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STRATEGIC AND TECHNICAL PLANNING COMMITTEE

MINUTES OF MEETING HELD ON MONDAY 30 JUNE 2025

Present: Cllrs Duncan Sowry-House (Chair), Dave Bolwell (Vice-Chair), Belinda Bawden, Matt Bell, Richard Crabb, Craig Monks, Belinda Ridout, Pete Roper, David Taylor and David Tooke

Apologies: Cllrs Toni Coombs and Spencer Flower

Cabinet Leads in attendance: Cllr Shane Bartlett

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

Alastair Beaven (Definitive Map Assistant), Philip Crowther (Legal Business Partner - Regulatory), Enrico Dimarino (Engineer (Development Liaison)), Mike Garrity (Corporate Director for Planning), Eleanor Godesar (Senior Planning Officer), Joshua Kennedy (Democratic Services Officer), Carol McKay (Senior Definitive Map Technical Officer), Vanessa Penny (Definitive Map Team Manager) and Megan Rochester (Senior Democratic Services Officer).

1. Minutes

The minutes of the meeting held on Thursday 1st May were confirmed and signed.

2. Declarations of Interest

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

3. 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.

4. Application to divert part of Footpath 46, Okeford Fitzpaine at Darknoll Farm

With the aid of a visual presentation, including plans and photographs, the Case Officer identified the site and outlined the proposal to divert part of Footpath 46 at Okeford Fitzpaine. The proposed diversion, between points C and B on the plan, is accessed from current Footpath 44, tracks west following a hedge line, around a tree at Point D on the plan and continues west through a field gate at Point E and on to point B where it then joins the undiverted part of Footpath 46. Members were shown the existing route and proposed diverted route through photographs,

highlighting enhancements such as repositioning water troughs to prevent puddling, adding stone chippings at point D to improve drainage and avoiding a double stile to improve accessibility. The gradient and landscape views to the north, south, and east were compared, showing the route was not substantially less convenient and was still enjoyable. It was also confirmed that there was no material impact on third-party land. The initial consultation generated six objections, including from the Parish Council; however, following revisions, only one objection remained, and the Parish Council withdrew its objection. The officer explained the legal tests and confirmed that the application met these legal tests. The officer recommended that the diversion order be made and, if unopposed, the order be confirmed by the Council. If opposed, but with similar objections to those already made, the order would be submitted to the Secretary of State without further referral to the Committee.

Public Participation

Simon Wheeler (applicant) addressed the committee to explain the reason for the proposed diversion, stating that it would enable improved livestock management. He noted ongoing issues with dog fouling and explained that aligning the footpath along the hedge line would allow for better control. He added that fencing the current route would make the fields too small for practical use. Mr. Wheeler acknowledged the reluctance to alter the existing footpath but confirmed he had consulted others and incorporated the feedback received. He stated that the proposed route was no less convenient and offered attractive views across the Blackmore Vale, making it more accessible to a wider range of users. As a small-scale farmer, he recognised that the change involved a significant cost but considered it a worthwhile investment. He also highlighted the number of wildlife-supporting schemes on the land and expressed hope that the committee would support the proposal.

Members questions and comments

- Members sought clarification on the overall distance of the proposed route and the extent of the increase compared to the existing path.
- Questions were raised regarding the route around the tree at Point D.
- Members raised a question about the medieval village in the vicinity

Having had the opportunity to discuss the merits of the application and an understanding of all this entailed; having considered the officer's report and presentation; and what they had heard at the meeting, a motion to **APPROVE** the officer's recommendation to **GRANT** as recommended, was proposed by Cllr Belinda Rideout, and seconded by Cllr David Taylor, subject to conditions set out in the officer report.

Decision: It was resolved to grant the application for the reasons set out in section 1 of the officer's report.

5. P/FUL/2023/03982 - Land at Hurst Farm and Station Road, Moreton, Dorchester DT2 8RA

The item was deferred to a future meeting due to unforeseen circumstances.

