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NORTHERN AREA PLANNING COMMITTEE

MINUTES OF MEETING HELD ON TUESDAY 27 MAY 2025

Present: Cllrs Richard Crabb (Chair), David Taylor (Vice-Chair), Barrie Cooper, Les Fry, Carole Jones, Rory Major, Val Potheary, Belinda Ridout, James Vitali and Carl Woode.

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

Lara Altree (Senior Lawyer - Regulatory), Hannah Smith (Development Management Area Manager (North)), Kathryn Melhuish (Conservation and Design Team Leader), Alex Skidmore, John Miles (Democratic Services Officer) and Megan Rochester (Senior Democratic Services Officer).

66. Apologies

Apologies for absence were received from Cllrs Sherry Jespersen.

67. Declarations of Interest

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

68. Minutes

The minutes of the meeting held on 22nd April 2025 were confirmed and signed.

69. 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.

70. P/LBC/2025/01068, Benville Bridge, Benville Lane, Corsecombe, Rampisham, Dorset.

With the aid of a visual presentation including plans and aerial photographs, the Case Officer identified the site and explained the proposal and relevant planning policies to members. Benville Bridge was a grade II listed structure, built in the early 19th century and contributes to the local historical landscape. The proposal sought to repair the bridge's structure through repointing, brick repair, crack stitching and a scour/relay of the road surface over the span. There would be little change to the existing character and appearance of the bridge and the repairs would help to preserve and protect the listed structure and ensure it is fit for purpose.

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** planning permission as recommended, was proposed by Cllr Les Fry, and seconded by Cllr David Taylor.

Decision: To grant planning permission *with conditions* for the reasons set out in the officer's report and in the appendix.

71. **P/RES/2024/07321, Land At E 377825 N 113305, A357 Access to Woodlands Farm to Glue Hill, Rolls Mill, Sturminster Newton.**

With the aid of a visual presentation including plans and aerial photographs, the Case Officer identified the site and explained the proposal and relevant planning policies to members. Photographs of constraints in the area, the proposed site and road layout were shown. There would be a robust planting scheme, retaining most of the hedge rows and a mix of larger and smaller trees. The application was for reserved matters following the grant of Outline Planning Permission, and the committee would only consider appearance, landscaping, layout and scale. There would be 40% affordable housing and 13% of which affordable rent. The materials on the site reflect the local area with a mix of slate tiles.

Public Participation

Mr Mason spoke against the application and explained that residents of Sturminster Newton did not hold any animosity towards the applicants. He said there was a lack of due process, transparency and the decision was controversial and there were multiple reasons why the outline application could be challenged at this late stage. He added that there were clear breaches to process and procedure and there was a failure to recognise the scale and impact on the hamlet of Sturminster Newton. He informed that there was a lack of proactive and inclusive engagement with the community. There was disregard for the policies and protections and a significant level of local objections that the local people should have been aware of in the first place.

Ms Lewis spoke against the application and raised concerns about the Council's neglect of professional and statutory duty to not have its local plan in place. She urged members to hasten their pace of work on this and to put it in place much sooner than the present target date of May 2027. She questioned the validity and integrity of work of the officer decision to approve the outline planning permission as the decision for members to delegate the decision was made out of the blue and with no explanation. She asked members to revisit the outline planning permission decision and afford it a proper democratic process. She added that the layout was inappropriate and notably the spacing of the proposed housing estate and the external appearance of the properties.

Ms Wardell spoke against the application and was a part of the Ramblers Dorset Area Footpath Secretary. She spoke about what the Ramblers do, which is to help everyone enjoy the pleasures and benefits of walking and to enhance and protect the places where people walk. She referenced DEFRA Circular 1/09 section 7

advice to local authorities on recording, managing and maintaining, protecting and changing public rights of way. She raised concerns about the diversion of footpath N53/46 and that the proposed route of the diverted path is predominately along estate roads/footways. She submitted that there was an alternative option which would run north from the access point in the south of the development, then head west between dwellings 23 and 27, to the perimeter green buffer zone shown on the coloured site layout, then north along that to the access point. The Senior Ranger has also stated that "The diverted PRow should not follow the estate footways, but through the perimeter 'buffer zone'".

