

Public Document Pack



EASTERN AREA PLANNING COMMITTEE

MINUTES OF MEETING HELD ON WEDNESDAY 24 JUNE 2026

Present: Cllrs David Tooke (Chair), Duncan Sowry-House (Vice-Chair), Alex Brenton, Ray Bryan, Scott Florek, David Morgan and Andy Skeats

Apologies: Cllrs Toni Coombs, Beryl Ezzard, Hannah Hobbs-Chell, Julie Robinson and Gary Suttle

Also present: Cllrs Shane Bartlett and Ben Wilson (online)

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

Elizabeth Adams (Development Management Team Leader), Lara Aلتree (Senior Lawyer - Regulatory), James Brightman (Senior Planning Officer), Alison Curtis (Development Team Leader, Highways), Claire Hicks (Planning Officer), Joshua Kennedy (Democratic and Governance Officer), Emma MacDonald (Planning Officer), Megan Rochester (Senior Democratic & Governance Services Officer), Thomas Stonell (Engineer) and Thomas Whild (Lead Project Officer)

9. Apologies

There were apologies for absence received from Cllrs Toni Coombs, Beryl Ezzard, Julie Robinson, Gary Suttle and Hannah Hobbs-Chell.

10. Declarations of Interest

Cllr Brenton declared that 2 of the applications were located in her ward, however she was not pre-determined on these applications.

11. Minutes

The minutes of the meeting held on 20 May 2026 were confirmed and signed.

12. 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.

13. P/FUL/2025/03733 – Land at Flowers Drove, Lytchett Matravers, Dorset

The Lead Project Officer presented the application for residential development in Lytchett Matravers. The site was identified on a map of the area, with a wooded

area noted along the northern boundary. It was explained that Policy H6 of the Local Plan allocated the site for development of approximately 30 dwellings.

The proposed masterplan was shown, indicating the delivery of 29 units. Photographs were provided, including views from various points around the site and views looking west towards Flowers Drove. A plan illustrating the topography of the site was also presented, along with a site layout showing the proposed mix of housing. Street scene drawings were displayed to demonstrate the design and types of dwellings proposed.

Members were advised that 23 objections had been received from members of the public. No objections had been raised by statutory consultees; however, objections had been received from the Parish Council and the Housing Officer in relation to the lack of affordable housing provision. It was clarified that concerns relating to inappropriate development in the Green Belt under Policy V2 were not applicable, as the policy had been amended and no part of the site fell within the Green Belt.

In respect of housing mix, the proposal was acknowledged to conflict with Policy H9, as it included a higher proportion of larger dwellings and fewer smaller units than required. Regarding affordable housing, it was reported that a policy-compliant scheme would normally deliver 11 affordable units on site, together with a financial contribution. However, the applicant had demonstrated that, due to increased construction costs and the cost of achieving nutrient neutrality in Poole Harbour, the scheme could not viably deliver affordable housing. The District Valuer Service had independently reviewed the viability assessment and identified some differences in approach but ultimately agreed that a fully policy-compliant scheme would not be viable. It was concluded that the maximum viable financial contribution the scheme could support was £369,642, and the applicant had agreed to this figure.

An image was provided showing the proposed vehicular access, which would connect to the existing pedestrian footway. In addition to the main vehicular access, a secondary pedestrian access was proposed. It was explained that off-site alterations to the junction of Wimborne Road, Wareham Road and Lime Kiln Road would be secured, along with an approved scheme to the south, to ensure delivery even if the other scheme did not proceed. A total of 58 allocated parking spaces were proposed, comprising a combination of driveways and parking courts, along with 18 garage spaces and six on-street visitor parking spaces. It was noted that there would also be capacity for informal on-street parking.

The scale, layout and character of the development were outlined, with all dwellings proposed at two storeys in height. A higher density of development was proposed at the entrance to the site, with lower density housing further into the site. An attenuation basin was proposed to the east of Flowers Drove. The dwellings would be predominantly constructed in brick, with some use of painted brick and flint.

A landscaping masterplan had been submitted and was supported by the Council's Landscape Officers. Proposals included feature boundary planting and the removal of a section of hedgerow to facilitate access. It was noted that there were a large number of trees along the site boundaries, and that a Tree

Preservation Order had been made in respect of one tree on the site in response to the application. The Tree Officer was satisfied that all trees could be adequately protected, subject to conditions. Boundary treatments would include a mix of hedging, fencing and brick walls at public-facing rear boundaries.

In relation to residential amenity, concerns regarding overlooking were acknowledged. A full assessment had been undertaken, which concluded that there would not be sufficient harm to justify refusal of the application. The closest separation distance between properties was noted to be 15.3 metres and the orientation of the dwellings would mean that views would not be direct.

Drainage arrangements were explained, with surface water proposed to discharge to a ditch to the north of the site via an attenuation pond. The Lead Local Flood Authority had reviewed the proposals and confirmed that they would not increase flood risk elsewhere. Wessex Water had also confirmed that there was capacity within the foul sewer network.

In terms of ecology and habitats, the proposal was confirmed to be biodiversity net gain compliant. The site lay within 5 kilometres of the Dorset Heathlands, and an appropriate assessment had been undertaken, demonstrating that mitigation could be achieved. This would include the provision of Suitable Alternative Natural Greenspace (SANG) and nutrient neutrality through the purchase of credits.

Officers concluded that, on balance, the proposal was acceptable. It was further noted that, due to the Council's lack of a five-year housing land supply, the conflict relating to housing mix was not considered to carry sufficient weight to justify refusal of planning permission.

Public representation was received in support of the application from Brett Spiller, the agent for the application. He stated that there had been many challenges to the scheme, which had impacted its viability. However, the scheme was compliant with policy H6 and would provide 29 additional much needed homes in a sustainable location.

Officers provided the following responses to questions from members:

- Policies within the Local Plan and nationally allow for viability to be reviewed and the applicant and District Valuer had come to the conclusion that the scheme could not support on site provision of affordable housing.
- The application would be liable for the full level of the Community Infrastructure Levy (CIL) and Section 106 legal agreement to secure necessary financial contributions and provision of open space and SANG.
- The road layout was constrained by the changes in levels across the site, meaning a circular route through the site was not possible.
- It was not considered appropriate to join the top of the footpath to Flowers Drove as it would require the removal of a large portion of hedgerow and it was not considered necessary to make the development acceptable as there was an alternative safer route to access the SANG.
- The chimneys of the dwellings were decorative and not functional.
- Renewables such as solar panels and air-source heat pumps were not required for planning purposes, however building regulations would require the dwellings to be built to standard of energy efficiency.
- It was considered that the scheme provided an appropriate drainage solution through a proposed attenuation pond and connection to an existing ditch.

