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EASTERN AREA PLANNING COMMITTEE

MINUTES OF MEETING HELD ON WEDNESDAY 2 SEPTEMBER 2026

Present: Cllrs David Tooke (Chair), Ray Bryan, Toni Coombs, Beryl Ezzard, David Morgan, Julie Robinson and Andy Skeats

Apologies: Cllrs Duncan Sowry-House, Alex Brenton, Scott Florek and Gary Suttle

Absent without apologies: Cllr Hannah Hobbs-Chell

Also present: Cllrs Shane Bartlett and Andy Todd

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

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

28. Declarations of Interest

Cllr Ezzard declared that she was the Ward Member for Wareham, where application P/FUL/2026/02113 was located, however she was not predetermined on the application.

29. Minutes

Cllr Coombs queried the inclusion of a member being listed under 'Apologies' for the attendance record, when their apologies were not received in advance of the meeting. It was explained by the Democratic and Governance Officer that it was understood this process was in place to ensure all members are recorded at the meeting, however it was being explored whether there was an alternative that would more clearly record members' attendance and that notification would be sent to members, when a decision had been made.

30. 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.

31. P/FUL/2026/02113 - Holton Heath Garage, Wareham Road, Holton Heath, BH16 6JW

The Planning Officer presented the application to retain the existing petrol filling station and forecourt with 24-hour opening hours and lighting scheme. It was noted that the application had been brought before the Committee because part of the application site was owned by Dorset Council.

The location plan was shown, identifying the site as a BP petrol filling station with an associated convenience store. Members were advised that the site was located outside the settlement boundary and the part of the application site on Dorset Council land was highlighted. The site also lay within the 400-metre heathland buffer zone. An aerial photograph was shown, illustrating the site's relationship with surrounding residential development and some commercial uses to the north. Photographs taken from various points around the site were displayed, including views of the access and egress arrangements.

The site plan was presented showing the development as implemented. The Planning Officer explained that, although the site was located within the countryside, all aspects of the operational development had previously been assessed and found acceptable, and they remained acceptable. The main change proposed related to the extension of opening hours of the filling station. It was considered that the use of the site would largely generate passing or linked trips rather than creating significant new travel demand.

Members were shown plans comparing the approved shop layout with the existing layout. It was advised that the facilities provided met an identified need and were located close to an existing settlement. The extension of opening hours demonstrated that this local need would continue to be met. The site was situated in an accessible location off Wareham Road and the impact of the extended operating hours was judged to be minimal.

The Planning Officer reported that objections had been received from residents of the park homes located to the rear of the site, primarily concerning impacts on residential amenity. It was noted that noise generated by the petrol filling station and retail use broadly coincided with the site's hours of operation. Previous planning conditions had restricted operating hours in order to protect local amenity; however, the site had been operating on a 24-hour basis in breach of those conditions. A noise impact assessment accompanied the application and concluded that there would be a negligible impact on noise levels. The assessment found that forecourt noise was largely dominated by general traffic movements on the highway and that night-time activity would be similar to existing traffic noise from the adjoining road network.

To mitigate amenity impacts, conditions were proposed restricting delivery and waste collection times. A further condition would require retail sales between 11.00 pm and 6.00 am to be conducted through a serving hatch only and would prohibit the use of loudspeaker systems during those hours.

It was explained that the application was supported by a lighting assessment. Proposed downlighters to the canopy and forecourt were shown on plans. It was noted that the existing totem sign had previously been granted separate advertisement consent and did not form part of the current application. Lighting

levels would be adjusted and dimmed during hours of darkness to minimise impacts on neighbouring properties.

Photographs of the Wareham Road access arrangements were displayed. The Highway Authority considered that the proposal would not have a material impact on the local highway network. It was concluded that visits associated with the extended hours would largely comprise existing or linked trips rather than entirely new journeys, and therefore there were no highway grounds on which to recommend refusal.

