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EASTERN AREA PLANNING COMMITTEE

MINUTES OF MEETING HELD ON WEDNESDAY 20 MAY 2026

Present: Cllrs David Tooke (Chair), Duncan Sowry-House (Vice-Chair), Alex Brenton, Ray Bryan, Toni Coombs, Beryl Ezzard, Scott Florek, David Morgan, Julie Robinson, Andy Skeats and Gary Suttle

Apologies: Cllrs Hannah Hobbs-Chell

Other members present: Cllr Shane Bartlett

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

Elizabeth Adams (Development Management Team Leader), Lara Aintree (Senior Lawyer - Regulatory), James Brightman (Senior Planning Officer), Kim Cowell (Development Management Area Manager (East)), Susan Hetherington (Transport Development Liaison Manager), Joshua Kennedy (Democratic and Governance Officer), Megan Rochester (Senior Democratic & Governance Services Officer) and Thomas Whild (Lead Project Officer)

1. **Apologies**

An apology for absence was received from Cllr Hobbs-Chell.

2. **Declarations of Interest**

Cllr Florek and Cllr Sowry-House declared an interest in application P/FUL/2025/06825 due to having made comments on the application as Ward Members, they left the room for the discussion and vote for this item.

3. **Minutes**

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

4. **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.

5. **P/FUL/2023/07270 - 12 Golf Links Road Ferndown BH22 8BY**

The Development Management Team Leader presented the application for the demolition of an existing dwelling and the erection of eight flats. A map of the town centre was shown with the application site and areas of Special Character identified.

The site context was illustrated through photographs showing the current condition of the land and surrounding area. It was explained that the proposed flats would be positioned at a similar distance from neighbouring properties as existing buildings. Attention was given to the relationship with Flat No. 14, where the proposal would impact the outlook from that property. It was considered necessary to require additional obscure glazing to certain proposed windows, up to a height of 1.7 metres, to protect privacy. The main impact identified would be a reduction in outlook from two flats. A rooflight at No. 14 was also proposed, and further obscure glazing to a height of 1.7 metres was proposed to prevent overlooking. The inclusion of a balcony and windows was addressed, with a screening solution proposed to avoid harmful overlooking.

Properties to the rear of the site, located on Ringwood Road, were described as chalet bungalows. The proposed three-storey building was acknowledged as having the potential to create overlooking; however, it was advised that the separation distances were sufficient to avoid unacceptable harm.

Flood risk was considered in light of updated National Planning Policy Framework guidance and new data received during the course of the application. The area was identified as having high groundwater levels, with the potential for shallow flooding of up to approximately 10 centimetres at the rear of the site. The site was not located on a flood flow path, and the predicted depths were considered modest. An indicative drainage plan had been requested and provided, demonstrating that flood risk could be managed through measures such as permeable paving. A sequential test was not considered necessary, as sufficient mitigation had been demonstrated.

Highway safety was also assessed. The proposed parking provision was in line with relevant guidelines. The road was described as relatively narrow, and existing on-street parking could result in a single lane of traffic, which had been raised as a concern by local residents. It was noted that congestion had occurred previously during construction works at No. 14 due to vehicles parking on the highway. A construction traffic management plan would therefore be required by condition. It was explained that parking on the highway was lawful, and any restrictions, such as double yellow lines, could be pursued separately by the Town Council if required.

In relation to habitats and biodiversity, the proposal included provision for a bat roost within the cycle store, and elevations showing this feature were presented. A temporary bat roost would also be provided during the construction phase.

The development would result in a net increase of seven dwellings, which carried significant weight given the current lack of a five-year housing land supply. It was also confirmed that there would be no substantial harm arising from any departure from the Special Character Area designation.

Public representation was received from Giles Moir, as the agent for the application. He stated that the scheme had been designed to reduce the bulk of the building and retain the appearance of a domestic property. He noted that the proposal was compliant with policy and met the minimum required separation

distances to neighbouring dwellings and that the Flood Risk Management team were satisfied that flood risk could be managed.

