

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

221016-1010 P03 Location Plan
221016-1300 P06 Proposed Block Plan
221016-1301 P03 Proposed Floor Plan
221016-1302 P03 Proposed Roof Plan
221016-1400 P02 Proposed Elevations
221016-1401 P03 Proposed Sections
0050 P01 Proposed Drainage Layout
15852_P03 Tree Constraints Plan
15852_P03 Tree Retention & Removal Plan
15852-P03 B Detailed soft landscape proposal sheet 1 of 2
15852-P03 B Detailed soft landscape proposal sheet 2 of 2
001 F Proposed access arrangements
002 C Swept path analysis 16.5m HGV entry/egress
003 C Swept path analysis large car

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

3. Construction traffic management plan

Prior to the commencement of any development hereby approved, a Construction Traffic Management Plan (CTMP) must be 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
- 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.

4. Construction environmental management plan to be submitted

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.

5. Drainage details required to be submitted (LLFA and National Highways combined)

No development shall commence until a detailed surface water drainage scheme for the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be based on the hydrological and hydrogeological context of the site and shall;

- Include full design details for the treatment and disposal of surface water;
- Clarify how surface water will be managed during the construction phase;
- Demonstrate that no surface water will discharge onto the Strategic Road Network (SRN) or into any drainage system connected to the SRN;
- Confirm that no drainage connections from any part of the development will be made to any SRN drainage systems.

The approved surface water drainage scheme shall be fully implemented prior to the development being brought into use and shall be retained and maintained thereafter in accordance with the approved details.

Reason: To prevent the increased risk of flooding, protect water quality, improve habitat and amenity, and safeguard the safe and efficient operation of the A31 trunk road and its drainage infrastructure.

6. Drainage maintenance required to be submitted

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.

7. Boundary details (including acoustic fencing to neighbouring boundaries) to be submitted
Prior to the commencement of development, a comprehensive boundary treatment scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include, but not be limited to, the following boundary treatments:
- Location, height, design, materials, and construction method of all proposed boundary enclosures.
 - Installation of acoustic fencing along the northern and western boundaries adjoining residential properties, with a minimum height of 2 metres, constructed of solid, noise-reducing materials.
 - Installation of close-boarded fencing or other suitable screening features adjacent to the Strategic Road Network (SRN) to mitigate headlight glare and protect highway safety.
 - Maintenance schedule for all boundary treatments.

The approved boundary treatments shall be installed prior to first occupation of the development and retained and maintained thereafter.

Reason: To safeguard the residential amenity of neighbouring properties from noise and light intrusion, ensure appropriate visual screening, and protect the safe and efficient operation and integrity of the A31 trunk road to satisfaction of the Local Planning Authority, in consultation with National Highways.

8. Trees protection – Site meeting
Before any equipment, materials or machinery are brought onto the site for the purposes of development, A PRE-COMMENCEMENT SITE MEETING between the Tree Officer, Arboricultural Consultant and Site Manager shall take place to confirm the protection of trees on and adjacent to the site in accordance with the Arboricultural Method Statement ref. 15852_R04_MB_NC, by Tyler Grange, dated 22/01/2025. The tree protection shall be positioned as shown on the Tree Protection Plan, ref. 15852_P03, by Tyler Grange, dated 21/01/2025, before any equipment, materials or machinery are brought onto the site for the purposes of the development. The tree protection shall be retained until the development is completed and nothing shall be placed within the fencing, nor shall any ground levels be altered or excavations made without the written consent of the Local Planning Authority. This condition shall not be discharged until an arboricultural supervision statement, the contents of which are to be discussed and agreed at the pre-commencement meeting, is submitted to and approved in writing by the Local Planning Authority on completion of development.

In order for this condition to be discharged the Local Planning Authority shall be notified for a site inspection at each of the following stages:

- 1) completion of the specified tree protection,
- 2) any alteration to the scheme of tree protection,
- 3) before commencing excavations for drains and soakaways,
- 4) removal of tree protection, and
- 5) prior to the commencement of the landscaping phase.

Reason: This meeting is required prior to commencement of development in the interests of tree protection and to safeguard trees and natural features which are important to the visual amenities of the area.

9. Tree protection scheme

Prior to commencement of works (including site clearance and any other preparatory works) the scheme for the protection of trees in accordance with the submitted Arboricultural Method Statement ref. 15852_R04_MB_NC, by Tyler Grange, dated 22/01/2025 and Tree Protection Plan ref. 15852_P03, by Tyler Grange, dated 21/01/2025 shall be implemented. At least 5 working days' notice shall be given to the Local Planning Authority that it has been installed.

Note: The protective fencing shall be as specified in figure 2 of Section 6.2.2 of BS5837:2012 unless otherwise agreed in writing with the Local Planning Authority.

Note: Your attention is drawn to the requirement for a pre commencement site meeting with the Arboricultural Consultant, Local Authority Tree Officer and Site Manager in attendance (as per condition 8).

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

10. Trees – drainage plan

Prior to commencement of works (including site clearance and any other preparatory works) an updated drainage plan shall be submitted showing all underground drainage and service routes to be relocated outside of all tree root protection areas as shown on submitted tree protection plan ref: 15852_P03, by Tyler Grange, dated 21/01/2025 shall be submitted and agreed with the Local Planning Authority and the development shall be carried out in accordance with the agreed updated drainage plan .

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

11. Trees – Cellular confinement system

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

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

12. Trees – Construction Method Statement

Prior to commencement of works (including site clearance and any other preparatory works), a construction method statement for implementation of the cellular confinement system within the root protection area (RPA) of retained trees shall be submitted to the Local Planning Authority. Development shall not proceed until the details have been approved by the Local Planning Authority and work shall only take place in accordance with the approved details.

Reason: To ensure the development hereby approved does not prejudice the long-term retention of trees which make a significant contribution to the character and appearance of the area.

13. Soft and Hard Landscaping Scheme (including Strategic Highway Landscaping Requirements) to be submitted

Prior to the commencement of development, a comprehensive soft and hard landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include, but not be limited to, the following:

- Full details of all proposed planting, including:
 - Species, sizes, densities, and locations.
 - A planting schedule and specification for soil preparation and planting methods.
 - A maintenance and management plan for all landscaped areas
 - Species selection adjacent to the Strategic Road Network (SRN) shall comply with National Highways guidance, excluding species identified as unsuitable due to safety, liability, or maintenance concerns.
 - A revised planting palette to include native and non-native evergreen and deciduous species to ensure year-round screening and biodiversity enhancement.
 - Tree planting within hard-surfaced areas (car park) using structural soil systems or equivalent to soften visual impact and improve landscape quality.
 - Details of all hard surfacing materials, finishes, and colours.
 - Layout and design of paved areas, pedestrian routes, trolley bays, and landscape features such as seating, bollards, and planters.
 - Integration with lighting and drainage infrastructure to ensure compatibility and avoid conflict with tree canopies or root protection areas.
 - Existing Vegetation Management

The approved landscaping scheme shall be implemented in full prior to first occupation of the development or in accordance with a phasing plan to be agreed in writing with the Local Planning Authority.

All planting shall be maintained for a minimum period of five years from the date of planting. Any trees or plants which die, are removed, or become seriously damaged or diseased within that period shall be replaced in the next planting season with others of similar size and species.

Reason: To ensure the delivery of a high-quality landscape scheme that enhances visual amenity, supports biodiversity and safeguards the safe and efficient operation of the A31 trunk road.

14. Substation details to be submitted

Prior to the commencement of any groundworks, details of the proposed substation, including plans, elevations, materials and acoustic details must be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved scheme and thereafter retained.

