



Eastern Area Planning Committee

Date: Wednesday, 28 October 2026
Time: 10.00 am
Venue: The Allendale Centre, Hanham Road, Wimborne, Dorset, BH21 1AS

Members (Quorum: 6)

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

Chief Executive: Catherine Howe, County Hall, Dorchester, Dorset DT1 1XJ

For more information about this agenda please contact Democratic & Governance Services Meeting Contact joshua.kennedy@dorsetcouncil.gov.uk

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Agenda

Item	Pages
1. APOLOGIES	
To receive any apologies for absence	
2. DECLARATIONS OF INTEREST	
To disclose any pecuniary, other registrable or personal interest as set out in the adopted Code of Conduct. In making their decision councillors are asked to state the agenda item, the nature of the interest and any action they propose to take as part of their declaration.	
If required, further advice should be sought from the Monitoring Officer in advance of the meeting.	
3. MINUTES	
Due to the timings of the meetings, the minutes of the previous committee will be confirmed at a later date, once they are available.	

4. REGISTRATION FOR PUBLIC SPEAKING AND STATEMENTS

Members of the public wishing to speak to the Committee on a planning application should notify the Democratic Services Officer listed on the front of this agenda. This must be done no later than two clear working days before the meeting. Please refer to the Guide to Public Speaking at Planning Committee. [Guide to Public Speaking at Planning Committee](#)

The deadline for notifying a request to speak is 8.30am on Monday 26 October.

5. P/OUT/2024/07627 - 29-31 DORCHESTER ROAD, UPTON, BH16 5NJ 5 - 32

Demolition of 29 & 31 Dorchester Road and erection of 5 dwellings and 11 apartments with associated landscaping and car parking with access from Dorchester Road (Outline Application with all matters reserved except access).

6. P/FUL/2026/04554 - LEESON HOUSE FIELD STUDIES CENTRE, ACCESS TO LEESON HOUSE, LANGTON MATRAVERS, BH19 3EU 33 - 54

New extension for WCs and showers, internal alterations and external alterations.

7. P/LBC/2026/04555 - LEESON HOUSE FIELD STUDIES CENTRE, ACCESS TO LEESON HOUSE, LANGTON MATRAVERS, BH19 3EU 55 - 66

New extension for WCs and showers, internal alterations and external alterations.

8. P/FUL/2026/04149 - ALLENDALE HOUSE, HANHAM ROAD, WIMBORNE MINSTER, BH21 1AS 67 - 80

Install two handrails to main entrance steps. External and internal improvements.

9. P/LBC/2026/04150 - ALLENDALE HOUSE, HANHAM ROAD, WIMBORNE MINSTER, BH21 1AS 81 - 90

Install two handrails to main entrance steps. External and internal improvements.

10. URGENT ITEMS

To consider any items of business which the Chairman has had prior notification and considers to be urgent pursuant to section 100B (4) b) of the Local Government Act 1972

The reason for the urgency shall be recorded in the minutes.

11. EXEMPT BUSINESS

To move the exclusion of the press and the public for the following item in view of the likely disclosure of exempt information within the meaning of paragraph x of schedule 12 A to the Local Government Act 1972 (as amended). The public and the press will be asked to leave the meeting whilst the item of business is considered.

There are no exempt items scheduled for this meeting.

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First Aid

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Eastern Area Planning Committee

28 October 2026

Application Number:	P/OUT/2024/07627
Webpage:	https://planning.dorsetcouncil.gov.uk/
Site address:	29-31 Dorchester Road Upton BH16 5NJ
Proposal:	Demolition of 29 & 31 Dorchester Road and erection of 5 dwellings and 11 apartments with associated landscaping and car parking with access from Dorchester Road (Outline Application with all matters reserved except access)
Applicant name:	Stanborough Construction
Case Officer:	Ursula Fay
Ward Member(s):	Cllr Brenton, Cllr Robinson and Cllr Starr

1. **Reason application is going to committee: The application constitutes Major development.** Objections have been received from Upton Town Council and Ward Members

2. **Summary of recommendation:**

To delegate authority to the Corporate Director for Planning, the Service Manager for Development Management & Enforcement or the Development Management Area Manager Eastern Team any one of whom may exercise this authority to

A) complete an agreement pursuant to Section 106 of the Town and Country Planning Act 1990 (S106 agreement) to secure:

- A contribution of £6,161 per net gain in dwellings with 2+ bedrooms towards Primary & Secondary Education
- A contribution of £1,487.62 per net gain in dwellings with 2+ bedrooms towards Specialist Educational Needs (SEN) Education

All contributions index-linked using RPI from the date of this committee report.

And upon completion of that obligation, to grant planning permission subject to the conditions set out at the end of this report.

Or

B) Refuse planning permission for the reasons set out below if the S106 agreement is not completed by 28 January 2027 or such extended time as agreed by the Corporate Director for Planning, the Service Manager for Development Management and Enforcement or the Development Management Area Manager Eastern Team. The reasons for refusal for failure to secure the necessary obligations are set out in full at the end of this report.

3. **Key planning issues**

Issue	Conclusion
Principle of development	Located in the built up area of Upton where residential development is acceptable in accordance with Policy V1 of the Purbeck Local Plan (PLP).
Impact on character and appearance	Setback of three storey apartment block can be accommodated satisfactorily in streetscene given variety of development types and set back distances on Dorchester Road.
Density	Meets aim of increasing the density of the area.
Impact on the living conditions of the occupants and neighbouring properties	Careful design will be needed at reserved matters stage to ensure impacts on neighbouring properties are acceptable in planning terms. However at this Outline stage there is sufficient evidence that this can be achieved while also accommodating the development on the site.
Affordable housing	Independent viability review has confirmed development not viable to deliver full policy contributions requirements. After taking account of education and nutrient neutrality contributions, the scheme cannot viably make a contribution towards affordable housing.
Flood risk and drainage	Submitted drainage strategy and discharge is satisfactory with relevant agreement from Wessex Water.
Highway impacts, safety, access and parking	Access is acceptable, and the resulting increase in vehicle movements will be modest.
Impact on trees	Trees proposed for removal are of poor quality. Tree Officer has confirmed tree protection measures satisfactory.
Biodiversity	Ecological information submitted and approved by the Dorset Natural Environment (NET) Team. Proposal has demonstrated how Biodiversity Net Gain (BNG) can be delivered on site.
Habitats Sites	Impacts on the Dorset Heathlands and Poole Harbour have been assessed and can be mitigated using standard methods secured through CIL / S106.

Issue	Conclusion
Financial benefits	Contributions towards education would be secured through S106.

4. Description of site

The application site is relatively flat and is comprised of two existing dwellings on large plots, situated on Dorchester Road. The total site size is approx. 0.23ha. The site is located within the built up area of Upton, with Dorchester Road being one of the principal routes within this settlement. Access is from Dorchester Road.

The site is situated in a predominantly residential area. To the east is 27 Dorchester Road, a detached dwelling in a large plot. To the west on the corner of Dorchester Road is The White House B&B (within a chalet bungalow). To the west and south on Moorlands Way and Moorland Crescent are predominantly bungalows and chalet bungalows which back onto the site.

5. Description of development

The application would involve demolition of the two existing dwellings and erection of 5 dwellings and 11 apartments. The application is in Outline with all matter except access reserved. Access would be from Dorchester Road.

An indicative site plan has been submitted to demonstrate that development of the site is feasible. This would involve provision of an apartment building (assumed three-storey) to the front of the site, with 5 dwellings accessed to the rear. The application initially included indicative floorplans and elevations however these were later withdrawn as approval for scale and appearance is not sought at this stage.

The indicative layout also shows provision of 22 car parking spaces and 26 cycle parking spaces, along with space for soft landscaping.

6. Background and relevant planning history

6/1977/0792 - Decision: GRA - Decision Date: 09/02/1978

First floor extension to form s/c flat and extend garage at 31 Dorchester Road

6/1981/0791 - Decision: GRA - Decision Date: 02/12/1981

Alterations and extensions for 3 extra bedrooms, study, utility etc. and car port.

6/1990/0268 - Decision: REF - Decision Date: 05/06/1990

Erect a bungalow and two detached garages, form new vehicular access at 31A Dorchester Road

6/2021/0319 - Decision: WIT - Decision Date: 02/06/2025

Outline planning application, all matters reserved except access, for the development of 9 residential dwellings and an apartment block comprising 12 apartments

7. List of constraints

Within Statutory Settlement Boundary; Upton

Natural England Designation - Nutrient Neutrality Catchments – Poole Harbour

Wessex Water Treatment Works Catchment

Wildlife Present: West European Hedgehog ; - Distance: 5.74m

Site of Special Scientific Interest (SSSI) impact risk zone

Dorset Heathlands - 5km Heathland Buffer;

Within Poole Harbour Recreation Zone

Natural England Designation - RAMSAR: Poole Harbour (UK11054); - Distance: 2495.55m

Natural England Designation - RAMSAR: Dorset Heathlands (UK11021); - Distance: 4232.01m

Risk of Surface Water Flooding Extent 1 in 100: area in front of no. 29

Risk of Surface Water Flooding Extent 1 in 1000: area in front of 31 and 29

Surface water flooding - 1 in 100 year event plus 40% allowance

Radon: Class: Class 1: Less than 1% low risk, protective measures unlikely to be required.

8. Consultations

All consultee responses can be viewed in full on the website.

Consultees

1. DC - Highways

- Network capacity sufficient to accommodate development

- Access acceptable, development can be safely and suitably served
- Site within an established urban area, suitably located to encourage active travel and use of public transport
- Conditions recommended

2. Natural England

- Appropriate Assessment needed

3. Cllr Starr

- Initial concern re. building line (no longer referenced in response to amended plans)
- Concerned regarding surface water removal plan
- Overlooking from houses to the rear
- Insufficient parking

4. Cllr Brenton

- Pleased to see frontage line now less dominant (amended plans)
- Remain concerned re impact of flats on character of Dorchester Road
- Concerns on surface water discharge

5. DC - Flood Risk Management

- Initial concerns regarding proposed discharge to Wessex Water sewer – evidence requested that Wessex Water consented to this
- Additional information provides sufficient information for the LLFA to remove their previous holding objection

6. DC - Natural Environment Team

- Confirmed Ecology Report has been certified by NET team.

7. DC - Section 106

- Contributions required towards affordable housing and education
- Nutrient neutrality should be secured in perpetuity

8. DC - Trees (East & Purbeck)

- No objection to removal of poor quality trees

- Encroachment into root protection areas of off-site trees minimal in relation to T3 and H3, but unlikely that two trees in group G3 can be retained.
- Tree protection and ground protection sufficient to protect retained trees during development
- Detail of proposed bike store needed
- Details needed regarding location of new services for the development
- Overall no objection on tree grounds subject to conditions

9. Dorset Fire & Rescue

- Development will need to be designed and built to meet current Building Regulations requirements

10. Lytchett Minster & Upton Town Council

- Comments on amended proposal
- Minor repositioning of building line for apartment block does not resolve any substantive planning concerns
- Highways Authority concerns not addressed
- Does not demonstrate safe/suitable access
- Flood risk and drainage unresolved, contrary to local and national policy
- Overdevelopment of a constrained site
- Unacceptable overlooking of bungalows in Moorland Crescent/Moorland Way

Representations received

Total - objections	Total - No objections	Total - comments
12	0	1

Summary of comments of objections:

- Harm to the character of the area- proximity of the three storey flat block to the highway, proposal will dominate streetscene, apartments out of keeping, development too high
- Flooding in the vicinity after heavy rain could be exacerbated, sewage system lacks capacity- upstream surcharges- local storm overflows, increased likelihood of pollution of Poole Harbour
- Housing types inappropriate- no local need for flats, excessive density

- Impact on neighbouring amenity- overlooking into neighbouring houses and gardens
- Highway- increased traffic on congested roads, safety concerns, insufficient parking will result in on-street parking affecting cycle lane, access close to two busy side roads, bins will obstruct pavements.
- Local Infrastructure- roads, healthcare, sewers and schools affected, lack of affordable homes.
- Environmental concerns- harm to local habitats, loss of green spaces, issues with water drainage, pollution, and air quality during construction, majority of plot has been overgrown, anticipated impacts on biodiversity.
- Trees- survey out of date, concerns for acacia tree in garden of 5 Moorland Way.
- Devaluing of neighbouring properties
- Amendments insufficient to overcome concerns

9. Duties

s38(6) of the Planning and Compulsory Purchase Act 2004 requires that the determination of planning applications must be in accordance with the development plan unless material circumstances indicate otherwise.

10. Relevant policies

Development plan

In this case the development plan comprises:

Local Plan Adopted Purbeck Local Plan:

The following policies are considered to be relevant to this proposal:

V1: Spatial strategy for sustainable communities

V2: Green belt

E1: Landscape

E2: Historic environment

E3: Renewable energy

E4: Assessing flood risk

E5: Sustainable drainage systems (SuDs)

E7: Conservation of protected sites

E8: Dorset heathlands

E9: Poole Harbour

E10: Biodiversity and geodiversity

E12: Design

H2: The housing land supply

I2: Improving accessibility and transport

I3: Green infrastructure, trees, and hedgerows

Material considerations

Emerging local plans:

Policy DM4: Emerging development plan proposals of the NPPF provides that local planning authorities may give weight to relevant policies in emerging plans according to:

- the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
- the extent to which there are unresolved objections to relevant plan policies (the less significant the unresolved objections, the greater the weight that may be given); and
- the degree of consistency of the relevant policies in the emerging plan to the NPPF (the closer the policies in the emerging plan are to the policies of the NPPF, the greater the weight that may be given).

The Dorset Council Local Plan

The emerging Dorset Local Plan is being prepared in accordance with plan-making processes set out in the Levelling Up and Regenerating Act 2023 and Local Planning Regulations (2026). As the plan is still at an early stage of the plan making process, limited weight can be attached to it when taking decisions on planning applications. Decisions on planning applications should continue to be assessed against the policies in adopted development plans, national planning policy and any other relevant material considerations.

Local Nature Recovery Strategy

The Dorset Local Nature Recovery Strategy identifies local priorities for nature recovery and maps areas where action would be most beneficial. In planning decisions it is a material consideration, helping to ensure that development supports biodiversity enhancement and aligns with Dorset's agreed priorities for nature recovery.

National Planning Policy Framework (17 August 2026)

The National Planning Policy Framework (NPPF), published on 17 August 2026, sets out the Government's national planning policies for both plan-making and decision-making in England.

When determining development proposals decision-makers are required to take a positive and proactive approach and to seek to approve sustainable development where possible.

The NPPF introduces a permanent presumption in favour of sustainable development, through Policies S3 to S5 (which replaces the former "tilted balance" contained in paragraph 11 of the previous NPPF) and sets out the principles for development within and outside settlements. The Framework also confirms that planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise.

Relevant NPPF sections include:

Chapter 3: Decision making policies. Local planning authorities should approach decision making positively, proactively and proportionately. They should work with applicants through pre-application engagement and consultations and aim to resolve concerns through planning conditions or obligations where possible to avoid delay and to enable an approval rather than a refusal. Applications that accord with the development plan, the NPPF and other material considerations should not be refused where they can clearly be approved.

DM1 Preparing development proposals

DM2 Information requirements

DM3 Determining development proposals

DM4 Emerging development plan proposals

DM5 Development viability

DM6 Use of planning conditions and obligations

DM7 Relationship with other regulatory regimes

Chapter 4: Achieving Sustainable Development. The objective of the policies in this chapter is to meet development needs through sustainable patterns of development, including by maximising the potential for growth on suitable land within settlements, enabling development which will support the rural economy, rural communities and the provision of infrastructure, and limiting development away from settlements to help safeguard the intrinsic character and beauty of the countryside.

S3 Presumption in favour of sustainable development

S4 Principle of development within settlements

Chapter 5: Meeting the challenges of climate change. Planning decisions should support climate change mitigation and adaptation, including reducing greenhouse gas emissions, increasing resilience to climate impacts and directing development away from areas at unacceptable risk from flooding.

CC2 Mitigation of climate change

CC3 Adaptation to climate change

Chapter 6: Delivering a sufficient supply of homes. Planning decisions should give substantial weight to providing homes which will contribute towards meeting the evidenced accommodation needs of the community.

HO7 Meeting the need for homes

HO8 Providing affordable homes

HO13 Build out of residential and strategic sites

Chapter 12: Making effective use of land. Planning decisions should give substantial weight to proposals that make more effective use of land and buildings, while maintaining good design, living conditions and local character. This includes redevelopment of previously developed, vacant, underused, contaminated or derelict sites, reuse of existing buildings, creation of additional homes through sensitive infill, upward extensions and development within existing plots. Higher-density development is also promoted within settlements in well-connected

locations near public transport. Development that fails to make efficient use of land in accordance with the policy should be refused.

L2 Making effective use of land

L3 Achieving appropriate densities

Chapter 14: Achieving well-designed places. Development should be high quality, respect and enhance local character, deliver sustainable and attractive places, and accord with relevant design policies. Proposals that demonstrate good design and place-making should be supported, while those that fail to meet established design standards should be refused unless clearly justified.