- CIL payments would be used to meet the demands resulting from the development.
- It was not considered that there was sufficient demand to justify a controlled crossing.
- A condition was included requiring the full details of the surface water management scheme to be submitted.
- Should a change of speed limit of Flowers Drove be seen as necessary, the Parish Council could seek to reduce the speed limit in the future.

It was proposed by Cllr Sowry-House and seconded by Cllr Morgan, 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 Development Management Area Manager East to:

- A) Grant, subject to the completion of a legal agreement under section 106 of the Town and Country Planning Act 1990 (as amended) in a form to be agreed by the Legal Services manager to secure the following:
- an Affordable Housing Contribution of £133,043.00 Index Linked index-linked using RPI from the date of this committee report, in lieu of on-site provision
 - Financial contributions of £221,809.98 Index Linked index-linked using RPI from the date of this committee report, towards education provision.
 - Financial contributions of £ 2,230 Index Linked index-linked using RPI from the date of this committee report, towards healthcare provision.
 - Financial contributions of £12,470 Index Linked index-linked using RPI from the date of this committee report, towards public rights of way.
 - Provision of on-site open space play facilities
 - Provision and promotion of SANG. And the following conditions (and their reasons).

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

- B) Refuse permission for the reasons set out in the appendix to these minutes if the agreement is not completed by 24 December 2026 (6 months from the date of committee) or such extended time as agreed by the Corporate Director for Planning, the Service Manager for Development Management & Enforcement or the Development Management Area Manager East.

14. **P/FUL/2025/07220 - Forge & Forge Hall, Dorchester Rd, Lytchett Minster, BH16 6HT**

The Senior Planning Officer presented the application for the demolition of existing buildings and the erection of four dwellings. The site was identified on a map of the area, noting that it fronted onto Dorchester Road. It was explained that the lawful use of the site was commercial, although it had been unused for approximately ten years.

Photographs of the site and its surrounding context were shown, including views of Forge Hall, Gavity, and 1 Forge Close. Existing buildings on the site were illustrated through survey drawings, and it was confirmed that these structures would be demolished as part of the proposal.

The proposed site plan was presented, along with front and side elevations. The design was described as traditional in appearance, incorporating red brick and timber-framed windows.

It was advised that the principle of development was considered acceptable due to the small scale of the proposal and the quality of the design. The site was located within a small village with access to local services, which further supported the proposal.

It was noted that the site lay within a Conservation Area and that Forge Hall was regarded as a non-designated heritage asset. A Grade II listed building was also located opposite the site. The impact on heritage assets was assessed as resulting in less than substantial harm to the Conservation Area. It was explained that Forge Hall was recommended for demolition due to structural defects, and its loss was not considered significant given its limited scale and condition.

The impact on the amenity of neighbouring occupants was considered. The relationship and distances between the proposed dwellings and neighbouring properties, including Gavity, were reviewed. Floor plans, elevations and separation distances were shown, and it was concluded that impacts on neighbouring amenity were acceptable. The living conditions of future occupants were also assessed, with the scheme judged to provide adequate levels of amenity.

In terms of character and appearance, the proposal was considered acceptable and likely to enhance the Conservation Area. Features such as chimneys and painted timber windows were highlighted as positive design elements. The modest depth and set-back positioning of the dwellings were considered to allow them to sit comfortably within the street scene.

Highways considerations were addressed, with two parking spaces proposed per dwelling. Access to the site would be provided via a five-metre-wide route between buildings, which was considered acceptable.

An ecological impact assessment had been undertaken and a bat emergence survey confirmed that no bat roosts were present on the site. Mitigation measures were proposed, including sensitive lighting and the avoidance of works during the bird nesting season.

Conditions relating to contamination and drainage were noted. The proposed surface water drainage scheme was confirmed to comply with policy requirements.

Public representation was received in objection to the application from Emma Hall. As a resident of a neighbouring property, she expressed concerns about overlooking and loss of light, due to a larger building being situated on the site and closer to the property boundary.

Clare Lees and Julian Smith spoke in support of the application. They noted that Forge Hall was in poor condition and replacing it with a new development would improve the visual amenity of the area.

The Senior Planning Officer explained that the scheme was considered acceptable in terms of neighbouring amenity, due to the rear extension being single storey and the fact that there were multiple windows within the impacted room in the neighbouring property, providing multiple outlooks.

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

- Officers had visited the site and could confirm the poor condition of Forge Hall and the scheme would make up for the loss of the non-designated heritage asset due to its high quality.
- The distance between the buildings was approximately 1.7m.
- Officers considered that the harm to the Conservation Area from the loss of the non-designated heritage asset was less than substantial and the proposed scheme would be appropriate in the Conservation Area.
- The ownership of the shared courtyard area would be a private matter and conditions would control access and landscaping.

It was proposed by Cllr Sowry-House and seconded by Cllr Morgan, that the application be granted.

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

15. P/HOU/2026/00276 - 17 Dudsbury Road, West Parley, BH22 8RA

The Planning Officer presented the application for the erection of single and two storey extensions, loft conversion, dormers, Juliet balconies and roof lights. The site location was shown on a map, identifying the property as being situated to the east of Dudsbury Road in Ferndown. It was noted that the property, along with neighbouring dwellings, was set back within its plot.

Existing elevations of the dwelling were displayed, followed by the proposed elevations illustrating the extensions. Photographs of neighbouring properties were also provided to give context to the surrounding area.

The Planning Officer advised that the proposal complied with the requirements of the Special Character Area and had been designed to avoid harm to nearby trees. The impact on neighbouring amenity had been assessed, with sufficient distances maintained between properties to prevent any significant adverse effects. In particular, it was noted that the proposal would not result in unacceptable harm in terms of overlooking or loss of light to neighbouring solar panels.

The application was recommended for approval, subject to conditions, which were displayed to Members.