Reason: To safeguard the amenity of neighbouring residents

15. Reptile mitigation strategy to be submitted

Prior to the commencement of development, a Reptile Mitigation Strategy shall be submitted to and approved in writing by the Local Planning Authority. Following implementation of the approved strategy a report detailing compliance with it shall be submitted to the Local Planning Authority prior to the commencement of development.

Reason: The Local Planning Authority must be satisfied that the agreed strategy has been completed before any development takes place on the site.

16. Lighting Strategy to be submitted (NET)

Prior to commencement of work on the site details of any proposed lighting shall be submitted to and approved in writing by the Local Planning Authority. The lighting strategy will reflect the need to avoid harm to protected species and to minimise light spill from lighting associated with pre-construction, construction and operational activities, and demonstrate how the current best practice guidance, including Guidance Note 8 Bats and Artificial Lighting (BCT/ILP, 2023) has been implemented. There shall be no lighting of the site other than in accordance with the approved strategy.

Reason: In the interests of on biodiversity

17. Non-significant on-site BNG implementation and 5 year maintenance

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.

18. Air Quality Mitigation and Dust Management

Prior to the commencement of development, a Dust Management Plan (DMP) shall be submitted to and approved in writing by the Local Planning Authority. The DMP shall be based on the recommendations of the Institute of Air Quality Management (IAQM) guidance and shall include, but not be limited to:

- Implementation of all 'highly recommended' mitigation measures as set out in the IAQM guidance and reproduced in Appendix E of the approved Air Quality Assessment.
- Site-specific measures to control dust emissions during demolition, earthworks, construction, and track out activities.
- Identification of a named person responsible for air quality and dust issues on site, with contact details displayed at the site boundary.
- Procedures for recording and responding to dust and air quality complaints.
- Regular site inspections and monitoring of dust levels, including baseline monitoring where appropriate.
- Measures to prevent dust emissions from stockpiles, haul routes, and construction activities.
- Use of water-assisted dust suppression systems and wheel washing facilities.
- Avoidance of dry sweeping and burning of waste materials.
- Provision of mains electricity or battery-powered equipment where practicable to reduce generator emissions.

The development shall thereafter be carried out in accordance with the approved DMP for the duration of the construction period.

Reason: To minimise the impact of dust and air pollution during the construction phase, safeguard the health and amenity of nearby residents.

19. Contaminated land (Site investigation and Risk Assessment)

No development shall commence until a detailed site investigation and risk assessment has been submitted to and approved in writing by the Local Planning Authority. This shall include further investigation into the hydrocarbon contamination identified within Geo-Environmental Site Investigation Report, ref. no. B3031//SI/23 dated October 2023, and any other areas of potential concern not previously assessed. The investigation shall determine the nature, extent and sources of contamination, and assess the risks to human health, controlled waters, property and ecological systems.

Reason: To ensure that risks from land contamination to the future users of the land, neighbouring land, and the wider environment are minimised, and to ensure that the development can be carried out safely without unacceptable risks.

20. Contamination (Remediation Strategy and monitoring)

Where contamination is found to be present, a remediation strategy shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The strategy shall detail the measures required to remediate the site to render it suitable for the proposed use, including a timetable for implementation.

The approved remediation strategy shall be fully implemented in accordance with the approved timetable. A verification report demonstrating the effectiveness of the remediation shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of any part of the development.

Throughout the construction period, a watching brief shall be maintained by a suitably qualified environmental consultant. Should any unexpected contamination be encountered, all works shall cease until the Local Planning Authority has been notified and an appropriate remediation strategy has been agreed and implemented.

Reason: To ensure that any contamination is appropriately identified, assessed, and remediated, and that the development does not pose a risk to human health or the environment.

21. Trees – RPA excavation as submitted

Any excavation within root protection areas of retained trees must comply with the recommendations set out in sections 2.36-2.37 of the Arboricultural Method Statement, ref: 15852_R04_MB_NC, by Tyler Grange, dated 22/01/2025. All excavation within the root protection area (RPA) of retained trees will be carried out using handheld tools or by air-spading/air-vacuuming. Light-weight machinery for excavation shall only be used as a last resort and must only be used if fitted with a toothless bucket. All excavation with root protection area (RPA) of retained trees shall be supervised and recorded (by means of photographs) by the project arboriculturist.

Reason: To ensure the development hereby approved does not prejudice the long-term retention of trees which make a significant contribution to the character and appearance of the area.

22. Highways access constructed as submitted

Before the access is utilised it must be constructed as shown on Drawing Number 001 Rev F. Thereafter, it must be permanently maintained, kept free from obstruction and available for the purpose specified.

Reason: To ensure that highway safety is not adversely impacted upon.

23. Visibility splays as shown

Before the development hereby approved is occupied or utilised the visibility splay areas as shown on Drawing Number 001 Rev F must be cleared/excavated to a level not exceeding 0.60 metres above the relative level of the adjacent carriageway. The splay areas must thereafter be maintained and kept free from all obstructions.

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

24. Pelican Crossing Installation and Operation to be submitted

Prior to the first occupation of the development, a signal-controlled pelican crossing shall be installed on Canford Bottom in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The submitted details shall include:

- The precise location and design of the crossing;
- Signal specifications, including low-intensity LED units;
- Measures to minimise light spill and glare, such as directional hoods or shields;
- A post-installation monitoring and review mechanism to assess any ongoing amenity impacts on nearby residential properties and implement further mitigation if required.

The pelican crossing shall be fully implemented and operational prior to the first use of the development and shall be retained and maintained thereafter in accordance with the approved details.

Reason: To ensure safe pedestrian access to the site, minimise light intrusion into neighbouring residential properties, and protect residential amenity and highway safety.

25. Sustainable transport links (details approved)

Before the development hereby permitted is occupied, the Pelican crossing providing permeability to Colehill and Wimborne shall be implemented in accordance with the approved details, as shown on drawing numbered 001 Rev F.

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.

26. Delivery management plan information to be submitted

The development hereby permitted shall not be brought into use until a Delivery Management Plan has been submitted to and approved in writing by the Local Planning Authority. The approved Delivery Management Plan shall be adhered to thereafter. The Plan shall:

- specify the type, number and frequency of vehicles that will serve the site
- specify delivery route to and from the store
- specify delivery times outside of store opening hours or specify a method of delivery and customer control that reduces the risk of collision between delivery vehicles and pedestrians if delivery during store opening hours is unavoidable

Reason: To provide safe and suitable access for all and reduce the potential impact on the public highway.

27. Travel plan implementation as submitted

Before the development hereby approved is occupied or utilised, the submitted Travel Plan must be implemented and operational.

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.

28. Manoeuvring, parking and loading areas as submitted

Before the development is occupied or utilised the areas shown on Drawing Number 001 Rev F for the manoeuvring, parking, loading and unloading of vehicles must be surfaced, marked out and made available for these purposes. Thereafter, these areas must be 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.

29. Electric charging points as submitted

Before the development hereby approved is occupied or utilised, the electric vehicle charging points and parking bays shown on Drawing Number 001 Rev F must have been constructed. Thereafter, they must be permanently maintained, kept free from obstruction and available for the purposes specified.

Reason: To ensure that adequate provision is made to enable occupiers of the development to be able to charge their plug-in and ultra-low emission vehicles.

30. Cycle parking as submitted

Before the development is occupied or utilised the cycle parking facilities shown on Drawing Number 001 Rev F must have been constructed. Thereafter, these must be maintained, kept free from obstruction and available for the purposes specified.

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

31. Accessible parking provision to be submitted

Before the development hereby approved is occupied or utilised, a revised accessible parking layout shall be submitted to and approved in writing by the Local Planning Authority. The layout shall:

- Provide a minimum of six designated disabled parking bays and four electric vehicle bays in accordance with Building Regulations Part M and BS8300 standards;
- Include appropriate access zones on both sides and at the ends of each designated bay to ensure safe and convenient use by wheelchair users and those with mobility impairments;
- Be located as close as practicable to the store entrance;
- Be clearly marked and signed in accordance with current accessibility guidance.