DP3 Key principles for well-designed places

DP4 The design process

Chapter 15: Promoting sustainable transport. The objective of the policies in this chapter is to ensure that transport considerations are taken fully into account in the preparation of development plans and the evolution and assessment of development proposals; using a vision-led approach to embed the role that transport infrastructure and choices can play in creating well-designed, sustainable, inclusive and popular places.

TR3 Locating development in sustainable locations

TR4 Street design, access and parking

TR6 Assessing transport impacts

Chapter 16: Promoting healthy communities. The objective of the policies in this chapter is to promote the creation of healthy and inclusive places and support the provision of appropriate public services, by enabling development which can support this aim and seeking to retain, improve and deliver new facilities which are important for community wellbeing and minimising inequalities.

HC3 Community facilities and public service infrastructure serving new development

Chapter 18: Managing flood risk and coastal change. Development proposals should minimise risks to development arising from all sources of flooding and coastal change, taking into account the impacts of climate change, by steering development away from areas of risk, ensuring that development will be safe for its lifetime without increasing flood risk elsewhere, and incorporating sustainable drainage systems where appropriate.

F4 Assessing flood risk for decision-making

F5 The sequential test

F7 Ensuring development is safe from flooding

F8 Sustainable drainage systems and watercourses

Chapter 19: Conserving and enhancing the natural environment: Development should conserve and enhance the natural environment by protecting important landscapes, habitats, biodiversity and trees, while maximising opportunities for nature recovery, green infrastructure and biodiversity net gain. Proposals should avoid significant environmental harm, prioritise land of lower environmental value where possible, and be sensitively designed in protected landscapes and coastal areas. Development causing unacceptable impacts on designated sites, irreplaceable habitats or biodiversity that cannot be adequately avoided, mitigated or compensated for should be refused.

Improving the natural environment biodiversity is to be protected and encourage net gains for biodiversity.

N2 Improving the natural environment

N3 Trees in new development

National Planning Practice Guidance

Supplementary Planning Document/Guidance

All of Dorset:

Dorset Heathlands Planning Framework 2020-2025 Supplementary Planning Document

Dorset Council Interim Guidance and Position Statement Appendix B: Adopted Local Plan policies and objectives relating to climate change, renewable energy, and sustainable design and construction. December 2023.

Purbeck District Design Guide SPD

Managing and using traditional building details in Purbeck

Poole Harbour Recreation 2019-2024 SPD

Housing land supply

Dorset Council is unable to demonstrate a 5-year housing supply. The position set out in the latest Housing Land Supply Report is 2.53 years on 1st April 2025. In addition, the adopted local plans are not designed to deliver the levels of housing needed under the Government's revised standard method. Recent calculations suggest a need of c. 3,246 new homes per year.

Housing Delivery Test (HDT)

The latest HDT results (2025 measurement) show that insufficient homes have been delivered within the local plan area (88%) and that a local action plan is required.

11. Human rights

Article 6 - right to a fair trial.

Article 8 - right to respect for private and family life and home.

The first protocol of Article 1 protection of property.

This recommendation is based on adopted development plan policies, the application of which does not prejudice the human rights of the applicant or any third party.

12. Public Sector Equalities Duty

As set out in the Equalities Act 2010, all public bodies, in discharging their functions must have "due regard" to this duty. There are 3 main aims: -

- Removing or minimising disadvantages suffered by people due to their protected characteristics

- Taking steps to meet the needs of people with certain protected characteristics where these are different from the needs of other people
- Encouraging people with certain protected characteristics to participate in public life or in other activities where participation is disproportionately low.

Whilst there is no absolute requirement to fully remove any disadvantage the Duty is to have “regard to” and remove or minimise disadvantage and in considering the merits of this planning application the planning authority has taken into consideration the requirements of the Public Sector Equalities Duty.

In considering this application, regard has been had to the potential impacts of the proposed development on persons with protected characteristics. The proposal would provide additional housing within a sustainable and accessible location within the built-up areas of Upton, with access to local services, facilities and public transport. Such a location may assist in reducing reliance on private vehicles and support accessibility for a wide range of future occupiers including those with impaired mobility whether that be due to age or disability.

It is proposed that 10% of the dwellings be designed to meet M4(2) accessible and adaptable standards, hoping to meet the housing needs of older and disabled residents and supporting occupants whose mobility needs may change over time. In addition, planning obligations are proposed to secure contributions towards Special Educational Deeds and Disabilities education provision to assist in ensuring that there is appropriate educational infrastructure in place to meet needs that may arise from the development.

Officers have not identified any adverse impacts on persons with protected characteristic at this stage of the proposal and further consideration will be had in the consideration of reserved matters.

13. Public Benefits

The proposals would provide a number of financial and non-financial benefits, including public benefits. These are summarised in the table below:

What	Amount / value
Material considerations	
Primary & Secondary Education Contribution	£6,161 per net dwelling, 2+ bedrooms
Special Educational Needs (SEN) Education Contribution	£1,487.62 per net dwelling, 2+ bedrooms
Affordable Housing	No contribution expected
Non material considerations	
CIL contributions	To be determined based on reserved matters floorspace

14. Planning Assessment

Principle of development

Section 38(6) of the Planning and Compulsory Purchase Act 2004 provides that planning permission should be determined in accordance with the development plan unless material considerations indicate otherwise.

Policy V1 of the Purbeck Local Plan (PLP) establishes the spatial strategy for meeting housing need in the plan area, directing housing development towards allocated sites, within existing settlement boundaries and other policy compliant locations under the small sites policy. This site is located within the built-up area of Upton – within the settlement boundary –, where the principle of residential development is acceptable. Development in this location is therefore in accordance with Policy V1 of the PLP.

The NPPF is a material consideration of critical importance. Policy S3 of the NPPF introduces a permanent presumption in favour of sustainable development. For development within a settlement boundary this includes consideration of Policy S4 of the NPPF which says:

Development proposals within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework.

The proposal therefore benefits from a policy presumption in favour of approval. The extent to which any adverse effects arise, and the weight to be attributed to them, are considered in detail below. However, in applying NPPF Policy S4, substantial weight is attached to the principle of delivering sustainable residential development within a settlement boundary, with planning permission to be granted unless any identified adverse impacts substantially outweigh the benefits of the development.

Other material considerations include housing need. The Council is currently unable to demonstrate a five-year supply of deliverable housing sites with the latest Housing Land Supply position identifying a supply of 2.53 years. Furthermore, the most recent Housing Delivery Test results indicate that only 88% of the required homes have been delivered within the area, resulting in a requirement for a Housing Delivery Action Plan. These circumstances demonstrate a significant and continuing shortfall in housing delivery.

The proposal would contribute towards addressing this shortfall in housing through delivery of 5 dwellings and 11 apartments in a sustainable location. This contribution is afforded substantial weight.

Density

Policy L3 of the NPPF says that Development proposals should make efficient use of land. Within settlements, development proposals for residential and mixed-use development should

contribute to an increase in the density of the area in which they are situated. The existing character of an area should be taken into account, in accordance with policy DP3, but should not preclude development which makes the most of an area's potential. By delivering a net increase of 14 dwellings, the proposal makes effective use of land and meets the aim of this policy.

Policy L2 of the NPPF says that substantial weight should be given to the benefits where a development proposal involving sensitive redevelopment or additional development within existing plots. This is subject to proposals being i. consistent with the overall street scene, and ii. maintaining safe access and providing acceptable living standards for residents and neighbours. These matters are considered further below.

Policy L2. iii. says that where the development would involve the use of residential curtilages, it should not occupy more than twice the footprint of all the existing buildings on the site ... unless additional development can be accommodated without harm to the overall character of the area, and taking into account the availability of infrastructure and the importance of locating development in sustainable locations (in accordance with policy TR3). In this case given the existing relationship dwellings are positioned on large plots, it is considered that the site can accommodate in excess of twice the existing footprint.

Policy L2. iii. Also says that development is expected to retain at least 50% of the non-developed area within the curtilage of the existing buildings (unless this can be accommodated without harm). While layout is a reserved matter, the indicative masterplan shows this can be achieved.

Impact on character and appearance

Policy E12: Design of the PLP requires that development proposals should demonstrate high quality design which, amongst other requirements, positively integrates with their surroundings. Policy DP3 of the NPPF requires that development proposals should respond to their context so that they integrate with and enhance their surroundings; such as through the arrangement of development plots and buildings. This should not preclude innovation or change where appropriate, such as increased scale or density.

The proposal is submitted in outline with all matters reserved except access, nevertheless it is necessary to consider whether the quantum of development proposed could be appropriately accommodated on the site. The application is accompanied by an indicative plan which shows the block of 11 flats positioned to the front of the site facing onto the highway behind a 5m deep garden. A vehicular access to the north would extend into the site to serve rear parking and 5 dwellings, three to the rear of the flats and two further south.

The site is in an area identified by the Upton Townscape Character Assessment as 'Development fronting principal routes'. Typical for the area, the two existing dwellings are set back behind front gardens and face onto a broad road with a verge. There is a loose urban

grain and a broad streetscape, with low rise buildings either side of the wide main roads. Front garden vegetation and mature trees contribute to the green appearance of the streetscape. Some flat development up to 3 storeys in height is present in this character area (e.g. 2 Poole Road to the east) which displays larger-scale bulk, but within the immediate vicinity of the site a mix of two storey houses and bungalows predominate.

The area's identified strengths include varied architecture which creates a degree of visual interest and the presence of some larger trees. The character assessment identifies opportunities for higher density development along roads served by public transport, such as Dorchester Road.

It is judged that the site is large enough to accommodate development at depth. Since the character assessment was published in 2012, Oxborrow Close and Orchard Gardens have been created, disrupting the original linear form of development. The proposed dwellings to the rear of this plot would follow a similar approach to these developments, and this is considered acceptable in terms of the impact on character of the area.

Further consideration is given to the illustrative proposed apartment block and the impact of this particularly the setback from Dorchester Road. On the southern side of this part of Dorchester Road the presence of mature trees has encouraged the maintenance of a substantial set back of built form from the highway. Nos. 3a to 15 to the west of the application site have an approximate set back of 13-14m while no. 29 and its neighbours to the east are set back approximately 26m. The indicative block is set back approx. 11.5m. Adjacent to the east of the site, no. 31a is set back approx. 14m. Further east is Moorland Parade, a different typology of a small two storey shopping parade.

On the northern side of Dorchester Road dwellings are situated closer to the highway. Nos. 93 and 94 Beacon Park Road are situated on corner plots and are approx. 8.5m and 4m respectively from Dorchester Road. Nos. 18-26 are set back approx. 13-14m including their access road.

Although layout is a reserved matter, it is considered that the indicative set back of 11.5m could be accommodated satisfactorily within the street scene given the variety in development typologies and setbacks along Dorchester Road. Regard is also had to the adjacent property 31A Dorchester Road. In terms of scale, this would be a reserved matter, however it is considered that a block of three storeys could be accommodated on the site without harm to the character of the area.

Overall, it is considered there is sufficient information at this outline stage to demonstrate that the development proposed could be accommodated on the site in a way which has an acceptable impact on the character of the area. This would be subject to detailed design and consideration at the reserved matters stage.

Impact on the living conditions of the occupants and neighbouring properties

The submitted indicative layout shows an apartment block to the front/north of the site, facing onto Dorchester Road, with five dwellings to the rear of this. These are arranged in two groups, three dwellings (H1-H3) immediately behind the apartments and two beyond at the far rear of what is now the garden for 29 Dorchester Road (H4-H5).

As the proposal is in Outline, with only access reserved, the final layout and scale of the apartments and dwellings is reserved for future consideration. The consideration at this point is whether the development proposed can be accommodated on the site. The indicative layout is intended to demonstrate how this could be achieved.

In terms of the apartments, the indicative layout assumes a three storey block, this would be necessary to accommodate all 11 apartments. The indicative layout shows this located approx. 10-11m from eastern the elevation of The White House which includes a bedroom window. It is considered that the impact of a three storey block would be acceptable in planning terms. However it would not be acceptable to introduce overlooking through inclusion of windows in this elevation. The applicant would need to consider this when progressing the layout.

It is considered the indicative apartments do not give rise to unacceptable impacts on any other existing dwellings, due to the distances involved and the indicative location of windows.

The rear elevation of if indicative dwellings H1-H2 are located approx. 8m from the boundary of 4 Moorland Way and approx. 13m from the boundary of 5 Moorland Way. As the ground slopes away the dwellings would be elevated above the ground levels for nos. 4 and 5. However, nos 4 & 5 have longer than average gardens and the potential overlooking is at the rear of the gardens. A typical two storey dwelling would be unlikely to result in a relationship that is unacceptable in planning terms. However the full assessment of this would be considered as part of a reserved matters application.

Indicative proposed dwellings H4 and H5 are situated backing onto existing bungalow 43 Moorland Crescent. The situation is different regarding this relationship because no. 43 has a much shorter garden and so the potential impacts would be greater. Proposed dwellings are shown approx. 6m from the boundary and approx. 14m from the dwelling at the closest point albeit at an oblique angle.

Such a relationship would be acceptable at first floor level. As the proposed dwellings are north of 43 dwellings in the locations shown could be acceptable in terms of impact on light and overshadowing, were the roof sensitively designed on the rear elevation. However, the inclusion of windows in the upper rear elevation could create an unacceptable relationship. Side elevation windows could also cause unacceptable overlooking of 45 Moorland Crescent.

It is therefore likely that any second floor windows would need to be either placed on the front of the dwellings, or at a height that prevents overlooking, should the applicant progress with the indicative layout. The applicant has indicated they could progress chalet bungalows along

these lines. Such a development type would be feasible and could be accommodated on this indicative plots.

Overall, the development could be progressed in a way that results in relationships that are acceptable, however this will require careful design at reserved matters stage. It is considered the indicative layout has demonstrated sufficiently that a proposed development as described in the description of development could be accommodated. There is no planning justification for refusal of the application on grounds of impact on neighbouring properties at this Outline stage.

Contributions towards education

Policy I1 of the PLP sets out developer contributions required for major development which include an education contribution for development of 10 dwellings or more. £6,161 is required per qualifying dwelling towards Primary and Secondary school provision and £1,487.62 per qualifying dwelling towards SEND provision.

The Council's Education Team have confirmed that local schools are oversubscribed, and that contributions are necessary to fund additional places, the contributions are therefore necessary to make the development acceptable in planning terms. In order to ensure the contributions are directly related to the development, contributions are required from dwellings of 2+ bedrooms where children needing access to education may reside.

Contributions are based on a calculation per additional place needed, to ensure they are proportionate.

As the education contributions are necessary to make the development acceptable in planning terms it is not appropriate to reduce the obligations in response to viability. However the anticipated cost of the obligations is close to the amount identified by the DVS to fund policy requirements.

Viability and Affordable housing

Policy H11 of the PLP requires that new residential development of 10 homes or more on brownfield sites should provide 30% on site affordable housing provision, unless it can be demonstrated that there are significant economic viability constraints that would prevent the provision of affordable housing. The application is accompanied by a viability assessment which demonstrates that when the CIL and nutrient mitigation costs are accounted for, the proposal is marginally viable and cannot support the provision of both education / health financial obligations and affordable housing.

Officers judge that it is reasonable to consider the viability assessment, as the viability work informing the Purbeck Local Plan took place prior to the market changes associated with Covid

and the Ukraine War, and changes to the Council's policy for achieving nutrient neutrality within Poole Harbour.

An independent review of the viability assessment has been undertaken by the District Valuation Service (DVS). They concluded that many of the inputs and assumptions to the applicant's viability assessment were reasonable. However, the DVS considered that an appropriate Existing Use Value for 31 Dorchester Road would be lower than that suggested by the applicant, at £375k rather than £475k. In addition, assumptions were lowered regarding the cost of nutrient neutrality, professional fees, land acquisition costs, and sales legal and marketing costs. Profit for market dwellings was reduced in line with DVS expectations for a scheme of this nature.

Following these adjustments to the viability calculations, this identified a total amount available towards policy requirements and financial obligations (education and/or affordable housing) of £85,530.

The applicant's viability assessment had not included necessary financial contributions in relation to education, which total £91,783. As education contributions are necessary to make the development acceptable in planning terms, and a direct requirement of Policy I1 of the PLP, the amount available for policy requirements is directed towards this ahead of affordable housing. This results in no viability left within the scheme to support affordable housing.

Although no affordable housing would be secured the scheme accords with policy H11 of the PLP, which allows for contributions to be reduced where justified by viability evidence.

Flood risk and drainage

The application is accompanied by a Flood Risk and Drainage Strategy. In terms of fluvial flooding, the site is located within Flood Zone 1, the area with the lowest risk of flooding. A relatively small area within the site is at risk of surface water flooding. Flooding from groundwater is unlikely.

Policy E4 of the PLP requires that a Flood Risk Assessment (FRA) should be provided for development in Flood Zones 1 where there is a risk from other sources of flooding, such as surface water flooding in this instance. The policy requires that adequate measures are taken to mitigate risk and ensure the development is appropriately flood resilient, flood resistant and 'futureproofed'. This includes agreeing Finished Floor Levels (FFL).

Policy F5 of the NPPF requires that where a site is at risk of surface water flooding only, the proposed layout, design, and mitigation measures would ensure that occupiers and users would remain safe from current and future surface water flood risk for the lifetime of the development without increasing flood risk elsewhere.