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

- The proposal was considered to meet intention of the guidance of the Special Character Area in terms of landscaping, scale, mass and height and ecology.
- Trees were proposed to be retained and there would be new boundary hedging included in the proposal.
- The flood risk assessment had identified some risk of flooding on the site up to a depth of 10cm, which the Flood Risk Engineer was satisfied could be effectively mitigated through a drainage scheme.
- Condition 5 required submission of a landscaping plan that would be agreed before any works above ground level.
- All 10 parking spaces on site would be unallocated.
- Condition 4 required a Construction Method Statement to be submitted, that would include how all vehicles would park, the agent expected that parking could take place of site, although there may still be some on-road parking.
- The plot size was 0.15ha and the amenity space would be partly private with some communal space.
- The bin store was proposed to be located at the front of the site and the Waste team were satisfied with this arrangement.
- The applicant had submitted an Ecological Impact Assessment and had determined that the roof of the cycle store would be an appropriate location for a bat roost.
- Condition 3 required the detailed submission of a Surface Water Management Plan, which would be checked with the Flood Risk Management Team.
- The site was located approximately 100m from the junction with Ringwood Road and was located on a 30mph road, so there were not concerns about highways safety and if parking on the road was causing issues, that could be explored separately.

Having had the opportunity to debate the merits of the application members expressed that many of the concerns that had been raised through the course of the debate had been addressed by officers.

It was proposed by Cllr Morgan and seconded by Cllr Robinson that the application be granted.

Decision: That authority be delegated to the Corporate Director for Planning, the Service Manager for Development Management & Enforcement or the Eastern Area Development Management Area Manager to

- A) grant planning permission subject to conditions as set out in the appendix to these minutes and the completion of a Section 106 Planning Obligation under Section 106 of the Town and Country Planning Act 1990 (S106 agreement) to secure New Forest Habitat Site mitigation.

Or

- B) Refuse planning permission for the reasons set out in the appendix to these minutes if the S106 agreement is not completed by 20 November 2026 or such extended time as agreed by the Corporate Director for Planning, the Service Manager for Development Management and Enforcement or the Eastern Area Development Management Area Manager. The reasons for refusal for failure to secure the necessary obligations are set out in full in the appendix to these minutes.

6. P/FUL/2025/06825 - 168 Springdale Road Corfe Mullen BH21 3QN

The Senior Planning Officer presented the application for the change of use of an existing residential bungalow to a children's day nursery, including the erection of secure boundary fencing to the rear. It was explained that no external changes to the building were proposed. The site context was shown on a map, highlighting that the surrounding area was predominantly residential, with Upton Heath located approximately 35 metres to the south. Photographs illustrated the site and its setting, including a continuous hedge across the frontage.

Members were shown the proposed parking plan, which involved the removal of a short section of hedging to allow the access road to be widened. New hard surfacing was proposed, with parking spaces to be reserved for staff. Cycle storage was indicated to the east of the existing dwelling. An outdoor play area was also shown on the plan, located adjacent to a neighbouring property.

It was advised that the principle of the development was considered acceptable, as the site was located within a main settlement with access to services, facilities, and public transport. Highways safety concerns raised by Ward Members and members of the public were acknowledged. It was noted that approximately 75% of drop-off and pick-up times would be staggered, reducing the number of cars attending the site at one time. Allocated time slots for drop-off and collection would be implemented, and the nursery would encourage active travel. Visibility from the existing access was considered acceptable, and the Council's Highway Engineer had raised no objection. It was confirmed that a condition would be imposed requiring adherence to a submitted traffic management plan, and that the proposal was not expected to result in an unacceptable impact on highway safety. It was further noted that the proposed new access would require an additional condition to ensure that the first five metres of the vehicular access were laid out and constructed before it was brought into use.

It was acknowledged that the site was located immediately adjacent to residential dwellings and that there would be some noise associated with the use of the outdoor play area and general use of the site. A noise impact assessment had been submitted, which concluded that, with mitigation, noise levels would remain within acceptable thresholds. Proposed mitigation measures included an acoustic fence at the rear of the site to reduce noise levels, staff-supervised play sessions with a maximum of ten children at any one time, and the absence of static play equipment. A complaint response procedure would be in place, and no amplified sound equipment would be used. The submitted noise management plan was

considered acceptable, subject to a condition requiring the nursery to operate in accordance with it.

In terms of the character of the area, it was noted that there would be some increased visibility of parking associated with the new access; however, this would generally be at a low level and would not result in significant harm. Overall, the proposal was considered to provide an early year's facility in a sustainable location.

Public representation was received from Aisla Wilson, who objected to the application on the grounds of highway safety. She noted that the road was hazardous and cars often exceeded the speed limit of the road creating a dangerous environment, which would be worsened by the proposal.

The applicant, Paul Spencer, spoke in support of the application. He stated that the current location of the nursery couldn't be expanded and a new facility was being sought within the catchment area. Noise mitigation would be achieved through acoustic fences, grass playing surfaces rather than concrete and staff supervision. In addition, all children would have left the premises by 18:00 and people leaving the nursery would be encouraged to turn left only to reduce traffic accessing the roundabout. Parking on the road would also be discouraged by the nursery.