Public representation was received from the applicant, Tony Brown. He stated that the scheme had been designed to complement the character of the area. In addition, there were already a number of large properties in the area.

Members were in agreement that the proposed scheme would be in keeping with the size of other properties in the area.

It was proposed by Cllr Sowry-House and seconded by Cllr Brenton, that the application be granted.

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

16. **P/FUL/2026/02091 - The Old Malthouse High Street Langton Matravers Swanage BH19 3HB**

The Committee agreed to extend the meeting beyond three hours.

The Planning Officer presented the application for the retention of a residential unit for use as dwellinghouse and/or commercial holiday let. The application site was shown on a map of the area. The site forms part of a wider development of 19 dwellings. The site fell within the Langton Matravers settlement boundary, within the Conservation Area and within the Dorset National Landscape.

Unit 14 was shown on a site layout plan of the overall development. Photographs were provided of the access to the site, the approach to the site from Old Malthouse Land and the access via Old Malthouse Lane. A photograph of the dwelling was also shown.

Permission was being sought to retain unit 14 as a dwellinghouse, but also to be used as a commercial holiday let, there were no proposed physical changes to the dwelling. A condition in the current planning permission required the property to be used as a principal residence to reflect policy H14 in the Purbeck Local Plan.

It was explained that the proposal had the potential to result in the loss of one permanent dwelling, however the dwelling could still be used as principal accommodation or as a holiday let. The Planning Officer addressed other issues with the application, including a concern raised by the Parish Council about community sustainability, however it was considered that because the proposal would only affect 1 property within a development of 19, it would not have a significant impact on the community. No impacts on the character of the area or heritage assets were anticipated as there was no physical changes included in the proposal and the dwelling was modest in scale (2 bedroom) so was unlikely to be occupied by more than one household as a holiday let.

Public representation was received from Ken Parke, the agent for the application. He stated that the policy set out that holiday lets were not considered as second homes and where the property was being used as a holiday let it would contribute to the local economy, while a second home would be empty for much of the year. The proposal was seeking flexibility for the dwelling to be let on a short-term basis, if it was not possible to let the property on a long-term basis.

A statement was read out by the Vice-Chair, on behalf of Cllr Peter Golob from Langton Matravers Parish Council. Concerns were raised including the loss of a residential dwelling, given the high proportion of holiday lets and second homes within Langton Matravers. It was also felt that the flexible designation did not provide enough clarity on what was being approved. There was also concern that

approval of the application would lead to similar applications being brought forward.

Cllr Ben Wilson spoke as the Ward Member, in objection to the application. He stated that the application went against the intention of policy H14 in the Local Plan. He expressed that there was no demand for new holiday lets within Purbeck, but rather more need for residential dwellings. Concern was also raised that the application would set a precedent and result in further applications being approved.

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

- A condition would require that the use of the dwelling as a holiday let be evidenced by the applicant upon request.
- Generally holiday lets do not require planning permission and dwellings that are use class C3 can be let out without permission unless the use results in a material change to the character of the use.
- All applications are considered on their own merit and officers did not consider that this application would set a precedent in the area.
- In order to refuse the application, members would need to demonstrate that the loss of the residential dwelling would cause harm to local services such that the proposal was contrary to policy EE4.

Several members expressed concern about the application and felt that it went against the intention of policy H14 in the Local Plan, although recognised that the policy allowed for short term holiday lets.

It was proposed by Cllr Brenton and seconded by Cllr Skeats that the application be deferred. The proposal was withdrawn following further discussion, and confirmation that the Council's legal team would not be able to expand on the legal advice that had been provided to members.

It was proposed by Cllr Sowry-House and seconded by Cllr Morgan that the application be granted.

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

17. Urgent items

There were no urgent items.

18. Exempt Business

There was no exempt business.

Decision List

Duration of meeting: 10.00 am - 1.55 pm

Chairman

.....

This page is intentionally left blank

Eastern Area Planning Committee 24 June 2026

Agenda Item 5:

Application Number: P/FUL/2025/03733

Location: Land at Flowers Drove Lytchett Matravers Dorset

Description: Residential development including the erection of 29no dwellings with garages and parking, formation of vehicular access from Wimborne Road,

sustainable drainage infrastructure, new open space, landscaping and associated infrastructure

Decision:

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

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

- an Affordable Housing Contribution of £133,043.00 Index Linked index-linked using RPI from the date of this committee report, in lieu of on-site provision
- Financial contributions of £221,809.98 Index Linked index-linked using RPI from the date of this committee report, towards education provision.
- Financial contributions of £ 2,230 Index Linked index-linked using RPI from the date of this committee report, towards healthcare provision.
- Financial contributions of £12,470 Index Linked index-linked using RPI from the date of this committee report, towards public rights of way.
- Provision of on-site open space play facilities
- Provision and promotion of SANG.

And the following conditions (and their reasons).

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:

121_DI_15 5 Location Plan

121-DI-24 2 Block Plan

121-DI-14 32 Proposed Site Layout

A005 lbb-BF-C-V Plot 01 Proposed Floor Plans & Elevations

A005 chi-PB-C Plot 02-03 Proposed Floor Plans & Elevations

A005 bea-B-C-T4-V A Plot 04-07 Proposed Floor Plans & Elevations

A005 lyt-BF-I2-V2 Plot 08 Proposed Floor Plans & Elevations

A005 chi-B-C Plot 09-12 Proposed Floor Plans & Elevations

A005 bea-PB-C A Plot 13-14 Proposed Floor Plans & Elevations

A005 sil-B-C-V1 4-16696 Plot 15 Proposed Floor Plans & Elevations

A005 spe-BF-I Plot 16 Proposed Floor Plans & Elevations

A005 mor-B-I Plot 17 Proposed Floor Plans & Elevations

A005 lbb-PB-C-V Plot 18 Proposed Floor Plans & Elevations

A005 sil-BF-C-V2 4-1669 Plot 19 Proposed Floor Plans & Elevations

A005 lbb-B-C1-V Plot 20 Proposed Floor Plans & Elevations

A005 mor-BF-C A Plot 21 Proposed Floor Plans & Elevations

A005 mor-B-C Plot 22 Proposed Floor Plans & Elevations

A005 spe-B-I Plot 23 Proposed Floor Plans & Elevations

A005 lyt-BF-I2-V Plot 24 Proposed Floor Plans & Elevations

A005 chi-B-C & chi-B-CV A Plot 25-27 Proposed Floor Plans & Elevations

A005 lyt-BF-C Plot 28 Proposed Floor Plans & Elevations

A005 reg-B-C Plot 29 Proposed Floor Plans & Elevations

A005 SG2-B Plot 1, 8, 21 & 22 Garage

A005 DG2-B Plot 16, 17 & 23 Garage

A005 TwG2-B Plot 24, 25, 28 & 29 Garage

121-DI-19 3 Roof Plans

121-DI-20 3 Parking Layout

121-DI-21 3 Boundary Materials

121-DI-22 3 Scheme Master Plan

121-DI-23 3 External Materials

121-DI-25 3 Play Provision Plan

A005 ES01 Electricity Substations

813-11-44 E Landscape General Arrangement

0903-01-PHL-101 B Preliminary Access Arrangements

0903-01-PHL-102 C Proposed Pedestrian Access Along Flowers Drove

0903-01-PHL-1101 B Preliminary Site Levels

0903-01-PHL-1201 B Road Profiles

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

3. 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) and Ramsar have been secured from an accredited nutrient provider and a copy of the Nutrient Credit Certificate demonstrating that purchase, has been submitted to and approved in writing by the Local Planning Authority.

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

4. No development shall be commenced until a timetable for the implementation and maintenance of any proposed on-site (within the red line of the application site) non-significant biodiversity net gain (see informative below), has been submitted to and approved in writing by the Local Planning Authority. The implementation timetable and maintenance details must be prepared in accordance with the approved Biodiversity Gain Plan for the site. Thereafter the on-site non-significant biodiversity net gain shall be implemented and maintained for a period of no less than 5 years following the completion of said biodiversity net gain in accordance with the approved timetable and maintenance details. If within a period of 5 years from the date of the planting of any habitat it is removed, uprooted, destroyed or dies (or becomes in the opinion of the Local Planning Authority seriously damaged or defective) the habitat shall be replaced with the same habitat as set out in the approved biodiversity gain plan in the next planting season.

Reason: To ensure that non-significant on-site biodiversity net gain is provided on site as required by the Town and Country Planning Act 1990 (as amended) and the National Planning Policy Framework.

5. Prior to the commencement of development on the site, a Construction Environmental Management Plan (CEMP) (Biodiversity) must be submitted to and approved in writing by the Local Planning Authority. The CEMP must include the following:
 - a) Risk assessment of potentially damaging construction activities.

- b) Identification of "biodiversity protection zones".
 - c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
 - d) The location and timing of sensitive works to avoid harm to biodiversity features.
 - e) The times during construction when specialist ecologists need to be present on site to oversee works.
 - f) Responsible persons and lines of communication.
 - g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
 - h) Use of protective fences, exclusion barriers and warning signs
- The development shall take place strictly in accordance with the approved CEMP.

Reason: To protect biodiversity during the construction phase.

6. Prior to commencement of works (including site clearance and any other preparatory works) a plan showing final service routes, including the position of soakaways and a method for installation near trees shall be submitted to and agreed in writing with the Local Planning Authority. The development thereafter shall be implemented in strict accordance with the approved details.

Reason: To safeguard trees and natural features which are important to the visual amenities of the area.

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

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

The development shall thereafter be carried out in accordance with the approved Arboricultural Supervision and Monitoring Statement and the Arboricultural Impact Appraisal and Method Statement prepared by Barrell Tree Consultancy, ref: 17127-AIA4-CA dated 3rd February 2026

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

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

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

9. Before the development hereby approved commences a Construction Traffic Management Plan (CTMP) must be submitted to and approved in writing by the Local Planning Authority. The CTMP must include:
 - construction vehicle details (number, size, type and frequency of movement)
 - a programme of construction works and anticipated deliveries
 - timings of deliveries so as to avoid, where possible, peak traffic periods
 - a framework for managing abnormal loads
 - location of construction site access
 - contractors' arrangements (compound, storage, parking, turning, surfacing and drainage)
 - wheel cleaning facilities
 - vehicle cleaning facilities
 - inspection of the highways serving the site (by the developer (or his contractor) and Dorset Highways) prior to work commencing and at regular, agreed intervals during the construction phase
 - a scheme of appropriate signing of vehicle route to the site
 - a route plan for all contractors and suppliers to be advised on
 - temporary traffic management measures where necessary

The development must be carried out strictly in accordance with the approved Construction Traffic Management Plan.

Reason: To minimise the likely impact of construction traffic on the surrounding highway network and prevent the possible deposit of loose material on the adjoining highway.

10. Prior to the commencement of development, details of a scheme demonstrating how inclusive and accessible movement for all users will be achieved within any shared surface areas without segregated footways and appropriate tactile paving crossing junctions, shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full prior to first occupation of the development and thereafter retained.

Reason: In the interests of highway safety and in accordance with Inclusive Mobility guidance.

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

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

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

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

13. Prior to the commencement of any development hereby approved, above damp course level, full details of both hard and soft landscape works shall be submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include:

- i) Details of existing and proposed walls (including retaining walls), fences, and any other boundary and surface treatments/finishes.
- ii) Plans showing the mature height and spread of both retained and proposed trees and hedges to indicate their impact on sight lines and structures.
- iii) Planting plans which show the species, number, size, and position of all new trees, shrubs and other plant material.

- iv) A plant schedule and planting specification which includes details of soil preparation, amelioration, and planting methods.
- v) Details of ongoing management and maintenance of the open space and other landscaped areas including the woodland that is to be retained at the northern end of the site, with a view to maintaining the amenity value and mitigation function of all existing vegetation that is to be retained and the proposed planting into the future.

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

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

14. Prior to the commencement of any hard landscaping works, detailed specifications for all proposed tree planting within hard landscaped areas shall be submitted to and approved in writing by the Local Planning Authority. The details shall include:
- 1. Location of each tree within the hard landscape scheme.
 - 2. Type and materials to be used for hard landscaping, including specifications where applicable for:
 - a) Permeable paving systems
 - b) Tree pit design
 - c) Underground modular support systems
 - d) Integration with Sustainable Urban Drainage Systems (SuDS)

The development shall thereafter be carried out in full accordance with the approved details.