In response to comments from the Local Lead Flood Authority (LLFA), the applicant increased the indicative FFL to demonstrate that the area affected by potential flooding lies under the footprint of the proposed flats and the proposed ground levels indicate that flooding will not occur in the location of the flats. As the scheme is currently in Outline, a condition would secure submission of FFL to accompany reserved matters.

In terms of the drainage strategy, ground investigations have found that high groundwater levels will prevent the use of traditional soakaways. Consequently, the applicant proposes to discharge surface water runoff in a foul sewer owned by Wessex Water. Wessex Water has confirmed that it will accept the discharge on this occasion. This approach is acceptable to the LLFA subject to conditions.

The proposal is in accordance with policies E4 of the PLP and F4 of the NPPF, subject to conditions to secure FFL and surface water management and drainage details.

Highways impact, safety, access & parking

Policy I2 of the PLP says that proposals will be permitted where they meeting a number of objectives, including that they do not compromise highway safety and that adequate parking is provided. Policy TR3 of the NPPF requires any significant adverse impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, should be mitigated to an acceptable degree using a vision-led approach.

The Highways Authority have considered the proposed means of access is acceptable, and that the site can be safely and suitably accessed.

The proposal will result in an increase of 14 dwellings and this will result in an increase in vehicle movements. Dorchester Road is an established route and the scale of development is modest in the context of the highway network. No significant adverse impacts on the highway network have been identified.

The details of internal layout, car and cycle parking are left to reserved matters, however the indicative layout demonstrates that these can be accommodated on the site. The proposal is acceptable in highways terms, subject to conditions.

Impact on trees

Policy E1 of the PLP requires the design of development to take account of existing trees and hedgerows. There is a mature Oak and a young Whitebeam on the highways verge at the front of the site, both are to be retained. There are also several poor quality trees within the site, proposed for removal. Adjacent to the site are several trees on neighbouring land.

The proposal does make incursions into the Root Protection Areas (RPA) of some of the off site trees. The Council's Tree Officer considers that overall tree protection proposals are adequate, however there are two off site trees that it is unlikely could be retained with the positioning of buildings shown on the indicative plan.

Overall, the Tree Officer has no objection to the proposal subject to conditions.

The Tree Officer has recommended that details are submitted of the proposed bin store however as the proposal is in Outline it is not considered necessary to condition this at this stage. Details can be requested or conditioned (if necessary) at the reserved matters stage.

While the approach to trees is acceptable in planning terms, the scheme as proposed could require the removal of trees on third party land. It is for the applicant to ensure that any necessary agreement regarding tree works is reached with neighbouring land owners.

Impact on biodiversity

Ecology

Policy N2 of the NPPF requires development to minimise any adverse impacts on biodiversity and include features which support priority or threatened species such as swifts, bats and hedgehogs. Policy E10 of the PLP requires that a biodiversity appraisal is submitted where there are protected or important species and habitat features, within the site or close to it.

The applicant has submitted a Preliminary Ecological Appraisal & Preliminary Roost Assessment. This did not find any evidence of protected species, or habitats for protected species on site. Habitats suitable for nesting birds such as hedgerows and trees are present and mitigation is proposed for these.

Biodiversity enhancements are proposed including bat, bird and bee bricks, and gaps in fences for hedgehogs.

The Dorset Natural Environment Team has issued a certificate confirming the ecology report is acceptable. This is therefore acceptable subject to conditions.

Biodiversity Net Gain

The applicant has submitted a Biodiversity Metric along with a Biodiversity Habitats Plan to demonstrate how Biodiversity Net Gain (BNG) will be delivered on the site. This demonstrates how the proposal will deliver an increase of 10.88% in habitat units and 47.62% in hedgerow units. The requirement to deliver at least 10% BNG is placed as an informative, while ensuring the delivery of on site BNG can be secured via condition.

Nutrient neutrality – impact on Poole Harbour

The application site is within the Poole Harbour catchment where consideration of the nutrients impacts of new development on the integrity of this European habitat site is required.

The application includes a Nutrient Neutrality Assessment and Mitigation Strategy that states the applicant will apply for temporary nutrient credits from Dorset Council and also apply for permanent credits from Natural England and together these will provide mitigation for the phosphate generated by the proposal and achieve nutrient neutrality.

The Council has carried out a Habitats Regulations Appropriate Assessment for the development based on the applicant's purchase of nutrient mitigation credits and concluded that this mitigation will ensure that the effect from the additional nitrogen loading from the proposed development is addressed.

A pre-commencement condition would be applied to the planning permission to ensure that the correct number of credits are purchased prior to commencement of development.

Impact on Dorset Heathlands

Residential development within the area between 400m and 5km from the Dorset Heaths will result in a likely significant effect on these European heaths which must be adequately mitigated in order to avoid an adverse effect upon integrity of the designation.

Smaller scale residential development (to include the proposal) in the area between 400m and 5km from the Dorset Heaths would have an 'in-combination' effect when considered with other development in the area. This 'in-combination' effect may be mitigated against through a contribution towards Strategic Access Management and Monitoring (SAMM) and Heathland Infrastructure Projects (HIPs).

This mitigation will be funded through the Community Infrastructure Levy (CIL).

15. Environmental implications

No Environmental implications of significance have been identified.

16. Summary of issues and the planning balance

The proposal would deliver a net gain of 14 dwellings sustainably located within the built-up area of Upton, where the principle of development is acceptable in accordance with the PLP. The development is acceptable in planning terms and accords with the Development Plan and policies S3 and S4 of the NPPF. Further weight is added to the benefits of development due to the Council's lack of five year housing land supply and the contribution that this proposal could make to addressing this.

Policy S4 of the NPPF states that development proposals within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, none have been identified at this Outline stage. To be successful the development will need to be carefully designed to avoid impacts on the character of the area and the amenity of neighbouring properties. This is something that can be addressed at reserved matters. The proposal therefore accords with Policy S4.

The applicant has made a case that the site cannot viable provide all policy requirements, including affordable housing. As allowed by Policy H11 of the NPPF and Policy DM5 of the NPPF a viability assessment has been submitted. The viability of the proposal has been independently assessed by the District Valuer and the maximum amount identified to fund necessary obligations. This has been directed towards Education obligations as these are required by Policy I1 to make the development acceptable in planning terms.

Overall, the proposal is in accordance with the PLP as a whole, which supports the delivery of residential development within existing built-up areas. In addition, the NPPF provides further weight in favour of the development through the presumption in favour of development within settlements as set out in Policies S3 and S4 of the NPPF.

17. Recommendation

To delegate authority to the Corporate Director for Planning, the Service Manager for Development Management & Enforcement or the Development Management Area Manager Eastern Team any one of whom may exercise this authority to

- B) complete an agreement pursuant to Section 106 of the Town and Country Planning Act 1990 (S106 agreement) to secure:
- A contribution of £6,161 per net gain in dwellings with 2+ bedrooms towards Primary & Secondary Education
 - A contribution of £1,487.62 per net gain in dwellings with 2+ bedrooms towards Specialist Educational Needs (SEN) Education

All contributions index-linked using BCIS All in Tender Price Index from the date of this committee report.

And upon completion of that obligation, to grant planning permission subject to the conditions set out below.

Conditions:

1. An application for approval of any 'reserved matter' must be made not later than the expiration of three years beginning with the date of this permission.

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

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

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

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

Location Plan 2021 41

Proposed Site Access Plan 2021 62

Tree protection plan GH2499b

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

4. Prior to the commencement of development, a detailed surface water management scheme for the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall
- (a) be based upon the site specific hydrological and hydrogeological context of the development
 - (b) incorporate sustainable drainage principles in accordance with the current DEFRA non-statutory technical standards for Sustainable Drainage Systems (SuDS)
 - (c) demonstrate that surface water will be managed during construction and for the lifetime of the development without increasing flood risk on or offsite and
 - (d) include details of future maintenance and management arrangements.

The approved scheme shall be implemented in full prior to first occupation and thereafter maintained in accordance with the approved details.

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

5. Submission of any application for reserved matters shall be accompanied by details of the Finished Floor Levels of the buildings.

Reason: To safeguard the dwellings from surface water flooding and in the interests of ensuring suitable amenity for adjacent properties.

6. Before the development is occupied or utilised:
- the first 15 metres of the vehicle access, measured from the rear edge of the highway (excluding the vehicle crossing), must be laid out and constructed to a specification first submitted to and approved in writing by the Local Planning Authority.
 - the visibility splay areas as shown on Drawing Number 2021 43E must be cleared/excavated to a level not exceeding 0.60 metres above the relative level of the adjacent carriageway. The splay areas must thereafter be maintained and kept free from all obstructions.
 - the existing access point must be permanently closed by extending the adjoining highway boundary and removing any gates. The existing highway vehicular crossing must be expunged and reinstated to a specification which must first be submitted to and approved in writing by the Planning Authority.

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

7. Prior to commencement of development hereby approved a Construction Management Plan and programme of works shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall include construction hours, construction vehicle details (number, size, type and frequency of movement), vehicular routes, delivery hours and contractors' arrangements (compound, storage, parking, turning, surfacing, drainage wheel wash facilities and management of dust). The development shall thereafter be carried out strictly in accordance with the approved Construction Traffic Management Plan.

Reason: In the interests of amenity and road safety.

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 Impact Assessment and Method Statement ref. GH2499 dated 19th December 2024 and Tree Protection Plan ref. GH2499b dated 18th October 2024, both from G Tree Ltd. shall be implemented. At least 5 working days' notice shall be given to the Local Planning Authority as soon as the tree protection measures have been installed. The notice shall be accompanied by photographic evidence to prove compliance with the scheme for the protection of trees.

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

9. Prior to commencement of works (including site clearance and any other preparatory works) a plan showing all service routes, including the position of soakaways shall be submitted and agreed with the LPA.

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

10. Before the development hereby permitted is commenced, trial trenches shall be dug in the areas proposed for the foundations of the proposed new dwellings that are located within the root protection area (RPA) of T3, G3 and H3 to establish the presence and direction of any significant tree roots. The trial trench shall be dug to a depth of no less than 600mm and the work shall be carried out by hand without severing any roots of more than 25mm in diameter. The applicant shall give the Local Planning Authority notice of the completion of the trial trench and will allow reasonable access to the trench by the Council's Arboricultural Officer for a period of 7 days following notification. Details of the design and construction of the foundations shall be submitted to the Local Planning Authority having regard to the presence and orientation of roots as established by the trial trench. Development shall not proceed until the details have been approved by the Local Planning Authority. Work shall only take place in accordance with the approved details.

Reason: To ensure the construction of the development hereby approved does not prejudice the long- term retention of trees which make a significant contribution to the character and appearance of the area.

11. Prior to commencement of works, details of the design of the proposed Cellular Confinement System (CSS) Ground Protection, along with samples of the cellular confinement system to be used, including the samples of the cell infill aggregate, shall be submitted and approved in writing by the Local Planning Authority. The cell infill aggregate shall not be of a calcareous nature but rather a 4-20mm clean angular granite of flint. The development shall be carried out in accordance with the approved details.

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

12. The development hereby permitted shall be implemented strictly in accordance with the recommendations and requirements in the ecology report titled Preliminary Ecological Appraisal & Preliminary Roost Assessment, by KP Ecology and dated 14 January 2025, and certified by the Dorset Council Natural Environment Team on 14 February 2025.

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

- i) the recommendations detailed in section 6 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.

13. 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, unless the Local Planning Authority first agrees in writing to any variation.

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.

14. Prior to the submission of any reserved matters application a Nutrient Neutrality Mitigation Strategy shall be submitted to the Local Planning Authority setting out the nutrient budget calculation for the development as a whole and detailing how it is proposed to secure mitigation from the impact of nitrogen arising from the development on the Poole Harbour/River Avon/Somerset Levels and Moors Special Protection Area (SPA) and Ramsar.

Each reserved matters application for individual phases must be accompanied by a bespoke nutrient budget calculation which identifies the quantum of credits required to mitigate the impact of each phase of development. Development must not commence until the necessary credits for each phase have been secured from an accredited nutrient credit provider. A copy of the nutrient credit certificate for each phase from the accredited nutrient credit provider must be submitted to the Local Planning Authority and approved in writing prior to the commencement of the development of that phase.

Once approved in writing by the Local Planning Authority, the development of each phase must be undertaken in accordance with the approved Nutrient Neutrality Mitigation Strategy.

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.

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. The development hereby approved shall provide 10% of its overall housing requirement in accordance with M4(2) building control optional standards to meet the needs of the elderly and/or disabled people.

Reason: In the interest of amenity of future occupiers.

17. 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.

18. 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.

Informative Notes:

1. In addition to this permission, the vehicle crossing serving this proposal (that is, the area of highway land between the nearside carriageway edge and the site's road boundary) must be constructed to the specification of the Highway Authority in order to comply with Section 184 of the Highways Act 1980.

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.

2. 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.

3. Informative: National Planning Policy Framework

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

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

- offering a pre-application advice service, and

28 October 2026

- as appropriate updating applicants/agents of any issues that may arise in the processing of their application and where possible suggesting

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

4. 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.
5. Informative: This permission is subject to an agreement made pursuant to Section 106 of the Town and Country Planning Act 1990 dated [date to be inserted]

Written agreement to the pre-commencement conditions is not required as the proposal is in Outline.

OR

B) Refuse permission for the reasons set out below if the agreement is not completed by 28 January 2027 (3 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 Eastern Team.

In the absence of a completed legal agreement by 28 January 2027, or such extended period as may be agreed in writing by the Head of Planning, the Local Planning Authority cannot be satisfied that the development would deliver the necessary planning obligations. The proposal therefore fails to secure necessary contributions towards education.

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 I1: Developer contributions and HC3 Community facilities and public service infrastructure serving new development.

Application Number:	P/FUL/2026/04554
Webpage:	Planning application: P/FUL/2026/04554 - dorsetforyou.com
Site address:	Leeson House Field Studies Centre, Access To Leeson House, Langton Matravers, BH19 3EU
Proposal:	New extension for WCs and showers, internal alterations and external alterations.
Applicant name:	Dorset Council
Case Officer:	Cari Wooldridge
Ward Member(s):	Cllr Wilson

1. Reason application is going to committee:

This application is reported to the Planning Committee as the applicant is Dorset Council and the application site is Council owned.

2. Summary of recommendation:

GRANT planning permission subject to conditions as set out in Section 17.

3. Key planning issues

Issue	Conclusion
Principle of development in the countryside	Acceptable within countryside.
Scale, design, and impact on character and appearance of the area and the Dorset National Landscape	Acceptable.
Impact on the Grade II Listed Heritage Asset of Lesson House and Langton Matravers Conservation Area	Acceptable subject to condition.
Impact on the living conditions of the occupants and neighbouring properties	Acceptable.
Flood risk and drainage	Acceptable subject to condition.
Biodiversity and trees	Acceptable subject to conditions.

4. Description of site

- 4.1 Leeson House is a large, detached building located on the hillside to the south of Coombe Hill, Langton Matravers. It is accessed via a private driveway which also serves The Coach House to the northwest. Originally a farmhouse, the building developed into a country house and was then used as a boarding school before and after the Second World War. During the war, the house and grounds were used to develop secret projects such as radar. The Grade II Listed building became a Field Study Centre in 1967 and is now operated by Dorset Council as part of the Dorset Council Outdoor Education Service which is part of Children's Services.
- 4.2 The Field Study Centre provides residential educational facilities for Primary to A Level field trips and accommodates up to 80 students and 12 accompanying staff. Self-catering stays for large groups are also accommodated, and residential bookings are taken 7 days a week throughout the year. In addition, a wide range of day visits and outreach activities are offered.
- 4.3 The red line of the application site is tightly drawn around the main building (Leeson House), its northern courtyard and the vehicular access. The wider blue line includes the adjacent Grade II Listed outbuilding, The Coach House, other related buildings, parkland and woodland directly adjoining the site and areas of parking and turning. The site lies outside the Langton Matravers settlement boundary but within the part of Langton Matravers Conservation Area covering Coombe and Leeson Park. It is also within the Dorset National Landscape and Purbeck Heritage Coast being directly surrounded by mature trees and landscaping with agricultural fields (former parkland) beyond. The nearest residential development within the Langton Matravers settlement boundary is along Steppes Hill approx. 78m to the west.

5. Description of development

- 5.1 The application proposes a new single storey extension of approx. 24sqm footprint off the north elevation of Lesson House to provide additional WCs and showers. The flat roof extension will have a maximum height of 3.45m (top of parapet wall and rooflights) and will be finished externally in timber cladding to match that of the west wing elevations.
- 5.2 Internal alterations are proposed to the existing west wing to provide a new dormitory room (2 bed) and a separate staff store.
- 5.3 At first floor, in the main part of the house, it is proposed to replace an existing w.c. / powder room with a shower room.
- 5.4 External alterations including the insertion of a window (to match existing) to serve the new dormitory room, insertion of an in-slate vent, and a replacement Purbeck Stone wall along the eastern boundary of the higher-level courtyard.

6. Background and relevant planning history

- 6.1 There is an extensive history of planning and listed building applications associated with the Field Study Centre use of the site. The most recent planning history is summarised in the table below.

