

1.0 **2/2019/1316/REM** - The Brewery , Bournemouth Road, Blandford St Mary, DT11 9LS

Proposal: Erect 63 No. dwellings with garaging, parking, landscaping and associated infrastructure. (Reserved matters application (Phase1) to determine layout, scale, appearance and landscaping, following grant of Outline Planning Permission No. 2/2017/1706/VARIA).

Applicant name: Drew Smith Homes And Homes England

Case Officer: Robert Lennis

Winterbourne North Ward, Member(s): Andrew Kerby

2.0 **Summary of Recommendation:** Grant permission subject to conditions

3.0 **Reason for the recommendation:**

- The details of layout, scale, appearance, and landscaping are considered by Officers to be acceptable;
- The principle of development is established by previous outline applications;
- Para 14 of the National Planning Policy Framework (NPPF) sets out that permission should be granted for sustainable development unless specific policies in the NPPF indicate otherwise
- The proposed details of this application would preserve or enhance the character and appearance of the Blandford Blandford St Mary and Bryanston Conservation Area and listed buildings near the site;
- There is not considered to be any significant harm to neighbouring residential amenity;
- There are no material considerations which would warrant refusal of this application.

4,0 **Table of key planning issues**

This must include all those headings which will then be discussed in full in the Planning Assessment section

Issue	Conclusion
Principle of development	Established through planning applications 2/2017/1706/VARIA and 2/2015/1269/OUT
Scale, design, impact on character and appearance	Scale and design are acceptable, impact would be positive as the site is

	currently vacant.
Impact on amenity	No seriously adverse impact.
Impact on landscape or heritage assets	Positive, no objections.
Economic benefits	Benefits would be accrued through development employment and increase in population.
Access and Parking	No objections from the Local Highway Authority subject to conditions.
Flood risk	No objections from the EA or the Lead Local Flood Authority subject to conditions.

5.0 Description of Site

The development site (aka The Brewery site) is located to the north east of Bournemouth Road in Blandford St Mary and to the south of the town centre of Blandford Forum and the River Stour.

An area of public open space is located to the north east and residential development fronting Bournemouth Road and at The Old Stable Yard is located to the south western boundary of the site. It is situated approximately 450 metres north west of the junction of A350 and the A354.

The total outline planning application site (ref. 2/2017/1706/VARIA) extended to 3.3 hectares and historically formed part of the larger Brewery complex. In 2009, the owner of the site (Hall & Woodhouse) secured planning permission for a new modern brewery building and the land subject of the outline planning permission was surplus to requirements of the modern Brewery operation. This Reserved Matters application is the first phase of the residential redevelopment of the site and extends to 1.26 hectares.

The site is located wholly within the Blandford Blandford St Mary and Bryanston Conservation Area. A detailed analysis of the impact development would have on the site and heritage assets was contained within the outline planning application submission documents. This detailed reserved matters scheme has had regard to the Design Code, and Guidance of the outline applications. Its impact on heritage assets is explained and set out in section 4 of the accompanying Design, Access and Heritage Statement.

The site is not located within a designated Area of Outstanding Natural Beauty (AONB) but is located 150m to south east of the Dorset AONB and 550m to the west of the Cranborne Chase and West Wiltshire Downs AONB.

The site would be accessed via the historic Brewery access point from the Bournemouth Road. The primary access to the application site has been

constructed and proposal for phase 1 would take its access from that primary route into the site.

6.0 Relevant Planning History

Application: 2/2017/1706/VARIA

Proposal: Develop land by the erection of residential development, comprising a mix of new buildings and restoration, extension and conversion of existing brewery buildings. Modify existing / create vehicular / pedestrian access points, access roads and car parking; ancillary engineering and other works including drainage proposals, raising ground levels, landscaping and elevation changes to existing brewery and commercial buildings - outline application with access to be approved for whole site, together with scale, layout and appearance for the restoration, extension and conversion of existing brewery buildings for residential use and for elevation changes to existing brewery and commercial buildings (demolish existing buildings). (Outline application to determine access).

Proposed amendment to condition wording to allow a phased approach for delivery of demolition and development works.

Application to vary (i) Condition 4 in relation to the approved drawings insofar as they relate to the development of the rear wing of the existing brewery building, (ii) Conditions 3, 6-13, 20, 23-28 & 30 insofar as they relate to the triggers for commencement of works in relation to the phased delivery of demolition, development and occupation, as described in the applicant's submitted document "Planning Conditions Schedule ref 2/2015/1269/OUT - Proposed Amended Wording", and (iii) updated plan or report references in conditions 14, 22 and 26.

