

# Public Document Pack



## EASTERN AREA PLANNING COMMITTEE

### MINUTES OF MEETING HELD ON WEDNESDAY 11 MARCH 2026

**Present:** Cllrs David Tooke (Chair), Duncan Sowry-House (Vice-Chair), Alex Brenton, Toni Coombs, Beryl Ezzard, Scott Florek, Spencer Flower, David Morgan and Julie Robinson

**Apologies:** Cllrs Barry Goringe, Hannah Hobbs-Chell and Andy Skeats

**Also present:** Cllr Shane Bartlett

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

Marianne Ashworth (Lawyer - Regulatory), Kim Cowell (Development Management Area Manager (East)), Joshua Kennedy (Democratic Services Officer), Emma MacDonald (Planning Officer), Megan Rochester (Senior Democratic & Governance Services Officer), Naomi Shinkins (Lead Project Officer) and Thomas Whild (Lead Project Officer)

**92. Declarations of Interest**

Cllr Brenton declared that application P/FUL/2022/01095 was located in her ward, however she was not pre-determined.

**93. Minutes**

The minutes of the meeting held on 18 February 2026 were confirmed and signed.

**94. 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.

**95. P/FUL/2022/01095 - Land at Blaneys Corner, To the east of Wareham Road and south of Wimborne Road. Lytchett Matravers**

The Lead Project Officer presented the application for the erection of 25 dwellings with new vehicular and pedestrian access and associated works. An update was provided at the outset, clarifying that the CIL receipt was £497,000 and that public open space would be secured through a Section 106 agreement rather than by planning condition. It was also noted that the smaller apartment block proposed included one one-bedroom flat and one two-bedroom flat.

The site location within Lytchett Matravers was shown, including an aerial photograph illustrating the full extent of the application site. The land lay south of

Wimborne Road and was situated between both older and more recent developments. Site constraints were identified, including falling land levels. Photographs from various viewpoints were presented, including a view from the southwestern corner of the site and a street-view image from Wimborne Road.

It was explained that the site was allocated under Policy H6, which covered three separate sites, one of which (the Wareham Road site) had already been granted planning permission. A timeline of the application was provided.

The proposed masterplan was shown, including the design concept with an arrival area incorporating public open space and drainage at the eastern end of the site. Land-use areas were defined for residential development and public open space. The proposal comprised 25 dwellings with a housing mix ranging from a one-bedroom flat to four-bedroom houses, and 0.5 hectares of open space. Examples of the house designs were displayed, along with an indicative rendering of the overall development. Members were informed that 75 objections had been received and that both the Parish Council and the Housing Officer had raised objections.

On the principle of development, the Lead Project Officer explained that the proposal was acceptable because it was located on an allocated housing site and Policy H6 indicated that approximately 25 homes were appropriate. Policy V2 concerns were addressed, with it being explained that although the site had previously lain within the Green Belt, the Local Plan adoption had amended the boundaries. A small part of the site, containing only the SUDS attenuation basin, remained within the Green Belt, but this was not considered inappropriate development. The proposed housing mix varied from Local Plan recommendations but was considered acceptable.

It was explained that the policy-compliant requirement was for 10 affordable homes on site. The applicant had submitted a viability assessment, citing increased CIL costs and the costs of achieving nutrient neutrality in Poole Harbour. The District Valuer had reviewed the assessment and advised that the scheme was not viable if required to provide a fully compliant level of contributions. As a result, the scheme could not support any Section 106 contributions.

On highways matters, the proposed vehicular access would be provided via a new priority junction, with a secondary pedestrian access also proposed. The applicant had revised the junction design, narrowing the corner to help reduce vehicle speeds. Dorset Council Highways raised no objections. Parking provision included 57 allocated spaces, 18 garage spaces, and five on-street visitor spaces, with capacity for additional informal on-street parking if required. The overall parking level was considered acceptable.

The site layout included public open space at the entrance, with dwellings arranged to front the access road and set back with landscaped gardens. The scale and layout were considered acceptable, and the variety of house types created visual interest. The design incorporated predominantly pitched and gable roofs and a varied material palette including brick, painted brick, slate roofs and some cladding. Although the Parish Council had expressed concern over the use

of brick and flint, officers considered these materials appropriate given their presence elsewhere in the village.

A large number of trees existed around the site boundary. Three areas were subject to TPOs and the Tree Officer confirmed that the trees could be protected subject to conditions. Permitted development rights were proposed to be removed for some dwellings to protect trees in the long term.

Regarding residential amenity, officers concluded that the development would not cause sufficient harm to justify refusal. The closest relationship was a 12-metre distance to an adjacent block of flats which had no windows on the facing elevation, preventing overlooking. A condition restricting construction working hours was considered included in the recommendation.

The drainage strategy proposed discharge to a watercourse via an attenuation basin. As the site lay in flood zone 1, drainage was considered acceptable and had been reviewed by the Lead Local Flood Authority. The Officer confirmed that biodiversity net gain was not required, but the scheme included several ecological enhancements and was acceptable subject to conditions. The site lay within 5 km of the Dorset Heathlands, but mitigation measures and the presence of a SANG to the north were sufficient to address potential impacts. Nutrient neutrality could be achieved through the purchase of credits.

Public representation was received from Clare Spiller, the agent for the application. It was explained that the applicant had worked with officers to provide an acceptable scheme, that would provide a variety of house types with safe vehicle and pedestrian access.

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

- There was no proposed connection from the proposed footpath to the existing rights of way and there was no policy requirement for a connection.
- Footpaths would connect into the site and tactile paving was proposed on either side of the road.
- The impact of the proposal on Myrtle Cottage had been considered in the report and it was not deemed to be sufficiently harmful to warrant refusal.
- The SANG was located approximately 420m away, which equated to a 4-minute walk.
- The Purbeck Local Plan was part of the development plan and was given weight in the consideration of the application.
- The exact figure that the applicant paid for the land was not known, the District Valuer had taken the lowest reasonable value that a landowner would accept for the land, in addition to other factors such as the topography of the site to estimate the value of the land.
- The land that the adjacent footpath was situated on was in different ownership to the application site.
- The Parish Council maintained their concerns to the amended proposal.
- The ridge height of the proposed block of flats was 8.7m and the eave height was 5.2m. An assessment on the impact of overshadowing on Myrtle Cottage was carried out and it was determined that it would not be harmful.
- An uncontrolled crossing was considered appropriate for the level of footfall generated from the proposed development.
- It was not possible to condition an additional footpath as it would be on land outside of the applicants ownership.