6. **P/VOC/2024/03497 - Rainbarrow Farm, Monkeys Jump Roundabout to Junction Below Alington Place, Martinstown, DT2 9JF**

The Case Officer provided members with an update. Condition 2 (pages 161–162) had been amended to include the submission, and agreement in writing, of an annual review to the Local Planning Authority. The matter had been deferred since March 2025. The retrospective application sought to vary conditions 27 and 28, relating to highway movements and the type of feedstock. The officer also explained the nature of the anaerobic digester system.

The Case Officer presented a visual overview, including plans and aerial photographs, to identify the site and explain the proposal, along with the relevant planning policies. The site context and access were discussed, noting that the site was within the Dorset National Landscape and included public rights of way. Site photographs were shown, highlighting the storage of feedstock, access, storage clamps, fermenter, and digestate store. The original application was approved in 2012, with an amended approval shown in 2017 for an approval for a fourth storage clamp. Condition 27 relating to traffic levels was referenced, with the original condition outlined. A table was presented to demonstrate vehicle trips per day in 2012 and 2017, reflecting the increase in feedstock on site. Data from 2023 was also provided, showing average loads per day alongside predicted calculations. The location of existing feedstock source sites was also presented.

No highways objection was raised due to the short distance between the site access and the main road network. Extracts from the submitted Delivery and Servicing Plan were presented, including the route between Winterborne Abbas and Martinstown being identified as restricted. A condition was proposed to secure and log vehicular movements, which would require the applicant to make the log available to the planning authority with seven days' notice. Condition 28 detailed the types of feedstocks to be used. Reference was made to the original planning support statement, which outlined various feedstocks intended for the operation; over time, the most consistent feedstock had been identified. The recommendation was for approval of the retrospective application, noting that the site was already in operation.

Public Participation

Cllr Charles Norman spoke in objection to the proposal in his personal capacity. He stated that when originally proposed, it was believed the operation was compliant; however, previous owners had pushed the boundaries. He noted that digestate is a sterile fertiliser but expressed concerns regarding impacts on Poole Harbour. He also raised issues about movements exceeding 3,000 tonnes and the significant number of vehicle movements on the bypass over time.

Cllr Les Fry spoke in a personal capacity. Although the site was not within his ward, he expressed interest in the system and the broader aim to reduce air miles in all areas of life. He acknowledged that producing gas inevitably involves some negatives. Biodiversity concerns had been raised, but he emphasized that farmers could not be restricted in what they produce. He noted that only a few months of

the year would be affected, impacting very few people. He also highlighted that the operation had been active for many years and had operated since its inception without complaints.

Darren Stockley (agent) confirmed the site opened in 2012 under previous ownership. He stated the operation had been openly transparent with the community and that no expansion was being requested. Since the previous deferral, efforts had been made to formalise and restrict vehicle movements. He noted that enforcement action under the Development Control (DC) process was in place and that the highways authority had raised no objections. The DC team would also be able to monitor compliance. He further reported that recent meetings had been held with three parish councils and community liaison groups.

Cllr Roger Holehouse spoke on behalf of the parish council. He welcomed the engagement with the community and viewed it as an opportunity for all parties to meet their objectives. He found the applicant's willingness to engage encouraging.

Members questions and comments

- Confirmed that feedstock would not run out and that there was sufficient storage on site.
- Noted residents' concerns about traffic; however, they were satisfied that traffic impacts had been considered, including delivery timings as per condition 12.
- Sought clarification on whether HGVs were petrol or diesel-powered.
- Clarified to members that the discussion concerned the variation of conditions 27 and 28 Discussed management of queuing.
- Raised questions on how late deliveries would be managed.
- Queried the weight of tractors.
- Addressed enforcement under condition 2; formal records to be made available upon request and questioned the need for prior notice.
- Recognised the working practices of farmers, including extended hours.
- Requested clarification on the tonnage involved.
- Confirmed that mostly tractors and trailers would be accessing the site.
- Thanked the officer for their presentation and report.
- Acknowledged that traffic generation was inevitable but noted the benefits to the rural community; many queries had been addressed.
- Agreed that the report and applicant's work had satisfactorily settled concerns regarding traffic.