The approved accessible parking layout shall be implemented in full prior to first use of the development and retained and maintained thereafter.

Reason: To ensure the provision of safe, convenient, and inclusive access for all users, including disabled persons and those with mobility impairments, in accordance with Policies HE2 and KS12 of the Christchurch and East Dorset Core Strategy and the National Planning Policy Framework (NPPF).

32. Car park barrier information to be submitted

Before the development hereby approved is occupied or utilised, details of a car park barrier; including drawings and details of the times when it will be open, closed or locked, must be provided and agreed in writing by the Local Planning Authority. The approved car park barrier shall be installed prior to the store being brought into use and thereafter retained. The Car park barrier shall be closed and locked in accordance with the agreed details.

Reason: In the interests of discouraging anti-social behaviour and to discourage the car park being used as parking for using accessing nearby protected landscapes.

33. No vehicle access obstruction during opening/delivery hours

There must be no gates hung so as to form obstruction to the vehicular access serving the site during opening and delivery hours.

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

34. Biodiversity management plan to be implemented

The development hereby permitted shall be implemented strictly in accordance with the recommendations and requirements in the ecology report titled Ecological Impact Assessment, by Tyler Grange and dated 20 March 2025, and certified by the Dorset Council Natural Environment Team on 20.03.2025.

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

- i) the recommendations detailed in section 5 of the approved ecology report have been completed in full, in accordance with any specified timetable, unless otherwise agreed in writing with the Local Planning Authority, and
- ii) evidence of compliance has been supplied to the Local Planning Authority prior to the substantial completion, or the first bringing into use of the development hereby approved, whichever is the sooner. The development shall subsequently be implemented entirely in accordance with the approved ecology report and thereafter the approved mitigation, compensation and enhancement measures must be permanently maintained and retained in accordance with the approved details.

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

35. External Lighting (including National Highways)

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. The scheme must include details of parts or all of the lighting that will be switched off outside of the opening and delivery hours set out in condition 38 and 39.

Note: External lighting adjacent to A31 trunk road shall be designed, implemented and operated to be in a downward facing position at all times to minimise light spill onto the strategic road network, and maintained as such thereafter.

Reason: To protect visual amenities, avoid nuisance to adjoining properties and protect biodiversity and in the interest of the safe and efficient operation of the A31 trunk road in accordance with DfT Circular 01/2022 and to mitigate any adverse impact from the development on A31 trunk road safety.

36. Waste

Before the development hereby approved is occupied or utilised, a detailed scheme showing facilities to be provided for the storage and removal of waste material(s) from the premises and their maintenance shall be submitted to and agreed in writing by the Local Planning Authority. The scheme shall include the means of enclosure of any area concerned. The agreed scheme shall be implemented in full before use or occupation of the development and maintained thereafter.

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

37. Noise mitigation measures

Prior to first use of the development hereby permitted, the following noise mitigation measures shall be implemented in full and retained thereafter:

- Acoustic Fencing - A minimum 2-metre-high solid acoustic fence shall be installed along the northern and western boundaries of the site, in accordance with the recommendations of the approved Environmental Noise Assessment. The fencing shall be constructed of materials with proven acoustic attenuation properties and shall be maintained in good condition.
- Fixed Plant Noise Limits - No fixed plant and/or machinery shall come into operation until details of the fixed plant and machinery serving the development, and any mitigation measures to achieve the required noise limits, have been submitted to and approved in writing by the Local Planning Authority. The rating level of the sound emitted from the site shall not exceed:
 - 40 dB LAeq (1 hour) between 07:00 and 23:00
 - 25 dB LAeq (15 minutes) at all other times
 - Measurements shall be taken at the nearest noise-sensitive premises and assessed in accordance with BS 4142:2014+A1:2019.
- Deliveries and servicing operations shall only take place as specified in condition 39.
- Car Park Activity - Noise from customer car park activity shall be mitigated through the installation of acoustic fencing and site layout design. The store shall not operate outside the hours as agreed in condition 38.
- A post-installation acoustic compliance report shall be submitted to the Local Planning Authority within three months of first occupation, confirming that the above noise limits have been achieved and that mitigation measures are effective.

Reason: To safeguard the residential amenity of neighbouring properties from noise disturbance arising from car park activity, deliveries, and mechanical plant, in accordance with Policy HE2 of the Christchurch and East Dorset Core Strategy and paragraph 191 of the National Planning Policy Framework (NPPF).

38. Opening hours

The premises shall not be open to customers outside the hours of 07:00 to 22:00 on Monday to Saturday or between 10:00 and 17:00 on a Sunday.

Reason: In the interests of the amenities of adjoining and nearby residential properties.

39. Delivery hours

No deliveries shall be taken at or despatched from the site outside the hours of 07:00 to 21:00 Monday to Saturday and 08:00 to 18:00 on Sundays and Public Holidays.

Reason: To protect nearby residential accommodation from excessive noise at nighttime/evening/Sundays and Bank Holidays

40. Construction Hours

No construction or demolition work, including deliveries to and from the site, shall take place outside the following hours:

- Monday to Friday: 08:00 to 18:00
- Saturday: 08:00 to 13:00
- No work shall take place on Sundays or Bank Holidays.

Reason: To protect the amenities of neighbouring residential occupiers in accordance with Policy HE2 of the Christchurch and East Dorset Core Strategy.

41. Use as a discount food retailer only

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 and the Town and Country Planning (Use Classes) Order 1987, the development hereby approved shall be used as a discount food retailer only and for no other use whatsoever (including under Class E of the Town and Country Planning (Use Classes) Order 1987 (as amended)) and in accordance with the following:

- 1) The sales area (convenience and comparison goods) shall not exceed 1315 sqm;
- 2) The food store shall not provide any of the following services;
 - a) Fresh meat counter
 - b) Fresh fish counter
 - c) Delicatessen/cheese counter
 - d) Hot Food (except bakery items baked on site)
 - e) Post office services but not including the sale of books or postage stamps

Reason: The application is justified on the basis of the provision of a discount food retailer on the site and the Local Planning Authority require control is retained over the use of the development for this purpose in the interests of the vitality and viability of the existing town centre and for the protection of neighbouring amenity given the location of the application site and proximity to neighbouring boundaries.

42. Remove PD rights for collection lockers

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 collection facilities permitted by Class C of Schedule 2 Part 7 of the 2015 Order shall be erected or constructed.

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

INFORMATIVES

1. Grampian

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.

2. Junction

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. 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.

4. Travel Plan monitoring

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.

5. Biodiversity Net Gain

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for 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>

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

 7. On site BNG non significant

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.

8. Section 106 BNG

This application is subject to Biodiversity Net Gain. A Section 106 Agreement is likely to be required to secure the maintenance and monitoring of any Biodiversity Gain Plan or Habitat Management and Monitoring Plan (HMMP) approved by the Council.

9. CIL

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.

10. Sufficient evidence to demonstrate a lack of market demand to justify loss of employment land including physical survey of the existing buildings would be required.
11. 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.
12. The applicant is advised that they will need to demonstrate compliance with Part B of the Building Regulations - means of escape and boundary conditions.
13. Please be advised that this planning permission does not grant consent for any advertisements associated with the development. If you intend to display signage or other forms of advertisement, you may need to apply separately for Advertisement Consent under the Town and Country Planning (Control of Advertisements) Regulations.
14. In accordance with paragraph 38 of the NPPF the council, as local planning authority, takes a positive approach to development proposals and is focused on providing sustainable development. The council works with applicants/agents in a positive and proactive manner by:
- offering a formal pre-application advice service, and –
 - as appropriate updating applications/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

In this case:

- The applicant received pre-application advice advising the proposed development is unlikely to be supported.
- The applicant was advised that the proposal did not accord with the development plan and was given the opportunity to address concerns.
- The Council has worked with the applicant to reduce reasons for refusal.