- It was not possible to condition a viability review, as there was no policy in the Local Plan that supported a viability review.

It was proposed by Cllr Coombs and seconded by Cllr Sowry-House, that the application be granted, with an additional informative note encouraging the linking of the new footpath to the existing footpath in the future if possible.

Decision:

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

- A) grant, subject to the completion of a legal agreement under section 106 of the Town and Country Planning Act 1990 (as amended) in a form to be agreed by the Legal Services manager to secure:
  - a Scheme for the provision and promotion of Suitable Alternative Natural Green space (SANG)
  - provision of public open space

And the conditions set out in the appendix to these minutes.

Or

- B) refused for the reason set out in the appendix to these minutes if the agreement is not completed by 11 September 2026, or such extended time as agreed by the Service Manager for Development Management and Enforcement or Development Management Area Manager East.

**96. P/FUL/2025/06295 - 10 Weston Road Colehill BH21 2SF**

The Planning Officer presented the application for a single-storey rear extension and bin store, together with the demolition of the existing garage and conservatory, and the change of use of the residential property to a pharmacy (Class E).

The application site was shown, located across the road from the existing pharmacy. It was explained that the site lay on a minor road characterised by detached single-storey or chalet style bungalows, while the current pharmacy operated from a terrace of commercial properties nearby.

The application site consisted of a residential bungalow accessed from Weston Road. Photographs were displayed showing the property attached to No. 9 Weston Road, with an open frontage, driveway and garage. A photograph taken from Middlehill Road illustrated the character of the area and the proximity of the existing pharmacy.

The proposed development was outlined and the site plan presented. Elevation drawings showed the front and side aspects of the proposed extension. It was noted that although the scheme would result in the loss of one dwelling, this was not considered to be a significant loss. The proposed pharmacy would serve the same catchment area and provide the same NHS facilities as the existing one.

The site lay within the Colehill settlement boundary and as the proposal did not involve a town centre use, no sequential test was required.

Amenity impacts were highlighted as a key concern. Objections had been raised by neighbours and the Town Council. It was explained that the proposal would introduce frequent short-stay customer visits, increasing the number of vehicle movements and parking demand. Weston Road was described as a small cul-de-sac used only by residents and their visitors, and the level of activity associated with a pharmacy was likely to exceed what could reasonably be expected in such a location. This was judged to negatively affect the amenity of residents. Additional features such as alarm boxes, CCTV and deliveries were also identified as potential sources of disturbance to neighbouring occupiers. It was considered that the activity pattern generated by the proposed use would be materially different from that of the existing residential setting.

The impact on the character of the area was assessed and it was considered that the proposed extension would increase the footprint of the property bringing it almost up to the boundary with 27 Middlehill Road, contrasting with the typical plot characteristics of the area, where dwellings were well spaced on generous plots. The inclusion of large display-style windows and an expanded hardstanding area for parking would alter the appearance of what was currently a wholly residential street scene.

In regard to highways and parking, both on-site parking and parking on Middlehill Road were available, Dorset Highways had confirmed that the proposal would not give rise to material harm to highway safety and complied with current guidance. Limited on-site parking was noted to be common for pharmacies, which were recognised as important community facilities.

The Planning Officer concluded that the proposal would result in harmful impacts on the living conditions of neighbouring occupiers and therefore conflicted with Policy HE2 of the Local Plan. No public benefits had been identified that would outweigh this harm, and the application was recommended for refusal.

Public representation was received in objection to the application from Charlotte Collins, Daryll Howells and Paul Ellard. The concerns that were raised included the change in character of the road that the development would cause, the increased traffic movements on the road and use of the road as parking and an increase in noise and light pollution. It was also questioned whether an alternative location could be found for the pharmacy or whether the current location could be extended.

Public representation in support of the application was received from KD Johnson and the applicant, Mitesh Patel. They explained that it was important to keep the pharmacy in the same location to continue to provide the same services to residents. The new development would allow for the pharmacy to meet the growing demands of the area. The applicant explained that they had looked into alternative sites in the area and not found any other suitable options.

The Planning Officer clarified that Highways had not objected to the application and were content with the impact on highways and the parking provision provided

in the proposal. It was also explained that a drainage scheme was not required at this stage of the application as the site was not at risk of flooding.

The following answers were provided by officers, in response to questions from members:

- The proposal included provision of 7 parking spaces, 3 for staff and 4 for customers. There was a lay-by and small car park shared by other commercial businesses that served the existing pharmacy.
- Conditions could be included to limit operating hours and lighting if the committee were to approve the application.
- The Town Council could request additional parking restrictions on Weston Road if they wanted to control parking on that road.
- There was not considered to be a significant adverse impact of the development on 27 Middlehill Road.

Having had the opportunity to debate the merits of the application, several members expressed support for the application, given the understanding that the current premises was not fit for use and that the new premises would allow the pharmacy to continue to meet the needs of the community.

It was proposed by Cllr Coombs and seconded by Cllr Sowry-House that the application be granted subject to conditions to include: submitted plans; commencement of the development within 3 years of granting permission; surface water drainage; plans for turning, manoeuvring and parking to be submitted in advance; restrictions on hours of operation and deliveries; restrictions on signage and exterior lighting; use Class E restriction; provision of an ecological impact assessment; CIL contributions; tree and landscaping conditions, the details of which were to be delegated to officers.

Decision: That the application be granted subject to conditions, the full details of which were to be delegated to officers.

**97. P/FUL/2025/06017 - 50-51 Churchill Close, Sturminster Marshall, BH21 4BH**

The Lead Project Officer presented the application for the demolition of a garage and outbuilding and the erection of two two-bedroom bungalows with associated parking, together with the creation of new parking areas for Nos. 50 and 51. An update was provided advising that, since publication of the committee papers, an additional representation had been received from residents of Newton Road raising concerns about increased flood risk from the proposal.

The site context within Sturminster Marshall was shown, including the application site and adjoining garages. Neighbourhood Plan policies' recognition of the distinctive character of the area were highlighted. A street-scene view from the recreation ground was presented, identifying the garage to be demolished. The proposed new access would run between No. 51 and the existing garage. It was considered that single-storey development could be achieved without harming the established character of the area.