Decision: Approve

Decision Date: 29.05.2018

Application: 2/2015/1269/OUT

Proposal: Develop land by the erection of residential development, comprising a mix of new buildings and restoration, extension and conversion of existing brewery buildings. Modify existing / create vehicular / pedestrian access points, access roads and car parking; ancillary engineering and other works including drainage proposals, raising ground levels, landscaping and elevation changes to existing brewery and commercial buildings - outline application with access to be approved for whole site, together with scale, layout and appearance for the restoration, extension and conversion of existing brewery buildings for residential use and for elevation changes to existing brewery and commercial buildings (demolish existing buildings). (Outline application to determine access).

Decision: Approve

Decision Date: 17.02.2017

7.0 List of Constraints

Conservation Area - The Blandford Forum Conservation Area
Conservation Area - The Blandford St Mary and Bryanston Conservation Area

EA Flood Defences - Description: Defences
Floodzone Type: Flood Zone 2
Floodzone Type: Flood Zone 3

Parish: Blandford St. Mary CP
Settlement Boundary: Blandford Forum

8.0 Consultations

(Full comments from Consultees can be found online: <https://planning.north-dorset.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>)

Blandford Forum Town Council

Objects - The Town Council notes the modifications but still objects to the application due to the lack of a LEAP play area, with children having to cross a road or river to get to the nearest one. There is also a lack of access for disabled vehicles.

Blandford St Mary Parish Council

The following notes are based on the presented planning application documents - REF 2/2019/1316/REM. Although this application relates to reserved matters, we note that outline planning only has been granted.

1 Density of housing: The density of development proposed is achieved at the expense of public open space/amenities which will not encourage the nurturing of a local community. In our view this is over development with a lack of sufficient parking which is likely to disputes.

2 Boundary issues: It is noted that a neighbouring property although having discussed ongoing access to their property for maintenance this aspect appears to have been overlooked. We would support this neighbour in ensuring this long established access to maintain their property is retained.

3 Parking: The parking allocation for the site indicates 101 spaces of which 4 are designated as disabled. The location of the disabled spaces does not offer nearby parking for Block 4.

It is highly likely that each dwelling may have two cars, or a proportion of dwellings will have visitors, which leaves a short fall of 25 cars. This offers a

potential for unauthorised parking on this site with the corresponding risk of blocking access for emergency vehicles with consequences for the residents. Similarly residents vehicles maybe parked elsewhere raising the prospect of it being someone else's problem.

In terms of EV charging for parking in general, and the limited number of DDA spaces, the potential for being unable to charge vehicles is not a very socially responsible approach.

4 Amenities/play areas: We cannot see any play/amenity areas on this site which precludes children "playing near to home". Are there any dedicated cycle ways on this site?

5 Emergency vehicle access: See parking above
Note this aspect will impact similarly on refuse collection vehicles.

6 Environmental Impact: Whilst we agree the disposal of surface water will not impact the local area any more than from previous use, the apparent lack of PV or any other "green" energy provision suggests a lack of forward thinking that could impact on the neighbourhood.
We have assumed that the water authority is content with the added sewage disposal volumes generated by this site.

7 Infrastructure: We note there is a sub-station allocated for the site. Does this sub-station and the infrastructure incorporate full capacity to the dwellings to have "zero carbon" heating which would imply electric heating as there is no facility for PV (photovoltaic) cells on any of the roofs.
In addition the number of EV charging points and their subsequent impact on the local distribution may impact on the primary installation.

8 Security: The site appears to be open to public and offers a route from the suspension bridge to Bournemouth Road. We would suggest the inclusion of CCTV be provided and perhaps the Police and the local community may have a view on this aspect.
In addition external lighting is not apparent which would form part of the general security and ambiance of the development.

Bryanston Parish Council

1. BPC objected to the 2017 variation application (2/2017/1706/VARIA) by letter dated 13 January 2018. The concerns expressed were:

- the lack of infrastructure;
- the lack of a joined-up transport consideration with other nearby developments, namely: 61 new houses at Dorchester Hill (now built), up to 80 houses at Lower Bryanston Farm (now granted subject to S106 agreement: and the 180 dwellings proposed at the Brewery Site.

2. The current application has submitted details of reserved matters for the 63 new-build dwellings on the western half of the site - less than half of the overall area. The details relate to layout, scale, appearance and landscaping.