Ward Members for Corfe Mullen, Cllr Sowry-House and Cllr Florek both spoke in objection to the application. They raised concerns with the application that included, highways safety, the impact on public transport, risk of harm to children attending the nursery, impacts on neighbouring amenity and the erosion of the residential character of the area.

Officers provided the following responses to questions from members:

- Noise mitigation measures would include an acoustic fence, supervision of children, a maximum of 10 children outside at once and no music or static play equipment. In addition, outdoor play would be restricted to certain hours in the morning and afternoon.
- If the scheme was approved, it would be unlikely that it could go back to residential use in the future due to the proximity to the heathland.
- If members were minded an informative note could be added encouraging the use of rubber crumb surfaces to reduce noise impact.
- Part of the hedging at the front of the site would be removed to widen the access to 6m.
- There would be strict staff to child ratios that would be adhered to.
- There was no boundary fencing proposed at the front of the site, however there would be fencing around the outdoor play area to keep children contained within the playground and the building itself.
- The wording of condition 9 could be amended to require the submission of full details of hard and soft landscaping works to include surfacing.
- The future second access was not considered necessary by Highways and had been proposed to be completed later due to cost constraints.
- Cars would be able to enter and exit the site in a forward gear.

Several members remained concerned about the access to the site and considered that the application would be safer if there were two accesses that would allow a one-way system to be utilised. Other members expressed that their concerns had been alleviated by the responses received to members questions.

It was proposed by Cllr Ezzard and seconded by Cllr Brenton, to grant the application as per the officer's recommendation, including the updated wording of condition 12 and the amendment to the wording of condition 9 requiring the submission of landscaping works.

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

7. Urgent items

There were no urgent items.

8. Exempt Business

There was no exempt business.

Decision List

Duration of meeting: 10.00 am - 12.12 pm

Chairman

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Eastern Area Planning Committee 11 March 2026

Eastern Area Planning Committee 20 May 2026

Agenda Item 5:

Application Number: P/FUL/2023/07270

Location: 12 Golf Links Road Ferndown BH22 8BY

Description: Erection of 8no. flats (demolition of existing dwelling)

Decision:

That authority be delegated to the Corporate Director for Planning, the Service Manager for Development Management & Enforcement or the Eastern Team Development Management Area Manager 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 the following:

- New Forest SAMM Mitigation in the form of £400 per unit

And 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:

1877R1/100 I Proposed site plan

1877R1/101 Location plan & block plan

1877R1/104 F Proposed floor plans

1877R1/106C C Proposed cycle store floor plans & elevations

1877R1/107a P Proposed bin store floor plans & elevations

1877R1/108b P Proposed outbuilding floor plans & elevations

1877R1/105 F Proposed Elevations

1877R1/109 P Site Sections

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

3. Prior to the commencement of development, a detailed surface water management scheme for the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall

- (a) be based upon the site specific hydrological and hydrogeological context of the development
- (b) incorporate sustainable drainage principles in accordance with the current DEFRA non-statutory technical standards for Sustainable Drainage Systems (SuDS)
- (c) demonstrate that surface water will be managed during construction and for the lifetime of the development without increasing flood risk on or offsite and
- (d) include details of future maintenance and management arrangements.

The approved scheme shall be implemented in full prior to first occupation and thereafter maintained in accordance with the approved details.
Reason: To prevent the increased risk of flooding and to protect water quality and to take into account current national standards for SuDS.

4. Prior to the commencement of development, a Construction Method Statement (CMS) shall be submitted to and approved in writing by the Local Planning Authority. The CMS must include:
- the parking of vehicles of site operatives and visitors
 - loading and unloading of plant and materials
 - storage of plant and materials used in constructing the development
 - Routing of construction and delivery vehicles.
 - Measures to control dust, noise and vibration; and
 - Hours of demolition and construction work.

The approved Construction Method Statement shall be adhered to throughout the construction period for the development.

Reason: To minimise the likely impact of construction traffic on the surrounding highway network.

5. Prior to development above damp course level, a soft landscaping and planting scheme including trees shall be submitted to, and approved in writing, by the Local Planning Authority. The approved scheme shall be implemented in full during the planting season November - March following commencement of the development or within a timescale to be agreed in writing with the Local Planning Authority. If any plants are found to be damaged, dead or dying within the first 5 years then these shall be replaced in the next planning season.