Reason: To ensure that tree planting within hard landscaped areas is designed and implemented to promote healthy establishment and longevity, while safeguarding retained trees and complying with BS5837:2012 and best practice for urban tree planting.

15. Details of measures to limit the potential consumption of wholesome water use by persons occupying the new dwelling to 120 litres per person per day as measured in accordance with regulation 36 of the Approved Document for Part

G2 of the Building Regulations 2010 (or any equivalent regulation revoking and/or re-enacting that Statutory Instrument) shall be submitted to and approved by the Local Planning Authority before 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

16. A landscape and ecological management plan (LEMP) shall be submitted to, and be approved in writing by, the local planning authority prior to the occupation of the development. The content of the LEMP shall include the following:

- a) Description and evaluation of features to be managed.
- b) Ecological trends and constraints on site that might influence management.
- c) Aims and objectives of management.
- d) Appropriate management options for achieving aims and objectives.
- e) Prescriptions for management actions.
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
- g) Details of the body or organization responsible for implementation of the plan.
- h) Ongoing monitoring and remedial measures.

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

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

The approved LEMP must be implemented in accordance with the approved details.

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

17. Before the development hereby approved is occupied or utilised the following works must have been constructed to the specification of the Local Planning Authority:

- Proposed footway access works and uncontrolled pedestrian crossing with tactile paving, Flowers Drove - Drawing 0903-01-PHL-102 C
- Proposed footway works and uncontrolled pedestrian crossing with tactile paving, Wareham Road, to include accommodation works to narrow existing radii at the junction with Wareham Road and Wimborne Road - Drawing 0904-01-PHL-102 C
- Proposed footway works and uncontrolled pedestrian crossing with tactile paving, Wimborne Road - Drawing 121_DI_14.32

(broadly in accordance with Drawing 0903-01-PHL-102 C, Drawing 0904-01-PHL-102 C, Drawing 121_DI_14.32 to be agreed in writing with the Local Planning Authority).

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

18. Before the development is occupied or utilised the access, geometric highway layout, turning and parking areas shown on Drawing Number 121_DI_14.32 must be constructed. Thereafter, these must be maintained, kept free from obstruction and available for the purposes specified.

Reason: To ensure the proper and appropriate development of the site.

19. Before the development hereby approved is occupied or utilised the visibility splay areas as shown on the submitted plans must be cleared/excavated to a level not exceeding 0.6 metres above the relative level of the adjacent carriageway. The splay areas must thereafter be maintained and kept free from all obstructions.

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

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

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

21. The development hereby permitted shall be implemented strictly in accordance with the recommendations and requirements in the following ecological reports, certified by the Dorset Council Natural Environment Team on 2 March 2026:

- Land at Flowers Drove, Lytchett Matravers: Ecological Appraisal (HDA, 2025) Sections 8.3 - 8.5.
- Land at Flowers Drove, Lytchett Matravers: Bat Survey Report (HDA, 2025) Section 5.
- Land at Flowers Drove, Lytchett Matravers: Badger Survey Report (HDA, 2025) Section 4.
- Land at Flowers Drove, Lytchett Matravers: Great Crested Newt eDNA and HSI Survey Report (HDA, 2025) Section 5.
- Land at Flowers Drove, Lytchett Matravers: TECHNICAL NOTE TO ADDRESS COMMENTS RAISED BY DNET IN RELATION TO THE PROPOSED DEVELOPMENT OF LAND AT FLOWERS DROVE, LYTCHETT MATRAVERS. Sections 5 - 7

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

- i) the recommendations detailed in the above mentioned sections 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 Local Planning Authority.

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.

22. The development hereby permitted shall be undertaken in accordance with the approved Arboricultural Method Statement (AMS) 17127-AIA4-CA dated 3rd February 2026 and Tree Protection Plan (TPP) 17127- TPP-7. All tree

protection shall be retained until the development is complete and nothing shall be placed within the fencing, nor shall any ground levels be altered or excavations made without the written consent of the Local Planning Authority.

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

23. On completion of the development a final arboricultural monitoring report shall be submitted to and approved in writing by the Local Planning Authority. The report shall be prepared by a suitably qualified and pre-appointed arboriculturist and shall evidence compliance with the approved Arboricultural Supervision and Monitoring Statement, including details of any remedial actions undertaken.

Reason: To ensure compliance with approved tree protection measures in accordance with BS5837:2012 and to safeguard retained trees.

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

Reason: To safeguard the amenity of existing residents

Informative Notes:

1. 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>

2. 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.

3. It is likely that if the proposed BNG is on-site and it does not meet one or more of the criteria below that it will not be considered to be significant. However, what counts as a significant enhancement will vary depending on the scale of development and existing habitat, but would normally be:
- habitats of medium or higher distinctiveness in the biodiversity metric (both proposed habitats and retained habitats)
 - habitats of low distinctiveness which create a large number of biodiversity units relative to the biodiversity value of the site before development - the combined number of units delivered is equal to or greater than 0.5; and/or the combined number of low distinctiveness units is equivalent to 10% or more of the baseline biodiversity unit value of the site (excluding proposed gardens)
 - habitat creation or enhancement where distinctiveness is increased relative to the distinctiveness of the habitat before development - higher distinctiveness of any baseline habitat type e.g. low to medium
 - enhancements to habitat condition, for example from poor or moderate to good
4. In addition to this permission, the junction works referred to in condition 8 must be carried out to the specification and satisfaction of the Highway Authority in consultation with the Planning Authority and it will be necessary to enter into an agreement, under Section 278 of the Highways Act 1980, with the Highway Authority, before any works commence on the site. The applicant should contact Dorset Council's Highways Development team. They can be reached by email at highwaysdevelopment@dorsetcouncil.gov.uk, or in writing at Highways Development team, Economic Growth and Infrastructure, Dorset Council, County Hall, Dorchester, DT1 1XJ.
5. In addition to this permission, the highway improvement(s) referred to in condition 17 must be carried out to the specification and satisfaction of the Highway Authority in consultation with the Planning Authority and it will be necessary to enter into an agreement, under Section 278 of the Highways Act 1980, with the Highway Authority, before any works commence on the site. The applicant should contact Dorset Council's Highways Development team. They can be reached by email at highwaysdevelopment@dorsetcouncil.gov.uk, or in writing at Highways Development team, Economic Growth and Infrastructure, Dorset Council, County Hall, Dorchester, DT1 1XJ.