Application Number:	P/HOU/2025/02570
Webpage:	https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=414143
Site address:	Anchor Paddock Batchelors Lane Holt BH21 7DS
Proposal:	Retain first floor dormer and ground floor additions; demolish outbuildings known as AP1 and AP2
Applicant name:	Mrs M White
Case Officer:	Ellie Lee
Ward Member(s):	Cllr Chakawhata

1.0 Reason application is going to committee: At the request of the Committee Chair following the parish council's objection.

2.0 Summary of recommendation: GRANT subject to conditions as set out at the end of this report.

3.0 Key planning issues

Issue	Conclusion
Principle of Development and Impact upon Green Belt	Acceptable- the dormer and west extension comprise inappropriate development in the Green Belt but the secured removal of lawful outbuildings provide very special circumstances that outweigh the harm.
Design and Character	Acceptable – the proposal accords with local policy HE2 in terms of design and character, in line with the position provided in the Statement Of Common Ground (SOCG) for the appeal inquiry.
Biodiversity	Acceptable – Within the Enforcement Appeal Decision, the Inspector considered that biodiversity mitigation and enhancement was not a matter for consideration in relation to the retrospective works to the bungalow and no harm was identified as arising from the proposed demolition of outbuildings AP01 and AP02
Legal Agreement	A completed Unilateral Undertaking (UU) Legal Agreement dated 17/07/2025 secures the demolition of outbuildings AP01 and AP02, prevents reconstruction & removes permitted development rights under Use Class E.

4.0 Description of site

The application site comprises of an existing bungalow known as Anchor Paddock Bungalow, and an outbuilding (known as Tree House) with access from Batchelors Lane. The site lies within the countryside in designated Green Belt. It falls within the 5km Dorset Heathlands buffer and is within the Woodlands Area of Great Landscape Value (AGLV).

The existing detached dwelling has ground floor and first floor accommodation, including rooms at first floor, within the roof. Outbuildings AP01 and AP02 are located within the rear garden, close to the application site boundary.

To the east of the application is another residential property known as White Barn, which is a two storey property.

5.0 Description of development

This application seeks permission to retain the first floor dormer and the ground floor additions, and to demolish outbuildings AP01 and AP02.

6.0 Background and relevant planning history

Application No.	Description	Decision	Date
P/FUL/2025/06406	Change of use from dwelling with bed and breakfast holiday accommodation (C1) to single dwelling (C3).	Granted	17/12/2025
P/HOU/2025/03685 (Anchor Paddock)	Re-use of the existing building (known as The Treehouse) for holiday let purposes.	<i>Under consideration</i>	
Appeal Decisions: Appeal A ref: APP/D1265/C/24/3351182 & Appeal B ref: APP/D1265/C/24/3351183	Appeals against three Enforcement Notices	Appeals A & B were dismissed, and the Enforcement Notice ENF/20/01313 (1) was upheld.	13/03/2025
P/HOU/2024/00739 (Anchor Paddock Bungalow)	Retention of first floor dormer extension; demolition of existing outbuilding	Refused	11/10/2024
P/CLE/2024/00737 (Anchor Paddock Bungalow)	Retention of single storey rear extension	Refused	11/04/2024

P/HOU/2024/02602 (Anchor Paddock Bungalow)	Retain rear extension	Closed as Invalid	01/07/2024
P/HOU/2023/02656 (Anchor Paddock Bungalow)	Retain first floor dormer extension	Refused	15/09/2023
P/HOU/2022/06621 (Anchor Paddock Bungalow)	First floor dormer extension; rear single storey extension (retrospective)	Withdrawn	02/03/2023
P/HOU/2022/04905 (Anchor Paddock Bungalow)	Create habitable first floor accommodation with roof lights and dormer	Withdrawn	14/08/2023
3/17/2526/CLE	C1 (Bed and Breakfast). Use of land, including 9no self-contained brick and timber chalets, as bed and breakfast holiday accommodation	Lawful	02/11/2017
3/16/1460/CLE	Use of the land, including 9 self-contained brick and timber chalets, as bed and breakfast holiday accommodation	Refused	10/10/2016
03/80/1858	Erect extension	Granted	19/09/1980
03/80/1027	Erect extension	Refused	24/06/1980
03/79/2625	Erect addition to side of dwelling and make alterations	Refused	18/01/1980

7.0 List of constraints

- Within the Green Belt
- Within 5km of Dorset Heathlands
- Within the Woodlands Area of Great Landscape Value (AGLV)
- Public Right of Way (PRoW): Footpath E45/55 within 3.72m
- Environment Agency (EA) Risk of Surface Water Flooding Extent 1 in 1000 - overlaps a small small proportion of the site's south-west corner (near to site entrance)
- Environment Agency - Groundwater – Susceptibility to flooding – Overlaps south-westerly part of garden (to the south-west of Anchor Paddock bungalow)
- Site of Special Scientific Interest (SSSI) impact risk zone – Natural England consulted

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- Bournemouth Water Consultation Area
- Radon: Class 1: Less than 1% - Low Risk, fewer than 1% of homes expected to exceed the radon action level – no protective measures required.

8.0 Consultations

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

Consultees

1. Ramblers Association

No comments received.

2. Dorset Council – Rights of Way Officer

No comments received.

3. Holt Parish Council

Objection (received 12/06/2025)

Having viewed the Planning Inspectors Report, whilst we welcome the reduction of buildings on the plot, we still maintain our original objection to the scale of the dormer on the original bungalow.

4. Stour And Allen Vale Ward Member

No comments received.

Representations received

The application was advertised by the display of a Site Notice (on 14/05/2025), and by a press advert (on 16/05/2025). No third-party comments have been received.

9.0 Duties

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

10.0 Relevant policies

Development plan

In this case the development plan comprises:

Adopted Christchurch and East Dorset Local Plan:

KS1: Presumption in favour of sustainable development

HE2: Design of new development

14 January 2026

HE3: Landscape quality

KS12: Parking provision

KS3: Green Belt

ME1: Safeguarding biodiversity and geodiversity

Made Neighbourhood Plans

N/A

Material considerations

Emerging local plans:

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

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

The Dorset Council Local Plan

The Dorset Council Local Plan Options consultation took place between January and March 2021, with further consultation planned between 18 Aug – 13 October 2025. Being at a very early stage of preparation, the relevant policies in the draft plan should be accorded very limited weight in decision making.

Emerging neighbourhood plans

N/A

National Planning Policy Framework 2024 (as amended 2025)

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

Other relevant NPPF sections include:

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

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

- Section 11 'Making effective use of land'
- Section 12 'Achieving well designed places' This indicates that all development to be of a high quality in design, and the relationship and visual impact of it to be compatible with the surroundings. In particular, and amongst other things, Paragraphs 131 – 141 advise that:

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

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

- Section 15 'Conserving and Enhancing the Natural Environment'- Paragraphs 192-195 set out how biodiversity is to be protected and encourage net gains for biodiversity.

Other material considerations

National Planning Practice Guidance

Including: Determining Planning Applications

Supplementary Planning Documents/Guidance

Dorset Heathlands Planning Framework 2020-2025 Supplementary Planning Document

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

East Dorset Areas of Great Landscape Value SPG

East Dorset Countryside Design Summary SPG

11.0 Human rights

Article 6 - right to a fair trial.

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

The first protocol of Article 1 protection of property.

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

12.0 Public Sector Equalities Duty

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

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

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

As construction has already taken place as the application is retrospective, there is no anticipated harm to the amenity of neighbouring occupants in terms of noise and disturbance to persons with protected characteristics.