Mr Bullock (Agent Associate Partner (Planning)) spoke in support of the application. He explained that the site already benefitted from outline planning permission and therefore the principle of residential development of up to 48 dwellings alongside the position and form of the access has been fixed. He highlighted that the Cllrs decision today was on matters reserved namely appearance, layout, landscaping and scale only. The site provides 40% affordable housing which equates to 19 units positioned within an attractive and well considered site where the affordable housing is tenure blind. He highlighted why this application and decision mattered as the affordable Housing Need across Dorset has increased to 3,219 homes per year. This is over 100% more dwellings than the average number of homes delivered in Dorset every year since 2001 at around 1,600 dwellings. These figures are Dorset specific and are people who live in the communities that Cllrs represent.

Cllr Donaldson informed that he thought it was disappointing that the developers were not able to put the roads into an adoptable state, and he would have preferred to see the roads adopted. It had been suggested that any tree work not protected by TPO and works permission would need to be accepted by a Dorset Council officer. He would like to see Dorset Council tree officers to be spoken to before any tree works and the planting of trees to avoid any damage to buildings and roads. He expressed concerns about traffic management on the main road and about the access and possibility of light shining into nearby buildings. He had concerns about the lack of a continuous footpath on the southern side and would like to see some sort of bollard at the bottom of the hill to prevent high speed traffic.

The meeting was adjourned at 11:55 and resumed at 12:02.

The Senior Lawyer reminded the Committee that the Planning Committee was not a public meeting but a meeting to which the public was invited, all attendees must comply with the ruling of the Chair and must not interrupt the meeting or cause undue disturbance. Members of the public were given the opportunity to make representations and register to speak at the Committee in accordance with the proper process.

Members questions and comments

- **Cllr Jones asked questions about the layout of development and landscaping.**
- **Cllr Potheary queried about the footpath alteration and was concerned about painted brick. She added that materials should be good quality.**

- Cllr Taylor asked how the footpath access was being kept open and about tree protection orders for the existing trees on the site. He raised concerns about dark skies in the area.
- Cllr Ridout commented that there was no stone as material and that painted brick did not look right and how visible would this be in the landscape. She said that there was an absence of chimneys which would add some character to the application.

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** planning permission as recommended, was proposed by Cllr Potheary, and seconded by Cllr Vitali

An amendment was made to condition 6 set out below:

6. The development hereby approved shall be completed in accordance with the submitted Biodiversity Plan (BP) prepared by GE Consulting (signed and certified by Dorset Council 20/05/2025).

Reason: To mitigate impacts on ecology and provide enhancements biodiversity.

Condition 10 was added by the Committee subject to granting the application:

10. 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 increase in height or enlargement(s) to the roofs of the dwellinghouses, referred to as Plots 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 18, 19, 20, 21, 22, 23, 24 and 25 on the approved plans hereby approved, as permitted by Class A, Class AA, and Class B of Schedule 2 Part 1 of the 2015 Order (as amended), shall be erected or constructed.

Reason: To protect the rural, edge of settlement character of the locality.

Decision: To grant planning permission with conditions for the reasons set out in the officer's report and in the appendix.

Informative note footpaths:

The applicant's attention is drawn to the comments provided by Dorset Council's Senior Ranger in respect of this application and in particular the need for the footpath crossing the application site to be diverted by legal order and for that order to be confirmed before any works obstructing the path are commenced. The applicant should acquaint themselves with the full comments made which are available to view on the Online Planning Register at <https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=410861>.

72. Urgent items

There were no urgent items.

73. Exempt Business

There was no exempt business.