The Planning Officer addressed concerns raised by neighbouring residents regarding the site exit and the potential for customers using the petrol station to obstruct access to the adjacent park home site. It was noted that the entry and exit lanes were clearly marked with directional arrows and that a defined route through the forecourt had been provided.

Concerns regarding increased litter and anti-social behaviour were also considered. It was advised that it was difficult to directly attribute such issues to 24-hour operation of the site. Adequate litter bins were available within the area, and a member of staff would remain on site at all times. CCTV coverage and site lighting would also contribute to site security and management.

In conclusion, it was advised that the development was considered acceptable in terms of its layout, scale and design. The proposal was supported by noise and lighting assessments that had been reviewed by the relevant Dorset Council teams, and it was also considered acceptable in highway safety terms.

Public representation was received from Alan Poole and Christine Wilson, in objection to the application. They raised concerns as residents of the residential park located behind the garage. They stated that there were existing issues with the garage including noise disturbance when the garage opens, conflict with users of the garage blocking the entrance to the park and users of the garage accessing the park for dog walking. They were concerned about increased opening hours as they did not believe there was sufficient demand to justify the 24-hour opening times and were concerned about increased noise and light pollution.

The Planning Officer clarified that any need is a commercial issue rather than planning and that the applicant can apply for increased opening hours if they consider that there is demand. Alcohol sales would be restricted by licensing rather than planning. There should be a disabled parking space at the front of the shop. Anti-social behaviour would be the responsibility of the owner of the garage to report to the police rather than a planning issue.

In response to members questions officers provided the following responses:

- The distance between the rear of the filling station and nearest residential dwellings was approximately 8.5m.
- The current planning consent permitted opening hours between 06:00 – 23:00.
- The Planning Officer was not aware that any enforcement action had been taken in regard to opening outside of permitted hours.

- The most recent consent for the garage was granted in 2022, and it was believed that it opened in 2024. Before that there was an established commercial use.
- Condition 3 would restrict the times of waste collection by vehicles, however it was considered to be unreasonable to restrict the times that smaller waste bins were emptied.
- A condition regarding lighting was included in the recommendation.
- If planning conditions were not adhered to there would be an enforcement process and failure to comply with either enforcement notice or breach of condition notice would be an offence.
- The majority of the access road into the residential park was owned by the park operator.

It was proposed by Cllr Coombs and seconded by Cllr Skeats, to approve the application, with an additional condition requiring an acoustic fence to be erected on the rear boundary, because of the increased hours of use resulting in additional noise impact on nearby residents. It was agreed to leave details and materials of the acoustic fences to be agreed by the Local Planning Authority.

Meeting Adjourned 11:11 – 11:19

Draft wording of the proposed condition was presented to members and the proposer and seconder confirmed that they were content with the wording.

Upon being put to the vote the proposal to grant the application, with an additional condition for the installation of an acoustic fence, fell.

It was proposed by Cllr Ezzard and seconded by Cllr Robinson, that the application be refused on the grounds that the increased hours of operation would lead to an unacceptable level of noise disturbance for the residents of the nearby park home.

Cllr Coombs left the meeting at 11:33.

The meeting was adjourned 11:35 – 11:53, to allow officers to provide a draft form of wording for the reason for refusal.

One member raised concern about refusing the application and stated that should the decision be appealed successfully there would be no means of mitigating the impacts of the application.

Upon being put to a vote, the motion to refuse the application fell.

It was proposed by Cllr Bryan and seconded by Cllr Skeats that the application be approved in accordance with the officer's recommendation and with an additional condition requiring details of the installation of acoustic fencing to be submitted to the Local Planning Authority for agreement and the acoustic fence to be erected before the increased hours of operation are permitted. The precise wording of the condition would be delegated to officers. Cllr Bryan also requested that officers notify the applicant that they are currently in breach of their existing planning permission.