13.0 Planning Assessment

Background

- 13.1 This application seeks permission to retain two single storey extensions and a rear dormer to the dwellinghouse. Part of the dwellinghouse was previously in C1 use but planning permission has been granted for the reversion to a C3 use as a single dwellinghouse. The extensions are the subject of an Enforcement Notice.
- 13.2 The Planning Inspector did not have the opportunity to consider the appeal underground (a) *‘that planning permission should be granted’* because a previous application for the extensions had been made and withdrawn so no appeal had been submitted. He recognised that the changes to national legislation had deprived the applicant of the right to appeal that he might previously have rightly anticipated.
- 13.3 During the appeal inquiry, the Statement of Common Ground (SOCG) set out where the Council as the Local Planning Authority and appellant were in agreement. Elements of the works carried out to the bungalow were also discussed during the appeal inquiry. In the light of discussion that took place during the Enforcement Appeal inquiry, Officers have not declined to determine the application because they accept that at the point that the applicants withdrew the previous application they were not aware that they would lose their right of appeal against the enforcement notice and a very special circumstances case has since been identified.

Principle of Development and Impact upon Green Belt

Dormer and West Extension:

- 13.4 In preparation for the appeal inquiry, the appellant and Dorset Council officers worked up a Statement of Common Ground (SoCG). This document confirmed agreement between the relevant parties that the dormer extension did not fall within any of the NPPF exceptions to inappropriate development within the Green Belt. Additionally, because it is in an elevated position at first floor level and extends beyond the ridge height of the roof, the dormer has a greater visual impact upon openness than if it were a ground level extension. It was agreed

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between the parties in the SoCG that the west extension was not an infill that could benefit from the Green Belt exceptions.

- 13.5 During the application process, the applicant's agent provided details of a recent appeal elsewhere in England, where a Planning Inspector had agreed that the removal of existing buildings could act as a very special circumstance to outweigh harm to the Green Belt. Officers opined that the proposed demolition of both of the existing outbuildings known as Anchor Paddock Outbuilding 1 and Anchor Paddock Outbuilding (AP01 and AP02) taken together could provide sufficient volumetric equalisation in Green Belt terms to outweigh the harm arising to the Green Belt, in terms of openness and inappropriateness.

<i>All measurements are approximate</i>	Proposed to be demolished	Proposed to be retained
Volume (m³)	AP01 = 91m ³	Dormer = 40.4m ³ approx.
	AP02 = 47m ³	West Extension = 58.45m ³ (measured by applicant)
Total Volume (m³)	138m³	98.85m³

- 13.6 This assessment remains applicable. Subject to controls to secure the removal of the outbuildings and prevent their reinstatement, the proposed demolition would achieve improved openness to the north and north-east boundaries of the site, reducing the spread of development on the land which would have a positive impact upon the Green Belt. It would also be necessary to remove permitted development rights by condition to ensure that the benefits were not negated in the future (condition 2).
- 13.7 Therefore, officers consider that the proposed demolition of outbuildings AP01 and AP02 combined, would represent very special circumstances that would outweigh the harm to the openness of the Green Belt, from the retrospective dormer and the west extension to the bungalow.

East Extension:

- 13.8 Within the SOCG for the appeal, it was agreed between the Council and the appellants that the east extension (to the bungalow) is a replacement for the previous lawful structure, and that the east extension (as built) is not materially larger.
- 13.9 This view remains valid, and officers consider that the retrospective east extension to the bungalow falls within NPPF exception 154 d) to inappropriate development within the Green Belt, which allows the replacement of a building in the same use and not materially larger than the one it replaces, so accords with planning policy.

Design and Character:

- 13.10 Previous refusals had referred to harm arising from the design of the development. Following further review on site visits, the approval of planning permission for neighbouring White Barn and in line with the position provided in the SOCG for the appeal inquiry, it is judged that although the retrospective extensions are decidedly modern in design terms, following the renovation of Anchor Paddock bungalow these works do not result in any visual harm that would justify refusal. The site is well screened, so the previous reason for refusal under design policy HE2 cannot be sustained.

Biodiversity:

- 13.11 The Council has no evidence that the works undertaken to the dwelling to date have resulted in harm to protected species. The application is supported by a preliminary roost assessment for AP01 which is an enclosed building. AP02 is an open sided structure of modest height. Both buildings proposed for demolition are judged to have negligible potential for roosting bats or other protected species, but an informative note can be added to any planning permission as a precautionary measure drawing attention to the need for care during the demolition process. No conflict with policy ME1 is identified.

Legal Agreement:

- 13.12 A Unilateral Undertaking (legal agreement) dated 17/07/2025 secures the demolition of the two outbuildings; Anchor Paddock Outbuilding 1 and Anchor Paddock Outbuilding 2 (AP01 and AP02) and commits to not reconstructing these outbuildings without express planning permission.

14.0 Conclusions

- 14.1 In the light of the Unilateral Undertaking (UU) legal agreement which secures the demolition of outbuildings AP01 and AP02, the proposed retention of the existing dormer, west extension and east extension to the bungalow would represent appropriate volumetric equalisation, and the proposal taken as a whole, would represent very special circumstances that outweigh the harm to the openness of the Green Belt.
- 14.2 Therefore, this proposal is judged to comply with Design and Green Belt policies in the adopted Local Plan and the National Planning Policy Framework.

15.0 Recommendation

Grant subject to the following conditions:

1. The development hereby permitted shall accord with the following approved plans:

4419:A-(6) Site & Location Plans

4419:A2 Existing Elevations (As Built)

4419:A(3C) Existing Floor Plans (As Built)

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

2. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) (with or without modification) no extensions to the dwelling under Class A nor garages, sheds or other outbuildings permitted by Class E of Schedule 2 Part 1 of the 2015 Order shall be erected or constructed.

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Reason: In the interests of the openness of the Green Belt because the dwelling has already been substantially extended.

Informative Notes:

1. This decision should be read in conjunction with the s106 unilateral undertaking dated 17.07.2025 which secures the demolition of two outbuildings.

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

3. The applicant is advised that bats are protected in the UK by Schedule 5 of the Wildlife and Countryside Act 1981 and Part 3 of Conservation of Habitats and Species Regulations 2017 (as amended). Work should proceed with caution and if any bats are found, all work should cease, the area in which the bats have been found should be made secure and advice sought from Natural England (tel: 0300 060 3900), website www.naturalengland.org.uk before proceeding.

Further information about the law and bats may be found on the following website <https://www.gov.uk/guidance/bats-protection-surveys-and-licences>

Application Number:	P/FUL/2025/06049
Webpage:	Planning application: P/FUL/2025/06049 - dorsetforyou.com
Site address:	Corfe Castle Sports Field, Hollands Close, Corfe Castle, BH20 5HE
Proposal:	Erection of outdoor gym equipment and new gate in existing fence enclosure
Applicant name:	Mr Colin Fuller
Case Officer:	Cari Wooldridge
Ward Member(s):	Cllr Wilson

1. Reason application is going to committee:

Part of the application site is land owned by Dorset Council.

2. Summary of recommendation:

GRANT subject to conditions.

3. Key planning issues

Issue	Conclusion
Principle of development	Acceptable.
Scale, design, impact on character and appearance of the area and the Dorset National Landscape	Acceptable -subject to condition. The proposal appropriately responds to its context and would not have a harmful impact on the National Landscape.
Impact on heritage assets	Acceptable- no harm to the Conservation Area
Impact on neighbouring amenity	Acceptable.
Flood risk and drainage	Acceptable.
Highway impacts, safety, and parking	Acceptable.
Community benefits and user accessibility	Acceptable subject to condition.