3. The details do not address the concerns previously expressed by BPC in January 2018. In addition, splitting the site into two parts now means that it is very difficult to gain any overall picture of how the site as a whole is to be developed.

4. Looking at the submitted details it is evident that the scheme has been significantly 'economised' in visual and conservation area terms. The reasons for this are not clear from the application, but are likely to relate to cost.

5. The original and variation applications were presented in the context of a detailed Design Guidance and Design Code for building layout, form, scale and design. An examination of the current submitted drawings demonstrates a variety of ways in which the design has been simplified:

- housing layout and scale parameters have changed, and there is a noticeably simpler pattern of houses, with 3 open developments (formerly 2 enclosed and 1 open);
- the 'mews' concept (Mortain Mews) has been lost, with no closure of street and bridge views;
- a lack of natural surveillance along the top of Stour Street, again contrary to the approved Design Code and Guidance;
- the road alignment on the A1 / A1H houses has been straightened;
- the detailed design now submitted is very simplistic, and reminiscent of any standard residential estate development.

The recent amendments have only partially addressed these concerns.

6. In summary, the proposals markedly change the whole ambience of the development. A unique design and development opportunity is potentially lost for this part of the Conservation Area, and the resulting development is likely to be a significant disappointment, in particular as there is no indication about the rest of the site, including the conversion of the retained brewery building

Blandford Ward

The application is outside the Blandford Forum boundary, in the parish of Blandford St Mary. The Town Council previously objected to the application due to insufficient parking, community facilities and play area and there only being one single road in and out of the development. The amendments to the application did not address any of the issues and therefore the application was only noted.

Objection under the following grounds: totally inadequate parking allocations and the home sizes seem to be socially unacceptable. It is felt that it is an overdevelopment of the site and the Parish Councillors expressed concerns over the access onto Bournemouth Road. Also the matter of ensuring that the sewage services are adequate to deal with the increase of houses in the village was of concern.

Environment Agency

- No objections subject to conditions.

Historic England

- No comment.

Drainage Flood Risk Management

- No objection.

Transport Development Management

- No objections.

Tree Officer Majors

- No objections.

Planning Obligations Manager

- No objections.

Conservation Officer

- No objections subject to conditions.

Representations received

(Full comments from representation can be found online: <https://planning.north-dorset.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>)

Two representations were received: 1 objection, 1 support.

Concerns have been raised with regard to the boundary treatment to the rear of 3 The Old Stables.

Blandford & District Civic Society are generally supportive of the proposal.

9.0 Relevant Policies

North Dorset Local Plan Part 1 2011-2031 (adopted January 2016)

Policy 1 – Presumption in Favour of Sustainable Development

Policy 2 – Core Spatial Strategy

Policy 3 – Climate Change

Policy 4 – The Natural Environment

Policy 5 – The Historic Environment
Policy 6 – Housing Distribution
Policy 7 – Delivering Homes
Policy 8 – Affordable Housing
Policy 13 – Grey Infrastructure
Policy 14 – Social Infrastructure
Policy 15 – Green Infrastructure
Policy 16 – Blandford
Policy 22 – Renewable and Low Carbon Energy
Policy 23 – Parking
Policy 24 – Design
Policy 25 – Amenity

National Planning Policy Framework:

As far as the application is concerned, the following sections of the NPPF are considered to be relevant:

1. Introduction
2. Achieving sustainable development
4. Decision-making
5. Delivering a sufficient supply of homes
6. Building a strong, competitive economy
8. Promoting healthy and safe communities
9. Promoting sustainable transport
11. Making effective use of land
12. Achieving well designed places.
14. Meeting the challenge of climate change, flooding and coastal change
16. Conserving and enhancing the historic environment

Note: NPPF paragraph 11 sets out the presumption in favour of sustainable development. This states, in part, that ‘Plans and decisions should apply a presumption in favour of sustainable development. ... For decision-taking this means:

c) approving development proposals that accord with an up-to-date development plan without delay...’

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

Current housing land supply

The Council at present can only demonstrate 4.0 years of housing land supply of the requisite 5.0 years of housing land supply as set out in the NPPF. North Dorset District Council published its latest Annual Monitoring Report (AMR) last year:

<https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning-policy/north-dorset/additional-planning-policy-documents/annual-monitoring-report-development-stats/pdfs/annual-monitoring-report-2019-final.pdf>

Other policy and guidance:

Historic England (HE): Setting of Heritage Assets

HE: Conservation Principles

HE: Streets for All Guidance

BS7931: Conservation of Historic Buildings

Statutory Duties (upon the LPA):

Planning & Compulsory Purchase Act 2004:

Section 38(5), If to any extent a policy contained in a development plan for an area conflicts with another policy in the development plan, the conflict must be resolved in favour of the policy which is contained in the last document to be adopted, approved or published (as the case may be).