Duration of meeting: 10.00 - 11.30 am

Chairman

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Northern Area Planning Committee
27th May 2025
Decision List

Application Reference: P/LBC/2025/01068

Application Site: Benville Bridge Benville Lane, Corscombe, Rampisham Dorset

Proposal: Masonry repairs and scour protection works

Recommendation: Grant subject to conditions

Decision: To grant planning permission *with conditions* for the reasons set out in the officer's report.

1. The work to which this listed building consent relates must be begun not later than the expiration of three years beginning with the date on which the consent is granted. Reason: This condition is required to be imposed by reason of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

2. The works hereby permitted shall be carried out in accordance with the following approved plans: PP-13781669v1 Location Plan BS0102-701-01 General Arrangements Reason: To preserve the architectural and historical qualities of the building.

3. The development hereby approved shall be carried out in strict accordance with the schedule of works/conclusions set out within the submitted Design, Access & Heritage Statement produced by James Statham dated February 2025. Reason: To preserve the special interest of and to prevent harm to the designated heritage asset.

4. Prior to their installation detailed drawings and specification for conservation focused brick replacement, Helibar number and suggested positions shall be submitted to the Local Planning Authority and agreed in writing. Thereafter, the development shall be carried out in accordance with the agreed details. Reason: To preserve or enhance the character and appearance of the heritage asset. Page 12

5. Prior to its first use on site, a full mortar specification for preparation, repointing, mortar finish/colour and aftercare works shall be submitted to and approved in writing by the Local Planning Authority. Work shall proceed in accordance with the approved specification only. Reason: in the interests of preserving the character and appearance of the listed building.

6. Prior to its first use on site, samples of replacement brick and mortar finish shall be submitted to and approved in writing by, the Local Planning Authority. Thereafter, the work shall proceed only in accordance with such materials as have been agreed.

Reason: In the interests of preserving the character and appearance of the listed building.

Application Reference: P/RES/2024/07321

Application Site: Land At E 377825 N 113305 A357 Access To Woodlands Farm To Glue Hill Rolls Mill Sturminster Newton

Proposal: Erect 48 No. dwellings, form vehicular access, public open space and carry out ancillary works. (Reserved Matters application following the grant of Outline Planning Permission No. P/OUT/2021/02316 to determine appearance, landscaping, layout and scale).

Recommendation: Approve subject to condition.

Reason for the recommendation:

- The location has previously been considered to be sustainable under the outline permission thereby establishing this to be an acceptable location for a development of this scale and nature.
- The access arrangements have previously been agreed as part of the outline consent.
- The design, appearance, scale and layout of the development respects the character of the area and is in all other regards considered to be acceptable visually.
 - The proposal would allow future occupiers to have an acceptable level of amenity without causing any significant harm to the amenity of existing neighbouring properties.
- The proposal complies with the details and requirements of the outline consent, including the provisions of the planning obligations set out within the associated. S106 agreement (i.e. provision of policy compliant affordable housing, provision of onsite public open space and equipped play area).
- There are no material considerations which would warrant refusal of this application

Decision: To grant planning permission *with conditions* for the reasons set out in the officer's report.

1.The development hereby permitted shall be carried out in accordance with the following approved plans: LP.01 A Location Plan; ESP.01 Existing Site Plan; AHL.01 B Affordable Housing Layout; SL.01 B Site Layout; CSL.01 B Coloured Site Layout; CSE.01 B Coloured Street Elevations; SE.01 B Street Elevations; DML.01 B Dwelling Materials Layout; BML.01 C Boundary Materials Layout; PSL.01 A Parking Strategy Layout; RSL.01 A Refuse Strategy Layout; CP-1.pe A Car Port 1 (Plots 36-37) Floor Plan & Elevations; CP-2.pe A Car Port 1 (Plot 38) Floor Plan & Elevations; ESS.pe A Electricity Sub-Station Floor Plan & Elevations; SH.01-1.pe A Garden Shed 1.8m x 2.4m Floor Plan & Elevations; SH.01-E.pe A Garden Shed 2m x 3m