Reason: In the interest of visual amenity and the character of the area.

6. Before any equipment, materials or machinery are brought onto the site for the purposes of development, a pre-commencement site meeting between the Tree Officer, Arboricultural Consultant and Site Manager shall take place to:
- a) confirm the protection of trees on and adjacent to the site in accordance with the Arboricultural Impact Appraisal and Method Statement prepared by Hayden's Arboricultural Consultants ref: 10597 dated 20.12.2023, and

b) agree the contents of an arboricultural supervision statement including notification requirements.

The tree protection shall be positioned as shown on the Tree Protection Plan, ref: 10597-D-AIA dated 15.12.2023 before any equipment, materials or machinery are brought onto the site for the purposes of the development

Reason: This meeting is required prior to commencement of development in the interests of tree protection.

7. The tree protection shall be retained on site until the development is completed. 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. The development shall be undertaken in accordance with the arboricultural supervision statement approved at the pre-commencement meeting which shall be submitted to and approved in writing by the Local Planning Authority on completion of development.

Reason: In the interests of tree protection.

8. The development hereby permitted shall be implemented strictly in accordance with the recommendations and requirements in the ecology report titled Ecology & Biodiversity Net Gain Assessment by ABR Ecology dated 8 October 2024, and certified by the Dorset Council Natural Environment Team on 10 June 2025.

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

- i) the recommendations detailed in section 5 of the approved ecology report have been completed in full, in accordance with any specified timetable, unless otherwise agreed in writing with the Local Planning Authority (LPA), 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.

9. Before the development is occupied or utilised the first 5.00 metres of the vehicle access, measured from the rear edge of the highway (excluding the vehicle crossing - see the Informative Note below), must be laid out and constructed to a specification submitted to and approved in writing by the Local Planning Authority.

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.

10. Before the development hereby approved is occupied or utilised the turning/manoeuvring and parking shown on Drawing Number 1877R1/100 rev I must have been constructed. Thereafter, these areas must be permanently maintained, kept free from obstruction and available for the purposes specified. Parking spaces must remain unallocated.

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

11. Before the development is occupied or utilised the cycle parking facilities shown on Drawing Number 1877R1/100 rev I must have been constructed. Thereafter, these must be maintained, kept free from obstruction and available for the purposes specified.

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

12. Notwithstanding the notation on the approved elevation plans, prior to first occupation the glass in the following windows shall be obscured to a minimum equivalent of industry standard level 3 up to 1.7m in height from the finished floor level of the room the window serves:

- i) the ground floor window on the southwest side elevation serving communal space
- ii) all first floor windows in the southwest side elevation
- iii) the first floor window on the northeast side elevation serving bedroom 2 of flat 5
- iv) the first floor window on the northeast side elevation serving the ensuite of flat 6

And glass in the following windows shall be obscured to a minimum equivalent of industry standard level 3 up to 1.5m in height from the finished floor level of the room the window serves:

- v) the second floor dormer windows in the southwest side elevation

All the windows listed above shall be fixed shut or hung so that they open in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority. The windows shall be retained to accord with this condition thereafter.

Reason: In the interests of neighbouring amenity

13. Prior to the first occupation of the balcony serving flat 5, a 1.8m high obscure glazed privacy screen shall be installed along the depth of the northeast side elevation of the balcony. The screen shall thereafter be retained.

Reason: To limit the impact of overlooking on neighbouring amenity

14. There shall be no external lighting of the site unless a lighting scheme that accords with details set out at 4.30 of the ecology report titled Ecology & Biodiversity Net Gain Assessment by ABR Ecology dated 8 October 2024 has first been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of protected species

Informative notes

To include:

1. Biodiversity Net Gain

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

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

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

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

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

- The permission which has been granted is for development which is exempt being:
- Development 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;

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

2. The applicant is advised that trees T003 and T004 are confirmed highway trees. Management of the trees has already been identified and no works will be required by the developer.

To ensure compliance with statutory protections, the developer must not store materials, plant, or park vehicles on the highway verge during construction or during any consented tree works, as this could result in damage to the root protection areas of both highway trees and protected trees, contrary to:

- Regulation 5 of the Town and Country Planning (Tree Preservation) (England) Regulations 2012, which prohibits damage to protected trees, and
- Section 148 of the Highways Act 1980, which protects highway land from obstruction and damage.

Any access required from the public highway, specifically if needed for the removal of T001, would require the developer to obtain the appropriate Road Space Licence from the Dorset Council Traffic Team, in accordance with the New Roads and Street Works Act 1991.