Section 38(6), If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise.

Town and Country Planning Act 1990:

Section 197: It shall be the duty of the local planning authority – (a) to ensure, whenever it is appropriate, that in granting planning permission for any development adequate provision is made, by the imposition of conditions, for the preservation or planting of trees; and (b) to make such orders under section 198 as appear to the authority to be necessary in connection with the grant of such permission, whether for giving effect to such conditions or otherwise.

Planning (Listed Buildings and Conservation Areas) Act 1990

Section 66 (1) General duty as respects listed buildings in exercise of planning functions: In considering whether to grant planning permission ...for development

which affects a listed building or its setting, the local planning authority... shall 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 (1) General duty as respects conservation areas in exercise of planning functions: In the exercise, with respect to any buildings or other land in a conservation area, ... special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

10.0 Human rights

Article 1 - Protection of property

Article 6 - Right to a fair trial.

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

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.

11.0 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 PSED.

12.0 Planning Assessment

The main issues of the case are considered to relate to:

- Principle of development and affordable housing
- Highway safety
- Flood risk
- Matters of design: Layout, Appearance, Scale
- Landscaping
- Heritage impact
- Neighbour amenity
- Other matter raised by local Councils

Principle of development and affordable housing

The principle of development was established through the outline applications 2/2018/1269/OUT and then 2/2017/1706/VARIA. These applications

The outline planning permission (2/2017/1706/OUT) was/is subject to 30 planning conditions. These include that the details of the reserved matters (the 'layout', 'scale', 'appearance' and 'landscaping') are all to be agreed by the Local Planning Authority (LPA) before development commences (condition no.3). Further conditions require the details of other elements of the scheme to be submitted to and approved in writing by DC before development can commence.

The outline planning permission is also subject to a Section 106 Agreement dated 17th February 2017 and a subsequent Deed of Variation to that original agreement dated 11 January 2019. The two agreements provide planning obligations to deliver:

- Affordable Housing provision of 5 shared ownership dwellings delivered in Phase 2 or 3 of the development;
- The transfer of Stour Meadows to the Council;
- The provision of a Local Area for Play (LAP) and a financial contribution towards its construction and future maintenance.
- To provide a Public Art Scheme and financial contribution for delivery.
- The provision of temporary conference facilities made available for Blandford St Mary Parish Council within the Hall & Woodhouse Brewery site.

This reserved matters application forms Phase 1 of the development comprising 63 dwellings to the north west of the site. The new housing to be delivered in will consist of: 4no. 1 Bed Apartments, 19no. 2 Bed Apartments, 11no. 2 Bed Houses, 29no. 3 Bed Houses.

The Deed of Variation to the original S106 agreement dated 11 January 2019 altered the Affordable Housing requirements associated with outline planning permission 2/2017/1706/VARIA. The obligations now require an Affordable Housing Scheme to deliver 5 shared ownership dwellings in phase 2 or phase 3 of the development. This current Reserved Matters application is for phase 1 of the development and is therefore not legally required to deliver any Affordable Housing.

Notwithstanding the lack of obligation on phase 1 to deliver Affordable Housing, Homes England have an interest in the site and are working with Drew Smith Homes with the intention to bring on-board an affordable housing provider to deliver an element of affordable homes within this phase. However, this is not a requirement that can legitimately be secured through planning condition but is

something that would be delivered by Homes England and Drew Smith Homes outside of the planning process.

Highway safety

The Highway Authority has noted that "... points previously raised have been satisfactorily addressed by the revised drawings, in particular the need for all of the proposed units along Stour Street to be set back 0.5m to avoid protrusion of foundations, rainwater goods and 1st and 2nd floor windows into Stour Street. It is considered that the internal estate road layout, although not to be offered for adoption under s38 of the Highways Act, is deemed to be safe for all road users." Subject to the same conditions previously recommended for 2/2017/1706/VARIA no objections would be raised.

The conditions that relate to highway matters previously imposed (conditions 24-30) will remain in force for each phase of development.

Flood Risk

In order for this application to be acceptable it must adequately address Condition 17 of 2/2017/1706/VARIA. The EA has noted that the proposal would raise ground levels (by up to a metre in places) between the development site and the dry side of their flood embankment.