6. The applicant is advised that, notwithstanding this consent, if it is intended that the highway layout be offered for public adoption under Section 38 of the Highways Act 1980, the applicant should contact Dorset Council's Highways Development team. They can be reached by telephone at 01305 225401, by email at highwaysdevelopment@dorsetcouncil.gov.uk, or in writing at Highways Development, Economic Growth and Infrastructure, Dorset Council, County Hall, Dorchester, DT1 1XJ.
7. The developer is responsible for coordinating and booking their own road space for utilities and construction works to minimise disruption to the highway network. Guidance is available here:
<https://www.dorsetcouncil.gov.uk/w/highway-works-for-new-developments>
8. The applicant is advised that the Advance Payments Code under Sections 219-225 of the Highways Act 1980 may apply in this instance. The Code secures payment towards the future making-up of a private street prior to the commencement of any building works associated with residential, commercial and industrial development. The intention of the Code is to reduce the liability of potential road charges on any future purchasers which may arise if the private street is not made-up to a suitable standard and adopted as publicly maintained highway. Further information is available from Dorset Council's Highways Development team. They can be reached by email at highwaysdevelopment@dorsetcouncil.gov.uk, or in writing at Highways Development team, Economic Growth and Infrastructure, Dorset Council, County Hall, Dorchester, DT1 1XJ.
9. If the applicant wishes to offer for adoption any highways drainage to DC, they should contact DC Highway's Development team at DLI@dorsetcouncil.gov.uk as soon as possible to ensure that any highways drainage proposals meet DCC's design requirements.
10. Prior Land Drainage Consent (LDC) may be required from DC's FRM team, as relevant LLFA, for all works that offer an obstruction to flow to a channel or stream with the status of Ordinary Watercourse (OWC) – in accordance with s23 of the Land Drainage Act 1991. The modification, amendment or realignment of any OWC associated with the proposal under consideration, is likely to require such permission. We would encourage the applicant to submit, at an early stage, preliminary details concerning in-channel

works to the FRM team. LDC enquires can be sent to floodriskmanagement@dorsetcouncil.gov.uk.

11. The applicant is advised to have early discussions with Wessex Water in relation to the possible adoption of SuDS features in order to ensure that the final design of the attenuation features are in line with their design requirements.
12. The applicant is advised that prior to the development being brought into use, it must comply with the requirements of Building Regulations Approved Document S: Infrastructure for the charging of electric vehicles.

OR

B) Refuse permission for the reasons set out below if the agreement is not completed by 24 December 2026 (6 months from the date of committee) or such extended time as agreed by the Corporate Director for Planning, the Service Manager for Development Management & Enforcement or the Development Management Area Manager East.

In the absence of a completed legal agreement the Local Planning Authority cannot be satisfied that the development would deliver the necessary planning obligations. The proposal therefore fails to secure:

- Affordable housing
- Education contributions
- Health contributions
- Public Right of way Contributions
- Provision of on-site open space and play space
- Promotion of available SANG.

As a result, the development would fail to mitigate its impacts and would place unacceptable pressure on local services and infrastructure. The proposal is therefore contrary to Policies E7, E8, H11, I1 and I4 of the Purbeck Local Plan

Agenda Item 6:

Application Number: P/FUL/2025/07220

Location: Forge and Forge Hall Dorchester Road Lytchett Minster BH16 6HT

Description: Demolition of existing building and erection of four residential dwellings, including associated landscaping. As amended by plans to amend access.

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:

WDA Drawings 002; 003A; 004B; 005 & 006A

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

3. Prior to the commencement of the development hereby approved the following information shall be submitted to and agreed in writing by the Local Planning Authority:

1) a site investigation report detailing ground conditions, a 'conceptual model' of all potential pollutant linkages, and incorporating risk assessment.

2) a detailed scheme for remedial works and measures to be taken to avoid risk from contaminants/or gases when the site is developed.

3) a monitoring and maintenance scheme to include monitoring the long-term effectiveness of the proposed remediation over a period of time.

The Remediation Scheme, as agreed in writing by the Local Planning Authority, shall be fully implemented before the development hereby permitted first comes in to use or is occupied.

On completion of the development written confirmation that all works were completed in accordance with the agreed details shall be submitted to the Local Planning Authority.

Reason: To ensure potential land contamination is addressed.

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

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

5. Prior to the commencement of development a Construction Method Statement (CMS) must be submitted to and approved in writing by the 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
- Delivery, demolition and construction working hours

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.

6. No development shall commence until the necessary nutrient mitigation credits to mitigate the impacts of the development on the Poole Harbour/River Avon/Somerset Levels and Moors Special Protection Area (SPA) and Ramsar have been secured from an accredited nutrient provider and a copy of the

Nutrient Credit Certificate demonstrating that purchase, has been submitted to and approved in writing by the Local Planning Authority.

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

7. No demolition, works or development shall take place until a written scheme of historic building recording, post recording analysis and publication, has been submitted to and approved in writing by the Local Planning Authority. The development hereby approved shall only be implemented in full accordance with the approved historic building recording scheme.

Reason: To ensure provision is made for the recording of the historic fabric

8. Prior to commencement of works (including site clearance and any other preparatory works) the scheme for the protection of trees in accordance with the submitted Arboricultural Method Statement Ref. 805/AIA/AMS/1A and Tree Protection Plan Ref. RNapc/802/TPP/2, both dated 20th October 2025 from Richard Nicholson Arboricultural Planning Consultant shall be implemented and at least 5 working days' notice shall be given to the Local Planning Authority that it has been installed.

Reason: To safeguard trees and natural features which are important to the visual amenities of the area

9. The development hereby permitted shall be implemented strictly in accordance with the recommendations and requirements in the Ecological Impact Assessment by Pro-Vision reference: Ecology 8790 Version 03 dated November 2025 and certified by the Dorset Council Natural Environment Team on 17/04/2026.

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

- i) the recommendations detailed in Sections 6.0 & 7.0 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.

10. Before using any external facing and roofing materials (to include barge boards) in the construction of the development, details of their manufacturer, colour and type shall have been submitted to and approved in writing by the Local Planning Authority (LPA). All works shall be undertaken strictly in accordance with the details as approved, unless otherwise agreed in writing with the LPA.

Reason: To ensure the development uses external materials appropriate for its context.