Application No.	Description	Decision	Date
P/PAP/2024/00556	To provide critically needed WC & shower facilities for Leeson House	Summary of response: Proposals are acceptable in principle.	Issued 18/02/2026
P/PDE/2025/00047	PV panels to roof	Planning permission and Listed Building Consent required	18/03/2025
P/FUL/2024/03475 & P/LBC/2024/03894	Demolition of existing stone/brick structure & replace with a new single storey extension to provide WC & shower facilities; Relocate existing equipment store room to the hall, by way of constructing a mezzanine structure; Provide a new dormitory, which is to include a new window to the extension granted planning permission in 2013. Convert existing powder room to a shower room.	Withdrawn	05/09/2024
6/2013/0667	Construction of ground floor extension to provide accessible dormitories with adult bedroom, accessible shower room, store.	Granted	22/05/2014
6/2013/0650	Accessible facilities - provide accessible dormitories, adult bedroom with en-suite, accessible shower room and store. Provide accessible platform lift and stairs to enable access from dining room to hall and dormitories. Provide WC to hall.	Granted	30/01/2014

6.2 The current planning and related listed building consent applications have been submitted following the withdrawal of planning application P/FUL/2024/03475 and listed building application P/LBC/2024/03894 in 2024. An options appraisal was subsequently undertaken by the applicant to determine the most appropriate location to install the required shower and w.c. facilities. This was followed by the provision of positive planning and conservation pre-application advice on a scaled down proposal in early 2026.

6.3 The current application – Option C of the appraisal – proposes:

1. Ground floor single storey extension off the north elevation to provide additional shower and w.c. facilities.
2. Conversion of existing ground floor staff boot room into new dormitory (2 bed) and insertion of window in west elevation to match existing. Internal alterations to create new staff equipment store.
3. Creation of new wet room in existing first floor w.c. / powder room.

6.4 The applicant's supporting documentation advises that the Standards / requirements for safeguarding have changed since the building first became used as a Field Studies centre. It has become increasingly difficult to manage safeguarding, particularly with respect to how shower and toilet facilities are shared. There is a need to be able to segregate different groups using the centre – by age, by gender, or simply because they are from different schools and engaged on different activities as separate groups. There are particular safeguarding concerns for trans -gender students. During the last academic year, Leeson House has had 9 schools request alternative or flexible accommodation due to a child or student with anxiety due to transitioning gender. Individual, more private toilet/ shower facilities with full length floor to ceiling walls would provide for this need. In addition to the safeguarding concerns, there are also too few toilets and showers at the centre and the additional flexibility proposed by the application is required. The supporting statement includes detailed evidence of the identified need and compliance requirements.

7. List of constraints

Grade: II Listed Building: Leeson House. List Entry: 1171880

Grade: II Listed Building: Outbuilding in rear courtyard of Leeson House, immediately north-west of the house. List Entry: 1120304 - Distance: 2.55m

Within Langton Matravers Conservation Area

Within Dorset National Landscape

Within Dorset Heathlands (5km buffer)

Within Purbeck Heritage Coast

Access partly within Langton Matravers settlement boundary

Radon: Class: 1.0

Dorset Council Land Freehold: Leeson House & caretakers

Existing ecological network - Terrestrial

Higher Potential ecological network

Wildlife Present: S41 - Important Amphibian

High Opportunity Nature Areas – surround the site

Potential Activities – create or enhance woodland habitat

Dorset Priority Habitats

Ancient Woodland – Various with nearest being Yards Brake - Distance: 302.85m

Flood Risk:

Environment Agency (EA) Flood Map for Planning – Flood Zone 1

EA Flood Map for Planning – Low Flood Risk,

Dorset Council Strategic Flood Risk Assessment- Groundwater – Susceptibility to flooding

8. Consultations

- 8.1 All consultee responses can be viewed in full on the website. A summary is provided below:

Consultees

1. Dorset Wildlife Trust

No comments received.

2. Dorset Council (DC) - Highways

No objection.

Proposal will not alter existing access arrangements or significantly alter travel demand to and from the site.

3. DC - Conservation Officers

Development would not change the character or appearance of the Conservation Area given the distance and overall lack of public intervisibility between the proposed development and public rights of way.

Application seeks to alter, demolish and otherwise build off of relatively modern rear extensions to the building which would not result in any identifiable harm to special interest of the Listed Building.

As indicated in the pre-application response, a condition should be applied to any consent for a sample or image of the raised stone wall to be approved by a member of the Conservation team. This wall must follow the drystone design guidance in the SPD.

No objection subject to condition.

4. DC - Asset & Property

No comments received.

5. Tree Officer (Verbal comments)

Tree protected by Conservation Area siting.

Amended Tree protection Plan is acceptable subject to condition securing implementation and pre-commencement site meeting.

6. Langton Matravers Parish Council

No objection.

7. Southeast Purbeck Ward – Cllr Ben Wilson

No comments received.

Representations received

- 8.2 The application was publicised by way of a site notice on the main entrance gates and an advertisement in the Bournemouth / Dorset Echo. No representations were received in response to the consultation.

9. Duties

s38(6) of the Planning and Compulsory Purchase Act 2004 requires that the determination of planning applications must be in accordance with the development plan unless material circumstances indicate otherwise.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that when considering whether to grant planning permission for a development which affects a listed building or its setting, there is a general duty to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of conservation areas.

Section 85 of the Countryside and Rights of Way Act (2000) requires Local Planning Authorities to seek to further the purposes of conserving and enhancing the natural beauty of National Landscape (formerly known as Areas of Outstanding Natural Beauty) when making any decision which affects such land.

10. Relevant policies

Development plan

In this case the development plan comprises:

Local Plan Adopted Purbeck Local Plan:

The following policies are considered to be relevant to this proposal:

V1: Spatial strategy for sustainable communities

E1: Landscape

E2: Historic environment

E4: Assessing flood risk

E5: Sustainable drainage systems (SuDs)

E7: Conservation of protected sites

E8: Dorset heathlands

E9: Poole Harbour

E10: Biodiversity and geodiversity

E12: Design

I2: Improving accessibility and transport

Policy I3: Green infrastructure, trees, and hedgerows

Material considerations

Emerging local plans:

Policy DM4: Emerging development plan proposals of the NPPF provides that local planning authorities may give weight to relevant policies in emerging plans according to:

- the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
- the extent to which there are unresolved objections to relevant plan policies (the less significant the unresolved objections, the greater the weight that may be given); and
- the degree of consistency of the relevant policies in the emerging plan to the NPPF (the closer the policies in the emerging plan are to the policies of the NPPF, the greater the weight that may be given).

The Dorset Council Local Plan

The emerging Dorset Local Plan is being prepared in accordance with plan-making processes set out in the Levelling Up and Regenerating Act 2023 and Local Planning Regulations (2026). As the plan is still at an early stage of the plan making process, limited weight can be attached to it when taking decisions on planning applications. Decisions on planning applications should continue to be assessed against the policies in adopted development plans, national planning policy and any other relevant material considerations.

Local Nature Recovery Strategy

The Dorset Local Nature Recovery Strategy identifies local priorities for nature recovery and maps areas where action would be most beneficial. In planning decisions it is a material consideration, helping to ensure that development supports biodiversity enhancement and aligns with Dorset's agreed priorities for nature recovery.

National Planning Policy Framework (17 August 2026)

The National Planning Policy Framework (NPPF), published on 17 August 2026, sets out the Government's national planning policies for both plan-making and decision-making in England.

When determining development proposals decision-makers are required to take a positive and proactive approach and to seek to approve sustainable development where possible.

The NPPF introduces a permanent presumption in favour of sustainable development, through Policies S3 to S5 (which replaces the former "tilted balance" contained in paragraph 11 of the previous NPPF) and sets out the principles for development within and outside settlements. The Framework also confirms that planning applications should

be determined in accordance with the development plan unless material considerations indicate otherwise.

Other relevant NPPF chapters and policies include:

- Chapter 3: Decision making policies. Local planning authorities should approach decision making positively, proactively and proportionately. They should work with applicants through pre-application engagement and consultations and aim to resolve concerns through planning conditions or obligations where possible to avoid delay and to enable an approval rather than a refusal. Applications that accord with the development plan, the NPPF and other material considerations should not be refused where they can clearly be approved.

DM1 Preparing development proposals

DM2 Information requirements

DM3 Determining development proposals

DM4 Emerging development plan proposals

DM5 Development viability

DM6 Use of planning conditions and obligations

DM7 Relationship with other regulatory regimes

DM10 Removal of national permitted development rights

- Chapter 4: Achieving Sustainable Development. The objective of the policies in this chapter is to meet development needs through sustainable patterns of development, including by maximising the potential for growth on suitable land within settlements, enabling development which will support the rural economy, rural communities and the provision of infrastructure, and limiting development away from settlements to help safeguard the intrinsic character and beauty of the countryside.

S3 Presumption in favour of sustainable development

S5 Principle of development outside settlements

S6 Neighbourhood plans and the presumption

- Chapter 5: Meeting the challenges of climate change. Planning decisions should support climate change mitigation and adaptation, including reducing greenhouse gas emissions, increasing resilience to climate impacts and directing development away from areas at unacceptable risk from flooding.

CC2 Mitigation of climate change

CC3 Adaptation to climate change

- Chapter 7: Building a strong, effective economy. Planning decisions should enable businesses to invest, expand and adapt in a way that reflects the opportunities, challenges and characteristics of different areas, and supports long-term economic growth both locally and nationally.

E4 Rural business development

- Chapter 14: Achieving well-designed places. Development should be high quality, respect and enhance local character, deliver sustainable and attractive places, and accord with relevant design policies. Proposals that demonstrate good design and place-making should be supported, while those that fail to meet established design standards should be refused unless clearly justified.

DP3 Key principles for well-designed places

DP4 The design process

- Chapter 15: Promoting sustainable transport. The objective of the policies in this chapter is to ensure that transport considerations are taken fully into account in the preparation of development plans and the evolution and assessment of development proposals; using a vision-led approach to embed the role that transport infrastructure and choices can play in creating well-designed, sustainable, inclusive and popular places.

TR3 Locating development in sustainable locations

TR4 Street design, access and parking

TR6 Assessing transport impacts

TR8 Public rights of way

- Chapter 16: Promoting healthy communities. The objective of the policies in this chapter is to promote the creation of healthy and inclusive places and support the provision of appropriate public services, by enabling development which can support this aim and seeking to retain, improve and deliver new facilities which are important for community wellbeing and minimising inequalities.

HC4 Proposals for new and improved community facilities, public service infrastructure and development providing public health benefits

- Chapter 17. Pollution, public protection and security. The objective of the policies in this chapter is to ensure that new development is appropriate for its location, taking into account risks posed by pollution and other hazards; that any impacts which development might have are taken into account; and that sufficient provision is made for development required for public safety and security.

P2: Ground conditions

P3: Living conditions and pollution

- Chapter 18: Managing flood risk and coastal change. Development proposals should minimise risks to development arising from all sources of flooding and coastal change, taking into account the impacts of climate change, by steering development away from areas of risk, ensuring that development will be safe for its lifetime without increasing flood risk elsewhere, and incorporating sustainable drainage systems where appropriate.

F4 Assessing flood risk for decision-making

F5 The sequential test

F6 Development in areas at risk of flooding from rivers or the sea

F7 Ensuring development is safe from flooding

F8 Sustainable drainage systems and watercourses

- Chapter 19: Conserving and enhancing the natural environment: Development should conserve and enhance the natural environment by protecting important landscapes, habitats, biodiversity and trees, while maximising opportunities for nature recovery, green infrastructure and biodiversity net gain. Proposals should avoid significant environmental harm, prioritise land of lower environmental value where possible, and be sensitively designed in protected landscapes and coastal areas. Development causing unacceptable impacts on designated sites, irreplaceable habitats or biodiversity that cannot be adequately avoided, mitigated or compensated for should be refused.
- In National Landscapes substantial weight should be placed on the importance of conserving and enhancing their natural beauty.
- Decisions in Heritage Coast areas should be consistent with the special character of the area and the importance of its conservation
- Improving the natural environment biodiversity is to be protected and encourage net gains for biodiversity.

N2 Improving the natural environment

N4 Protected Landscapes

N6 Areas of particular importance for biodiversity and geodiversity

- Chapter 20: Conserving and enhancing the historic environment – Great weight should be given to the conservation of heritage assets. Development that preserves or enhances designated or non-designated heritage assets should be approved. while any harm must be clearly justified and weighed against the public benefits of the proposal. Proposals causing substantial harm to, or loss of, heritage assets should only be permitted in exceptional circumstances where overriding public benefits outweigh the harm.

HE4 Securing the conservation of heritage assets

HE5 Assessing effects on heritage assets

HE6 Proposals affecting designated heritage assets

HE9 Conservation areas

Other material considerations

National Planning Practice Guidance

All of Dorset:

Dorset AONB Landscape Character Assessment

The Dorset National Landscape Management Plan 2026-31

Dorset Council Interim Guidance and Position Statement Appendix B: Adopted Local Plan policies and objectives relating to climate change, renewable energy, and sustainable design and construction. December 2023.

Supplementary Planning Documents/Guidance for Purbeck area:

District Design Guide SPD

Managing and using traditional building details in Purbeck

Langton Matravers Conservation Area Appraisal

11. Human rights

Article 6 - right to a fair trial.

Article 8 - right to respect for private and family life and home.

The first protocol of Article 1 protection of property.

This recommendation is based on adopted development plan policies, the application of which does not prejudice the human rights of the applicant or any third party.

12. Public Sector Equalities Duty

As set out in the Equalities Act 2010, all public bodies, in discharging their functions must have “due regard” to this duty. There are 3 main aims: -

- Removing or minimising disadvantages suffered by people due to their protected characteristics
- Taking steps to meet the needs of people with certain protected characteristics where these are different from the needs of other people
- Encouraging people with certain protected characteristics to participate in public life or in other activities where participation is disproportionately low.

Whilst there is no absolute requirement to fully remove any disadvantage the Duty is to have “regard to” and remove or minimise disadvantage and in considering the merits of this planning application the planning authority has taken into consideration the requirements of the Public Sector Equalities Duty.

The application seeks to provide enough toilets and showers on the ground floor of the building near an adjacent dormitory in a location where the need is greatest. It will ensure that suitable accommodation and facilities are provided for a growing number of children that are transitioning gender or who require more privacy when showering, changing, or using the toilet for other reasons. The proposal will also provide the applicants with more flexibility to segregate visiting groups, or by gender, age, activity etc. as appropriate. The proposals will provide the ability to address existing safeguarding concerns whilst also providing much needed additional toilets and showers at the site.

13. Public Benefits

No significant benefits identified.

14. Planning Assessment

Principle of development

14.1 The application site of Leeson House, its vehicular access, and the surrounding parkland lie outside the settlement boundary of Langton Matravers which adjoins the northern site boundary at the junction with Coombe Hill. As the site does not fall within the settlement boundary, the Purbeck Local Plan 2024 (settlement hierarchy and paragraph 49) note that the site is classed as falling within the open countryside. Purbeck Local Plan Policy V1: Spatial strategy for sustainable communities focuses on delivering housing and employment provision in sustainable locations but does not address extensions and alterations to existing buildings within the countryside.

14.2 However, NPPF Policy S3 sets out a presumption in favour of sustainable development and notes that outside settlements, Policy S5: Principle of development outside settlements should be applied. Policy S5(1) states:

Only certain forms of development should be approved outside settlements, as set out in the following list. These should be approved, unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework.

Criteria (b) and (c) of the list are relevant to the application proposal:

b. Development for rural businesses and services, including tourism, where a location outside settlements is shown to be necessary;

c. The reuse, extension, alteration or replacement of an existing building, provided that the existing building is of permanent and substantial construction, is lawful in planning terms, and any extension or alteration will not result in a disproportionate increase in size compared to the existing building²⁵. In the case of proposals for a replacement building, it should be for the same use and not disproportionately larger than the one it replaces;

14.3 Criterion (b) supports development for rural businesses and services, including tourism, where a location outside settlements is shown to be necessary. Leeson House is a well-established field study centre for educational purposes. It can also be hired as large group self-catering accommodation at certain times of the year. The proposed extension and internal alterations would provide additional WC and shower facilities to provide flexibility and greater privacy in meeting the needs of visitors. The very nature of the established site and requirement for on-site provision justifies the need for the development outside a settlement.

14.4 Criterion (c) permits the reuse, extension, alteration or replacement of an existing building, provided that the existing building is of permanent and substantial construction, is lawful in planning terms, and any extension or alteration will not result in a disproportionate increase in size compared to the existing building. The host building is of a substantial size, and the proposed minor extension would not result in a disproportionate increase compared to the existing. All other requirements of criterion (c) are met.

14.5 Annexe A of the NPPF advises in paragraph 2 that:

Development plan policies (or parts of those policies) which are materially inconsistent with national decision-making policies in this Framework should be given very limited weight.'

As the principle of the proposed development outside a settlement complies with the requirements of NPPF Policy S5, the proposed extension and alterations are judged to form acceptable and sustainable development in the countryside in accordance with

NPPF Policies S3 and S5. This is subject to the consideration of all other material planning issues and NPPF decision-making policies as set out in the sections below.