For reference, Conditions 17 stated:

17. There shall be no new buildings, structures (including gates, walls, fences or similar barriers) or raised ground levels within: (a) 8.000 metres of the top of the bank of the river adjacent to the site or, (b) 8.000 metres of any side of an existing culverted watercourse inside or along the boundary of the site, unless otherwise agreed in writing by the Local Planning Authority in conjunction with the Environment Agency.

Reason: To maintain access to the watercourse for maintenance or improvements and to provide for overland water flood flows in accordance with the NPPF.

Whilst the EA would prefer to see no ground raised to the rear of the embankment, they have raised no objection to address their concerns at a later date by way of conditional approval. In particular, the conditions should address:

- The developer must provide proposals to ensure the continuation of and full functionality of the existing french drain arrangement that runs adjacent to the dry side of the embankment. For information, please see the attached drawing A160/08/02/006A showing the existing drainage. This drainage system must not, under any circumstances, be used to accommodate the general site drainage.

- The developer must provide details showing construction / compaction design and methodology for the infilling, that will have no detrimental impact to the condition and integrity of the existing embankment. Material placement and compaction must be carefully undertaken without the use of heavy machinery tracking across our embankment. The finished ground must be suitably top-soiled and seeded to a similar specification to the existing.

- The developer must commit to providing a before and after condition survey (including levels and photographs) of the existing (pre development) embankment, and remaining (post development) exposed embankment.

- As previously requested, the developer must provide details of any proposed fencing, and a suitable gate (lockable) arrangement.

The Lead Local Flood Authority has considered the applicant's Drainage Strategy & Water Quality Management (DS&WQM) Report (ref: AKS Ward - S198062-BFB-XX-XX-RP-C-0001_P02, dated 06/12/2019) and relevant plans.

They have noted that the wider site falls partially within Flood Zones 2 & 3 (medium / high risk of fluvial flooding) according to the Environment Agency's (EA) indicative floodplain modelling and is defended by an EA maintained Flood Alleviation Scheme (FAS). The wider site is shown by relevant mapping to be at some (theoretical) risk of surface water flooding. However this would likely be isolated ponding during severe rainfall events.

The LLFA acknowledge that the current consultation / application relates specifically to Reserved Matters and does not infer any approval of detail design, or discharge of relevant planning conditions (ref: 23 - 2/2017/1706/VARIA). On this basis the LLFA has no objection in respect of the current application for Reserved Matters, relating to Phase 1.

Matters of design

- *Layout*

There is no objection in principle to the streetscene, it recognises the importance of the entry gateway points into the site and aims to develop a link, with what is locally known as "the blue bridge" across the Stour, and into the town. It also utilises the main driveway entrance into the former brewery site and a related application has dealt with the adaptation of the gate piers and roadside wall, to meet Highways requirements, while maintaining the historic design and detail.

During the course of the application Officers had concerns with regard to the orientation of the outer perimeter buildings, in terms of turning their back on the development which would result in amenity space enclosures being visible within the development itself, and concern was raised over the need to ensure the design, materials and finish of these was of appropriate character and quality to respect the former commercial/industrial and historic significance of the

undesigned heritage asset(s) and its setting. However, justification was provided in that the outward facing facades, are employed in response to the prominence of the site from the important town meadows (a public open space that makes a positive contribution to the Conservation Area) and as such need to be safeguarded.

- *Scale and appearance*

There is no objection to the scale and mass of the proposed building, as the precedent is set for such with the existing large scale brewery building, and the service, non-domestic quality of the site. The warehouse form employed for the main element of the development is in-keeping with the historic setting. Similarly the design of the dwellings has maintained a generally non-domestic appearance. The use of brick is supported with detailing in both contrasting materials and alternative brick colour.

Member may be interested to know that Officers have advised on a number of points which have been addressed or will be addressed by way of conditions seeking detail. In particular, Officers have secured or will be seeking through condition:

- corbelling at eaves – as seen on the existing brewery;
- blind window and door panels where large expanses of black walls exist;
- use of painted timber for inset areas instead of grey brick on some of the buildings to add colour and lighten the building's appearance to avoid the appearance of an excess of brick and rather heavy and oppressive character to the site. This should also take reference from the existing brewery;
- articulation and materials of windows and doors need to have regard for the Brewery and historical detail/design/form:
- were recognised as not having traditionally style dormers, string courses, bay windows and some of the windows were inappropriate in this sense and entrance points to the larger buildings weak and insufficient focal points.
- modern soldier courses to be avoided at all cost with arched headers favoured.
- detailed window material and colour to be considered (note: that UPVc is not considered a sufficiently quality material for such a major development or such prominent position and with both a heritage and sensitive natural setting), there is an expectation that windows will be timber or powder coated aluminium in the context of this site.
- use of two tones of red brick, to reduce the massing impact, emphasise features such as quoins, arches, string course and plinths;
- detailing of design to integrate the flat roofed design of porches.