11. Prior to installing the windows and external doors in the dwellings, scale vertical and horizontal cross-section details of typical windows and external doors for the dwellings to include details of glazing bars, glazing and means of fixing, frame, sill and depth of reveal shall be submitted to and approved in writing by the Local Planning Authority. Works shall then proceed in accordance with the approved drawings.

Reason: in the interests of preserving the character and appearance of the conservation area.

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

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

13. Before the dwellings hereby approved are occupied, full details of both hard and soft landscape works shall have been submitted to and approved in writing by the local planning authority. This shall include the retention of the hedge on the site's boundary with Old Forge Close as shown on the approved WDA Drawing No. 004 Rev D. 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.

14. Before the development is occupied or utilised the turning/manoeuvring and parking shown on the submitted plans 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.

15. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended (or any order revoking and re-enacting that Order with or without modification), no additional first floor windows or other openings permitted by Class A of Schedule 2 Part 1 of the 2015 Order shall be constructed in the dwellings at Plots 1 & 2.

Reason: To protect the privacy of the occupants of adjacent dwellings.

16. 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 enlargements of the dwellinghouses hereby approved, permitted by Class A and Class B of Schedule 2 Part 1 of the 2015 Order, shall be erected or constructed.

Reason: To protect the amenity of the occupants of the adjacent properties and the character of the area.

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 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>

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.
- The applicant was provided with pre-application advice.

3. Informative: This development constitutes Community Infrastructure Levy 'CIL' liable development. CIL is a mandatory financial charge on development, and

you will be notified of the amount of CIL being charged on this development in a CIL Liability Notice. To avoid additional financial penalties, it is important that you notify us of the date you plan to commence development before any work takes place and follow the correct CIL payment procedure.

4. INFORMATIVE NOTE: Contact Dorset Highways

The applicant should contact Dorset Highways by telephone at 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, to ensure that the appropriate licence(s) and or permission(s) are obtained.

5. INFORMATIVE NOTE: Electric vehicle charging points

The applicant is advised that prior to the development being brought into use, it must comply with the requirements of Building Regulations Approved Document S: Infrastructure for the charging of electric vehicles.

6. The applicant/developer is advised that the Scotia Gas Networks asset map shows a Medium pressure gas main in Dorchester Rd outside the site & encroaching onto the site in the NE and to contact SGN to discuss this before any excavation or development works start. plantlocation@sgn.co.uk or 0800 912 1722 (SGN Safety Admin Team) quoting scheme reference P/FUL/2025/07220.

Agenda Item 7:

Application Number: P/HOU/2026/00276

Location: 17 Dudsbury Road West Parley BH22 8RA

Description: Erect single and two storey extensions, loft conversion, dormers, Juliet balconies, roof lights.

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 The Location Plan
- TB001-01 Block plan of the site
- TB001-05 Proposed Elevation Plan
- TB001-06 Proposed Floor Plan
- TB001-07 Proposed First Floor Plan
- TB001-08 Proposed Second Floor Plan

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

3. The external materials to be used for the walls and roof shall be similar in colour and texture to the existing building.

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

4. Prior to the commencement of the development hereby approved (including demolition, material storage and all preparatory work), a scheme for the protection of the retained trees, in accordance with BS 5837:2012 (as amended), including a scaled tree protection plan (TPP), an arboricultural impact assessment, and an arboricultural method statement (AMS) shall be submitted to and approved in writing by the Local Planning Authority (LPA). The TPP and AMS shall include:

- a) Location and installation of services/utilities/ drainage.
- b) Methods of demolition within the root protection area (RPA) of retained trees (as defined in BS 5837: 2012).
- c) Details of construction within or impacting the RPA of retained trees.
- d) A full specification for the installation of boundary treatment.
- e) A specification for protective fencing during demolition and construction phases and a scaled plan showing its alignment.
- f) A specification for scaffolding and ground protection within tree protection zones.
- g) A Scaled Tree Protection Plan (TPP) showing protection measures and identifying prohibited construction activities within RPAs.
- h) Details of site access, temporary parking, welfare facilities, loading/unloading and storage of equipment, materials, fuels and waste as well concrete mixing and prohibition of fires
- i) Arboricultural supervision and inspection by a suitably qualified arboriculturist

j) Reporting procedure for inspection and supervision

The development thereafter shall be implemented in strict accordance with the approved details.

Reason: Required prior to commencement of development to satisfy the Local Planning Authority that the trees to be retained will not be damaged during demolition or construction and to protect and enhance the appearance and character of the site and locality.

5. The finished floor levels of the extensions shall match those of the existing dwelling.

Reason: To reduce susceptibility to flooding.

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

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

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

Reason: To ensure risks from contamination are minimised.

8. The development hereby approved shall not be first brought into use unless and until the mitigation and enhancement measures as detailed in the Bat Survey Report, by Cherry Tree Ecology Ltd (dated 31 August 2024), and in the Preliminary Roost Appraisal Update Letter by Cherry Tree Ecology Ltd (dated 21 March 2026), have been completed in full. Thereafter the mitigation and enhancement measures shall be permanently maintained and retained in accordance with the approved details, unless otherwise first agreed in writing by the local planning authority.

Reason: In the interests of nature conservation.

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.

2. Please check that any plans approved under the building regulations match the plans approved in this planning permission or listed building consent. Do not start work until revisions are secured to either of the two approvals to ensure that the development has the required planning permission or listed building consent.
3. Please see the consultee comments online from Wessex Water regarding surface water management, foul drainage, and water supply.

4. Please note: There is a Southern Gas Network Intermediate pressure gas pipeline 25m or less from Intermediate Pressure Pipelines (2 bar - 7 bar) approximately 7.7m from the front boundary of the site.
5. Informative Note: Trees on or adjoining this site are protected by virtue of the Tree Preservation Orders (TPOs EDDC/WP/6, EDDC/WP/17, and EDDC/WP/68). Wilful damage to the trees is an offence under the Town and Country Planning Act 1990. Failure to comply with the tree protection conditions above is likely to result in damage to the trees and may lead to the prosecution of those undertaking the work and those causing or permitting the work.
6. The applicant(s) is (are) advised that the proposed development is situated in close proximity to the property boundary and "The Party Wall etc. Act 1996" is therefore likely to apply.