Having had the opportunity to discuss the merits of the application and an understanding of all this entailed; having considered the officer's report and presentation; the written representatives; and what they had heard at the meeting, a motion to **APPROVE** the officer's recommendation to **GRANT** as recommended, was proposed by Cllr Matt Bell, and seconded by Cllr Craig Monks, subject to conditions set out in the officer report and the update provided by the Case Officer.

Decision: To grant for the reasons set out in Section 16 and 17 of the officer's report.

7. **P/FUL/2025/00591 - Rainbarrow Farm, Monkey Jump Roundabout to Junction Below Alington Place, Martinstown, DT2 9JF**

With the aid of a visual presentation, the Case Officer identified the site and outlined the proposal for a digestate storage lagoon, including the site plan, location, access, and relevant planning policies. Photographs showed existing site conditions. Heritage and ecological assessments found no material harm to nearby assets, including Maiden Castle, and confirmed the lagoon had no habitat value. The design included a soft cover to minimise visual impact. Vehicle movements were expected to be low, with exports limited to two sites, including Rainbarrow Farm, resulting in no highway impact. The proposal was not anticipated to increase flooding, pollution, or affect neighbouring amenity. Planning permission was granted, subject to the conditions outlined in Section 18 of the report.

Public Participation

Cllr Charles Norman noted rising tanker weights and questioned if current limits were sufficient. He was concerned tankers might have been overweight.

Cllr Les Fry expressed support for the application, noting its contribution to green energy and its benefits to the local community.

Darren Stockley (agent) addressed the Committee, stating that the proposal complied with national recommendations and related to a correctly regulated site, with a commitment to transparency. He explained that the lagoon was for water management and would store digestate, an organic fertiliser. He confirmed that the lagoon's design would have no material impact on the highway, and drainage was expected to have a negligible effect on flood risk. He referenced relevant planning policy and stated that approving the application would support the sustainable operation of Rainbarrow Farm.

Members questions and comments

- Clarified issues regarding lighting.
- Discussed maintenance of lagoon cover and precautions to prevent overspilling.
- Thanked the agent and applicant for their cooperation.

Having had the opportunity to discuss the merits of the application and an understanding of all this entailed; having considered the officer's report and presentation; the written representatives; and what they had heard at the meeting, a motion to **APPROVE** the officer's recommendation to **GRANT** as recommended, was proposed by Cllr David Taylor, and seconded by Cllr Belinda Rideout, subject to conditions set out in the officer report.

Decision: To grant for the reasons set out in Sections 16 and 17 of the officer's report.

8. **Exempt Business**

There were no urgent items.

9. **Urgent items**

There was no exempt business.

Decision Sheet

Duration of meeting: 10.00 - 11.45 am

Chairman

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Strategic and Technical Planning Committee
Monday 30th June 2025
Decision List

Application: P256

Application Site: Footpath 46, Okeford Fitzpaine at Darknoll Farm

Proposal: Application to divert part of Footpath 46, Okeford Fitzpaine at Darknoll Farm

Recommendation: That:

- a) The application to divert part of Footpath 46, Okeford Fitzpaine as shown on drawing P256/25/1 attached as Appendix 1, be accepted and the diversion order made;
- b) The order includes provisions to modify the definitive map and statement to record the changes made as a consequence of the diversion; and
- c) If the Order is unopposed and is considered to meet the legal tests it is confirmed by the Council.
- d) If the Order is opposed, and the objections to the order are of a similar nature to those already considered by the Committee, it be submitted to the Secretary of State without further reference to the Committee.

Decision: That:

- a) The application to divert part of Footpath 46, Okeford Fitzpaine as shown on drawing P256/25/1 attached as Appendix 1, be accepted and the diversion order made;
- b) The order includes provisions to modify the definitive map and statement to record the changes made as a consequence of the diversion; and
- c) If the Order is unopposed and is considered to meet the legal tests it is confirmed by the Council.
- d) If the Order is opposed, and the objections to the order are of a similar nature to those already considered by the Committee, it be submitted to the Secretary of State without further reference to the Committee.