The design of the proposed bungalows was shown and described as using traditional materials. Reference was made to a previous appeal in the vicinity where back land development had been allowed, with the Planning Inspector

acknowledging the area's varied character. A previous planning application on this site had been refused; the new proposal had amended the access position and moved Unit 2 further forward in its plot. Members were also informed that planning permission had previously been granted to create an additional dwelling on the plot of No 51, which could not be implemented should the new scheme be approved.

Concerns had been raised regarding neighbouring amenity. However, as the proposed dwellings were single storey with pitched roofs, officers considered they would not result in unacceptable impacts. Photographs of rear gardens were shown, demonstrating limited visibility. The presence of obscure-glazed windows in facing elevations was noted and the removal of permitted development rights for roof alterations was proposed.

The Lead Project Officer explained that the creation of new parking spaces would lead to some loss of off-street parking, but this was not regarded as significant. Flood risk concerns had also been raised. Flood zone mapping for the wider area was shown, and it was confirmed that the application site itself was not identified as being at risk of flooding. The development would incorporate permeable paving and a soakaway chamber to manage surface water. It was noted that the Council could not demonstrate a five-year housing land supply and that the tilted balance therefore applied.

Public representation was received in objection to the application from Tim Weaver, Sue Eaton and Cllr Helen Fookes, representing Sturminster Parish Council. The objections to the application included the overdevelopment of the area, which would impact the character of the road and worsen flooding issues on Newton Road and that the proposed bungalows would be out of keeping with the existing semi-detached properties in the area.

David McDonald, the applicant, spoke in support of the application. He noted that he would also be the builder of the development and would therefore ensure that the building work did not significantly impact the neighbours by controlling times of working, deliveries and parking.

The Lead Project Officer clarified that the previous application on the site was refused for the amenity impacts on future occupiers rather than any impacts on neighbouring properties and that the application site was outside of the flood risk area.

In response to members questions the Lead Project Officer confirmed that the inability to demonstrate a 5-year housing land supply was a material consideration in the application. In addition, it was proposed in the recommendation that Permitted Development Rights be removed from the bungalows, to prevent any further extensions into the roof space.

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

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

98. **P/VOC/2025/07020 - Quarterjack Park Development, Leigh Road, Wimborne Minster, BH21 2DA**

*The Committee agreed to extend the meeting beyond 3 hours.*

The Lead Project Officer presented the application for a variation of Condition 1 of the previously approved reserved matters application, seeking to revise landscaping details relating to trees and drainage. The application was retrospective and the Town Council had raised an objection. An update was provided to advise that the recommendation had been amended, as the landscape ecological management plan would be difficult to enforce via condition given the retrospective nature of the proposal, the applicants were therefore required to enter into a S106 planning obligation to secure delivery.

Slides were shown identifying the application site in relation to Wimborne and Colehill, along with a photograph of the site as built. The site plan for Phase 1 of the development was presented, with the trees proposed for amendment marked on the plan. It was noted that Phase 2 had been approved under a separate application.

A site plan illustrating the drainage layout was also shown. The site history was outlined, it was explained that the land formed part of allocation WMC8, and the relevant policy was displayed. The outline planning application had included a parameter plan, and reserved matters were approved in 2019 and amended in 2022 to allow an uplift of 18 dwellings. A further additional dwelling had been approved in 2022. Phase 2 had been approved in 2020. It was noted that a previous proposal for SUDS on the western side of the site had been refused due to insufficient drainage information.

The Lead Project Officer outlined the proposed development, comparing the approved reserved matters scheme with the revised SUDS layout. The proposed tree species were shown. Concerns had been raised through objections to both the previously refused application and a withdrawn application.

Although the application sought to vary landscaping plans, the Lead Project Officer advised that it was not unusual for SUDS features to be located within open space, nor for tree species to be amended. The impact on local character was considered acceptable, as only two trees would be affected and the proposed species were consistent with the area's character.

It was explained that the SUDS area would remain undeveloped green space providing visual amenity and substantial open space for residents. The development also benefitted from access to the Phase 2 open spaces and the SANG located to the south.

The Tree Officer had confirmed that the proposed species were appropriate but preferred a non-fastigate variety and it was considered that the changes would not impact the character of the area. Although some concern had been expressed regarding the health of an existing tree, no issues had been identified. There were

no changes proposed to the highway network, and Dorset Council Highways had raised no objections to the previously withdrawn application.

Drainage had been a key issue in the earlier refusal; however, the Officer explained that the submission of detailed drainage information could overcome the previous reason for refusal. Drainage engineers had reviewed the current approach. Some Phase 1 plots were already connected, and the proposed drainage would run north-south, with surface water from Phase 2 redirected to the SUDS. The pumping station in Phase 2 had been designed to accommodate runoff from both phases, and the arrangement was considered acceptable. Conditions from the earlier permission had been transferred over where appropriate, and these were set out on the slide presented to members.

In response to a question, the Lead Project Officer confirmed that the proposed SUDS to the west were shallower than the SUDS to the north of the site.

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

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

99. **Urgent items**

There were no urgent items.

100. **Exempt Business**

There was no exempt business.

**Decision List**

**Duration of meeting:** 10.00 am - 1.14 pm

**Chairman**

.....

This page is intentionally left blank

Eastern Area Planning Committee 11 March 2026

## Eastern Area Planning Committee 11 March 2026

### Agenda Item 5:

Application Number: P/FUL/2022/01095

Location: Land at Blaneys Corner To the east of Wareham Road and south of Wimborne Road. Lytchett Matravers

Description: Erect 25 dwellings (C3 use class), new vehicular and pedestrian access onto Wimborne Road and other associated works including landscaping and open space.

Decision:

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

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

- a Scheme for the provision and promotion of Suitable Alternative Natural Green space (SANG)
- provision of public open space

And the conditions set out below.

(Pre commencement conditions have been agreed in writing by the agent).