Floor Plan & Elevations; HT.3BW-A.p A Plots 1, 26 (House Type 3BW-A) Floor Plans; HT.3BW-A-2.e A Plot 1 (House Type 3BW-A) Elevations - Painted Brick; P.2-3.e A Plots 2-3 (House Types 2BH) Floor Plans; P.2-3.e A Plots 2-3 (House Types 2BH) Elevations; P.4-5.p A Plots 4-5 (House Types 2BH) Floor Plans; P.4-5.e A Plots 4-5 (House Types 2BH) Elevations; P.6-7.p A Plots 6-7 (House Types 2BH) Floor Plans; P.6-7.e A Plots 6-7 (House Types 2BH) Elevations; HT.2BB(2blk).p A Plots 8-9 (House Type 2BB - 2 Block) Floor Plans; HT.2BB(2blk).e A Plots 8-9 (House Type 2BB - 2 Block) Elevations; HT.3BB.p A Plots 10, 13, 18, 19, 22, 25 (House Type 3BB) Floor Plans; HT.3BB-1.e A Plots 10, 13, 18, 19, 22, 25 (House Type 3BB) Elevations – Brick; HT.2BBW-A.p A Plots 11-12, 16, 23-24 (House Type 2BBW-A) Floor Plans; HT.2BBW-A.e A Plots 11-12, 16, 23-24 (House Type 2BBW-A) Elevations – Render; HT.2BB.pe A Plots 14-15 (House Type 2BB) Floor Plans & Elevations; HT.2BBW-B.p A Plot 17 (House Type 2BBW-B) Floor Plans; HT.2BBW-B.e A Plot 17 (House Type 2BBW-B) Elevations – Brick; HT.2BBW-A(2blk).p A Plots 20-21 (House Type 2BBW-A - 2 Block) Floor Plans; HT.2BBW-A(2blk).e A Plots 20-21 (House Type 2BBW-A - 2 Block) Elevations; HT.3BB2.e A Plot 22 (House Type 3BB) Elevations – Render; HT.2BBW-A.2.e A Plot 23 (House Type 2BBW-A) Elevations – Brick; HT.2BH(3blk).p A Plots 28-30 (House Type 2BH - 3 Block) Floor Plans; HT.2BH(3blk).e A Plots 28-30 (House Type 2BH - 3 Block) Elevations; P.31-32.p A Plots 31-32 (House Types 2BH) Floor Plans; P.31-32.e A Plots 31-32 (House Types 2BH) Elevations; P.33-34.p A Plots 33-34 (House Types 3BH) Floor Plans; P.33-34.e A Plots 33-34 (House Types 3BH) Elevations; HT.4BW-A1.p A Plot 35 (House Type 4BW-A Option 1) Floor Plans; HT.4BW-A2.p A Plots 36, 38 (House Type 4BW-A Option 2) Floor Plans; HT.4BW-A2.e A Plots 36, 38 (House Type 4BW-A) Elevations - Brick & Flint; HT.3BW-C.p A Plot 37 (House Type 3BW-C) Floor Plans; HT.3BW-C.e A Plot 37 (House Type 3BW-C) Elevations; P.39-40.p A Plots 39-40 (House Types 3BH) Floor Plans; P.39-40.e A Plots 39-40 (House Types 3BH) Elevations; HT.3BH(2blk).p A Plot 41-42 (House Type 3BH - 2 Block) Floor Plans; HT.3BH(2blk).e A Plot 41-42 (House Type 3BH - 2 Block) Elevations; HT.4BW-C.p A Plot 43 (House Type 4BW-C) Floor Plans; HT.4BW-C.e A Plot 43 (House Type 4BW-C) Elevations; P.45-56.p A Plots 45-46 (House Types 2BH/3BH) Floor Plans; P.45-56.e A Plots 45-46 (House Types 2BH/3BH) Elevations; P.47-48.e A Plots 47-48 (House Types 3BH) Elevations; P.47-48.p A Plots 47-48 (House Types 3BH) Floor Plans; HT.3BW-A-1.e B House Type 3BW-A Elevations Brick; HT.3BW-B.e B House Type 3BW-B Elevations; HT.3BW-B.p B House Type 3BW-B Floor Plans; HT.4BW-A1.e B House Type 4BW-A Elevations Brick; Reason: For the avoidance of doubt and in the interests of proper planning.