4. Description of site

- 4.1 The application site forms part of the Corfe Castle playing field which is located on the western edge of the village and accessed off Hollands Close. The field is owned by the

National Trust and the grass verge along Hollands Close is owned by Dorset Council. The facility is used by the local community, primarily for ball games, and is also served by a Sports Pavillion and a small parking area which were constructed in 2000. It is understood that both the field and the pavilion are managed by the Corfe Castle Sports Trust who have submitted the current application.

- 4.2 The sports field is level in topography and relatively well screened by boundary hedging and trees on its boundaries with the wider countryside. The eastern boundary is defined by the pavilion, a Purbeck Stone boundary wall adjacent to the parking area, and a mixture of timber and post and wire fencing to the inside of the grass verge. Existing vehicular and pedestrian access to the field is through a timber gate near the pavilion.
- 4.3 Surrounding uses are predominantly residential although other community facilities including a pay and display car park and Corfe Castle Health Centre are located to the northeast. Hollands Close which provides access to the playing field and smaller application site is a one-way road with a traffic direction of north to south. In terms of key constraints, the application site is partly within the settlement boundary and Conservation Area and is entirely within the Dorset National Landscape.

5. Description of development

- 5.1 It is proposed to provide a new pedestrian gate access to the playing field from Hollands Close in the southeast of the site. This will provide direct access to the outdoor gym which will consist of five pieces of gym equipment located to the southeast of the football pitch to be positioned in a linear layout parallel with the boundary fence.
- 5.2 The five pieces of equipment will include an Air Walker, Ski Stepper, Twister, Step Up and Trinity Cycle. Each piece of equipment will be set approx. two metres apart from the neighbouring piece and the tubular frames will be finished in green, grey and black.
- 5.3 Rubber grass matting (as detailed on amended Outdoor Gym Plan) is to be provided across the grass verge to the new entrance gate and directly surrounding each piece of gym equipment to protect the grass and enable year-round access.

6. Background and relevant planning history

6/1988/0419 - Use land as a sports field (football, cricket, athletics) – Granted 16/02/1990
6/1988/0780 - Site Portakabin for use as temporary changing rooms and storage of sports equipment – Granted 08/09/1988
Retain Portakabin for use as temporary changing rooms and storage of sports equipment (renewal): 6/1989/0655 - Granted 19/09/1989 6/1990/0588 - Granted 05/09/1990 6/1991/0498 - Granted 05/09/1991 6/1992/0449 - Granted 07/09/1992
6/2000/0787 - Erection of sports pavilion and equipment store – Granted 01/12/2000

6/2010/0779 - Install all weather multi use games area with flood lighting and cricket practice area – Granted 01/02/2011.

NB. This consent was not implemented on site and has now expired.

7. List of constraints

Corfe Castle Conservation Area (*partly within*)

Corfe Castle settlement boundary

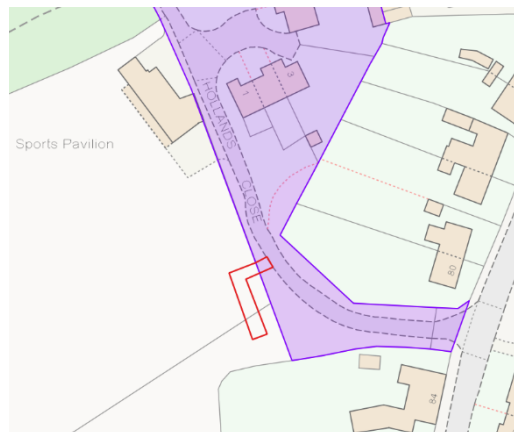
Site of Special Scientific Interest (SSSI) impact risk zone

Natural England Designation - Nutrient Neutrality Catchments

Poole Harbour Recreation Zone

Wessex Water Treatment Works Catchment Impacts on designated SAC/SPA/Ramsar - Enhancement scheme at WRC (2020-25)

Dorset Council Land Freehold: West Street Car Park and roadway and 1 to 5 Holland Close, Corfe Castle, Wareham - Reference FH003588:



Dorset National Landscape (Area of Outstanding Natural Beauty)

Poole Harbour Catchment Area

Radon: Class: 1.0 - *indicating a less than 1% probability of radon presence. This classification reflects a low level of constraint in relation to radon gas.*

Environment Agency Flood Map for Planning:

No surface water flood risk

Flood Zone 1

Dorset Council SFRA Flood Mapping: Area susceptible to groundwater flooding

Right of Way: Footpath SE11/64 - Distance: 1.4

Natural England - RAMSAR - Distance: 250.41

Special Area of Conservation (SAC) (5km buffer): Dorset Heath (UK0019857); - Distance: 250.41

Special Area of Conservation (SAC) (5km buffer): Dorset Heath (Purbeck & Wareham) & Studland Dunes (UK0030038); - Distance: 1909.65

Special Area of Conservation (SAC) (5km buffer): Isle of Portland to Studland Cliffs (UK0019861); - Distance: 3418.67

Special Area of Conservation (SAC) (5km buffer): St Albans Head to Durlston Head (UK0019863); - Distance: 4379.52

Special Area of Conservation (SAC) (5km buffer): Studland to Portland (UK0030382); - Distance: 4537.05

Scheduled Monument: The Rings: a ringwork and bailey and a Civil War battery 400m south west of Corfe Castle (List Entry: 1011479); - Distance: 297.59

Scheduled Monument: Corfe Castle: a large enclosure castle, and 18th century Vineyard Bridge (List Entry: 1011487); - Distance: 453.11

8. Consultations

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

Consultees

1. Sport England

No objection.

Proposed location of the gym equipment does not negatively impact on the existing football pitch. Use can be considered as ancillary to the main use as a playing field. Would meet our planning policy exception 2 and paragraph 104 of the NPPF.

2. Ramblers Association

No comments received.

3. Dorset Council (DC) – Rights of Way Officer

No comments received.

4. DC – Highways Officer

Hollands Close has definitive footpath crossing its extent so motorists should be aware of this and access at suitable lower speed.

Public car park nearby although assume most people from the village will access equipment by foot.

To satisfy safe and suitable access to the site for all users, and align with Inclusive Mobility, the proposed path through the verge, from the nearby carriageway edge to the gate leading into the site, should be hardened in a suitable material for the area, and ideally to and around/under each gym point.

No objection.

5. DC - Conservation Officer

Given their location the proposed gym equipment and new gate will have no greater impact on the character or appearance of the Corfe Castle Conservation Area.

No objection from a heritage perspective.

6. DC – Assets and Property

No comments received.

7. Corfe Castle Parish Council

No objection.

8. Southeast Purbeck Ward Member

Fully support addition of outdoor gym equipment at this sports facility.

It is a shame that as a result of a planning technicality, the grass matting has been removed from the scheme as my only concern is the wear and tear of the bare ground around the equipment and the risk of mud build-up etc which might reduce the enjoyment of the facility. I would support the reintroduction of grass matting without the need for a BNG due to the public health benefits of this application.

Representations received

Total - objections	Total - No objections	Total - comments
3	5	0

Summary of comments of objections:

- Original location in the fenced off area of the village playing fields is a much more central position to the village and has safer access than round the car park exit road.
- Gym equipment in better location of the play area was never used and upkeep to good standard. Equipment will be disused especially during winter.
- Sceptical equipment will meet community need – appropriate for urban sites where opportunities to exercise are limited.
- Access road has a blind corner prior to the intended entrance because of huge hedges.
- Concerned people will congregate around the equipment at night and dark evenings with impact on neighbours' privacy and peace. Enough noise already from year-round use of field.
- Not enough parking as it is during football season leading to parking on verges, clocked gates, traffic problems, emergency services struggling to pass on one way system.
- Artificial grass will not be installed and there is a drainage problem around proposed area.