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:

120-DI-09 13 Site Layout Plan

120-DI-11 2 Site Location Plan 1to500@a1

120-DI-13 4 Parking Layout Plan

120-DI-15 4 Roof Plan

120-DI-16 4 Block Plan

120-DI-21 4 Scheme Masterplan

813.11/40 D Illustrative Landscape Masterplan (813.11 40 Rev C)(1)

Ibb-BF-C-V Plans and Elevations (Plot 1) - Ibb-BF-C-V 3-1207-Ibberton-BF-Cottage-Variant

Bry-R-C & Kno-B-C-V Plans And Elevations (plots 2 And 3) Bry R C And Kno B C V 2  
845Bryanstone R Cottage And 3 1349 Knowlton B Cottage(1)  
Bry-R-C & Kno-B-C-V Plans And Elevations (plots 4 And 5) Bry B C And Bri R C V 2  
845Bryanstone B Cottage And 2 830 Bridport R Cottage Variant(1)  
Gla-B-C Plans and Elevations (Plot 6) - Gla-B-C 3-1136-Glanvilles-B-Cottage  
Mor-B-I Plans and Elevations (Plot 7) - Mor-B-I 4-1403-Morden-B-Infomal  
Mor-BF-C Plans and Elevations (Plot 8) - Mor-BF-C 4-1403-Morden-BF-Cottage  
Sil-B-C Plans And Elevations (plot 9) Sil B C 4 1669 Silton B Cottage(1)  
Ibb-B-C Plans And Elevations (plot 10) Ibb B C 3 1207 Ibberton B Cottage(1)  
Edm-BF-C Plans And Elevations (plots 11 And 12) Edm Bf C 3 1082 Edmondsham Bf  
Cottage(1)  
Mor-B-C-V Plans And Elevations (plot 13) Mor B C V 4 1403 Morden B Cottage  
Variant(1)  
Spe-B-1 Plans and Elevations (Plot 14) - Spe-B-I 4-1825-Spetisbury-B-Infomal.pdf  
Ibb-BF-C Plans And Elevations (plot 15) Ibb Bf C 3 1207 Ibberton Bf Cottage(1)  
875-HA-PB-V A Plans And Elevations (plot 16 And 17)  
FBT 3-HA-B-V Plans And Elevations (plots 18 And 19) Fbt 3 Ha B V Flat Block Type 3  
Ha B Variant(1)  
1006-HA-B-V Plans And Elevations (plots 20 And 21) 894 Ha B 3 5 894 Ha B(1)  
BarB-HA-BC A Plans And Elevations (plots 22-25)  
TwG2-B Twin Garage Plan (ref. Twg2 B)(1)  
DGHO-B Typical Double Garage With Home Office (ref. Dgho B)(1)  
DG2-B Double Garage Plan (ref. Dg2 B)(1)  
SG2-B Single Garage Plan (ref. Sg2 B)(1)  
PHL-101 G Proposed Site Access Plan  
PHL-102 C Pedestrian access onto Wareham road - amended plan  
PHL-201 D Preliminary Site Levels  
PHL-202 B Preliminary Road Profiles

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

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

Reason: In the interests of road safety.

4. No development, including any preparatory works of ground clearance, tree works, or demolition shall commence until:

1. A site meeting has taken place between the Local Planning Authority's (LPA's) Tree Officer, the appointed Arboricultural Consultant and Site Manager, and the outcomes of the meeting have been agreed in writing by the LPA, and
2. An Arboricultural Supervision and Monitoring Statement, which has been informed by the agreed outcomes of the site meeting, has been submitted to and agreed in writing by the LPA.

The development shall thereafter be carried out in accordance with the approved Arboricultural Supervision and Monitoring Statement and the Arboricultural Impact Appraisal and Method Statement.

Reason: To ensure that the development proceeds in accordance with the approved Arboricultural details and that appropriate protective measures are implemented before any works commence.

5. No development shall commence until the necessary nutrient mitigation credits to mitigate the impacts of the development on the Poole Harbour (SPA) and Ramsar have been secured from an accredited nutrient provider and a copy of the Nutrient Credit Certificate demonstrating that purchase, has been submitted to and approved in writing by the Local Planning Authority.

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

6. Prior to the commencement of development, a detailed surface water management scheme for the site, based upon the hydrological and hydrogeological context of the development, and providing clarification of how drainage is to be managed during construction and a timetable for implementation of the scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme should have regard to the guidance set out in the current DEFRA national standards Sustainable Drainage Systems (SuDS). The surface water scheme shall be implemented in accordance with the approved details including the timetable for implementation.

Reason: To prevent the increased risk of flooding and to protect water quality and to take into account current national standards for SuDS.

7. 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.

8. No works shall commence on site (other than those required by this condition) on the development hereby permitted until the first 15 metres of the proposed access road, including the junction with the existing public highway, has been completed to at least binder course level.

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

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

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

10. Prior to the commencement of any development hereby approved, above damp course level, full details of both hard and soft landscape works shall be submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include:
- (i) proposed finished levels or contours;
  - (ii) means of enclosure;
  - (iii) car parking layouts;
  - (iv) other vehicle and pedestrian access and circulation areas;
  - (v) hard surfacing materials;
  - (vi) minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting, etc);
  - (vii) proposed and existing functional services above and below ground (eg drainage, power, communications cables, pipelines, etc indicating lines, manholes, supports, etc);
  - (viii) retained historic landscape features and proposals for restoration.

If within a period of 5 years from the date of the planting of any tree/plant, that tree/plant or any tree/plant planted in replacement for it, is removed, uprooted or destroyed or dies

(or becomes in the opinion of the Local Planning Authority seriously damaged or defective) another tree/plant of the same species and size as that originally planted shall be replanted in the first available planting season.

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

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

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

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

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

13. A landscape and ecological management plan (LEMP) shall be submitted to, and be approved in writing by, the local planning authority prior to occupation of the development. The content of the LEMP shall include the following:
  - a) Description and evaluation of features to be managed.
  - b) Ecological trends and constraints on site that might influence management.
  - c) Aims and objectives of management.
  - d) Appropriate management options for achieving aims and objectives.
  - e) Prescriptions for management actions.
  - f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).

- g) Details of the body or organization responsible for implementation of the plan.
- h) Ongoing monitoring and remedial measures.

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

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

The approved LEMP must be implemented in accordance with the approved details and adhered to thereafter.

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

14. Prior to the occupation of the development details of maintenance and management of the surface water sustainable drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall have regard to the guidance set out in the current DEFRA national standards Sustainable Drainage Systems (SuDS). The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. These shall include a plan for the lifetime of the development, the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime.

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

15. The development hereby approved shall not be occupied unless and until following works must have been constructed to the specification of the Planning Authority:

Pedestrian access and uncontrolled pedestrian crossing with tactile paving onto Wareham Road. See Drawing 01-PHL-102 C (or similar scheme to be agreed in writing with the Planning Authority).