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

32. **P/FUL/2026/03042 - Colehill First School, Pilford Heath Road, Colehill, BH21 2HL**

The Planning Officer presented the application for the demolition of an existing covered area, replacement with a new roof structure, and the erection of a single-storey extension. It was noted that the site was owned by Dorset Council.

The site context and location plan were shown, identifying the site within Colehill with vehicle access from Cannon Hill Road. Members were advised that the site lay within the settlement boundary. It was also highlighted that the entire site was subject to a Tree Preservation Order.

An aerial photograph was displayed showing the area proposed for demolition. Photographs of the site were then shown. The location of the proposed tree protection fencing was identified, demonstrating how retained trees would be safeguarded during construction.

Existing and proposed site plans were presented, together with existing and proposed rear elevations. The Planning Officer explained that the extension would have a maximum height of 4.5 metres, reducing to 2.1 metres at its lowest point. The proposed materials would comprise shiplap cladding and grey roof tiles.

It was advised that the proposal represented a modest single-storey extension within the settlement boundary and that no adverse impacts had been identified. Subject to conditions, including those relating to tree protection, the development was considered acceptable.

Cllr Todd spoke in support of the application, as the ward member and a member of Colehill Town Council. He noted that it was a modest and sensible proposal which would improve a community facility and there had been no objections from consultees or members of the public.

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

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

33. **Urgent items**

There were no urgent items.

34. **Exempt Business**

There was no exempt business.

Decision List

Duration of meeting: 10.00 am - 12.33 pm

Chairman

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Eastern Area Planning Committee Decision List

Wednesday 02 September 2026

Item 5:

Application Number: P/FUL/2026/02113

Location: Holton Heath Garage, Wareham Road, Holton Heath, BH16 6JW

Description: Retain petrol filling station, forecourt, and Class E retail unit with 24-hour opening and lighting scheme.

Resolution: To grant planning permission subject to the conditions set out below:

1. The development hereby permitted shall be carried out in accordance with the following approved plans:
2752/100 Location Plan
2752/101 Site Plan
2752.P.102 Proposed Site Plan
2752.P.103 Proposed Plans & Elevations

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

2. The petrol filling station shop shall only be open for customer use between the hours of 06:00 and 23:00. Between the hours of 23:00 and 06:00 all retail sales shall operate via the serving hatch only and any forecourt announcements shall be by speaker at the serving hatch with no Tannoy / loudspeaker use.

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

3. Deliveries shall be made at the site other than between the hours of 11pm and 6am.

Reason: To protect nearby residential accommodation from excessive noise at night-time.

4. The external lighting scheme for the canopy and the shop frontage (east elevation) shall be installed, operated and maintained in accordance with the agreed Light Pollution Assessment Ref: S24-013/LPA Revision 3 by Southwest Environmental Limited dated February 2026. No other external lighting shall be installed at the site without the written approval of the local planning authority.

Reason: To protect visual amenities, avoid nuisance to adjoining properties and to ensure that drivers aren't dazzled or distracted by the light.

5. The turning/manoeuvring and parking areas detailed on the approved plans 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.

6. Notwithstanding the provision of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) or any subsequent reenactment thereof, with or without modification, there must be no gates hung so as to form obstruction to the vehicular access serving the site.

Reason: To ensure the free and easy movement of vehicles through the access and to prevent any likely interruption to the free flow of traffic on the adjacent public highway.

7. Condition 7. The use of the petrol station between 11pm and 6pm shall not commence until the following requirements are met:
 - (i) details of an acoustic fence to be installed along the rear site boundary with the park home site shall be submitted for the written approval of the local planning authority. The scheme shall include details of materials, construction and height (minimum 2m) and a timetable for its implementation.
 - (ii) the approved scheme submitted under (i) shall have been carried out and completed in accordance with the approved details to the approved timetable.The acoustic fence shall be retained and maintained in perpetuity.

Reason: To mitigate the impacts of increased noise and disturbance associated with the increased opening hours for neighbouring residents.