Scale, design, and impact on character and appearance of the area and the Dorset National Landscape

- 14.6 Policy E12: Design of the Purbeck Local Plan 2024 requires all development and other works to demonstrate a high quality of design that positively integrates with its surroundings and reflects localised traditions of building materials found across Purbeck.
- 14.7 In response to the pre-application advice, the extension to provide the additional shower and w.c. facilities is to be located off the north elevation of the existing building within a higher-level courtyard. The single storey addition with flat roof will be easily accessed from the existing west wing modern dormitory extension and will form an effective use of an underutilised area. The courtyard is currently enclosed on the eastern side by a small outbuilding and Purbeck Stone wall. It is proposed to replace the outbuilding and wall with a new 3.1m tall Purbeck Stone wall along the eastern boundary of the extension. This will create a more defined space in the adjoining lower courtyard whilst screening the modern extension behind the parapet. To the west, the extension will adjoin the existing west wing dormitory. With the main building to the south, the Grade II Listed outbuilding to the east, and further buildings within the grounds to the northwest, the site will be well screened and largely obscured from wider views within the grounds.
- 14.8 The modern design of the extension will sit comfortably against the modern west wing with external timber cladding and doors to match the existing. Two roof lights will be screened by parapet walls and the existing pitched roofs of the surrounding development and will not appear intrusive in design. The layout, scale, and design of the extension are in keeping with the existing modern dormitory extension and will be well screened from the older sections of the building. External materials and finishes are to match existing as detailed on the plans. As such, the proposal is judged to visually enhance the higher courtyard whilst having an acceptable impact on the historic character and appearance of the host building and the surrounding area.
- 14.9 The application site is located within the Dorset National Landscape and Purbeck Heritage Coast. Section 85 of the Countryside and Rights of Way Act (2000) requires that relevant authorities now seek '*to further the purposes of conserving and enhancing the natural beauty of National Landscape (AONB)*'. Policy E1: Landscape of the Purbeck Local Plan 2024 requires that proposals for development conserve and enhance the natural beauty of the area and are appropriate in appearance, scale, height, layout, density, visual quality and other effects on the landscape character. It requires an assessment to be made of their direct, indirect, and cumulative impacts in relation to the significance of the landscape asset and balance them against other sustainable development objectives. Proposals are expected to conserve and enhance the natural beauty of the area and development that significantly adversely affects the character or visual quality of the landscape or seascape will not be permitted.
- 14.10 Although the wider site of Leeson House is positioned in a raised and prominent position on the hillside, the buildings are well screened by surrounding trees and vegetation. In addition, the proposed single storey extension is screened further by the proposed courtyard siting. As assessed above, the proposal is judged to be of an acceptable appearance, scale, height, and layout within the well screened landscape setting with limited visual impact on the landscape quality. Although a new window and two rooflights

are proposed, they will also be screened by the surrounding buildings and mature landscaping. In addition, the grounds of Leeson House are illuminated at night for safety / safeguarding reasons, and the additional artificial lighting is not therefore judged to result in demonstrable harm to the dark night skies of the National Landscape despite the rural location. As such, it is not considered necessary to require additional restrictions (e.g. visible light transmission restriction) on the glazing or details of external lighting in this case and the proposal is judged to further the purposes of conserving the National Landscape designation.

- 14.11 In summary, officers consider that the scale, design and impact on the character and appearance of the area - including the Dorset National Landscape – is acceptable and complies with Section 85 of the Countryside and Rights of Way Act (2000), Policies DP3: Key principles for well-designed places and N4: Protected Landscapes of the NPPF, and policies E1: Landscape and E12: Design of the Purbeck Local Plan 2024.

Impact on the Grade II Listed Heritage Asset of Leeson House and Langton Matravers Conservation Area

- 14.12 The application site falls within the Langton Matravers Conservation Area and Leeson House is Grade II Listed Building. An outbuilding in the rear courtyard of Leeson House (immediately north-west of the house) is also a Grade II Listed Building.
- 14.13 Leeson House is a former country house with its earliest fabric dating from the 17th Century. The house has seen extensive alterations throughout the 19th and 20th Centuries with the former seeing a substantial growth in the building's overall footprint.
- 14.14 The current proposals follow the provision of pre-application advice in February 2025 in which the Conservation Officer advised that the proposed single storey extension and further enhancement of the courtyard area (option c) to provide a more welcoming space would form a positive improvement that would enhance the setting of the listed building. However, in respect of the replacement stone wall between the new extension and the lower courtyard to the east, the Conservation Officer advised that a sample panel be built or submitted as an image for approval. The current Conservation Officer has requested the same condition, and this can be included on the decision for the related listed building consent requiring approval prior to commencement of works on the new wall.
- 14.15 In addition to details of the wall, the pre-application advice noted that rooflights, ventilation slates, pipework and extracts / vents should be sited so as not to draw visual attention. The submitted plans include full details which are judged to be suitably screened and of an acceptable design for impacts to be acceptable.
- 14.16 In terms of impact on the Conservation Area, the Conservation Officer notes that Leeson House is identified as a significant component of the designation, being the former manorial seat of the settlement and the centre of the former estate. While a prominent structure in the area, the development identified in this application would not change the character or appearance of the Conservation Area given the distance and overall lack of public intervisibility between the proposed development and public rights of way.
- 14.17 In conclusion, the proposed development is judged to have no effect on the significance of the Grade II Listed heritage assets of Leeson House and the courtyard outbuilding in compliance with NPPF Policies HE5 and HE6. The proposal is also judged to conserve the Langton Matravers Conservation Area in accordance with NPPF Policy HE9(3). In

addition, the proposal complies with Policy E2: Historic environment of the Purbeck Local Plan 2024 which is in broad compliance with the NPPF heritage policies.

Impact on neighbouring properties and the occupants of the Field Studies Centre

- 14.18 Policy E12: Design of the Purbeck Local Plan 2024 requires that new development avoids and mitigates any harmful impacts from overshadowing, overlooking, noise and any other adverse impacts including light pollution from artificial light on local amenity (criterion e). It also requires that buildings are accessible to all (criterion i). This accords with NPPF policy P3 'Living conditions and pollution' which requires healthy living conditions for users and neighbouring residents including consideration of air, noise, artificial light and other forms of pollution.
- 14.19 The proposed extension and alterations will provide an improved standard of accommodation and facilities for all visitors to Leeson House ensuring that stays at the centre are not restricted for any groups.
- 14.20 The development is set within the centre of the grounds and is sufficiently distanced from neighbouring residential properties surrounding the established use. As such, it is judged that the proposals would not result in any demonstrable harm to the amenity of neighbouring residential properties.
- 14.21 No comments have been received from neighbours of the site and Langton Matravers Parish Council has confirmed that it has no objection to the proposals. As such, it is concluded that the proposal accords with Policy E12 of the Local Plan and NPPF Policy P3.

Flood risk and drainage

- 14.22 The application site is located within Flood Zone 1, and the Environment Agency Flood Map for Planning identifies a small area of low surface water flooding at the northeast corner of Leeson House. This does not correspond with the proposed location of the ground floor extension. However, the site of the extension is susceptible to groundwater flooding as identified on the Dorset Council SFRA Mapping.
- 14.23 The application is supported by a Flood Risk Assessment which identifies that the extension development site comprises an area of concrete which formed the base of previously demolished outbuilding. As such, the proposal will not result in an increase of the existing hard surfaced area. The FRA includes results of groundwater monitoring undertaken in a disused well on site from August 2025 to February 2026. This identifies the highest groundwater level as being 0.78m below ground level in December 2025 – a period of exceptionally high rainfall. This was followed by infiltration testing which confirmed that the ground conditions consist of sands which support viable shallow infiltration. An existing soakaway on the site is also confirmed as being subject of no historic flooding issues.
- 14.24 Based on the testing and ground conditions, the FRA proposes an infiltration drainage strategy to deal with surface water from the proposed extension. Officers note that this will provide a betterment on the existing position as there is no formal drainage system for the existing hardstanding. As such, there will be no worsening of on or off-site surface water flow routes and flood risk. In respect of groundwater flooding, the finished floor levels for the extension will match existing and area raised sufficiently above the maximum recorded groundwater level. Implementation of the FRA and drainage scheme will be secured by condition (Condition 5) on the consent.

- 14.25 In summary, the proposal complies with policies E4: Assessing flood risk and E5: Sustainable drainage systems of the Purbeck Local Plan 2024 and NPPF policies F4: Assessing flood risk for decision-making, F7: Ensuring development is safe from flooding, and F8: Sustainable drainage systems and watercourses.

Biodiversity and trees

Biodiversity mitigation and enhancement

- 14.26 The application is supported by an Ecological Impact Assessment (EclA) and Certificate of Approval from the Council's Natural Environment Team dated 5th July 2026. The EclA includes mitigation in respect of nearby priority deciduous woodland habitats, commuting and foraging bats, amphibians, reptiles and nesting birds. Enhancements are also identified including the provision of two bird boxes, a bat box, and be bricks as also indicated on the submitted plans. A condition on the decision (Condition 6) will secure full implementation of the approved mitigation and enhancements.

Biodiversity Net Gain

- 14.27 The application has claimed the de minimis exemption from the Biodiversity Net Gain requirements. This exemption is accepted as the proposed development falls below the de minimis threshold and meets the relevant criteria.

Trees

- 14.28 Leeson House is surrounded by mature trees which provide visual amenity to the site and mature screening of the built development. They are located within Langton Matravers Conservation Area and are protected for their visual amenity value. The application is supported by a Tree Survey and Tree Protection Plan. The Tree Protection Plan was updated during the application process to provide additional information on the proposed fencing standard and ground protection to secure the required level of protection for the two trees closest to the proposal (Holly and Silver Birch). The Tree Officer has confirmed that they have no objection to the scheme subject to a condition securing implementation of the tree protection and a pre-commencement site meeting to ensure that the position of the protection measures are agreed before any works commence (Conditions 3 and 4).
- 14.29 On this basis, the proposal is judged to comply with Policy I3: Green infrastructure, trees and hedgerows of the Purbeck Local Plan 2024.

Highway impacts and parking

- 14.30 Although an existing vehicular access is included within the red line of the application site, the proposals would not impact on the access road or existing parking. The Council's Highway Engineer has also confirmed that the proposals will not significantly alter travel demand to and from the site and therefore no objection is raised. The proposal complies with Policy I2: Improving accessibility and transport of the Purbeck Local Plan 2024.

15. Environmental implications

There will be some carbon emissions associated with the new development. However, the construction will meet Building Regulation standards, and no significant adverse environmental impacts have been identified.

16. Summary of issues and the planning balance

For the above reasons the application is found to accord with the policies of the Purbeck Local Plan 2024 and the National Planning Policy Framework, and there are no material planning considerations that would warrant refusal.

17. Recommendation

To Grant planning permission 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:

23/043/D1A Location plan

23/043/D2A Site Plan

23/043/10 B AMENDED Proposed Part Floor Plans

23/043/20 C Proposed Part Roof Plan

23/043/40 A Proposed Elevations & Sections

23/043/30 C AMENDED Proposed Elevations & Sections

DRL7001 P2 Tree Protection Plan

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

3. The development hereby permitted shall be undertaken in accordance with the approved Tree Protection Plan. All tree protection shall be retained until the development is completed 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.

4. 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 LPA.

The development shall thereafter be carried out in accordance with the approved Arboricultural Supervision and Monitoring Statement and approved Arboricultural Impact Appraisal and Method Statement or any variation as may subsequently be agreed in writing by the LPA.

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.

5. Prior to first use of the ground floor extension, the development shall be completed in accordance with the proposed works detailed in the Flood Risk Assessment and Drainage Strategy Ref: 25125-GAP-ZZ-XX-RP-C-9000-A and 'Drainage Layout Existing and Proposed' Drawing No: 25125-GAP-XX-XX-DR-C 9000 P01, by Godsell Arnold Partnership Ltd dated July 2026, and shall be maintained as such thereafter.

Reason: In order to safeguard the development from unnecessary flood risk.

6. The development hereby permitted shall be implemented strictly in accordance with the recommendations and requirements in the ecology report titled 'Ecological Impact Assessment' by Cherry Tree Ecology Ltd and dated 04 July 2024 and certified by the Dorset Council Natural Environment Team on 5th July 2024.

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

- i) the recommendations detailed in sections 4 and 6 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.

Informative Notes:

1. Biodiversity Net Gain

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

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

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

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

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

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

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

2. 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.

4.7 Developments with a redline site boundary of 0.2 hectares or below

4.8 Temporary developments if:

the whole development is temporary

planning permission is granted for 5 years or less

* "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. This permission should be read in conjunction with any decision relating to listed building consent P/LBC/2026/04555 reference number and attached conditions.

4. Informative: National Planning Policy Framework

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

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

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

In this case:

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

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Application Number:	P/LBC/2026/04555
Webpage:	Planning application: P/LBC/2026/04555 - dorsetforyou.com
Site address:	Leeson House Field Studies Centre, Access To Leeson House, Langton Matravers, BH19 3EU
Proposal:	New extension for WCs and showers, internal alterations and external alterations.
Applicant name:	Dorset Council
Case Officer:	Cari Wooldridge
Ward Member(s):	Cllr Wilson

1. Reason application is going to committee:

This application is reported to the Planning Committee as the applicant is Dorset Council and the application site is Council owned.

2. Summary of recommendation:

GRANT planning permission subject to conditions as set out in Section 17.

3. Key planning issues

Issue	Conclusion
Impact on the Grade II Listed Heritage Asset of Lesson House and Langton Matravers Conservation Area	Acceptable subject to condition.

4. Description of site

- 4.1 Leeson House is a large, detached building located on the hillside to the south of Coombe Hill, Langton Matravers. It is accessed via a private driveway which also serves The Coach House to the northwest. Originally a farmhouse, the building developed into a country house and was then used as a boarding school before and after the second World War. During the war, the house and grounds were used to develop secret projects such as radar. The Grade II Listed building became a Field Study Centre in 1967 and is now operated by Dorset Council as part of the Dorset Council Outdoor Education Service which is part of Children's Services.
- 4.2 The Field Study Centre provides residential educational facilities for Primary to A Level field trips and accommodates up to 80 students and 12 accompanying staff. Self-catering stays for large groups are also accommodated, and residential bookings are taken 7

days a week throughout the year. In addition, a wide range of day visits and outreach activities are offered.

- 4.3 The red line of the application site is tightly drawn around the main building (Leeson House), its northern courtyard and the vehicular access. The wider blue line includes the adjacent Grade II Listed outbuilding, The Coach House, other related buildings, parkland and woodland directly adjoining the site and areas of parking and turning. The site lies outside the Langton Matravers settlement boundary but within the part of Langton Matravers Conservation Area covering Coombe and Leeson Park. It is also within the Dorset National Landscape and Purbeck Heritage Coast being directly surrounded by mature trees and landscaping with agricultural fields (former parkland) beyond. The nearest residential development within the Langton Matravers settlement boundary is along Steppes Hill approx. 78m to the west.

5. Description of development

- 5.1 The application proposes a new single storey extension of approx. 24sqm in footprint off the north elevation of Lesson House to provide additional WCs and showers. The flat roof extension will have a maximum height of 3.45m (top of parapet wall and rooflights) and will be finished externally in timber cladding to match that of the west wing elevations.
- 5.2 Internal alterations are proposed to the existing west wing to provide a new dormitory room (2 bed) and a separate staff store.
- 5.3 At first floor in the main part of the house it is proposed to replace an existing w.c. / powder room with a shower room.
- 5.4 External alterations including the insertion of a window (to match existing) to serve the new dormitory room, insertion of in-slate vent, and a replacement Purbeck Stone wall along the eastern boundary of the higher-level courtyard.

6. Background and relevant planning history

- 6.1 There is an extensive history of planning and listed building applications associated with the Field Study Centre use of the site. The most recent planning history is summarised in the table below.

