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NORTHERN AREA PLANNING COMMITTEE

MINUTES OF MEETING HELD ON TUESDAY 22 SEPTEMBER 2026

Present: Cllrs Carl Woode (Vice-Chair), Jon Andrews, Sherry Jespersen, Carole Jones, Rory Major, Val Potheary, Belinda Ridout and Steve Murcer

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

Hannah Smith (Development Management Area Manager (North), Hannah Massey (Lawyer - Regulatory), Louis Wicks (Democratic Services Officer Apprentice), Jamie Francis (Planning Officer), Susan Hetherington (Transport Development Liaison Manager) and John Miles (Democratic Services Officer).

Officers present remotely (for all or part of the meeting): Cllr Shane Bartlett

154. Apologies

Apologies for absence were received from Cllrs Alex Brenton, Barrier Cooper, Les Fry and Richard Crabb.

155. Declarations of Interest

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

156. Minutes

The minutes of the meeting held on 4 August 2026 were confirmed and signed.

157. 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.

158. P/OUT/2025/06511, 3 Maiden Castle Road, Dorchester, Dorset, DT1 2QG.

With the aid of a visual presentation, including site location plans, aerial photographs and proposed layout plans, the planning officer Jamie Francis identified the site and outlined the proposal and relevant planning policies. Members were shown the location of the site, which is in a preferred area for housing within the spatial strategy of the local plan and is within walking distance of the train station and local bus stops. The surrounding area was described as predominantly residential in character, with mainly 1970s housing estates located to the south. Photographs of the site and neighbouring properties were displayed, illustrating the site's position within the street scene.

The planning officer explained that the proposal was divided into two parcels of land. The site context was outlined, including the existing dwelling on the site, views from the rear of the property, and the current garden area. Planning history relevant to the site was also presented. Existing and proposed site plans were shown, together with details relating to the proposed parking arrangements and the scale and appearance of the development. Members were further advised that the site lay within the Poole Harbour nutrient neutrality catchment area. The impact upon heritage assets had also been assessed, with officers concluding that the proposal would cause no harm to heritage assets. No objections had been received in this regard.

The planning officer confirmed that Dorchester Town Council had raised no objection to the application and that five objections had been received from members of the public. In relation to highways matters, the proposed access from Maiden Castle Road was explained. Members were advised that the road was subject to a 30mph speed limit and that the required visibility splays were 43 metres in both directions. The Case Officer noted that existing traffic-calming measures acted as a deterrent to vehicle speeds and that the Highway Authority had raised no highway safety concerns.

The character of the area was discussed, with the planning officer explaining that development on the northern side of the street generally followed a defined building line, whilst development on the opposite side was less linear in nature.

Members also considered the impact on trees. The planning officer advised that the Council's Tree Officer had not sought to make a Tree Preservation Order in respect of the tree on the site. Whilst the tree was considered to have amenity value, the Tree Officer had recommended that an arboricultural impact assessment be undertaken. Members were advised that there was no intention on the part of the Council to formally protect the tree and that its presence was not considered detrimental to the overall planning assessment. The submitted plans showed the tree being retained and it was anticipated that it would remain unharmed by the development.

The planning officer explained that Biodiversity Net Gain (BNG) requirements no longer applied to developments on sites smaller than 0.2 hectares. However, as the application had been submitted before 6 August 2026, it remained subject to the earlier BNG requirements and would need to achieve compliance through the purchase of biodiversity credits.

Members were further advised that the site lay within the Poole Harbour nutrient neutrality catchment area. The impact upon heritage assets had also been assessed, with officers concluding that the proposal would cause no harm to heritage assets or the wider conservation area. No objections had been received in this regard.

The Transport Development Liaison Manager, Susan Hetherington addressed the Committee and commented on the proposed access arrangements, stating that the forward visibility available at the site was appropriate and sufficient.

Public Participation

Cllr Fry, Ward Member

He objected to this application for the following reasons:

1. Overdevelopment and cramped form of Development

The application represents an over intensive development in restricted front garden. It would result in a cramped, development out of character with the already established street scene and building line, causing a loss of privacy for both properties.

2. A property built in this location would be detrimental to the character and appearance of the area, front gardens and space which are part of the characteristics of this estate which was built in the 1970's and would change the character of the area.

4. I know that Highways have not objected, but Maiden Castle Road is a very busy road linking Weymouth Avenue (traffic arriving from the East & South) with Thomas Hardy school and the Hospital and the reverse, there is already a traffic chicane to slow traffic, visitors to the property will create congestion and a block on an already busy road.

5. This proposed development would land grab the garden, the NPPF says that Local Authorities should resist inappropriate development of residential garden where it would cause harm to the local area.

6. A previous application was made for an extension on the same site, but this is completely different to a detached property.

7. Loss of garden will increase surface water run off on an estate already prone to flooding further down.

8. For information, please see See Google Maps of 2009 to give a flavour of how cramped the site would be as later editions the hedge have grown to hide the view

Members questions and comments

- Members sought clarification regarding the tree on the site
- Members raised concerns regarding highway safety, particularly the visibility available when vehicles exited the proposed driveway onto the highway.
- It was noted that the proposed access would be located adjacent to a chicane, where vehicles would be expected to travel at reduced speeds and give way where necessary. Members commented that, given the traffic-calming measures in place, they did not consider the access arrangements to present a significant highway safety issue and were satisfied with the available sightlines.
- Members further observed that the traffic-calming features and dropped kerbs in the vicinity would help to moderate vehicle speeds and did not consider these arrangements to give rise to any concerns.