Informative Notes:

1. 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.
2. This permission refers only to that required under the Town and Country Planning Act 1990 (as amended) and does not include any other consent or approval under any other order or regulations. The works associated with this application, including the storage and dispensing of petrol, may be subject of other regulatory requirements including, but not limited to, the Petroleum (Consolidation) Regulations 2014, the Dangerous Substances and Explosive Atmospheres Regulations 2002, the Planning (Hazardous Substances) Act 1990 and the Planning (Hazardous Substances) Regulations (2015) if thresholds are

exceeded. It is advised that you contact the Health and Safety Executive and / or local Petroleum Enforcement Authority for further information:

If you are an operator of or an employee at a petrol filling station - Petrol: Fire and Explosion ([hse.gov.uk](https://www.hse.gov.uk)) Hazardous substances - GOV.UK (www.gov.uk)

3. The existing illuminated totem pole sign was granted consent in 2024 (P/ADV/2023/07233) and conditions on the consent restrict the level of illumination to 175cd/m2 and hours of illumination to between 6am and 11pm only. A new advertisement consent will be required for any alteration to this consent and the attached conditions.
4. This grant of planning permission does not override any third-party rights which may exist over the application site and the need to obtain third-party consent from all owners before work commences.
5. 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.
6. This permission/consent does not permit the display of any advertisements that require consent under the Town and Country Planning (Control of Advertisements) (England) Regulations, 2007 or under any Regulation revoking and re-enacting or amending those Regulations, including any such advertisements shown on the submitted plans.
7. Informative: National Planning Policy Framework Statement

In accordance with policy DM3 of the NPPF the council, as local planning authority, takes a positive approach to development proposals and is focused on providing sustainable development.

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

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

In this case:

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

Item 6:

Application Number: P/FUL/2026/03042

Location: Colehill First School, Pilford Heath Road, Colehill, BH21 2HL

Description: Demolish existing covered area and replace it with a new roof. Erect single-storey extension.

Resolution: To grant subject to the conditions listed below:

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:

100 1 Site Location and Block Plan

103 2 Proposed Floor plan

104 2 Proposed Elevation Plan

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

3. No development shall commence until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The CMP shall include measures to ensure that construction traffic, contractor parking, deliveries and site operations do not prejudice the safe access and egress of pupils, staff and visitors to and from the school. The approved CMP shall be adhered to throughout the construction period.

Reason: In the interests of highway safety and to safeguard the safe operation of the school.

4. The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans Q6883 drawing 100 (amended) and BS 5837:2012 (as amended) before any equipment, machinery or materials are brought to the site for the purposes of the development. Fencing shall be maintained until all equipment, machinery and surplus materials have been removed from the site and nothing shall be stored or placed in any area fenced, nor ground levels altered or excavated without the prior written consent of the local planning authority.

Dated photographic evidence of the erected fencing must be supplied to the Local Planning Authority at least 5 days prior to the commencement of works.

Reason: In order to prevent damage during construction to trees that are shown to be retained on the site.

5. The development hereby permitted shall be constructed entirely of the materials details of which are identified in section 5 of the application form and drawing '104/2 Proposed Elevations' unless any minor variation is agreed in writing by the Local Planning Authority.

Reason: This is required to ensure the satisfactory visual relationship of the new development to the existing

6. 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. Remediation must then be carried out in accordance with the approved scheme and 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.

Informative Notes:

1. The applicant's attention is drawn to the letter from the Scotia Gas Network (SGN) dated 29 June 2026 and Scottish & Southern Electricity (SSE) dated 29 June 2026 in respect of this application.

2. 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:
- 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).

3. Informative: National Planning Policy Framework Statement

In accordance with policy DM3 of the NPPF the council, as local planning authority, takes a positive approach to development proposals and is focused on providing sustainable development.

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

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

In this case:

- The application was acceptable as submitted and no further assistance was required.