2. Prior to development above dampproof course level, samples of materials to be used in the construction and finish of the buildings shall be made available on site and retained in that location for inspection by the Local Planning Authority. Any such samples shall be approved in writing by the Local Planning Authority and thereafter, the development shall proceed in accordance with such materials as have been agreed.

Reason: To safeguard the visual amenity of the locality.

3. Prior to the construction or installation of any boundary walls, samples of the materials to be used for the walls must be submitted to and approved in writing by the Local Planning Authority. Prior to the construction or installation of any boundary fences or railings, visual details of the fences and railings must also be submitted to the Local Planning Authority for approval in writing. The development shall thereafter be implemented in full accordance with the approved details.

Reason: In the interests of the amenities of the area.

4. All hard and soft landscape works must be carried out in accordance with the approved drawings number 566-1-R5, 566-2-R2, 566-3-R2 and 566-4-R2 received 17/03/2025 and 566-5 received 11/03/2025. The soft landscaping works detailed on the same approved drawings must be carried out in full during the first planting season (November to March) following commencement of the development. The soft landscaping shall be maintained in accordance with the agreed details and any trees or plants which, within a period of 10 years from the completion of the development, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

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

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

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

6. The development hereby approved shall be completed in accordance with the submitted Biodiversity Plan (BP) prepared by GE Consulting (signed and certified by Dorset Council 20/05/2025).

Reason: To mitigate impacts on ecology and provide enhancements biodiversity.

7. Prior to the implementation of the approved landscaping scheme, the existing field gateways leading onto the A357 and Hillcrest Close shall be stopped up in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The agreed details shall thereafter be fully implemented and permanently maintained in accordance with such details.

Reason: In the interests of highway safety and visual amenity.

8. Prior to the implementation of the approved landscaping scheme, details of replacement stiles serving Public Rights of Way N53/46 at the point of egress on to the A357 and Hillcrest Close shall be submitted to and approved in writing by the Local Planning Authority. The new stiles shall be designed to allow for improved accessibility for users of this Right of Way. The agreed details shall thereafter be fully implemented.

Reason: In the interests of the amenity and improved accessibility for users of the public right of way.

9. Prior to the first use or occupation of the development hereby permitted details of the Local Area of Play (LAP), to include its position, layout and details of the specific play equipment to be provided, shall be submitted to and agreed in writing by the Local Planning Authority. The agreed details shall thereafter be fully implemented and be available for use prior to first occupation of the development.

Reason: In the interests of the amenities of the future occupiers of the development.

10. 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 increase in height or enlargement(s) to the roofs of the dwellinghouses, referred to as Plots 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24 and 25 on the approved plans hereby approved, as permitted by Class A, Class AA, and Class B of Schedule 2 Part 1 of the 2015 Order (as amended), shall be erected or constructed.

Reason: To protect the rural, edge of settlement character of the locality.

Informative note footpaths:

The applicant's attention is drawn to the comments provided by Dorset Council's Senior Ranger in respect of this application and in particular the need for the footpath crossing the application site to be diverted by legal order and for that order to be confirmed before any works obstructing the path are commenced. The applicant should acquaint themselves with the full comments made which are available to view on the Online Planning Register at <https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=410861>.

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