Application No.	Description	Decision	Date
P/PAP/2024/00556	To provide critically needed WC & shower facilities for Leeson House	Summary of response: Proposals are acceptable in principle.	Issued 18/02/2026
P/PDE/2025/00047	PV panels to roof	Planning permission and Listed Building Consent required	18/03/2025
P/FUL/2024/03475 & P/LBC/2024/03894	Demolition of existing stone/brick structure & replace with a new single storey extension to provide WC & shower	Withdrawn	05/09/2024

	facilities; Relocate existing equipment store room to the hall, by way of constructing a mezzanine structure; Provide a new dormitory, which is to include a new window to the extension granted planning permission in 2013. Convert existing powder room to a shower room.		
6/2013/0667	Construction of ground floor extension to provide accessible dormitories with adult bedroom, accessible shower room, store.	Granted	22/05/2014
6/2013/0650	Accessible facilities - provide accessible dormitories, adult bedroom with en-suite, accessible shower room and store. Provide accessible platform lift and stairs to enable access from dining room to hall and dormitories. Provide WC to hall.	Granted	30/01/2014

- 6.2 The current listed building consent and planning application have been submitted following the withdrawal of planning application P/FUL/2024/03475 and listed building application P/LBC/2024/03894 in 2024. An options appraisal was subsequently undertaken by the applicant to determine the most appropriate area to install the required shower and w.c. facilities. This was followed by the provision of positive planning and conservation pre-application advice on a scaled down proposal in early 2026.
- 6.3 The current application – Option C of the appraisal – proposes:
1. Ground floor single storey extension off north elevation to provide additional shower and w.c. facilities.
 2. Conversion of existing ground floor staff boot room into new dormitory (2 bed) and insertion of window in west elevation to match existing. Internal alterations to create new staff equipment store.
 3. Creation of new wet room in existing first floor w.c. / powder room.
- 6.4 The applicant's supporting documentation advises that the standards / requirements for safeguarding have changed since the building first became used as a Field Studies centre. It has become increasingly difficult to manage safeguarding, particularly with respect to how shower and toilet facilities are shared. There is a need to be able to segregate different groups using the centre – by age, by gender, or simply because they are from different schools and engaged on different activities as separate groups. There are particular safeguarding concerns for trans-gender students. During the last academic

year, Leeson House has had 9 schools request alternative or flexible accommodation due to a child or student with anxiety due to transitioning gender. Individual, more private toilet/ shower facilities with full length floor to ceiling walls would provide for this need. In addition to the safeguarding concerns, there are also too few toilets and showers at the centre and the additional flexibility proposed by the application is required. The supporting statement includes detailed evidence of the identified need and compliance requirements.

7. List of heritage constraints

Grade: II Listed Building: Leeson House. List Entry: 1171880

Grade: II Listed Building: Outbuilding in rear courtyard of Leeson House, immediately north-west of the house. List Entry: 1120304 - Distance: 2.55m

Within Langton Matravers Conservation Area

8. Consultations

- 8.1 All consultee responses can be viewed in full on the website. A summary is provided below:

Consultees

1. DC - Conservation Officers

Development would not change the character or appearance of the Conservation Area given the distance and overall lack of public intervisibility between the proposed development and public rights of way.

Application seeks to alter, demolish and otherwise build off of relatively modern rear extensions to the building which would not result in any identifiable harm to special interest of the Listed Building.

As indicated in the pre-application response, a condition should be applied to any consent for a sample or image of the raised stone wall to be approved by a member of the Conservation team. This wall must follow the drystone design guidance in the SPD.

No objection subject to condition.

2. DC - Asset & Property

No comment received.

3. Langton Matravers Parish Council

No comment received.

4. Southeast Purbeck Ward – Cllr Ben Wilson

No comment received.

Representations received

- 8.2 The application was publicised by way of a site notice on the main entrance gates and an advertisement in the Bournemouth / Dorset Echo. No representations were received in response to the consultation.

9. Duties

The Planning (Listed Buildings and Conservation Areas) Act 1990 - includes a general duty to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses when considering whether to grant listed building consent.

10. Relevant policies

Development plan

In this case the development plan comprises:

Local Plan Adopted Purbeck Local Plan:

The following policies are considered to be relevant to this proposal:

E2: Historic environment

E12: Design

Material considerations

Emerging local plans:

Policy DM4: Emerging development plan proposals of the NPPF provides that local planning authorities may give weight to relevant policies in emerging plans according to:

- the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
- the extent to which there are unresolved objections to relevant plan policies (the less significant the unresolved objections, the greater the weight that may be given); and
- the degree of consistency of the relevant policies in the emerging plan to the NPPF (the closer the policies in the emerging plan are to the policies of the NPPF, the greater the weight that may be given).

The Dorset Council Local Plan

The emerging Dorset Local Plan is being prepared in accordance with plan-making processes set out in the Levelling Up and Regenerating Act 2023 and Local Planning Regulations (2026). As the plan is still at an early stage of the plan making process, limited weight can be attached to it when taking decisions on planning applications. Decisions on planning applications should continue to be assessed against the policies in adopted development plans, national planning policy and any other relevant material considerations.

National Planning Policy Framework (17 August 2026)

The National Planning Policy Framework (NPPF), published on 17 August 2026, sets out the Government's national planning policies for both plan-making and decision-making in England.

When determining development proposals decision-makers are required to take a positive and proactive approach and to seek to approve sustainable development where possible.

The NPPF introduces a permanent presumption in favour of sustainable development, through Policies S3 to S5 (which replaces the former "tilted balance" contained in paragraph 11 of the previous NPPF) and sets out the principles for development within and outside settlements. The Framework also confirms that planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise.

Other relevant NPPF chapters and policies include:

- Chapter 3: Decision making policies. Local planning authorities should approach decision making positively, proactively and proportionately. They should work with applicants through pre-application engagement and consultations and aim to resolve concerns through planning conditions or obligations where possible to avoid delay and to enable an approval rather than a refusal. Applications that accord with the development plan, the NPPF and other material considerations should not be refused where they can clearly be approved.

DM1 Preparing development proposals

DM2 Information requirements

DM3 Determining development proposals

DM4 Emerging development plan proposals

DM5 Development viability

DM6 Use of planning conditions and obligations

DM7 Relationship with other regulatory regimes

DM10 Removal of national permitted development rights

- Chapter 4: Achieving Sustainable Development. The objective of the policies in this chapter is to meet development needs through sustainable patterns of development, including by maximising the potential for growth on suitable land within settlements, enabling development which will support the rural economy, rural communities and the provision of infrastructure, and limiting development away from settlements to help safeguard the intrinsic character and beauty of the countryside.

S3 Presumption in favour of sustainable development

S5 Principle of development outside settlements

S6 Neighbourhood plans and the presumption

- Chapter 14: Achieving well-designed places. Development should be high quality, respect and enhance local character, deliver sustainable and attractive places, and accord with relevant design policies. Proposals that demonstrate good design and place-making should be supported, while those that fail to meet established design standards should be refused unless clearly justified.

DP3 Key principles for well-designed places

DP4 The design process

- Chapter 20: Conserving and enhancing the historic environment – Great weight should be given to the conservation of heritage assets. Development that preserves or enhances designated or non-designated heritage assets should be approved. while any harm must be clearly justified and weighed against the public benefits of the proposal. Proposals causing substantial harm to, or loss of, heritage assets should only be permitted in exceptional circumstances where overriding public benefits outweigh the harm.

HE4 Securing the conservation of heritage assets

HE5 Assessing effects on heritage assets

HE6 Proposals affecting designated heritage assets

HE9 Conservation areas

Other material considerations

All of Dorset:

Dorset Council Interim Guidance and Position Statement Appendix B: Adopted Local Plan policies and objectives relating to climate change, renewable energy, and sustainable design and construction. December 2023.

Supplementary Planning Documents/Guidance for Purbeck area:

District Design Guide SPD

Managing and using traditional building details in Purbeck

Langton Matravers Conservation Area Appraisal

11. Human rights

Article 6 - right to a fair trial.

Article 8 - right to respect for private and family life and home.

The first protocol of Article 1 protection of property.

This recommendation is based on adopted development plan policies, the application of which does not prejudice the human rights of the applicant or any third party.

12. Public Sector Equalities Duty

As set out in the Equalities Act 2010, all public bodies, in discharging their functions must have “due regard” to this duty. There are 3 main aims: -

- Removing or minimising disadvantages suffered by people due to their protected characteristics
- Taking steps to meet the needs of people with certain protected characteristics where these are different from the needs of other people
- Encouraging people with certain protected characteristics to participate in public life or in other activities where participation is disproportionately low.

Whilst there is no absolute requirement to fully remove any disadvantage the Duty is to have “regard to” and remove or minimise disadvantage and in considering the merits of this planning application the planning authority has taken into consideration the requirements of the Public Sector Equalities Duty.

The application seeks to provide enough toilets and showers on the ground floor of the building near an adjacent dormitory in a location where the need is greatest. It will ensure that suitable accommodation and facilities are provided for a growing number of children that are transitioning gender or who require more privacy when showering, changing, or using the toilet for other reasons. The proposal will also provide the applicants with more flexibility to segregate visiting groups, or by gender, age, activity etc. as appropriate. The proposals will provide the ability to address existing safeguarding concerns whilst also providing much needed additional toilets and showers at the site.

13. Public Benefits

No significant benefits identified.

14. Assessment

Impact on the Grade II Listed Heritage Asset of Leeson House and Langton Matravers Conservation Area

- 14.1 The application site falls within the Langton Matravers Conservation Area and Leeson House is Grade II Listed Building. An outbuilding in the rear courtyard of Leeson House (immediately north-west of the house) is also a Grade II Listed Building.
- 14.2 Leeson House is a former country house with its earliest fabric dating from the 17th Century. The house has seen extensive alterations throughout the 19th and 20th Centuries with the former seeing a substantial growth in the building's overall footprint. The building is a Grade II Listed, the list description of which is included below:

Country House, now used as Field Study Centre. Original section C17 - now used as kitchens etc. Main section added in early C19 and enlarged in mid-C19. Stone walls, part plastered; slate roofs with parapets and coped gables to main section; plastered stacks. Irregular plan. 2 storeys and attic. Main block in early Gothic Revival style. Garden front has projecting bays at each end and gabled dormer in centre. Octagonal finials at springing and apex of gables. On ground floor, left gable has pair of french doors with

hoodmould. Right gable has a sash window with glazing bars, under hoodmould. 2 similar windows in centre section. First floor has range of 4 similar windows. At attic level, each gable, and the central dormer each have a casement window with glazing bars, under hoodmould. At right end of main block, a slightly lower wing with exposed stone walls and slate roof with parapet and coped gables. 2 storeys. Part-glazed door. Ground floor has one sash window with glazing bars. Similar window on first floor, in gabled dormer with brick dressings. At left end a Gothic timber conservatory. Behind this a projecting porch with exposed stone walls. Entrance in return wall, with 4-centred arch flanked by octagonal turrets. At rear of main block, the original C17 house - no visible early features. Also, a large later C19 addition, partly flat-roofed and altered in C20. Internally, entrance hall has plaster vault and archways with ogee-shaped timber surrounds. Main stair has Gothic style balustrading. Several ground floor rooms contain imported C17 carved woodwork; probably Flemish. One fireplace surround dated 1664. RCHM Monument 4. (Dorset Vol. II).

- 14.2 The current proposals follow the provision of pre-application advice in February 2025 in which the Conservation Officer advised that the proposed single storey extension and further enhancement of the courtyard area (option c) to provide a more welcoming space would form a positive improvement that would enhance the setting of the listed building. However, in respect of the replacement stone wall between the new extension and the lower courtyard to the east, the Conservation Officer advised that a sample panel be built or submitted as an image for approval. The current Conservation Officer has requested the same condition, and this can be included on the decision (Condition for approval prior to commencement of works on the new wall.
- 14.3 In addition to details of the wall, the pre-application advice noted that rooflights, ventilation slates, pipework and extracts / vents should be sited so as not to draw visual attention. The submitted plans include full details which are judged to be suitably screened and of an acceptable design for impacts to be acceptable.
- 14.4 In conclusion, the proposed development is judged to have no effect on the significance of the Grade II Listed heritage assets of Leeson House and the courtyard outbuilding in compliance with NPPF Policies HE5 and HE6. In addition, the proposal complies with Policy E2: Historic environment of the Purbeck Local Plan 2024.

15. Environmental implications

There will be some carbon emissions associated with the new development. However, the construction will meet Building Regulation standards, and no significant adverse environmental impacts have been identified.

16. Summary of issues and the planning balance

For the above reasons the application is found to accord with the policies of the Purbeck Local Plan 2024 and the National Planning Policy Framework, and there are no material planning considerations that would warrant refusal.

17. Recommendation

To Grant listed building consent subject to the following conditions:

1. The work to which this listed building consent relates must be begun not later than the expiration of three years beginning with the date on which the consent is granted.

Reason: This condition is required to be imposed by reason of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

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

23/043/D1A The location plan

23/043/D2A Block plan of the site

23/043/10 B AMENDED Proposed Floor Plans

23/043/20 C Proposed Roof Plan

23/043/40 A Proposed Elevations

23/043/30 C AMENDED Proposed Elevations and Section

Reason: To preserve the architectural and historical qualities of the building.

3. The proposed Velux flat roof lights as shown on approved drawing no. 23/043/20 A 'Proposed Part Roof Plan' shall be implemented in accordance with the 'Velux flat glass ISU 2093' details submitted on 20th August 2026.

Reason: To preserve or enhance the character and appearance of the heritage asset.

4. The courtyard wall shall be constructed of Purbeck Stone to match the existing as detailed on approved plan 23/043/30 C dated March 2024. Prior to construction, a sample panel of the proposed walling measuring at least 1 metre by 2 metres shall be erected on site, and approved in writing by the Local Planning Authority. Thereafter, the development shall proceed in accordance with details of the sample panel as have been agreed and the sample panel shall remain on site until the wall has been completed in full.

Reason: To preserve or enhance the character and appearance of the heritage asset.

Informative Notes:

1. This permission should be read in conjunction with any decision relating to planning permission reference number P/FUL/2026/04554 and attached conditions.
2. The Purbeck Stone wall sample panel should be completed in accordance with the guidance and examples of good practice included on pages 10 - 12 of the Purbeck Design Guidance – Managing and using traditional materials in Purbeck: [Local Distinctiveness: Materials](#)
3. Informative: National Planning Policy Framework

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

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

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

In this case:

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

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Application Number:	P/FUL/2026/04149
Webpage:	Planning application: P/FUL/2026/04149 - dorsetforyou.com
Site address:	Allendale House Hanham Road Wimborne Minster BH21 1AS
Proposal:	Install two handrails to main entrance steps. External and internal improvements
Applicant name:	Dorset Council
Case Officer:	Ellie Lee
Ward Member(s):	Cllr Bartlett and Cllr Morgan

1. Reason application is going to committee:

This application come before the planning committee because the building, Allendale House, is owned by Dorset Council.

2. Summary of recommendation:

To grant planning permission subject to conditions as set out at the end of this report.

3. Key planning issues

Issue	Conclusion
Principle of development	Acceptable, within development boundary of Wimborne
Design, Character and Heritage Impacts	Harm to the Grade II listed building assessed as moderate, outweighed by public benefits. No harm to the Wimborne Minster Conservation Area.
Accessibility, Community Benefits and Public Safety	Acceptable
Flood risk and drainage	Acceptable
Highway impacts, safety, access and parking	Acceptable, proposal does not present a material harm to the transport network or highway safety.
Biodiversity	Acceptable

4. Description of site

28 October 2026

- 4.1 The application site comprises Allendale House which is a Grade II listed building located on Hanham Road, Wimborne Minster and falls within the Wimborne Minster Conservation Area. The building was constructed in 1823 to the designs of Sir Jeffry Wyattville and is an example of late Georgian architecture.
- 4.2 The principal elevation features a prominent portico with Doric columns and stone entrance steps, and the building is currently occupied by East Dorset Heritage Trust, Wimborne BID and Citizens Advice East Dorset and Purbeck and is used for a range of community, educational, office and event functions.
- 4.3 An associated community centre building known as the Allendale Community Centre is located to the east of the Grade II listed building.
- 4.4 The application site is located within the built-up area of Wimborne Minster and is surrounded by a mix of listed and non-listed buildings.
- 4.5 The proposed works relate to the principal elevation and a limited number of internal and external features of the building. The principal entrance is approached via a set of stone flagstone steps beneath a portico supported by Doric columns.
- 4.6 At present there are no handrails to the entrance steps on the principal elevation, and existing lighting is provided beneath the portico soffit. Internally, the rear corridor currently has a modern vinyl floor covering, together with a central stairwell that is served by a rooflight with timber glazing bars.

5. Description of development

- 5.1. The proposed handrails are to be positioned on either side of the principal entrance steps on the west elevation and comprise black-painted galvanised steel handrails fixed to the stone steps using reversible fixings. The tactile studs are to be installed to the flagstone steps to assist visually impaired users and improve accessibility to the building.
- 5.2. The existing light fitting beneath the entrance portico is proposed to be replaced with a single ceiling-mounted luminaire using the existing fixing location and electrical supply.
- 5.3. In addition, a new sign indicating the accessible entrance is proposed on an external rendered wall, whilst the existing vinyl flooring within the rear corridor is proposed to be replaced with a more neutral and sympathetic floor finish.
- 5.4. Maintenance works are also proposed to the existing building fabric and comprise the repointing of the flagstone entrance steps and the preparation, repair and redecoration of the timber beading to the rooflight serving the central stairwell, including limited like-for-like replacement of deteriorated sections where necessary.

6. Background and relevant planning history

This is a dual application submitted alongside Listed Building Consent application ref. P/LBC/2026/04150, which seeks consent for the same works to the listed building.

28 October 2026

Previously to the applications under consideration, permission was granted under applications P/LBC/2025/01488 and P/FUL/2025/01489 on 04/06/2025 for the following:

‘Installation of electric bollards to car park. Electric supply from Allendale House to Bollards. Rebuild Wall.’

In addition, a non-material amendment application P/NMA/2026/03363 was granted for the following changes to original planning permission P/FUL/2025/01489 on 24/07/2026:

‘Non material amendment to planning permission P/FUL/2025/01489 to revise proposed bollards to the same with LED capping for increased visibility and reinstatement of extra section of walling.’