Since the above guidance points were provided to the applicant, revisions have been undertaken as regards the overall detailing of the scheme, which has taken many of the points on board and developed the scheme with the introduction of

added features. Therefore in the majority of dwellings design, officer support is forthcoming.

The use of mineral fibre slates (artificial slate) is not supported for roofs or slate hanging to walls or dormer cheeks, within a heritage setting. In the context of this site, natural slate is required preferably with traditionally fixed with nails. Materials need to be conditioned to address this matter.

The gable ends of House Type A1 and A2 (plot nos.17 and 23) have an extensive wide blank gable end. In the historic context of this site, it is recommended that these elevations are broken up visually possibly with blind openings, brick banding or figures introduced to the upper half to break up monotony. This could be conditioned accordingly notwithstanding the details on approved plans.

A 'solid to void' ratio in conservation areas is often an important consideration. With this in mind, Gatehouse G "Bournemouth" roadside elevation has been amended to reduce the glazing. This dwelling will be adjacent to Bournemouth Road and the proposed wall and gate piers are a nice feature for the streetscene that will draw the eye so it was important to get this right; see drawings 10838-PL206D elevation and 10838-PL156B plan.

The Apartment Block1 will have fine detailed brick work and this can be seen on plan 10838-PL241. The proposed two colours of brick shown will draw this quality. There will be a mix of brick colours throughout the development as can be seen on the elevation drawings. Choice of materials, including colour of bricks, is the subject of bespoke condition listed below.

Rainwater goods are described as black UPVC, this would not be acceptable in the historic context. Notwithstanding any approved drawings, rainwater goods and other external ductwork should be conditioned to agreed design and material.

Details of the window arches, cills, and door heads to dwellings could be improved upon. Officers would prefer to see a lighter coloured brick that takes reference from that detail on the Brewery building and a stone cill colour on the window and door heads to dwellings to provide continuity on site. These can be addressed by way of a bespoke condition.

Landscaping

The arboricultural assessment, and the means for managing those trees on site that are to be retained, are sound. The recommended measures are sufficient to ensure any collateral damage is kept to a minimum and, in particular, the

requirement for a predevelopment site meeting, which would be key to the success of the measures detailed here.

From a landscape point of view, Officers are in broad agreement with the general approach, and the layout of the proposed planting all seems to work well in conjunction with the scale, mass and design of the built form. The use of “natural” forest scale trees on the perimeter of the site, coupled with related cultivars within the site, helps carry that thread of countryside through what’s a deliberately urban setting.

There were a number of suggested changes to species selection which the applicant has taken on board and issued amended plans for, and plans have been annotated to use an appropriate soil cell system for tree adjacent to hard surfacing.

The hard landscaping details annotated on plan (m330-303 P7) are considered to be sufficient to insure a high quality development. In particular, the use of brick walls, coping stones, and various paving material demonstrate the quality of development.

Heritage impact

In addition to this site being in The Blandford Blandford St Mary and Bryanston Conservation Area, there are a number of listed buildings in the vicinity and non designated heritage assets. Policy 5 of the LPP1 and Section 16 of the NPPF direct us to consider the impact of development on heritage assets such as these.

As set out above, the proposed layout, scale, appearance, and landscaping details of this application are considered to be acceptable and of a high quality. Having due regard to the heritage assets associated with this site, it is officer opinion that the proposed details would have a neutral or beneficial impact on the relevant these assets. It could be considered beneficial due to the fact that site is largely vacant at present, and because the buildings that were removed were utilitarian in nature.

Neighbour amenity

The site has a limited amount of shared boundary. Consequently the layout and scale of the proposal has raised few concerns with regard to neighbour amenity. Officers did go on site to consider the layout and relationship with existing properties. There would be no overlooking and no overly dominant relationship with any neighbouring properties that would result in a detrimental impact.

One concern that had been raised with maintenance of a neighbouring property (3 The Old Stables) but this is a civil matter. Nonetheless, as a matter of good

practice Officers considered the issue onsite and found that there was sufficient space to erect scaffolding within the neighbours property.