Summary of comments of support:

- Comment of National Trust - The National Trust is a landowner within the village of Corfe Castle and is the custodian of the land subject of this application. Support proposal to provide gym equipment for local residents and visitors as it is sited within an existing playing field adjacent to the access road and the Sports pavilion. It is not considered to harm the natural beauty and qualities of the National Landscape or cause harm to the character and appearance of the Conservation Area.
- Surprised equipment was removed from recreation area and good that it is coming back.
- Vital for village as older and younger people could benefit from adult exercise equipment in fresh air.
- Sports field is good location.
- Nearest gym facility is in Wareham which is indoor facility and a long way with bus access.

9. Duties

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

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

Clause 85 of the Countryside and Rights of Way Act (2000) requires Local Planning Authorities to seek to further the purposes of conserving and enhancing the natural beauty of National Landscape (formerly known as Areas of Outstanding Natural Beauty) when making any decision which affects such land.

10. Relevant policies

Development plan

In this case the development plan comprises:

Local Plan - Adopted Purbeck Local Plan 2024:

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

V1: Spatial strategy for sustainable communities

E1: Landscape

E2: Historic environment

E4: Assessing flood risk

E12: Design

Material considerations

Emerging local plans:

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

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

The Dorset Council Local Plan

The Dorset Council Local Plan Options consultation took place between January and March 2021, with further consultation between 18 Aug – 31 October 2025. Being at a very early stage of preparation, the relevant policies in the draft plan should be accorded very limited weight in decision making.

National Planning Policy Framework 2024 (as amended 2025)

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

Other relevant NPPF sections include:

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

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

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

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

Other material considerations

National Planning Practice Guidance

All of Dorset:

Dorset National Landscape Management Plan 2026 - 2031

Dorset Heathlands Planning Framework 2020-2025 Supplementary Planning Document

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

Supplementary Planning Documents/Guidance for Purbeck area:

District Design Guide SPD

Corfe Castle Conservation Area Appraisal

11. Human rights

Article 6 - right to a fair trial.

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

The first protocol of Article 1 protection of property.

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

12. Public Sector Equalities Duty

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

- Removing or minimising disadvantages suffered by people due to their protected characteristics

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

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

The provision of the proposed exercise equipment within an accessible village location, with a new pathway formed of rubber grass matting, gated access and an inclusive piece of equipment (the Trinity Cycle) will ensure that the proposal is accessible to all and will support the health and wellbeing of the local community.

13. Public Benefits

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

What	Amount / value
Material considerations	
Contribution to inclusive community health and well-being	
Non-material considerations	
None	

14. Planning Assessment

Principle of development

- 14.1 The application site is partly located within the Corfe Castle settlement boundary where the principle of new development is acceptable in accordance with Policy V1: Spatial strategy for sustainable communities and the settlement hierarchy of the Purbeck Local Plan 2024. The remaining part of the site outside the settlement boundary is classed as countryside where new development is not generally supported. However, section 5 of Policy V1 advises that ‘*High-quality small-scale development on unallocated sites within the boundaries of settlements listed in the hierarchy or on small sites, outside the Green Belt, adjoining existing settlement boundaries of towns, key service villages, local service villages and other villages with a settlement boundary will be supported*’ where four criteria are met.
- 14.2 An officer assessment of the proposed development in respect of the four criteria is provided below:
- the scale of development is proportionate to the size and character of the existing settlement

The small scale of the outdoor gym equipment is proportionate to the size of the village and would have an acceptable impact on the character and appearance of the area given its siting within the immediate curtilage of the playing field.

- development does not harm the character and value of any landscape or settlement either individually or

The small scale of the gym equipment, light weight frames and use of grey and green painted finishes would not result in harm to the character and value of the landscape or settlement in local or wider range views. Following initial installation, the rubber grass matting will appear visually prominent across the grass verge and around the gym equipment. However, the areas of installation have been kept to the minimum required and as the grass grows through the matting it will become less visually intrusive.

- cumulatively through the size, appearance and layout of proposed homes; development contributes to a mix of different types and sizes of homes (as specified in relevant policies); and

Not applicable to current application for gym equipment. However, the cumulative impact of the proposed equipment, the existing football posts and the existing pavilion is not judged to result in harm to the character and value of the landscape or settlement in local or wider range views.

- development would not have an adverse effect on the integrity of sites within the national site network (including European sites)

The proposed development would not have an adverse effect on nature conservation sites.

- 14.3 Policy I4: Recreation, sport and open space of the Purbeck Local Plan 2024 does not include provision for new recreation facilities unless they are linked directly to new residential development. However, the policy wording seeks to safeguard existing provision and encourage replacement facilities. The policy supporting text also notes that existing facilities are adequate but outdated and that opportunities to identify and enhance existing provision will be identified. The proposal to provide additional local facilities in the village is judged to align with the general objectives of this policy.
- 14.4 Policy I7: Community facilities and services of the Purbeck Local Plan 2024 encourages new community facilities and services to be located within a defined settlement boundary. The application site lies partly within the settlement boundary and partly outside. However, the site is entirely within the grounds of the playing field which forms a sensible location for the development and is in an accessible location directly adjoining the settlement edge. The small scale of the gym equipment, colour finishes and positioning close to the highway ensures that impact on the landscape, local character and the environment is minimised, and several consultation responses indicate a local need for external gym equipment which is easily accessible to villagers without the need to travel to nearby towns. As such, the proposal is judged to conform with the requirements of Policy I7.
- 14.5 In summary, the provision of the outdoor gym equipment is judged to be acceptable in principle in accordance with policies V1: Spatial strategy for sustainable communities and I7: Community facilities and services of the Purbeck Local Plan 2024.

Scale, design and impact on the character and appearance of the area and the Dorset National Landscape

- 14.6 Policy E12: Design of the Purbeck Local Plan 2024 requires that all development demonstrates a high quality of design that positively integrates with its surroundings, avoids adverse impacts on local amenity and supports the efficient use of land, taking into account the local area's prevailing character and the requirement to deliver high quality buildings and places.
- 14.7 The application site is also located within the Dorset National Landscape (DNL) (formerly known as AONB). Section 85 of the Countryside and Rights of Way Act (2000) requires that relevant authorities now seek '*to further the purposes of conserving and enhancing the natural beauty of National Landscape (AONB)*'. Policy E1: Landscape of the Purbeck Local Plan 2024 requires that development in the DNL should conserve and enhance the natural beauty of the area and be appropriate in terms of appearance, scale, height, layout and other effects on the landscape character and visual quality. It states that '*development that significantly adversely affects the character, or visual quality, of the local landscape or seascape, in protected areas will not be permitted*'.
- 14.8 The application site is located on the settlement edge and partly within the settlement boundary. The proposed development would therefore relate well to the built development of the village, minimising impacts on the countryside and national landscape.
- 14.9 Details of each piece of equipment have been submitted with the application as summarised below.

Name	Length	Width	Height
Air Walker	1.15m	0.53m	1.21m
Ski Stepper	1.31m	0.54m	1.53m
Twister	1.28m	0.66m	1.46m
Trinity Cycle	1.91m	0.67m	1.49m
Step Up	1.03m	0.98m	2.5m

- 14.10 Each piece of equipment would be set apart from the neighbouring piece at a sufficient distance to meet the recommended safety area widths. This would retain a gap of approx. 2m between each piece of equipment and a further gap of approx. 2m to the playing field boundary fence. Black, hollow rubber grass matting directly around each piece of equipment and across the verge to the new gated access will have some visual impact on the character and appearance of the area when initially laid but this will reduce as the grass grows up. The matting will prevent the wearing of the grass and the potential build-up of mud during the winter months which might otherwise affect the visual appearance. Overall, the open character of the playing field and green views on the settlement edge and into the wider landscape to the west would be retained.
- 14.11 Given the small scale of the equipment, the lightweight frames, use of grey and green painted finishes, hollow rubber grass matting and positioning on the eastern boundary of the field nearest the built development of the village and Hollands Close, the proposal is not judged to harm the character and appearance of the area or the visual appearance of the Dorset National Landscape. However, given the sensitive siting, it is considered reasonable to include a condition (Condition 4) on the decision requiring the removal of

the equipment and grass matting, and reinstatement of the site to its original condition should the equipment fall into future disrepair and cease to be used. Subject to this condition, the proposal is judged to further the purposes of the National Landscape Designation and demonstrate a high quality of design that positively integrates with the surroundings in accordance with Policies E1: landscape and E12: Design of the Purbeck Local Plan 2024.