Specialist pre-application advice was provided by the Conservation Officer only, on 28/04/2025 (under application P/PAP/2025/00163) for proposed handrails to the front entrance, and the officer level advice set out that the principle of a single handrail was supported to improve safety, with clear and convincing justification required for multiple handrails; improvements to lighting, step nosing and signage were also recommended.

There is also other planning history available that relates to the site, although this is not considered directly relevant to the assessment of the current proposal:

Application No.	Description	Decision	Date
03/02/0823/LBC & 03/02/0824/ADV	Projecting sign	Granted	28/08/2002
03/00/0135/FUL	Refurbishment & conversion for use as community learning centre including lift installation. Amended plan rec'd 18/08/00	Granted	10/11/2000
03/00/0136/LBC	Refurbishment & conversion for use as community learning centre including lift installation. Listed building app amended plan 18/08/00	Granted	24/10/2000
03/78/2706	Change of use from offices to retail showrooms for antiques	Granted	09/03/1979

7. List of constraints

Grade II Listed Building - List Entry: 1119570

Within the Wimborne Minster Conservation Area

Within the Settlement Boundary of Wimborne/Colehill

Within Environment agency Flood Zone 2

Within a Groundwater zone – Susceptibility to flooding

8. Consultations

All consultee responses can be viewed in full on the website.

Consultees

1. Historic England

No comments received. Summary of the comments on related listed building application read:

- Handrails would cause some harm but are considered capable of justification due to the public benefit of improved access.
- Concerns were raised regarding the proposed anti-slip studs and Historic England recommended that less intrusive alternatives be explored.
- A more sympathetic or discreet light fitting would be preferred.
- Further information was requested regarding the replacement floor covering and any surviving historic floor beneath.
- The proposed sign was considered to have a neutral impact on the listed building

2. Dorset Council Conservation Officer

On balance the revised proposal will result in a moderate degree of harm to the significance of the designated heritage asset and affect the design of the porticoed entrance and fabric. However, the perceived degree of harm to special interest has been clearly and convincingly justified and public benefits identified including safe and inclusive access which will help secure the continued public use of the building outweighs the harm in this instance. The revised proposal can be supported.

3. Dorset Council Highways

The proposed works relate to access point that is away from the public highway, and therefore not expected to have any impact on the public highway.

The Highway Authority therefore has NO OBJECTION to the proposal.

4. Dorset Council Tree Officer

- No trees affected by proposed alterations.

5. Dorset Council – Assets & Property

No comments received

6. Dorset Council – Building Control

No comments received

7. Wimborne Minster Town Council

No objection

8. Wimborne Minster Ward Members

No comments received

Representations received

The application was advertised by Site Notices.

No neighbour representations have been received.

9. Duties

s38(6) of the Planning and Compulsory Purchase Act 2004 requires that the determination of planning applications must be in accordance with the development plan unless material circumstances indicate otherwise.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that when considering whether to grant planning permission for a development which affects a listed building or its setting, there is a general duty to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of conservation areas.

10. Relevant policies

Development plan

In this case the development plan comprises:

Adopted Christchurch and East Dorset Local Plan:

The following policies are considered to be relevant to this proposal:

KS1: Presumption in favour of sustainable development

KS2: Settlement hierarchy

HE1: Valuing and conserving our historic environment

HE2: Design of new development

ME6: Flood management, mitigation and defence

Made Neighbourhood Plans

N/A

Material considerations

Emerging local plans:

Policy DM4: Emerging development plan proposals of the NPPF provides that local planning authorities may give weight to relevant policies in emerging plans according to:

- the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
- the extent to which there are unresolved objections to relevant plan policies (the less significant the unresolved objections, the greater the weight that may be given); and

- the degree of consistency of the relevant policies in the emerging plan to the NPPF (the closer the policies in the emerging plan are to the policies of the NPPF, the greater the weight that may be given).

The Dorset Council Local Plan

The emerging Dorset Local Plan is being prepared in accordance with plan-making processes set out in the Levelling Up and Regenerating Act 2023 and Local Planning Regulations (2026). As the plan is still at an early stage of the plan making process, limited weight can be attached to it when taking decisions on planning applications. Decisions on planning applications should continue to be assessed against the policies in adopted development plans, national planning policy and any other relevant material considerations.

Emerging neighbourhood plans

Wimborne Minster Neighbourhood Plan- In preparation – limited weight applied to decision making

Local Nature Recovery Strategy

The Dorset Local Nature Recovery Strategy identifies local priorities for nature recovery and maps areas where action would be most beneficial. In planning decisions it is a material consideration, helping to ensure that development supports biodiversity enhancement and aligns with Dorset's agreed priorities for nature recovery.

National Planning Policy Framework (17 August 2026)

The National Planning Policy Framework (NPPF), published on 17 August 2026, sets out the Government's national planning policies for both plan-making and decision-making in England.

When determining development proposals decision-makers are required to take a positive and proactive approach and to seek to approve sustainable development where possible.

The NPPF introduces a permanent presumption in favour of sustainable development, through Policies S3 to S5 (which replaces the former "tilted balance" contained in paragraph 11 of the previous NPPF) and sets out the principles for development within and outside settlements. The Framework also confirms that planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise.

Other relevant NPPF chapters and policies include:

- Chapter 3: Decision making policies. Local planning authorities should approach decision making positively, proactively and proportionately. They should work with applicants through pre-application engagement and consultations and aim to resolve concerns through planning conditions or obligations where possible to avoid delay and to enable an approval rather than a refusal. Applications that accord with the development plan, the NPPF and other material considerations should not be refused where they can clearly be approved.
 - DM3 Determining development proposals
 - DM6 Use of planning conditions and obligations

- Chapter 4: Achieving Sustainable Development. The objective of the policies in this chapter is to meet development needs through sustainable patterns of development, including by maximising the potential for growth on suitable land within settlements, enabling development which will support the rural economy, rural communities and the provision of infrastructure, and limiting development away from settlements to help safeguard the intrinsic character and beauty of the countryside.
 - S3 Presumption in favour of sustainable development
 - S4 Principle of development within settlements
- Chapter 12: Making effective use of land. Planning decisions should give substantial weight to proposals that make more effective use of land and buildings, while maintaining good design, living conditions and local character. This includes redevelopment of previously developed, vacant, underused, contaminated or derelict sites, reuse of existing buildings, creation of additional homes through sensitive infill, upward extensions and development within existing plots. Higher-density development is also promoted within settlements in well-connected locations near public transport. Development that fails to make efficient use of land in accordance with the policy should be refused.
 - L2 Making effective use of land
- Chapter 14: Achieving well-designed places. Development should be high quality, respect and enhance local character, deliver sustainable and attractive places, and accord with relevant design policies. Proposals that demonstrate good design and place-making should be supported, while those that fail to meet established design standards should be refused unless clearly justified.
 - DP3 Key principles for well-designed places
 - DP4 The design process
- Chapter 16: Promoting healthy communities. The objective of the policies in this chapter is to promote the creation of healthy and inclusive places and support the provision of appropriate public services, by enabling development which can support this aim and seeking to retain, improve and deliver new facilities which are important for community wellbeing and minimising inequalities.
 - HC4 Proposals for new and improved community facilities, public service infrastructure and development providing public health benefits
- Chapter 17: Pollution, public protection and security. The objective of the policies in this chapter is to ensure that new development is appropriate for its location, taking into account risks posed by pollution and other hazards; that any impacts which development might have are taken into account; and that sufficient provision is made for development required for public safety and security.
 - P5 Maintaining public safety and security
- Chapter 18: Managing flood risk and coastal change. Development proposals should minimise risks to development arising from all sources of flooding and coastal change, taking into account the impacts of climate change, by steering development away from areas of risk, ensuring that development will be safe for its lifetime without increasing flood risk elsewhere, and incorporating sustainable drainage systems where appropriate.
 - F4 Assessing flood risk for decision-making
 - F6 Development in areas at risk of flooding from rivers or the sea

28 October 2026

- Chapter 19: Conserving and enhancing the natural environment: Development should conserve and enhance the natural environment by protecting important landscapes, habitats, biodiversity and trees, while maximising opportunities for nature recovery, green infrastructure and biodiversity net gain. Proposals should avoid significant environmental harm, prioritise land of lower environmental value where possible, and be sensitively designed in protected landscapes and coastal areas. Development causing unacceptable impacts on designated sites, irreplaceable habitats or biodiversity that cannot be adequately avoided, mitigated or compensated for should be refused.
 - In National Landscapes substantial weight should be placed on the importance of conserving and enhancing their natural beauty.
 - Decisions in Heritage Coast areas should be consistent with the special character of the area and the importance of its conservation
 - Improving the natural environment biodiversity is to be protected and encourage net gains for biodiversity.
- N2 Improving the natural environment
- Chapter 20: Conserving and enhancing the historic environment – Great weight should be given to the conservation of heritage assets. Development that preserves or enhances designated or non-designated heritage assets should be approved. while any harm must be clearly justified and weighed against the public benefits of the proposal. Proposals causing substantial harm to, or loss of, heritage assets should only be permitted in exceptional circumstances where overriding public benefits outweigh the harm.
 - HE4 Securing the conservation of heritage assets
 - HE5 Assessing effects on heritage assets
 - HE6 Proposals affecting designated heritage assets
 - HE9 Conservation areas

Other material considerations:

National Planning Practice Guidance

Including 'Determining a planning application'

Supplementary Planning Guidance

Dorset Heathlands Planning Framework 2020-2025 Supplementary Planning Document

Dorset Heathlands Interim Air Quality Strategy 2020-2025

Dorset Council Interim Guidance and Position Statement Appendix B: Adopted Local Plan policies and objectives relating to climate change, renewable energy, and sustainable design and construction. December 2023.

Dorset Retail, Leisure and Town Centres Study Update March 2026

SPG15 Wimborne Minster Conservation Area

11. Human rights

Article 6 - right to a fair trial

Article 8 - right to respect for private and family life and home.

The first protocol of Article 1 protection of property.

This recommendation is based on adopted development plan policies, the application of which does not prejudice the human rights of the applicant or any third party.

12. Public Sector Equalities Duty

As set out in the Equalities Act 2010, all public bodies, in discharging their functions must have “due regard” to this duty. There are 3 main aims: -

- Removing or minimising disadvantages suffered by people due to their protected characteristics
- Taking steps to meet the needs of people with certain protected characteristics where these are different from the needs of other people
- Encouraging people with certain protected characteristics to participate in public life or in other activities where participation is disproportionately low.

Whilst there is no absolute requirement to fully remove any disadvantage the Duty is to have “regard to” and remove or minimise disadvantage and in considering the merits of this planning application the planning authority has taken into consideration the requirements of the Public Sector Equalities Duty.

It is considered that the proposed development would not disadvantage persons with protected characteristics and would improve accessibility for those with certain physical disabilities.

13. Planning Assessment

Principle of development:

- 13.1. The application site is located within the main urban area of Wimborne Minster where local planning policy KS2 (Settlement Hierarchy) allows development, subject to compliance with other relevant development plan policies. This policy is consistent with National Planning Policy Framework (NPPF) policy S4 which identifies that development proposals within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects.

Design, Character and Heritage Impacts:

- 13.2. Local planning policy HE1 (Valuing and Conserving our Historic Environment) requires that heritage assets should be protected and enhanced. Local planning policy HE2 (Design of New Development) requires that development should be compatible with its surroundings in relation to 11 criteria including materials and visual impact. These objectives are reflected within NPPF policies DP3 (Key principles for well-designed places) and DP4 (The design process) relating to well-designed places, and NPPF policies HE4 (Securing the conservation of heritage assets), HE5 (Assessing effects on heritage assets), HE6 (Proposals affecting designated heritage assets) and HE9 (Conservation areas) relating to the conservation of heritage assets and Conservation Areas.
- 13.3. Allendale House, a late Georgian Grade II listed building, located near the town centre of Wimborne within the Wimborne Minster Conservation Area, is adjacent to Allendale Community Centre and its car park, which was developed on what were once the

28 October 2026

house's pleasure grounds extending to the river as noted within the Conservation Area Appraisal.

- 13.4. The application proposes a series of access and maintenance works including the installation of handrails to the principal entrance steps, tactile studs, replacement lighting, accessibility signage, repointing of the entrance steps and maintenance works to the rooflight serving the central stairwell.
- 13.5. The Council's Conservation Officer and Historic England have noted that the installation of the two handrails would result in moderate degree of harm to the historic design and proportions of front entrance as well as some damage to fabric to enable secure fitting of the posts.
- 13.6. Amended plans and additional supporting information have been provided following consultation with the Conservation Officer. The amendments include a reduction in the extent of the tactile studs from three rows to a single row on each step nosing, revised handrail detailing incorporating inward returned ends, and further information regarding the reversibility of the proposed works and associated fixing methods.
- 13.7. The applicant has also provided additional justification for the positioning and design of the handrails, highlighting the need to maintain the visual openness and symmetry of the principal elevation whilst improving accessibility. Furthermore, additional information has been submitted confirming that the proposed replacement vinyl flooring can be installed using methods that avoid damage to the underlying floor structure and allow for future removal without harm to the building fabric.
- 13.8. It is recognised that the proposed works have been designed to improve accessibility and safety whilst limiting intervention into the historic fabric of the building. The handrails are modest in scale, utilise a limited number of reversible fixings and have been designed with a simple appearance. The proposed tactile studs, replacement lighting and accessibility signage are similarly limited interventions that would not dominate the appearance of the principal elevation. The Council's Conservation Officer has noted that the design of the new lighting unit appears more discrete in terms of size and finish than the existing unit.
- 13.9. The proposed repairs to the entrance steps and rooflight represent appropriate maintenance works which would contribute to the ongoing preservation of the Grade II listed building. The existing floor construction is not of historic interest.
- 13.10. As such, the amended scheme demonstrates an approach based upon the principles of minimum intervention, reversibility and like-for-like repair where practicable.
- 13.11. Having due consideration to policy HE1 of the Local Plan and Chapter 20 of the NPPF it is judged that the benefits of the scheme in providing safe and inclusive access to the building which is in public use are important public benefits enabling the long-term continued public use of the building. Final details of the proposed materials would be secured by condition on the listed building application so do not need to be duplicated here.
- 13.12. Notwithstanding the amendments and measures identified above which reduce the impact of the works, it is considered that the installation of the two handrails would result in a moderate degree of harm to the special architectural and historic interest of the Grade II listed building. The moderate harm would arise from the introduction of the two handrails which would alter the historic design and proportions of the formal porticoed

28 October 2026

entrance, together with the physical intervention into the historic fabric required to securely fix the posts into the entrance steps.

- 13.13. In respect of the Wimborne Minster Conservation Area, given the limited scale and nature of the proposed works, officers consider that the proposal would preserve the character and appearance and no harm to the Conservation Area has been identified.
- 13.14. Having given significant weight to the moderate harm that has been identified to the listed building, it is considered that the public benefits identified above, outweigh that identified harm.
- 13.15. The proposal is therefore considered to comply with local planning policies HE1 and HE2 and with NPPF policies DP3, DP4, HE4, HE5, HE6 and HE9.

Accessibility, Community Benefits and Public Safety:

- 13.16. The building is used for a range of community purposes and is occupied by East Dorset Heritage Trust, Wimborne BID and Citizens Advice East Dorset and Purbeck.
- 13.17. The proposed handrails to the principal elevation steps, together with the tactile studs, replacement lighting and improved signage, would enhance accessibility and safety for visitors.
- 13.18. The proposal would therefore support the continued operation of an important community facility and deliver public benefits through improved accessibility and safety. In this regard, the proposal accords with local planning policies and NPPF policy HC4 (Proposals for new and improved community facilities, public service infrastructure and development providing public health benefits), together with the objectives of NPPF policy P5 (Maintaining public safety and security).

Flood Risk:

- 13.19. The application site lies within Flood Zone 2 and the Council's Strategic Flood Risk Assessment (SFRA) has identified that the site lies within an area that is susceptible to groundwater emergence flooding.
- 13.20. Given the nature of the scheme, it is not considered that the development would increase flood risk or increase the vulnerability of the existing use. The proposal is therefore considered acceptable in terms of local planning policy ME6 and NPPF policies F4 and F6 with regard to flood risk.

Highway impacts, safety, access and parking

- 13.21. The proposed works do not affect existing vehicular access arrangements, parking provision or the operation of the public highway. Dorset Council Highways has reviewed the proposal and raises no objection, advising that the works are located away from the public highway and are not expected to result in any highway impacts.
- 13.22. The proposal is therefore acceptable in highway safety and access terms.

Biodiversity

28 October 2026

- 13.23. The application has claimed the de minimis exemption from the Biodiversity Net Gain requirements. This exemption is accepted as the proposed development falls below the de minimis threshold and meets the relevant criteria. The de minimis threshold applies to 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).
- 13.24. The proposal will not require alterations to the existing roof of the building. Due to the scale and nature of the development no ecological assessment has been required. Furthermore, the Council's Tree Officer has confirmed that no trees would be affected by the proposed alterations and has raised no objections.
- 13.25. Given the scale and nature of the development, together with the absence of impacts on habitats, trees or protected species, the proposal is considered to accord with local planning policy ME6 and NPPF policy N2.