Proposed footway works either side of the site access and a new uncontrolled pedestrian crossing with tactile paving (noting that the pedestrian access to the west as in drawing 0904-PHL-102 has been superseded by 01-PHL-102 C). See Drawing PHL-101 G (or similar scheme to be agreed in writing with the Planning Authority).

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

16. The development permitted shall not be occupied unless and until the the Suitable Alternative Natural Greenspace (SANG) permitted pursuant to planning permission reference 6/2019/0530, located at Land off Flowers Drove, Lytchett Matravers has been laid out and made publicly accessible as per the requirements of that consent. Prior to the first occupation of the development a strategy for promotion of the SANG as open access land to the occupiers and visitors of the development shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall proceed in accordance with the approved strategy.

Reason: to ensure adequate mitigation of the impacts of the development on the Dorset Heathlands habitat sites.

17. Prior to first occupation of the development hereby permitted the access, geometric highway layout, turning and parking areas shown on drawing number 120\_DI\_09.13 shall be constructed; thereafter these areas shall be maintained, kept free from obstruction and available for the purposes specified.

Reason: In the interests of highway safety and to ensure the proper and appropriate development of the site.

18. Before the development hereby approved is first occupied or utilised the visibility splay areas as shown on the approved plans must be cleared/excavated to a level not exceeding 0.6 metres above the relative level of the adjacent carriageway. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015, or any Order revoking or re-enacting that Order, the visibility splay areas shall thereafter be maintained and kept free from all obstruction above this height.

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

19. The development hereby permitted shall be implemented strictly in accordance with the recommendations and requirements in section 5 of the ecology report titled 'Land at Blaneys Corner, Lytchett Matravers: Bat Survey Report', by HDA, dated 2022, and in sections 5.6.6, 5.8.4, 5.9.4, 5.9.5, 6.3, 6.5-6.9, section 7 and Annex 2(Ecological opportunities plan) of the report titled 'Land at Blaneys Corner, Technical note' by HDA, Dated 9 January 2026.

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

- i) the recommendations detailed in the sections of the approved ecology reports listed above have been completed in full, in accordance with any specified timetable, and
- ii) written evidence demonstrating compliance has been submitted to and approved in writing by the LPA.

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.

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

Reason: To ensure risks from contamination are minimised.

21. No retained tree shall be cut down, uprooted, destroyed, pruned, cut or damaged in any manner during the development phase and thereafter within 5 years from the date of occupation of the building for its permitted use, other than in accordance with the approved plans and particulars or as may be permitted by prior approval in writing from the local planning authority.

If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

Reason: To safeguard and enhance the character and amenity of the area.

22. The development hereby permitted shall be undertaken in accordance with the approved Arboricultural Method Statement (AMS) Reference no. 17156-AA-CA and Tree Protection Plan (TPP) 17156-2 . All tree protection shall be retained until the development is

complete 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.

Reason: required to safeguard and enhance the character and amenity of the site and locality and to avoid any irreversible damage to retained trees.

23. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) (with or without modification) no enlargement(s) of the dwellings identified as plots 7, 8, 9, 11 & 12 hereby approved, permitted by Class A and Class B of Schedule 2 Part 1 of the 2015 Order, shall be erected or constructed.

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

24. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) (with or without modification) no garages, sheds or other outbuildings permitted by Class E of Schedule 2 Part 1 of the 2015 Order shall be erected or constructed within the curtilage of the dwellings identified as plots 7, 8, 9, 11 and 12.

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

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

Reason: To safeguard the amenity of existing residents

**Informative Notes:**

1. The applicant is advised that, notwithstanding this consent, if it is intended that the highway layout be offered for public adoption under Section 38 of the Highways Act 1980, the applicant should contact Dorset Council's Highways Development team. They can be reached by telephone at 01305 225401, by email at [highwaysdevelopment@dorsetcouncil.gov.uk](mailto:highwaysdevelopment@dorsetcouncil.gov.uk), or in writing at Highways Development, Economic Growth and Infrastructure, Dorset Council, County Hall, Dorchester, DT1 1XJ.
2. 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](mailto:highwaysdevelopment@dorsetcouncil.gov.uk), or in writing at Highways Development team, Economic Growth and Infrastructure, Dorset Council, County Hall, Dorchester, DT1 1XJ.

3. 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](mailto:highwaysdevelopment@dorsetcouncil.gov.uk), or in writing at Highways Development team, Economic Growth and Infrastructure, Dorset Council, County Hall, Dorchester, DT1 1XJ.
4. If the applicant wishes to offer for adoption any highways drainage to DC, they should contact DC Highway's Development team at [DLI@dorsetcouncil.gov.uk](mailto:DLI@dorsetcouncil.gov.uk) as soon as possible to ensure that any highways drainage proposals meet DCC's design requirements.
5. The applicant is advised to have early discussions with Wessex Water in relation to the possible adoption of SuDS features in order to ensure that the final design of the basin is in line with their design requirements.
6. Prior Land Drainage Consent (LDC) may be required from DC's FRM team, as relevant LLFA, for all works that offer an obstruction to flow to a channel or stream with the status of Ordinary Watercourse (OWC) – in accordance with s23 of the Land Drainage Act 1991. The modification, amendment or realignment of any OWC associated with the proposal under consideration, is likely to require such permission. We would encourage the applicant to submit, at an early stage, preliminary details concerning in-channel works to the FRM team. LDC enquires can be sent to [floodriskmanagement@dorsetcouncil.gov.uk](mailto:floodriskmanagement@dorsetcouncil.gov.uk).
7. 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.

8. Informative: National Planning Policy Framework Statement

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

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

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

In this case:

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

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

10. Informative Note: Trees on or adjoining this site are protected by virtue of Tree Preservation Order TPO/2022/0068. Wilful damage to the trees is an offence under the Town and Country Planning Act 1990. Failure to comply with the tree protection conditions above is likely to result in damage to the trees and may lead to the prosecution of those undertaking the work and those causing or permitting the work.

11. Street Naming and Numbering

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

12. Informative: This permission is subject to an agreement made pursuant to Section 106 of the Town and Country Planning Act 1990 dated ## ## relating to provision of SANG and Public Open Space.

13. Biodiversity Net Gain

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

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

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

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

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

- The application for planning permission was made before 12 February 2024.
- 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.
- 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.
- The permission which has been granted is for development which is exempt being:
  - Development which is not 'major development' (within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015) where:

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

\* "original planning permission means the permission to which the section 73 planning permission relates" means a planning permission which is the first in a sequence of two or more planning permissions, where the second and any subsequent planning permissions are section 73 planning permissions.