Impact on heritage assets

- 14.12 The site is partially located within Corfe Castle Conservation Area. The Council's Conservation Officer has raised no objection to the proposal noting that given the location, the proposed gym equipment and new gate will have no greater impact on the character or appearance of the Corfe Castle Conservation Area. As such there is no objection from a heritage perspective. The proposal is judged to comply with Policy E2: Historic environment of the Purbeck Local Plan 2024.

Impact on neighbouring amenity

- 14.13 The playing field site provides an established community use within a village edge location. Residential properties neighbour the field to the east and southeast, and objections have been received in relation to increased disturbance and loss of privacy from the use of the equipment and possible antisocial behaviour at nighttime. Whilst the gym equipment would widen the variety of recreational use at the playing field, the limited level of equipment proposed is not judged to result in a significant intensification of recreational use that would result in demonstrable harm to neighbouring amenity over and above the existing level of use at the site. Notwithstanding this, issues of antisocial behaviour and statutory noise nuisance can be investigated outside of the planning system should they become problematic in the future.
- 14.14 The siting of the equipment within the grounds of the playing field is not judged to result in additional loss of privacy to the neighbouring properties above that of the existing use and the movement of vehicles and pedestrians along Hollands Close which also serves as a public right of way (footpath).
- 14.15 The application has also been subject of local support with residents noting that the adult gym equipment is needed and that the playing field is a suitable location for it to be located without requiring travel further afield. In conclusion, there is judged to be no demonstrable harm to the neighbouring amenity, and the proposal is considered to accord with Policy E12: Design of the Purbeck Local Plan 2024.

Flood risk and drainage

- 14.16 The application site is located within Flood Zone 1 (Low Risk) and is outside areas of surface water flood risk as identified on the Environment Agency Flood Map for Planning. However, it is within an area susceptible to groundwater flooding as identified on Dorset Council SFRA Mapping. Given that the mapping is indicative only, there is a lack of evidence of surface water pooling at the site, and the proposed use is less vulnerable in nature, it is judged that flood risk to the proposal is low and the development is acceptable in respect of Policy E4: Assessing Flood Risk of the Purbeck Local Plan 2024.
- 14.17 Consultation comments have raised concerns that the area has a drainage problem and that without the installation of artificial grass matting, there will be a build-up of mud, and

the use of the equipment will be impacted. In response to the concerns raised the proposals have been amended to include areas of rubber matting around the equipment and across the grass verge to the pedestrian gate. The matting will protect the grass from wear and tear and reduce the potential build-up of mud over winter and wet periods. Given that the structure of the equipment is limited in surface area and drainage to the ground would be no worse than existing and would not increase flooding elsewhere, officers judge that the proposal is acceptable in respect of drainage impacts and Policy E5: Sustainable Drainage Systems of the Purbeck Local Plan 2024.

Highway impacts, safety and parking

- 14.18 The playing field is accessed off Hollands Close by vehicles and pedestrians with limited parking provision provided adjacent to the pavilion. No additional parking provision is proposed as part of the application. However, pay and display parking is provided to the northeast of the site within a very short walking distance. Given the level of nearby parking provision, and the accessibility of the site to the local community, the provision of additional parking to serve the limited gym equipment is not judged necessary.
- 14.19 Concerns have been raised over safe access to the provision along Hollands Close. The Council's Highway Engineer has been consulted on the proposals and notes that Hollands Close already has a definitive public footpath along its extent which is a well-established walker's route so that motorists should already be aware of pedestrians and access the route at suitable lower speed. No objection is raised on highway grounds subject to the inclusion of an informative note on the decision in respect of the existing public right of way. On this basis, the proposal is judged to comply with Policy I2: Improving accessibility and transport.

Biodiversity

- 14.20 There are no priority habitats on the application site, and the proposed development – including the installation of the matting - will require the removal of less than 25sqm of on-site habitat. As such the proposal is subject of the de minimis BNG exemption.

Community benefits and user accessibility

- 14.21 The proposal will provide outdoor adult gym equipment for the local community and will widen the existing recreation provision at the playing field in an accessible location. This accords with the objectives of Section 8: Promoting healthy and safe communities of the NPPF which seeks to enable and support healthy lives through the provision of safe and accessible sports facilities and green infrastructure, and plan positively for the use of shared spaces and community facilities.
- 14.22 Notwithstanding this, to satisfy safe and suitable access to the site for all users and align with Inclusive Mobility, the Highway Engineer recommended that the proposed access path through the verge from the nearby carriageway edge to the gate leading into the site, should be hardened in a suitable material for the area, and ideally to and around/under each gym point. Amended plans include rubber grass matting around each piece of equipment and across the grass verge to the new access gate. The grass matting will provide a sturdy surface for all users to access the gym equipment and the field whilst reducing impact on the grass and the potential for areas of soil / mud to form from wear and tear in areas of high use. A condition on the decision (Condition 3) will ensure installation of the matting before first use of the equipment.

- 14.23 In terms of inclusive provision, the planning agent and applicant have also confirmed that the new gate hinge will be specified so that it can open and close either way so that dogs cannot enter the playing field by fault. This will also provide easier access to all users. The inclusivity of the gym equipment has also been fully considered and a wheelchair accessible piece of equipment is included in the gym - the 'Trinity Cycle' - which will be accessible from the pedal end enabling a wheelchair user to use the pedals with their arms to build upper body strength.
- 14.24 The provision of the outdoor gym equipment has been well considered as a community led project that will be funded by the Parish Council and Sports Trust Trustees to further the community use of the sports field and support health and wellbeing objectives. The applicants have sought to minimise disadvantage to those with protected characteristics through the installation of the rubber grass matting surface, an inclusive piece of gym equipment, and a gate that can be opened either way. As such, the proposal is judged to provide a benefit to the whole community in compliance with Policies E12: Design and I2: Improving accessibility and transport of the Purbeck Local Plan 2024 which support proposals that are accessible to all.

15. Environmental implications

- 15.1 The small-scale development will have minimal impacts on the environment.

16. Summary of issues and the planning balance

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

17. Recommendation

Grant, subject to the following conditions:

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

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

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

AM022 - 01 a Location Plan

AM022 - 03 b AMENDED Outdoor Gym Plan - Elevation for Fence/Gate

8109643 Hags-Air Walker

8061235 Hags-Twister

8039055 Hags-Ski Stepper

8050386 Hags-Trinity Cycle

8036719 Hags-Step Up

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

3. Prior to first use of the gym equipment, the rubber grass matting shall be installed around the equipment and across the grass verge from Hollands Close to the pedestrian access gate as detailed on approved plan AM022-03b.

Reason: To provide a suitable and safe access to all users and to reduce wear and tear of the grass around each gym point.

4. Should the gym equipment fall into future disrepair and cease to be used, the structures and associated rubber grass matting shall be removed from the site and the land reinstated to its original condition within a period of 3 months.

Reason: To conserve the visual appearance of the Dorset National Landscape over the long term.

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 permission which has been granted is for development which is exempt being:
- 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).

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

2. 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.

3. Informative: National Planning Policy Framework Statement

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

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

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

In this case:

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