Application: P/FUL/2023/03982

Application Site: Land at Hurst Farm and Station Road, Moreton, Dorchester DT2 8RA

Proposal: Extraction of approximately 11.5 million tonnes of sand and gravel, in phased working, together with importation of aggregates and cement, construction of a car park, internal haul road, bridged conveyor crossing, erection of a site office, aggregate processing plant, aggregate bagging plant, ready mix concrete plant, and ancillary buildings. Restoration to water bodies and agriculture and biodiversity enhancements together with public access and use of retained site office as a Visitor Centre.

Recommendation: GRANT PLANNING PERMISSION, subject to conditions and to the completion of a satisfactory Section 106 Legal Agreement

Decision: The item was deferred to a later date due to unforeseen circumstances.

Application: P/VOC/2024/03497

Application Site: Anaerobic Digester Plant, Rainbarrow Farm, Monkeys Jump Roundabout to Junction Below Alington Place, Martinstown, DT2 9JF

Proposal: The construction and operation of an Anaerobic Digestion and Combined Heat and Power Plant and associated infrastructure including a new site access road at Rainbarrow Farm (Site 1) and underground service corridor linking to a new Combined Heat and Power engine in existing Engine House (Site 2) at Poundbury to supply Poundbury with renewable heat and power (Revised proposal) (Changes to proposed plant, infrastructure and land profiling at Rainbarrow Farm (Site 1)) and as varied by 1/D/2011/2113 to include repositioning of flare and CHP container, and additional equipment to include standby generator, switch gear, back up boiler, DMT Membrane Plant, transformer, 3 tank propane store and new gas pipeline to site boundary, to enable the majority of the gas produced by the Anaerobic Digester Plant to be fed directly into the public gas supply network at the pressure regulating station adjacent Monkeys Jump Roundabout (with variation of conditions 27 and 28 of planning permission 1/D/2011/2113 to regularise the existing development by increasing traffic levels, annual feedstock throughput and feedstocks).

Recommendation: Grant planning permission subject to conditions set out in section 8.

Decision: Grant planning permission subject to the following conditions.

1. Plans List - Approved

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

Planning Application Boundary drawing number 02 dated December 2010
Access and Site Road Details drawing number 9100 revision P2 dated April 2010
Proposed Site Access and Access Road drawing number 003 dated April 2010
Proposed Site Access & Typical Cross Section Detail drawing 004 dated April 2010
Drainage Layout Drawing number 16569/006 as agreed on 22 February 2012
Ground Levels Plan 8 dated 10 July 2017
Feedstock Locations and Routes received 18 November 2024

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

2. Delivery and Servicing Plan

Imports and exports of the Anaerobic Digester Plant shall be implemented in accordance with the Delivery and Servicing Plan (Entran, January 2025). In

particular, the site operator shall comply with paragraphs 4.13-4.21 of the Delivery and Service Plan. The Delivery and Servicing Plan, along with the approved Feedstock Locations and Routes plan, shall be reviewed annually by the site operator to consider updates to the approved scheme. The annual review and any updates shall be submitted to, and agreed in writing by, the Minerals Planning Authority.

Reason: To ensure that the proposal does not result in any adverse impact on highway safety and the amenities of the surrounding area and nearby residential properties and in accordance with Policies ENV16 and COM 7 of the West Dorset, Weymouth & Portland Local Plan 2015 and Policies 12 and 13 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan 2019.

3. Log of Vehicular Movements

A log of vehicular movements shall be kept, and these formal records shall be submitted annually to the Local Planning Authority until 30 June 2030. After this date, the log shall be made available for inspection by the Local Planning Authority at seven days' notice.

Reason: To ensure that the proposal does not result in any adverse impact on highway safety and the amenities of the surrounding area and nearby residential properties and in accordance with Policies ENV16 and COM 7 of the West Dorset, Weymouth & Portland Local Plan 2015 and Policies 12 and 13 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan 2019.

4. Feedstocks - Quantity and Type

Feedstock from supply farms imported to Rainbarrow Farm, that require transport on the public highway, shall be limited to a maximum of 60,000 tonnes per annum. The feedstocks shall be limited to maize, rye and oat crops.