Environmental implications

- 13.26. The minor works will have no significant environmental impacts.

14. Summary of issues and the planning balance

For the reasons set out above, the moderate harm to the Grade II listed building is outweighed by the public benefits of the scheme in delivering accessibility, safety and maintenance benefits to an important community facility.

The application is therefore considered to accord with the development plan and there are no material considerations indicating that planning permission should be refused.

15. Recommendation: Grant permission 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

15122/02 Proposed Ground, First & Second Floor Plans

15122/03 B Proposed Alterations to Porch / Entrance

15122/04 B Existing and Proposed West and (Partial) North Elevations

15122/05 Site and Location Plans

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

Informative Notes:

1. Informative: National Planning Policy Framework

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

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

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

In this case:

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

2. This permission should be read in conjunction with the associated Listed Building consent reference number P/LBC/2026/04150 and its attached conditions.

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Application Number:	P/LBC/2026/04150
Webpage:	Planning application: P/LBC/2026/04150 - dorsetforyou.com
Site address:	Allendale House Hanham Road Wimborne Minster BH21 1AS
Proposal:	Install two handrails to main entrance steps. External and internal improvements
Applicant name:	Dorset Council
Case Officer:	Ellie Lee
Ward Member(s):	Cllr Bartlett and Cllr Morgan

1. Reason application is going to committee:

This application come before the planning committee because the building, Allendale House, is owned by Dorset Council.

2. Summary of recommendation:

To grant listed building consent, subject to conditions as set out at the end of this report.

3. Key planning issues

Issue	Conclusion
Impact on heritage assets	Harm to Grade II listed building assessed as moderate, outweighed by public benefits.

4. Description of site

- 4.1 The application site comprises Allendale House which is a Grade II listed building located on Hanham Road, Wimborne Minster and falls within the Wimborne Minster Conservation Area. The building was constructed in 1823 to the designs of Sir Jeffry Wyattville and is an example of late Georgian architecture.
- 4.2 The principal elevation features a prominent portico with Doric columns and stone entrance steps, and the building is currently occupied by East Dorset Heritage Trust, Wimborne BID and Citizens Advice East Dorset and Purbeck and is used for a range of community, educational, office and event functions.
- 4.3 An associated community centre building known as the Allendale Community Centre is located to the east of the Grade II listed building.
- 4.4 The application site is located within the built-up area of Wimborne Minster and is surrounded by a mix of listed and non-listed buildings.

28 October 2026

- 4.5 The proposed works relate to the principal elevation and a limited number of internal and external features of the building. The principal entrance is approached via a set of stone flagstone steps beneath a portico supported by Doric columns.
- 4.6 At present there are no handrails to the entrance steps on the principal elevation, and existing lighting is provided beneath the portico soffit. Internally, the rear corridor currently has a modern vinyl floor covering, together with a central stairwell that is served by a rooflight with timber glazing bars.

5. Description of development

- 5.1. The proposed handrails are to be positioned on either side of the principal entrance steps on the west elevation and comprise black-painted galvanised steel handrails fixed to the stone steps using reversible fixings. The tactile studs are to be installed to the flagstone steps to assist visually impaired users and improve accessibility to the building.
- 5.2. The existing light fitting beneath the entrance portico is proposed to be replaced with a single ceiling-mounted luminaire using the existing fixing location and electrical supply.
- 5.3. In addition, a new sign indicating the accessible entrance is proposed on an external rendered wall, whilst the existing vinyl flooring within the rear corridor is proposed to be replaced with a more neutral and sympathetic floor finish.
- 5.4. Maintenance works are also proposed to the existing building fabric and comprise the repointing of the flagstone entrance steps and the preparation, repair and redecoration of the timber beading to the rooflight serving the central stairwell, including limited like-for-like replacement of deteriorated sections where necessary.

6. Background and relevant planning history

This is a dual application submitted alongside full planning application P/FUL/2026/04149, which seeks permission for the same works to the Grade II listed building.

Previously to the applications under consideration, permission was granted under applications P/LBC/2025/01488 and P/FUL/2025/01489 on 04/06/2025 for the following:

‘Installation of electric bollards to car park. Electric supply from Allendale House to Bollards. Rebuild Wall.’

In addition, a non-material amendment application P/NMA/2026/03363 was granted for the following changes to original planning permission P/FUL/2025/01489 on 24/07/2026:

‘Non material amendment to planning permission P/FUL/2025/01489 to revise proposed bollards to the same with LED capping for increased visibility and reinstatement of extra section of walling.’

Specialist pre-application advice was provided by the Conservation Officer only, on 28/04/2025 (under application P/PAP/2025/00163) for proposed handrails to the front entrance, and the officer level advice set out that the principle of a single handrail was supported to improve safety, with clear and convincing justification required for multiple handrails; improvements to lighting, step nosing and signage were also recommended.

28 October 2026

There is also other planning history available that relates to the site, although this is not considered directly relevant to the assessment of the current proposal:

Application No.	Description	Decision	Date
03/02/0823/LBC & 03/02/0824/ADV	Projecting sign	Granted	28/08/2002
03/00/0135/FUL	Refurbishment & conversion for use as community learning centre including lift installation. Amended plan rec'd 18/08/00	Granted	10/11/2000
03/00/0136/LBC	Refurbishment & conversion for use as community learning centre including lift installation. Listed building app amended plan 18/08/00	Granted	24/10/2000
03/78/2706	Change of use from offices to retail showrooms for antiques	Granted	09/03/1979

7. List of constraints

Grade II Listed Building - List Entry: 1119570

Within the Wimborne Minster Conservation Area

Within the Settlement Boundary of Wimborne/Colehill

Within Environment agency Flood Zone 2

Within a Groundwater zone – Susceptibility to flooding

Contaminated Land

8. Consultations

All consultee responses can be viewed in full on the website.

Consultees

1. Historic England

- Handrails would cause some harm but are considered capable of justification due to the public benefit of improved access.
- Concerns were raised regarding the proposed anti-slip studs and Historic England recommended that less intrusive alternatives be explored.
- A more sympathetic or discreet light fitting would be preferred.

28 October 2026

- Further information was requested regarding the replacement floor covering and any surviving historic floor beneath.
- The proposed sign was considered to have a neutral impact on the listed building

2. Dorset Council Conservation Officer

On balance the revised proposal will result in a moderate degree of harm to the significance of the designated heritage asset and affect the design of the porticoed entrance and fabric. However, the perceived degree of harm to special interest has been clearly and convincingly justified and public benefits identified including safe and inclusive access which will help secure the continued public use of the building outweighs the harm in this instance. The revised proposal can be supported.

3. Dorset Council – Assets & Property

No comments received

4. Dorset Council – Building Control

No comments received

5. Wimborne Minster Town Council

No Objection - Conservation Officer sign off if needed

6. Wimborne Minster Ward Members

No comments received

Representations received

The application was advertised by Site Notices.

No neighbour representations have been received.

9. Duties

The Planning (Listed Buildings and Conservation Areas) Act 1990 - includes a general duty to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses when considering whether to grant listed building consent.

10. Relevant policies

Development plan

In this case the development plan comprises:

Adopted Christchurch and East Dorset Local Plan:

The following policies are considered to be relevant to this proposal:

KS1: Presumption in favour of sustainable development

HE1: Valuing and conserving our historic environment

HE2: Design of new development

Made Neighbourhood Plans

N/A

Material considerations

Emerging local plans:

Policy DM4: Emerging development plan proposals of the NPPF provides that local planning authorities may give weight to relevant policies in emerging plans according to:

- the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
- the extent to which there are unresolved objections to relevant plan policies (the less significant the unresolved objections, the greater the weight that may be given); and
- the degree of consistency of the relevant policies in the emerging plan to the NPPF (the closer the policies in the emerging plan are to the policies of the NPPF, the greater the weight that may be given).

The Dorset Council Local Plan

The emerging Dorset Local Plan is being prepared in accordance with plan-making processes set out in the Levelling Up and Regenerating Act 2023 and Local Planning Regulations (2026). As the plan is still at an early stage of the plan making process, limited weight can be attached to it when taking decisions on planning applications. Decisions on planning applications should continue to be assessed against the policies in adopted development plans, national planning policy and any other relevant material considerations.

Emerging neighbourhood plans

Wimborne Minster Neighbourhood Plan- In preparation – limited weight applied to decision making

Local Nature Recovery Strategy

The Dorset Local Nature Recovery Strategy identifies local priorities for nature recovery and maps areas where action would be most beneficial. In planning decisions it is a material consideration, helping to ensure that development supports biodiversity enhancement and aligns with Dorset's agreed priorities for nature recovery.

National Planning Policy Framework (17 August 2026)

The National Planning Policy Framework (NPPF), published on 17 August 2026, sets out the Government's national planning policies for both plan-making and decision-making in England.

When determining development proposals decision-makers are required to take a positive and proactive approach and to seek to approve sustainable development where possible.

The NPPF introduces a permanent presumption in favour of sustainable development, through Policies S3 to S5 (which replaces the former "tilted balance" contained in paragraph 11 of the previous NPPF) and sets out the principles for development within and outside settlements. The Framework also confirms that planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise.

Other relevant NPPF chapters and policies include:

- Chapter 3: Decision making policies. Local planning authorities should approach decision making positively, proactively and proportionately. They should work with applicants through pre-application engagement and consultations and aim to resolve concerns through planning conditions or obligations where possible to avoid delay and to enable an approval rather than a refusal. Applications that accord with the development plan, the NPPF and other material considerations should not be refused where they can clearly be approved.
 - DM3 Determining development proposals
- Chapter 14: Achieving well-designed places. Development should be high quality, respect and enhance local character, deliver sustainable and attractive places, and accord with relevant design policies. Proposals that demonstrate good design and place-making should be supported, while those that fail to meet established design standards should be refused unless clearly justified.
 - DP3 Key principles for well-designed places
 - DP4 The design process
- Chapter 20: Conserving and enhancing the historic environment – Great weight should be given to the conservation of heritage assets. Development that preserves or enhances designated or non-designated heritage assets should be approved. while any harm must be clearly justified and weighed against the public benefits of the proposal. Proposals causing substantial harm to, or loss of, heritage assets should only be permitted in exceptional circumstances where overriding public benefits outweigh the harm.
 - HE4 Securing the conservation of heritage assets
 - HE5 Assessing effects on heritage assets
 - HE6 Proposals affecting designated heritage assets
 - HE9 Conservation areas

Other material considerations:

National Planning Practice Guidance

Supplementary Planning Guidance

11. Human rights

Article 6 - right to a fair trial.

Article 8 - right to respect for private and family life and home.

The first protocol of Article 1 protection of property.

This recommendation is based on adopted development plan policies, the application of which does not prejudice the human rights of the applicant or any third party.

12. Public Sector Equalities Duty

As set out in the Equalities Act 2010, all public bodies, in discharging their functions must have “due regard” to this duty. There are 3 main aims: -

- Removing or minimising disadvantages suffered by people due to their protected characteristics
- Taking steps to meet the needs of people with certain protected characteristics where these are different from the needs of other people
- Encouraging people with certain protected characteristics to participate in public life or in other activities where participation is disproportionately low.

Whilst there is no absolute requirement to fully remove any disadvantage the Duty is to have “regard to” and remove or minimise disadvantage and in considering the merits of this planning application the planning authority has taken into consideration the requirements of the Public Sector Equalities Duty.

It is considered that the proposed development would not disadvantage persons with protected characteristics and would improve accessibility for those with certain physical disabilities.

13. Assessment

Impact on heritage assets

- 13.1. The Planning (Listed Buildings and Conservation Areas) Act 1990 requires the decision maker to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses when considering whether to grant listed building consent.
- 13.2. Local planning policy HE1 (Valuing and Conserving our Historic Environment) seeks to conserve heritage assets. These objectives are reflected within NPPF policies HE4 (Securing the conservation of heritage assets), HE5 (Assessing effects on heritage assets), HE6 (Proposals affecting designated heritage assets) and HE9 (Conservation areas) relating to the conservation of heritage assets and Conservation Areas.

28 October 2026

- 13.3. Allendale House is a Grade II listed building within the Wimborne Minster Conservation Area. The application seeks listed building consent for a range of accessibility and maintenance works, including handrails, tactile studs, replacement lighting, signage, flooring replacement, repointing works and rooflight repairs.
- 13.4. The application proposes a series of access and maintenance works including the installation of handrails to the principal entrance steps, tactile studs, replacement lighting, accessibility signage, repointing of the entrance steps and maintenance works to the rooflight serving the central stairwell.
- 13.5. The Council's Conservation Officer and Historic England have noted that the installation of the two handrails will cause a moderate degree of harm to the historic design and proportions of front entrance as well as some damage to fabric to enable secure fitting of the posts.
- 13.6. Amended plans and additional supporting information have been provided following consultation with the Conservation Officer. The amendments include a reduction in the extent of the tactile studs from three rows to a single row on each step nosing, revised handrail detailing incorporating inward returned ends, and further information regarding the reversibility of the proposed works and associated fixing methods.
- 13.7. The applicant has also provided additional justification for the positioning and design of the handrails, highlighting the need to maintain the visual openness and symmetry of the principal elevation whilst improving accessibility. Furthermore, additional information has been submitted confirming that the proposed replacement vinyl flooring can be installed using methods that avoid damage to the underlying floor structure and allow for future removal without harm to the building fabric.
- 13.8. It is recognised that the proposed works have been designed to improve accessibility and safety whilst limiting intervention into the historic fabric of the building. The handrails are modest in scale, utilise a limited number of reversible fixings and have been designed with a simple appearance. The proposed tactile studs, replacement lighting and accessibility signage are similarly limited interventions that would not dominate the appearance of the principal elevation. The Council's Conservation Officer has noted that the design of the new lighting unit appears more discrete in terms of size and finish than the existing unit.
- 13.9. The proposed repairs to the entrance steps and rooflight represent appropriate maintenance works which would contribute to the ongoing preservation of the Grade II listed building. The existing floor construction is not of historic interest. However, a condition is considered necessary to secure the method of installation of the replacement flooring to ensure that it can be installed and removed without damage to the underlying building fabric.
- 13.10. As such, the amended scheme demonstrates an approach based upon the principles of minimum intervention, reversibility and like-for-like repair where practicable. Details of the making good around the handrail fixings would be secured by condition to safeguard the historic fabric.
- 13.11. Having due consideration to policy HE1 of the Local Plan and Chapter 20 of the NPPF it is judged that the benefits of the scheme in providing safe and inclusive access to the building which is in public use are important public benefits enabling the long-term continued public use of the building.

28 October 2026

- 13.12. Notwithstanding the amendments and measures identified above which reduce the impact of the works, it is considered that the installation of the two handrails would result in a moderate degree of harm to the special architectural and historic interest of the Grade II listed building. The moderate harm arises from the impact on the historic design and proportions of the front entrance and the physical intervention into historic fabric required to secure the posts.
- 13.13. Having given significant weight to the moderate harm that has been identified to the listed building, it is considered that the public benefits identified above, outweigh any identified harm.
- 13.14. The proposal is therefore considered to comply with local planning policies HE1 and with NPPF policies HE4, HE5, HE6 and HE9.

14. Summary of issues and balance

For the reasons set out above, the proposed works would result in moderate harm to the special architectural and historic interest of the Grade II listed building, whilst delivering accessibility and maintenance benefits that support its continued use. Having given significant weight to the moderate harm identified, it is considered that the public benefits outweigh the harm. The application is therefore considered to accord with the development plan and there are no material considerations indicating that listed building consent should be refused.

Recommendation: Grant listed building consent subject to the following conditions:

1. The work to which this listed building consent relates must be begun not later than the expiration of three years beginning with the date on which the consent is granted.

Reason: This condition is required to be imposed by reason of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

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

Location Plan

15122/02 Proposed Ground, First & Second Floor Plans

15122/03 B Proposed Alterations to Porch / Entrance

15122/04 B Existing and Proposed East and (Partial) North Elevations

15122/05 Site and Location Plans

Reason: To preserve the architectural and historical qualities of the building.

3. Details of the lime mortar and stone dust mix to be used for the making good of any fixing holes associated with the handrails shall be submitted to and approved in writing by the Local Planning Authority prior to installation of the handrails. The approved details shall thereafter be implemented in full.

28 October 2026

Reason: To safeguard the special architectural and historic interest of the Grade II listed building.

4. Prior to the installation of the external handrails, tactile studs, replacement light fitting and accessibility signage, details of the materials, colours and finishes of those elements shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be carried out in accordance with the approved details and retained as such thereafter.

Reason: To safeguard the special architectural and historic interest of the Grade II listed building and the character and appearance of the Wimborne Minster Conservation Area.

5. Prior to the installation of the replacement floor covering within the rear corridor, details of the proposed method of installation shall be submitted to and approved in writing by the Local Planning Authority. The details shall demonstrate that the flooring can be installed and removed without damage to the existing building fabric to be retained. The works shall thereafter be carried out in accordance with the approved details.

Reason: To safeguard the special architectural and historic interest of the Grade II listed building.

Informative Notes:

1. Informative: National Planning Policy Framework

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

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

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

In this case:

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

2. This permission should be read in conjunction with the associated planning application P/FUL/2026/04149 and its conditions.