Other matters

The development of this site has been the subject of several applications and the original scheme has changed slightly as have the contributions secured through the Section 106 legal agreement. This has led to repeat comments on the principle of development.

The comments received from Blandford Forum Town Council, Blandford St Mary Town Council, and Bryanston Town Council, the have been taken into account as follows:

6th November 2019 – Blandford Town Council – Objection

- *Inadequate Parking* – A Parking Provision Note and Dorset Parking Requirement Calculation have been submitted demonstrating that the scheme provides parking in accordance with the Council's parking standards. Dorset Highways have raised no objection on this matter.
- *Inadequate Community Facilities and Play Area* – The requirement for community facilities and a play area was considered at the grant of outline planning permission under applications 2/2015/1269/OUT and 2/2017/1706/VARIA and is not subject to further consideration at this RM stage.
- *Inadequate access into the development* – The access into the site has been approved via the outline planning permission (2/2015/1269/OUT and 2/2017/1706/VARIA) and subsequent Homes England Discharge of Condition Application 2/2018/0850/DOC.

11th November 2019 – Blandford St Mary Parish Council – Objection

- *Inadequate Parking* – A Parking Provision Note and Dorset Parking Requirement Calculation have been submitted demonstrating that the scheme provides parking in accordance with the Council's parking standards. Dorset Highways have raised no objection.
- *Socially unacceptable home sizes* – All dwellings meet at least the minimum space standards set nationally and therefore the suggestion that the home sizes would be socially unacceptable should not carry weight.
- *Overdevelopment* – The proposed RM application applies general principles as shown in the illustrative masterplan as consented at the outline application stage. The proposed number of homes (63no.) is some way under the total consented scheme total of 180 units and is not considered an overdevelopment. Though it is accepted that additional units may come forward

on the other phases of development, this site is the lion's share of the overall site and it is at the discretion of the Council to monitor this matter on future phases.

- *Access concerns onto Bournemouth Road* – The access into the site has been approved via the outline planning permission (2/2015/1269/OUT and 2/2017/1706/VARIA) and subsequent Homes England Discharge of Condition Application 2/2018/0850/DOC.
- *Ensure sewage services are adequate to deal with increase in houses* – A scheme identifying the foul drainage arrangements is submitted with the planning application. No objections have been received from Wessex Water.

17th December 2019 – Blandford Town Council – Objection

- *Reinforced previous objection from the 6th November 2019* – Response as per above

10th February 2020 – Motcombe Parish Council (it is assumed this was meant to be Bryanston PC) – Objection

- *Density/Overdevelopment* – The proposed RM application applies general principles as shown in the illustrative masterplan as consented at the outline application stage. The proposed number of homes at 63 is some way under the total consented scheme total of 180 units and is not considered an overdevelopment. Though it is accepted that additional units may come forward on the other phases of development, this site is the lion's share of the overall site and it is at the discretion of the Council to monitor this matter on future phases.
- *Neighbouring boundary concerns* – The matter has been investigated and considered by officers; see above neighbour amenities.
- *Inadequate Parking* – A Parking Provision Note and Dorset Parking Requirement Calculation have been submitted demonstrating that the scheme provides parking in accordance with the Council's parking standards. Dorset Highways have raised no objection.
- *Lack of amenity/play areas* – The requirement for community facilities and a play area was considered at the grant of outline planning permission under applications 2/2015/1269/OUT and 2/2017/1706/VARIA and is not subject to further consideration at this RM stage.
- *Access for emergency and service vehicles* – Vehicle tracking plans have been submitted with the application and no objections raised by Dorset Highways
- *Environmental Impact* – This is an 'in principle' concern which would have been considered at the grant of outline planning permission under applications 2/2015/1269/OUT and 2/2017/1706/VARIA and is not subject to further

consideration at this RM stage. It is noted by the applicant that all buildings will achieve Building Regs standards through good quality building fabric.

- *Sub-station infrastructure* – The sub-station will serve the development site in its entirety, not just this phase of development.
- *Security and requirement for CCTV* – There is no requirement for CCTV and public access through the scheme would be covered by natural surveillance from the dwellings through design and layout.

5th March 2020 – BFTC – Objection

- Reinforced previous objection from the 6th November 2019 – Response as per above.