Reason: To ensure that the proposal does not result in any adverse impact on highway safety and the amenities of the surrounding area and nearby residential properties and in accordance with Policies ENV16 and COM 7 of the West Dorset, Weymouth & Portland Local Plan 2015 and Policies 12 and 13 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan 2019.

5. Feedstock Source Sites

Any new feedstock source sites, which have not been shown on drawing 'Feedstock Locations and Routes' received 18 November 2024, shall be located within 15 miles of the site.

Reason: To ensure that the proposal does not result in any adverse impact on highway safety and the amenities of the surrounding area and nearby residential

properties and in accordance with Policies ENV16 and COM 7 of the West Dorset, Weymouth & Portland Local Plan 2015 and Policies 12 and 13 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan 2019.

6. Height of Storage within Feedstock Clamps

All feedstocks shall be stored within the silage clamp as identified on the approved plans. The maximum height of any settled material shall not exceed 5 metres above ground level in accordance with the details as submitted in paragraph 1.24 of the Planning Supporting Statement (Revised Proposal) revised December 2010 submitted as part of the planning application reference number 1/D/10/001372.

Reason: To minimise any impact on the surrounding landscape character and in accordance with Policy ENV1 of the West Dorset, Weymouth & Portland Local Plan 2015 and Policy 14 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan 2019.

7. Cover to feedstocks kept in silage clamp

Any feedstocks stored within any of the individual bays shall be covered by a dark green cover to RAL 6005 (Moss Green) or alternatively a black coloured cover. The feedstocks shall continue to be covered in accordance with the details outlined above so long as the silage clamps are in use.

Reason: To minimise any impact on the surrounding landscape character and in accordance with Policy ENV1 of the West Dorset, Weymouth & Portland Local Plan 2015 and Policy 14 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan 2019.

8. Colour of the Gas Storage Balloon

The gas storage balloon that is located on top of the digestate store shall be retained in a grey external colour (Window Grey RAL 7040) in accordance with the details sent to the Waste Planning Authority in the email from Nick Finding dated 27 January 2011 as part of application reference number 1/D/10/001372.

Reason: To minimise any impact on the surrounding landscape character and in compliance with Policy ENV1 of the West Dorset, Weymouth & Portland Local Plan 2015 and Policy 14 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan 2019.

9. Retention of Re-profiled Land

The re-profiled land (as shown on plan Ground Levels Plan 8, dated 10 July 2017) shall be retained for the duration of the development.

Reason: To protect the character of the landscape and in the interests of visual amenity in accordance with Policy ENV1 of the West Dorset, Weymouth & Portland Local Plan 2015 and Policy 14 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan 2019.

10. Visibility Splays

The visibility splay areas as shown on drawing number 003 titled Proposed Site Access and Access Road dated April 2010 submitted as part of planning application 1/D/10/001372 shall be retained and maintained free of any obstruction (including any growth) above 600 mm when measured from the level of the adjoining highway to enable a clear line of sight.

Reason: In the interests of highway safety and in compliance with Policy COM 7 of the West Dorset, Weymouth & Portland Local Plan 2015 and Policy 12 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan 2019.

11. Vehicle Access

All vehicles associated with the operation of the Rainbarrow Farm site shall access the facility via the roadway that approaches the main site from the east along the access approved as part of the development of the site under planning application reference number 1/D/10/001372.

Reason: In the interests of highway safety in accordance with Policy COM 7 of the West Dorset, Weymouth & Portland Local Plan 2015 and Policy 12 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan 2019.

12. Noise levels

The development hereby permitted shall be undertaken and operate within the noise parameters as set out within the Noise Assessment document (Revised Proposals) dated June 2010 and revised December 2010 submitted as part of the planning application reference number 1/D/10/001372.

Reason: To ensure that the proposal does not result in any adverse impact on the amenities of the surrounding area and nearby residential properties and in accordance with Policy ENV16 of the West Dorset, Weymouth & Portland Local Plan 2015 and Policy 13 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan 2019.