For avoidance of doubt, all works must also adhere to the principles of BS 5837:2012, Trees in relation to design, demolition, and construction, particularly in respect of root protection areas and construction impacts.

3. In relation to condition 5, it is anticipated that the trees to be planted will include a Whitebeam.

OR

B) Refuse permission for the reasons set out below if the agreement is not completed by 20 November 2026 or such extended time as agreed by the Corporate Director for Planning, the Service Manager for Development Management & Enforcement or the Eastern Area Development Management Area Manager.

1. The site is within the recreational impact zone for the New Forest Special Area of Conservation (SAC), Special Protection Area (SPA), and Ramsar where the proposed additional residential accommodation, in combination with other development, is likely to have a significant effect on the integrity of the protected sites. A commuted sum secured via a s106 legal agreement is required to accord with the New Forest SAMM Strategy 2025. No legal agreement has been signed and in the absence of mitigation, the Council cannot be satisfied that there would be no harm to the New Forest SAC, SPA, and Ramsar so the proposal is contrary to policy ME1 of the Christchurch and East Dorset Local Plan and paragraph 193 of the National Planning Policy Framework.

Agenda Item 6:

Application Number: P/FUL/2025/06825

Location: 168 Springdale Road Corfe Mullen BH21 3QN

Description: Change of use of an existing residential bungalow (Use Class C3) to a Children's Day Nursery (Use Class E(f)) including erection of secure boundary fencing to rear.

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:

Location Plan at 1:1250 scale

Amended Block Plan

Drawing No. 168SR/001: Existing & proposed floor plans

Drawing 002: Existing & proposed elevations

Play area, parking and fencing plan

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

3. Before the children's day nursery use hereby approved commences, the mitigation measure of acoustic fencing as set out in Sections 3 & 8 of the submitted Noise Impact Assessment (NIA) by IJO Consulting: Acoustic Report March 2026 shall be erected in the position shown on the submitted Play area, parking & fencing plan and thereafter shall be retained for the lifetime of the use.

Reason: To mitigate against the impact from noise on the occupants of the adjacent properties.

4. The use of the site as a children's nursery must at all times be undertaken in accordance with the mitigation measures and Noise Management Plan set out in Sections 3, 4 & 5 of the submitted Noise Impact Assessment (NIA) by IJO

Consulting: Acoustic Report Rev C 24/4/2026, unless any minor variation to this has been submitted to and agreed in writing by the Local Planning Authority.

Reason: To mitigate against the impact from noise on the occupants of the adjacent properties.

5. The use hereby approved shall be operated in accordance with the Mini Munchkins Day Nursery Traffic Management Plan dated 5th March 2026, unless any minor variation to this has been agreed in writing by the Local Planning Authority.

Reason: In the interests of the amenity of occupants of adjacent dwellings.

6. The premises, building and land shall only be used as a children's day nursery and for no other purpose whatsoever (including any other purpose in Class E of the Schedule to the Town and Country Planning (Use Classes) Order 2025, as amended, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order.

Reason: The Council considers an unrestricted Class E use may not be compatible with the amenity of surrounding residential properties or highway safety.

7. The premises shall not be attended by children using the children's day nursery outside the hours of 08:00 to 18:00 Mondays to Fridays and at no time on Saturdays or Sundays.

Reason: To safeguard the character and amenity of the area and living conditions of any surrounding residential properties.

8. There shall be no more than 24 children (including babies) in attendance at the nursery for day care at any one time and no more than 10 children playing outside at any one time.

Reason: In the interests of the amenity of the occupants of the adjacent dwellings.

9. Before the site is first used as a children's day nursery, full details of both hard and soft landscape works (to include boundary fencing and outdoor surfaces for play) shall have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved before

occupation unless otherwise agreed in accordance with a programme submitted to the local planning authority.

Reason: In the interests of visual amenity and to ensure the approved landscaping scheme is implemented correctly.

10. Before the development hereby approved is occupied or utilised the parking shown on Drawing Number 168SR/004 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.

11. Before the development is occupied or utilised the cycle parking facilities shown on Drawing Number 168SR/004 must have been constructed.

Thereafter, these must be maintained, kept free from obstruction and available for the purposes specified.

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

12. Before the new access hereby approved is first used, the first 5m 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.

Informative Notes:

1. Biodiversity Net Gain

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

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

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

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

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

The permission which has been granted is for development which is exempt being:

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

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

2. Informative: 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.

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