- One member stated that they had no objection to the proposal, considering that it would provide an additional dwelling within a popular residential area. Whilst acknowledging that the road could be busy at times, they did not believe this justified refusal of the application and therefore proposed that planning permission be granted.
- A member reiterated concerns regarding the tree and its contribution to the character and appearance of the street scene. However, they acknowledged that the submitted plans provided for the retention of the tree and accepted the proposal on that basis.

In response to questions from Members:

The planning officer advised that the tree is not protected by virtue of being within a conservation area, and therefore the tree could be removed without the Council's oversight.

The Development Management Area Manager (North), Hannah Smith advised that it would be possible to impose a planning condition requiring details of tree protection measures to be submitted and approved prior to the commencement of development. Such details would include the extent of the protected area around the tree and the measures to be implemented during construction to safeguard its health and stability.

Members were informed that, whilst protection during the construction phase could be secured through planning conditions, the long-term protection of the tree would be more difficult to control. Officers acknowledged that the tree made a positive contribution to public amenity and the character of the area.

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 Major, and seconded by Cllr Ridout.

Decision: To grant planning permission in accordance with the officer's recommendation plus an additional conditional requested by members regarding the protection of the Beech tree during construction.

Prior to the commencement of any development hereby approved, all beech trees shown on approved site plan to be retained, shall be fully safeguarded in accordance with BS 5837:2005 (Trees in relation to construction - recommendations) or any other Standard that may be in force at the time that development commences and these safeguarding measures shall be retained for the duration of construction works and building operations. No unauthorised access or placement of goods, fuels or chemicals, soil or other material shall take place within the tree protection zone(s).

Reason: To ensure that trees and hedges to be retained are adequately protected from damage to health and stability throughout the construction period and in the interests of amenity.

Prior to the commencement of the development above damp course level, a scheme for the maintenance and replacement as necessary of the beech tree for a period of not less than 5 years shall be submitted and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved scheme.

Reason: In the interest of visual amenity.

159. **P/PIP/2026/03481, Land North West of Honeybun Meadow, The Causeway, Hazelbury Bryan.**

Application withdrawn.

160. **P/VOC/2026/00999, Land At E 374230 N 117990 Station Road Stalbridge.**

The Town Council objection had been withdrawn, and authority delegated to the Corporate Director for Planning, the Service Manager for Development Management & Enforcement or the Development Management Area Manager Northern Team.

161. **Urgent items**

There were no urgent items.

162. **Exempt Business**

There was no exempt business.

Duration of meeting: 10.00 - 10.39 am

Chairman

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Northern Area Planning Committee
22 September 2026

Decision List

Application Reference: P/OUT/2025/06511

Application Site: 3 Maiden Castle Road, Dorchester, Dorset, DT1 2QG

Proposal: Erection of 1no. dwelling (outline application to determine access & layout).

Recommendation: Grant of planning permission subject to conditions as set out at the end of this report.

Decision: Grant planning permission in accordance with the officers recommendation plus an additional conditional requested by members regarding the protection of the Beech tree during construction.

Conditions added by the Committee:

Prior to the commencement of any development hereby approved, all beech trees shown on approved site plan to be retained, shall be fully safeguarded in accordance with BS 5837:2005 (Trees in relation to construction - recommendations) or any other Standard that may be in force at the time that development commences and these safeguarding measures shall be retained for the duration of construction works and building operations. No unauthorised access or placement of goods, fuels or chemicals, soil or other material shall take place within the tree protection zone(s).

Reason: To ensure that trees and hedges to be retained are adequately protected from damage to health and stability throughout the construction period and in the interests of amenity.

Prior to the commencement of the development above damp course level, a scheme for the maintenance and replacement as necessary of the beech tree for a period of not less than 5 years shall be submitted and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved scheme.

Reason: In the interest of visual amenity.

Conditions set out in the report:

1. No part of the development hereby approved shall commence until details of all reserved matters (appearance, landscaping, scale) have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the satisfactory development of the site.

2. An application for approval of any 'reserved matter' must be made 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 92 of the Town and Country Planning Act 1990.

3. The development to which this permission relates must be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: This condition is required to be imposed by Section 92 of the Town and Country Planning Act 1990 (as amended).

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

4297_P_001 Location Plan

4297_P_003A Proposed Site Plan

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

5. Before the development hereby approved is first occupied the first 5 metres of the vehicular access, 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.

6. Before the development hereby approved is first occupied or utilised the turning and parking shall be constructed in accordance with the approved plans. Thereafter, these areas must be permanently maintained, kept free from obstruction and available for the purposes specified.

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

7. No development shall commence until the necessary nutrient mitigation credits to mitigate the impacts of the development on the Poole Harbour Special Protection Area (SPA) 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.

8. Details of measures to limit the potential consumption of wholesome water use by persons occupying the new dwelling to 110 litres per person per day as measured in accordance with regulation 36 of the Approved Document for Part G2 of the Building

Regulations 2010 (or any equivalent regulation revoking and/or re-enacting that Statutory Instrument) shall be submitted to and approved by the Local Planning Authority before the dwelling is occupied. The submitted details shall include a water consumption calculation for the dwelling in accordance with the Approved Documents referred to above. The approved measures shall be implemented and maintained to the satisfaction of the Local Planning Authority thereafter.

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

Informative Notes:

1. 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, 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.

2. The applicant is advised that the site lies within an area of groundwater protection. Care should be taken during the construction to avoid any contaminants entering the groundwater.

3. Informative: National Planning Policy Framework In accordance with policy DM3 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.

4. 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>

5. 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.

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