13. Operating Hours

Excluding harvest times of the feedstocks to supply the Anaerobic Digester Plan hereby approved, the site shall only be open to receive or dispatch any vehicle

carrying feedstocks, digestate or any other material or equipment associated with the operation of the site between the hours of 07:00 to 18:00 hours Mondays to Fridays inclusive and 07:00 to 13:00 hours on Saturdays and at no time on Sundays, Bank, or Public Holidays.

Reason: To protect the amenities of nearby properties from harm and in accordance with Policy ENV16 of the West Dorset, Weymouth & Portland Local Plan 2015 and Policy 13 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan 2019.

14. Air Quality

The development hereby permitted shall be undertaken and operate within the air quality parameters as set out within the Air Quality Assessment document (Revised Proposals) dated June 2010 and revised December 2010 submitted as part of the planning application reference number 1/D/10/001372.

Reason: To ensure that the proposal does not result in any adverse impact on the amenities of the surrounding area and nearby residential properties and in accordance with Policy ENV16 of the West Dorset, Weymouth & Portland Local Plan 2015 and Policy 13 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan 2019.

15. Air Quality Mitigation Measures

The mitigation measures to ensure that there are no odour or emissions from any part of the site operation that would cause any amenity concerns or impact on the surrounding environment as detailed in the Air Quality Assessment document dated July 2010 submitted as part of the planning application reference number 1/D/10/001372 shall be implemented throughout the life of operation of the site.

Reason: To ensure that the proposal does not result in any adverse impact on the amenities of the surrounding area and nearby residential properties and in accordance with Policy ENV16 of the West Dorset, Weymouth & Portland Local Plan 2015 and Policy 13 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan 2019.

16. Remove plant if no production

Should the plant fail to generate any methane gas for a period in excess of 12 months then the fermenter, feed hopper, digestate store, gas storage balloon, biogas engine, CHP container, flare and the control building implemented as part of the planning application reference number 1/D/10/001372 and those items of plant above ground implemented as part of the current application 1/D/2011/2113 shall be removed from the site.

Reason: To minimise any impact on the surrounding landscape character and in accordance with Policy ENV1 of the West Dorset, Weymouth & Portland Local Plan 2015 and Policy 14 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan 2019.

17. Surface Water Drainage

The surface water drainage scheme as shown on the Drainage Layout Drawing number 16569/006 revision B and agreed in writing with the Waste Planning Authority in the letter dated 22 February 2012 shall be retained and maintained in effective order throughout the use of the site.

Reason: To prevent the increased risk of flooding, and to protect water quality for the benefit of the local habitat and in compliance with Policy ENV 5 and ENV 9 of the West Dorset, Weymouth & Portland Local Plan 2015 and Policy 17 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan 2019.

18. Floodlighting

No further external lights shall be installed on the application site unless details of their location, height above ground, power and measures to reduce light spillage including the use of movement sensors and timers are submitted to, and approved in writing by, the Local Planning Authority. Agreed lighting shall be implemented and maintained in accordance with the approved details.

Reason: To protect the amenity of the surrounding area in accordance with Policy ENV16 of the West Dorset, Weymouth & Portland Local Plan 2015 and Policy 13 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan 2019.

19. Community Liaison Group

Within one month of the date of this permission, the operator shall submitted to, and agree in writing with, the Local Planning Authority terms of reference for and membership of a Community Liaison Group. The group shall invite at least representatives from parish and town councils and members of the public as a minimum and shall meet at least twice a year until such time that the Local Planning Authority is notified in writing that the Anaerobic Digester Plant has ceased to be in use.

Reason: To protect the amenity of the surrounding area in accordance with Policy ENV16 of the West Dorset, Weymouth & Portland Local Plan 2015 and Policy 13 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan 2019.

Informative Notes:

1. Informative: National Planning Policy Framework Statement

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

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

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

In this case:

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

Application: P/FUL/2025/00591

Application Site: Rainbarrow Farm, Anaerobic Digester Plant, Monkey Jump Roundabout to Junction Below Alington Place, Martinstown, DT2 9JF

Proposal: Retain digestate lagoon and hardstanding & install proposed lagoon cover

Recommendation: Grant planning permission subject to conditions set out in section 18.