- Development below the de minimis threshold, meaning development which:

- i) does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and
- ii) impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric).

- Development of a biodiversity gain site, meaning development which is undertaken solely or mainly for the purpose of fulfilling, in whole or in part, the Biodiversity Gain Planning condition which applies in relation to another development, (no account is to be taken of any facility for the public to access or to use the site for educational or recreational purposes, if that access or use is permitted without the payment of a fee).

- Self and Custom Build Development, meaning development which:

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

Read more about Biodiversity Net Gain at

<https://www.dorsetcouncil.gov.uk/w/biodiversity-net-gain>

14. The applicant is encouraged to explore the possibility of providing a new connection from the site to footpath SE17/23, to the east of the site in the interests of promoting accessibility to the village as encouraged by the Lytchett Matravers Neighbourhood Plan.

- B. Refuse for the reason set out below if the agreement is not completed by 11 September 2026, or such extended time as agreed by the Service Manager for Development Management and Enforcement or Development Management Area Manager East.

Reason for refusal:

In the absence of a legally binding agreement for the provision of public open space, the development fails to make appropriate provision for public open space and is therefore contrary to policies I3 and I4 of the Purbeck Local Plan (adopted 2024).

**Agenda Item 6:**

Application Number: P/FUL/2025/06295

Location: 10 Weston Road Colehill BH21 2SF

Description: Erect single storey rear extension & bin store, demolish existing garage and conservatory. Change of use of residential property (Use Class C3) to pharmacy (Use Class E).

Decision: That the application be granted subject to conditions, the full details of which were to be delegated to officers.

**Agenda Item 7:**

Application Number: P/FUL/2025/06017

Location: 50 - 51 Churchill Close Sturminster Marshall BH21 4BH

Description: Demolish garage and outbuilding and erect 2 No 2 bedroom bungalows with parking. Creation of new parking area to No 50 & 51

Decision: That the application be granted 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:

- 9802/300 Site, Block, Location Plan & Indicative Scene
- 9802/301 Unit 1 - Proposed Floor Plan & Elevations
- 9802/302 Unit 2 - Proposed Floor Plan & Elevations

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

3. Prior to commencement of development details of the surface water drainage works shall be submitted to and approved in writing by the Local Planning Authority and the approved drainage scheme shall be completed before occupation of the development. The works shall have regard to the guidance set out in the current DEFRA national standards Sustainable Drainage Systems (SuDS)

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

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

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

5. Prior to development above damp course level, full details of both hard and soft landscape works shall be submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include:
- (i) proposed finished levels;
  - (ii) means of enclosure;
  - (iii) hard surfacing materials;
  - (iv) planting plans including plant/tree size(s) and densities.

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

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

6. 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 roof enlargement(s) or alteration(s) of the dwellinghouse hereby approved, pursuant to Class B and Class C of Schedule 2 Part 1 of the 2015 Order, shall be erected or constructed.

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

7. Before the development hereby approved is first occupied the first 5.0 Metres of the vehicular access(es), measured from the nearside edge of the carriageway, including the visibility splays, shall have been laid out, constructed, and surfaced, to a specification which shall have been submitted to, and agreed in writing by, the Local Planning Authority.

Reason: In the interest of highway safety.

8. Before the development hereby approved is occupied or utilised the turning/manoeuvring and parking shown on Drawing Number 9802/300 must have been constructed. Thereafter, these areas, must be permanently maintained, kept free from obstruction and available for the purposes specified.

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

9. Prior to use or occupation of development hereby approved, the cycle parking facilities shown on drawing number 9802/300 shall be constructed and made available. Thereafter, these shall be maintained, kept free from obstruction and available for the purposes specified.

Reason: To ensure provision of adequate cycle parking to support sustainable transport; in the interests of highway safety and residential amenity.

10. Prior to the first occupation of the dwellings hereby approved, a bee brick and bird box shall be installed on each of the new dwellings and thereafter maintained and retained.

Reason: To provide net gains for nature.

**Informative Notes:**

1. Informative: This development constitutes Community Infrastructure Levy 'CIL' liable development. CIL is a mandatory financial charge on development, and you will be notified of the amount of CIL being charged on this development in a CIL Liability Notice. To avoid additional financial penalties, it is important that you notify us of the date you plan to commence development before any work takes place and follow the correct CIL payment procedure.
2. The applicant is advised that Wessex Water have published guidance notes about their surface water policy for minor development. The policy encourages developers to consider the most effective methods of directing surface water back to the environment in accordance with the Sustainable Drainage Systems hierarchy. Where necessary, applications to Wessex Water for a surface water connection can be made online.  
  
<https://www.wessexwater.co.uk/services/building-and-developing/building-a-new-house-or-extension>
3. 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.

4. The Council is responsible for street naming and numbering within our area. This helps to effectively locate property to deliver post and for access by emergency services. New or changed addresses must be registered with the Council. This link has more information.  
<https://www.dorsetcouncil.gov.uk/planning-buildings-land/street-naming-and-numbering/street-naming-and-numbering>
5. Informative: The vehicle crossing serving this proposal (that is, the area of highway land between the nearside carriageway edge and the site's road boundary) must be constructed to the specification of the County Highway Authority in order to comply with Section 184 of the Highways Act 1980. The applicant should contact Dorset Highways by telephone at Dorset Direct (01305 221020), by email at [dorsethighways@dorsetcouncil.gov.uk](mailto:dorsethighways@dorsetcouncil.gov.uk), or in writing at Dorset Highways, Dorset Council, County Hall, Dorchester, DT1 1XJ, before the commencement of any works on or adjacent to the public highway.
6. 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.
7. 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>

8. 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.

9. 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.