Agenda Item 8:

Application Number: P/FUL/2026/02091

Location: The Old Malthouse High Street Langton Matravers Swanage BH19 3HB

Description: Retain Unit 14 for use as dwellinghouse and/or commercial holiday let for short term lets

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

1. The development hereby permitted shall be carried out in accordance with the following approved plans:
 - 002 Proposed Location & Block Plans
 - 237-014 Proposed Ground Floor Plan
 - 237-015 Proposed First Floor Plan
 - 237-017 Proposed Elevations
 - 237-016 Proposed Roof Plan

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

2. Unit 14 shall only be occupied by persons as their sole or principal residence or as a short term commercial holiday let and shall not be occupied as a second home. Verifiable evidence to demonstrate proof of compliance shall be made available to the Local Planning Authority within 14 days of receipt of their reasonable request.

Reason: To ensure that the approved property is not used as a second home in accordance with policy H14 of the Purbeck Local Plan 2024 in the interests of the sustainability of local communities and meeting local housing need.

3. The development must be carried out in accordance with the Construction Environmental Management Plan (CEMP) by Whitelock & Company Ltd submitted on 30th June 2021 and confirmed as acceptable in accordance with the terms of Condition 4 of planning permission 6/2019/0604 on 8th October 2021.

Reason: To minimise the likely impact of the proposed development on the amenity of neighbouring properties.

4. The development must be carried out in accordance with the Construction Traffic Management Plan (CTMP) by Whitelock & Company Ltd as submitted on 30th June 2021 and confirmed as acceptable in accordance with the terms of Condition 5 of planning permission 6/2019/0604 on 29th September 2021.

Reason: To minimise the likely impact of construction traffic on the surrounding highway network and prevent the possible deposit of loose material on the adjoining highway.

5. The development must be carried out in accordance with the following surface water drainage scheme details confirmed as acceptable in accordance with the

terms of Conditions 3 and 4 of planning permission 6/2019/0604 on 1st July 2021:

- Surface Water Strategy and Maintenance Plan Ref: 19275 dated February 2021 (submitted 24th February 2021) as updated and resubmitted on 30th June 2021 to reference final plans and 'final design' in the footer.
- Plan 17230-930/P2 – Surface Water Drainage Construction Details Final Design - submitted on 30th June 2021.
- Plan 17230-900/P4 – Surface Water Drainage Layout Final Design – submitted on 30th June 2021.
- Ground Investigation Factual and Interpretative Report Ref: Z0605 Issue 1.1 by AIS Ltd dated 04 November 2020 – submitted on 16th March 2021.

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

6. All works impacting on the retained trees during the demolition and development and all proposed tree planting must be carried out as specified in the approved Arboricultural Method Statement, reference 19172-AA-PB and the Tree Protection Plan, reference 19172-BT2, both dated 17/10/19.

Reason: To prevent trees on site being damaged during construction works.

7. The soft landscaping works for the plot detailed in approved Proposed Soft Landscape 18-1004-SLO1.sl P8 and agreed in accordance with condition 13 must be carried out prior to or during the first planting season (October to March) following the occupation of the dwelling. The planting scheme must be maintained in accordance with the agreed details.

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

8. Any trees or plants of the approved landscape scheme which within a period of five years from the completion of development die, are removed or become seriously damaged or diseased, must be replaced in the next planting season with others of similar size and species, unless the Council gives written permission to any variation.

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

9. The development must be carried out and maintained in accordance with the approved Biodiversity Mitigation and Enhancement Plan dated 9th September 2020 and agreed by Dorset Council on 17th September 2020 unless subsequent variation is agreed in writing with the Council.

Reason: To ensure the adequate protection of a species and its habitat protected by law that exists on the site.

10. The hard surfacing/paving, walls, fences and other external structures, detailed in the approved Proposed Hardscape Plan 18-1004-SL01.h P8 that relevant to the application site must be carried out before the first occupation of the dwelling.

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

11. Before the dwelling is first occupied the access, geometric highway layout, parking and turning areas as shown on Proposed Site Location and Block Plan Drawing Number 002 must be constructed. Thereafter, the access and turning areas must be maintained, kept free from obstruction and available for the purposes specified.

Reason: To ensure the proper and appropriate development of the site.

12. Before the development is occupied or utilised the Bin Store shown on Bin Store & Car Port Floor Plan 18-10040CB.p P6 and Elevations 18-1004-CB.e P5 & 18-1004-BF.e1 P7 must be constructed and full bin capacity provided, unless otherwise agreed in writing by the Planning Authority. Thereafter, the Bin Store must be maintained, kept free from obstruction and made available for the purpose specified.

Reason: To ensure the proper and appropriate development of the site.

13. Before the new dwelling is brought into use, the bathroom and en-suite windows must be glazed with obscure glass to a minimum Industry Standard privacy level 3. Thereafter, the windows must be maintained in that condition.

Reason: To safeguard the amenity and privacy of the occupiers of adjoining residential property.

14. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 Schedule 2, Part 1, Classes A, B, C and E except for wooden sheds and greenhouses, and Schedule 2, Part 2, (or any order revoking and re-enacting that Order with or without modification), no further development, including material changes to the shape and appearance of windows, the carrying out of building, engineering or other operations will be

undertaken within the application site without first obtaining planning permission from the Council.

Reason: In the interest of neighbour amenity and to retain the visual amenity and townscape character of the area including the Langton Matravers Conservation Area.

Informative Notes:

1. For the purposes of condition number 3, the Council defines a principal residence as a dwelling which is the occupier's sole or main residence, where they spend the majority of their time when not working away from home. This definition includes tenants renting a property as their only or main home.

A short-term commercial holiday let is defined as the use of the unit for temporary, commercial visitor accommodation, whereby occupation is transitory in nature and does not constitute a person's sole or main residence.

The unit shall not be occupied as a second home.

Evidence of compliance with this condition may be requested by the Local Planning Authority and, in the case of principal residence occupation, could include (but is not limited to) registration on the local electoral roll, registration with a local general practitioner, and utility usage patterns consistent with permanent occupation.

Proof of use as a holiday let shall be by verifiable evidence and may include (but is not limited to) booking records, letting agreements, marketing activity, audited accounts, council tax records, payment of business rates, and other documentation demonstrating the property is operated and occupied as short-term visitor

This page is intentionally left blank