Decision: Grant Planning Permission subject to the following conditions:

1. Plans List - Approved

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

IXO_RF_00_001 0 Site Location Plan

IXO_RF_10_001 0 Site Layout Plan

003 Site Sections Plan

60349-CDY-XX-XX-DR-C-0050 C Proposed Drainage Layout

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

2. Colour of the Lagoon Cover

The lagoon cover shall be installed within 3 months of the date of this permission and be black in colour, as specified in the Planning Statement dated 28 January 2025, and shall be retained and maintained for as long as the lagoon is in use.

Reason: To minimise any impact on the surrounding landscape and in accordance with Policy ENV1 of the West Dorset, Weymouth & Portland Local Plan 2015 and Policy 14 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan 2019.

3. Noise Levels

The development hereby permitted shall be undertaken and operate within the noise parameters as set out within the Noise Assessment document (Revised Proposal) dated June 2010 and revised December 2010 submitted as part of the planning application reference number 1/D/10/001372.

Reason: To ensure that the proposal does not result in any adverse impact on the amenities of the surrounding area and nearby residential properties and in accordance with Policy ENV16 of the West Dorset, Weymouth & Portland Local Plan 2015 and Policy 13 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan 2019.

4. Operating Hours

Vehicle movements on the site shall only be undertaken between the hours of 07:00 to 20:00 hours on Mondays to Fridays and 07:00 to 13:00 hours on Saturdays and at no time on Sundays, Bank, or Public Holidays.

Reason: To protect the amenities of nearby properties from harm and in accordance with Policy ENV16 of the West Dorset, Weymouth & Portland Local Plan 2015 and Policy 13 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan 2019.

5. Floodlighting

No floodlighting or security lighting shall be installed on the application site surface unless details of its location, height, design, sensors, hours of proposed use and luminance have previously been submitted to, and approved in writing by, the Local Planning Authority. Any lighting shall be maintained in accordance with the approved details.

Reason: To protect the amenities of nearby properties from harm and in accordance with Policy ENV16 of the West Dorset, Weymouth & Portland Local Plan 2015 and Policy 13 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan 2019.

6. Flood Risk Mitigation

Recommendations and mitigation provided in the Flood Risk Assessment (ref. 14313-R01 dated March 2025) and Drainage Strategy (ref. 60349w0001c dated 15 January 2025) shall be carried out in accordance with the agreed details. The soakaway, as shown on Proposed Drainage Layout & Schedules drawing number 60349-CDY-XX-XX-DR-C-0050 Rev C updated on 15 January 2025 shall be retained and maintained in effective order throughout the use of the site.

Reason: To prevent the increased risk of flooding, and to protect water quality for the benefit of the local habitat and to comply with Policies ENV5 and ENV9 of the West Dorset, Weymouth & Portland Local Plan 2015.

Informative Notes:

1. National Planning Policy Framework Statement

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

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

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

In this case:

- The applicant/agent was updated of any issues and provided with the opportunity to address issues identified by the case officer.
- The application was acceptable as submitted and no further assistance was required.

2. Surface Water Quality

The proposed development must fully comply with the terms of The Water Resources (Control of Pollution) (Silage, Slurry and Agricultural Fuel Oil) (England) (SSAFO) Regulations 2010 and as amended 2013. Environmental good practice advice is available in The Code of Good Agricultural Practice (COGAP) for the protection of water, soil and air (produced by DEFRA). The applicant is advised to review the existing on-farm slurry storage and ensure compliance with the SSAFO Regulations.

You must inform the Environment Agency, verbally (Tel: 03708 506 506) or in writing, of a new, reconstructed or enlarged slurry store, silage clamp or fuel stores at least 14 days before starting any construction work. The notification must include the type of structure, the proposed design and construction, and once an agreed proposal has been constructed, we will ask you to send us a completed WQE3 notification form before you start using the facility.

Further guidance is available:

Storing silage, slurry and agricultural fuel oil

Protecting our Water, Soil and Air: A Code of Good Agricultural Practice for farmers, growers and land managers

3. Biodiversity Net Gain – Exempt

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

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

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

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

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

The 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>

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