10. Informative: National Planning Policy Framework Statement

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

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

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

In this case:

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

**Agenda Item 8:**

Application: P/VOC/2025/07020

Location: Quarterjack Park Development Leigh Road Wimborne Minster BH21 2DA

Description: Variation of Condition 1 of application 3/19/2426/RM (approval of reserved matters application in respect of appearance, layout, scale and landscaping following outline planning application 3/15/0789/COU for residential development of 305 dwellings) to revise the landscaping and drainage (resubmission of previously refused and withdrawn applications)

Decision: That the application be granted subject to the following conditions:

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

1. Proposed Site Layout Ref: SL-01 Rev. P
2. Proposed Site Layout Sheets 1 and 2 Ref: SL-02 Rev. P
3. Composite Plan Ref: SL-04 Rev P
5. House type Booklet (19 November 2019)
6. Storey Heights Plan Ref: SH-01 Rev. M
7. Proposed Materials Plan Ref: MP-01 Rev. N
8. Chimney Location Plan Ref: CP-01 Rev. M
9. Boundary Treatment Plan Ref: BT-01 Rev. R
10. LAP Proposals Ref: BDWS21671 20 Rev C (ACD Environmental)
- 11. Soft Landscape Proposals (August 2018) Ref: BDWS21671 11 Rev. O (Sheets 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12)**
12. Hard Landscape Proposals (October 2018) Ref: BDWS21671 12 Rev. EE (Sheets 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12)
13. Engineering Layout Ref: 17-184/310 Rev. G Sheets 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 and 15
14. Landscape and Ecological Management Plan Ref: BDWS21671 10 Rev G
15. Bin and Storage Plan Ref: BC-01 Rev. M
16. Affordable Layout Plan Ref: AP-01 Rev. M
17. SANG Car Park Plan Ref: SG-01 Rev. G
18. Adoptable Area Layout Sheet 1 of 2 Ref: 17-184-SK210 Rev. F (1:500@A1)
19. Adoptable Area Layout Sheet 2 of 2 Odyssey Consulting Ref: 17-184-SK210 Rev. F (1:500@A1)
20. Preliminary Finish Floor Levels Layout Sheet 1 of 2 Odyssey Consulting Ref: 17-184-SK200 Rev. F (1:500@A1)
21. Preliminary Finish Floor Levels Layout Sheet 2 of 2 Odyssey Consulting Ref: 17-184-SK200 Rev. F (1:500@A1)
22. Visibility Splays Layout Sheet 1 of 2 Odyssey Consulting Ref: 17-184-SK110 Rev. G (1:500@A1)

22. Visibility Splays Layout Sheet 2 of 2 Odyssey Consulting Ref: 17-184-SK111 Rev. G (1:500@A1)
23. Pantechicon Tracking Layout Sheet 1 of 2 Odyssey Consulting Ref: 17-184-SK104 Rev. F (1:500@A1)
24. Pantechicon Tracking Layout Sheet 2 of 2 Odyssey Consulting Ref: 17-184-SK105 Rev. G (1:500@A1)
25. Refuse Vehicle Swept Path Analysis Sheet 1 of 2 Odyssey Consulting Ref: 17-184-SK102 Rev. G (1:500@A1)
26. Refuse Vehicle Swept Path Analysis Sheet 2 of 2 Odyssey Consulting Ref: 17-184-SK102 Rev. G (1:500@A1)
27. Fire Tender Swept Path Analysis Sheet 1 of 2 Odyssey Consulting Ref: 17-184-SK100 Rev. G (1:500@A1)
28. Fire Tender Swept Path Analysis Sheet 2 of 2 Odyssey Consulting Ref: 17-184-SK101 Rev. F (1:500@A1)
29. Proposed Retail Unit – Plans and Elevations Ref: RU-01 Rev. A

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) Order 2015, or any subsequent re-enactment thereof, the garages and off-road parking spaces for residential vehicular parking hereby approved shall be retained at the dimensions shown on the approved plans and shall not be altered, including conversions to domestic living accommodation, so as to result in a loss of parking availability.

Reason: To ensure that off-street car parking is retained in the interests of highway safety and in a visually acceptable manner.

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, or any subsequent re-enactment thereof, the off-road parking spaces for retail customer and staff vehicular parking hereby approved shall be retained at the dimensions shown on the approved plans and shall not be altered so as to result in a loss of parking availability.

Reason: To ensure that off-street retail car parking is retained in the interests of highway safety and in a visually acceptable manner.

4. Both in the first instance and upon all subsequent occasions the following WC, bathroom and en-suite bathroom window(s) for the residential dwelling types, as set out in the House type Booklet (19 November 2019), shall be glazed with obscure glass and shall either be a fixed light or hung in such a way as to prevent the effect of obscure glazing being negated by reason of overlooking:-

- 'Roseberry' – Rear Elevation 1st Floor Bathroom (Plots 36, 63, 67, 69, 71, 80, 91, 93, 111, 119, 145, 146, 148, 151, 153, 155, 157, 159, 206, 208, 228, 252, 254, 265, 267, 269, 278, 285, 35, 50, 68, 70, 72, 81, 92, 94, 112, 120, 147, 149, 150, 152, 156, 158, 160, 164, 207, 209, 253, 255, 264, 266, 268, 279, 288)
- 'Roseberry' Variant – Rear Elevation 1st Floor Bathroom (Plots 76, 115, 121, 261, 275, 280, 281, 77, 116, 122, 262, 276, 282)
- 'Roseberry' Variant – Rear Elevation 1st Floor Bathroom (Plots 52, 53, 54)
- 'Moresby' (Det) – Front Elevation 1st Floor Bathroom and 1st Floor En-suite Bathroom (Plots 37, 173, 256, 144, 196, 205, 240, 277)
- 'Moresby' (Det) Variant 1 – Front Elevation 1st Floor Bathroom and 1st Floor En-suite Bathroom (Plots 40, 56, 246, 74, 90, 212)
- 'Moresby' (End) – Front Elevation 1st Floor Bathroom and 1st Floor En-suite Bathroom (Plots 55, 64, 154, 270, 286, 51, 60, 61, 163, 287)
- 'Moresby' (End) Variant 1 – Front Elevation 1st Floor Bathroom and 1st Floor En-suite Bathroom (Plots 229, 263)
- 'Kingsville' – Side Elevations 1st Floor En-suite Bathroom and 2nd Floor Bathroom (Plots 165, 167, 169, 171, 197, 199, 201, 203, 213, 214, 243, 166, 168, 170, 172, 198, 200, 202, 204, 215, 244, 245)
- 'Kingsville' Variant 1 - Side Elevations 1st Floor En-suite Bathroom and 2nd Floor Bathroom (Plot 41)
- 'Kingsville' Variant 2 - Side Elevations 1st Floor En-suite Bathroom and 2nd Floor Bathroom (Plots 42 and 43)
- 'Maidstone' – Rear Elevation 1st Floor Bathroom and Side Elevation 1st Floor En-suite Bathroom (Plots 65, 78, 117, 241, 59, 62, 66, 79, 118, 242)
- 'Maidstone' Variant – Rear Elevation 1st Floor Bathroom and Side Elevation 1st Floor En-suite Bathroom (Plots 38, 39, 57, 58)
- 'Alderney' – Side Elevation 1st Floor En-suite Bathroom (Plot 73)
- 'Alderney' Variant 1 – Side Elevation 1st Floor En-suite Bathroom (Plot 110, 123)
- 'Hadley' - Side Elevation 1st Floor Bathroom and Front Elevation 1st Floor En-suite Bathroom (Plots 18, 34, 100)

- 'Hadley' Variant 1 - Side Elevation 1st Floor Bathroom and Front Elevation 1st Floor En-suite Bathroom (Plot 11)
- 'Hadley' Variant 2 - Side Elevation 1st Floor Bathroom and Front Elevation 1st Floor En-suite Bathroom (Plot 11)
- 'Hadley' Variant 3 - Side Elevation 1st Floor Bathroom and Front Elevation 1st Floor En-suite Bathroom (Plot 14)
- 'Hadley' Variant 4 - Side Elevation 1st Floor Bathroom and Front Elevation 1st Floor En-suite Bathroom (Plots 95, 99, 101, 105)
- 'Kennett' – 1st Floor Rear Elevation Bathroom (Plot 31)
- 'Kennett' Variant 1 – 1st Floor Rear Elevation Bathroom (Plots 30, 237, 248, 29, 238, 249)
- 'Bayswater' – 1st Floor Front Elevation Bathroom and 2nd Floor En-suite Bathroom rooflight (Plots 10, 124)
- 'Bayswater' Variant – 1st Floor Front Elevation Bathroom and 2nd Floor En-suite Bathroom rooflight (Plots 25, 26, 46, 47)
- 'Cornell' – 1st Floor Rear Elevation Bathroom and Side Elevation En-suite Bathroom (Plot 9)
- 'Cornell' Variant 1 – 1st Floor Side Elevation Bathroom and En-suite Bathroom (Plots 23, 235, 49, 251)
- 'Holden' – Ground Floor WC, 1st Floor Side Elevation En-Suite Bathroom and Rear Elevation Bathroom (Plots 20, 28, 48, 96, 102, 103, 19, 24, 44, 97, 98, 104, 127, 131)
- 'Holden' Variant 1 – Ground Floor WC, 1st Floor Side Elevation En-Suite Bathroom and Rear Elevation Bathroom (Plot 2)
- 'Holden' Variant 2 – Ground Floor WC, 1st Floor Side Elevation En-Suite Bathroom and Rear Elevation Bathroom (Plots 27, 45)
- 'Exeter' – 1st Floor Front Elevation En-Suite Bathroom and Rear Elevation Bathroom (Plots 8, 21, 130, 236, 247, 7, 12, 13, 22, 128, 129, 239, 250)
- HT1 & HT2 – Ground Floor Rear Elevation Bathroom and 1st Floor Rear Elevation Bathroom (Plots 142, 143, 174, 175, 182, 183, 220, 221, 259, 260, 273, 274, 140, 141, 180, 181, 194, 195, 257, 258, 271, 272)

- HT1 & HT2 Variant – Ground Floor Rear Elevation Bathroom and 1st Floor Rear Elevation Bathroom (Plots 86, 87, 88, 89)
- Type 38 and 39 - Ground Floor Rear Elevation Bathroom and 1st Floor Rear Elevation Bathroom (Plots 84, 85, 138, 139, 178, 179, 186, 187, 192, 193, 218, 219, 226, 227, 295, 296, 299, 300, 304, 305, 82, 83, 136, 137, 176, 177, 184, 185, 190, 191, 216, 217, 224, 225, 293, 294, 297, 298)
- Type 24 – 1st Floor Side Elevation Bathroom (Plots 188, 189, 210)
- Type 23 – 1st Floor Rear Elevation Bathroom (Plots 132, 134, 161, 301, 302, 133, 135, 162, 211, 303)
- Type 23 Variant 1 – 1st Floor Rear Elevation Bathroom (Plots 222, 223)
- ‘Alton’ – Rear Elevation Bathroom and En-suite Bathroom (Plots 283, 284, 289, 290, 291, 292)

Reason: In the interests of Local General Amenity

5. The proposed development will be constructed in accordance with the site specific Construction Phase Drainage Strategy The Proposed Site Drainage Strategy, Drawing Number DS-01 March 2019, **Phase 1 Drainage Redirection Plan BSO/E49271/1/494 Rev C**.

Reason: In the interests of the local ecology during the construction of the development.

6. The proposed development shall be built in accordance with:
- (i) the protected species mitigation set out in the Landscape and Ecological Management Strategy (WYG, October 2018)
  - (ii) The information provided in the Landscape and Ecological Management Strategy (WYG, October 2018), and the Bird and Bat Box Specification regarding the protected species mitigation, and the Bird and Bat Box Location Plan (drawing number Figure 1, Revision A) setting out the location of the mitigation.

Thereafter approved mitigations measures shall be permanently maintained and retained in accordance with the approved details, unless otherwise first agreed in writing by the local planning authority.

Reason: In the interests of Protected Species.

7. The tree protection for retained trees shall be undertaken in accordance with the approved plan (Amended Tree Protection Plan Rev. E November 2018) and the Arboricultural Impact Assessment & Method Statement, ACD Environmental, 6 July 2018 for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

Reason: In order to prevent damage during construction to trees that is shown to be retained on the site.

8. Unless within 2 months of the date of this decision an updated scheme for the Landscape Ecological Management Plan (including fencing details if required) is submitted in writing to the local planning authority for approval, and unless the approved scheme is implemented within 2 months of the local planning authority's approval, the use of the Sustainable Urban Drainage System (SuDS) shall cease and all equipment and materials brought onto the land for the purposes of such use shall be removed until such time as a scheme is approved and implemented.

The SuDS shall thereafter be maintained in accordance with the approved details.

Reason: To ensure the approved SuDS are maintained accordingly.

The following Informative Notes are drawn to the Applicant's attention:

1. The applicant is informed that this decision constitutes an approval of Reserved Matters under Condition 1 of planning permission granted on 05/01/2018 under Application 3/15/0789/COU and does not, but itself, constitute a planning permission.
2. For the avoidance of doubt, the applicant is informed that this decision does not allow for the diversion of the footpath. A footpath can only be diverted through the relevant legislation and legal process.