12th March 2020 – Bryanston Parish Council – Objection

- Repeats objections from 2017/2018 regarding a lack of infrastructure and wider transport considerations – Response regarding infrastructure as per the above. The transport implications from the development of 180 units on the site was considered at the outline planning application stage and is not subject to further consideration at this RM stage.
- *Concerns regarding phased approach* – Outline planning permission 2/2017/1706/VARIA accepted that the site could be developed in phases as per the description of development.
- *Concerns regarding visual and heritage impact* – Comments from the Conservation Officer support the proposal subject to conditions. The proposed development has been submitted with a Planning Statement and DAS which explains comprehensively the design approach and the relevance of responding positively to the scale, design and character of the Brewery.
- *Criticism regarding compliance with the Design Code and Design Guidance* – The proposed RM application applies general principles as shown in the illustrative masterplan as consented at the outline application stage. The submitted DAS reflects on how the scheme responds positively to the Design Code and Design Guidance.

13.0

Conclusion

With the principle of development established through outline applications along with details of access, this reserved matters seek to establish details relating to layout, scale, appearance, and landscaping. The applicant has made amendments to the proposed development broadly in keeping with the comments of Conservation Officer and Landscape Officer. No objections have been raised by the Highway Authority or the Flood Authority subject to conditions. The concerns of the Town and Parish Councils, and representations,

have been considered and addressed. It is Officers opinion that the proposed details of this development accord with the development plan. As such, it is considered that subject to conditions this proposed reserved matters application should be approved.

The conditions list below have been agreed with the applicant.

14.0 RECOMMENDATION

Subject to the following conditions, grant approval of reserved matters,

Conditions –

1. The development hereby permitted shall be carried out strictly and only in accordance with the following approved drawings and details forming the approved application:

- 10838-PL100B-SiteLocationPlan
- 10838-PL101-ExistingSitePlan
- 10838-PL102E-SitePlan
- 10838-PL103A-ParkingPlan
- 10838-PL104-RefuseStrategyPlan
- 10838-PL105-EmergencyVehicleAccess
- 10838-PL106B-HouseTypes
- 10838-PL107B-SitePlan-Levels
- 10838-PL108B-SitePlan-EA-Easement
- 10838-PL109A-BatBoxLocationPlan
- 10838-PL110-Constraints
- 10838-PL151A-TypeA1-Plans
- 10838-PL152A-TypeA2-Plans
- 10838-PL153A-TypeD-Plans
- 10838-PL154A-TypeE-Plans
- 10838-PL155A-TypeF-Plans
- 10838-PL156B-TypeG-Plans
- 10838-PL157B-ApartmentBlock1-Plans
- 10838-PL158C-AptBlock2-3GF
- 10838-PL159A-ApartmentBlock4-Plans
- 10838-PL161-TypeA1-Plot09-Plans
- 10838-PL162-TypeA1-Plot17 -Plans
- 10838-PL163-TypeA2-Plot18-Plans
- 10838-PL164-TypeA2-Plot22-Plans
- 10838-PL165-TypeA3-Plans
- 10838-PL166-TypeA3-Plot54-Plans
- 10838-PL167-TypeD-Plot45-Plans
- 10838-PL168-TypeD-Plot48-Plans

- 10838-PL169-TypeE-Plot23-Plans
- 10838-PL170-TypeF-Plot01-Plans
- 10838-PL171-TypeF-Plot08-Plans
- 10838-PL200A-StreetElevations-01
- 10838-PL-201D-HouseTypeA1-Elevations
- 10838-PL-202D-HouseTypeA2-Elevations
- 10838-PL-203C-HouseTypeD-Elevations
- 10838-PL-204C-HouseTypeE-Elevations
- 10838-PL-205C-HouseTypeF-Elevations
- 10838-PL-206D-HouseTypeG-Elevations
- 10838-PL-207E-Block01-Elevations
- 10838-PL-208C-Block0203-Elevations
- 10838-PL-209B-Block04-Elevations
- 10838-PL210A-StreetElevations-02
- 10838-PL-211A-HouseTypeA1-Elevations
- 10838-PL-212A-HouseTypeA1-Elevations
- 10838-PL-214A-HouseTypeA2-Elevations
- 10838-PL-215A-HouseTypeA2-Elevations
- 10838-PL-216A-HouseTypeA3-Elevations
- 10838-PL-217A-HouseTypeA3-Elevations
- 10838-PL-218A-HouseTypeD-Elevations
- 10838-PL-219A-HouseTypeD-Elevations
- 10838-PL-220A-HouseTypeE-Elevations
- 10838-PL-221A-HouseTypeF-Elevations
- 10838-PL-222A-HouseTypeF-Elevations
- Landscape Plan Sheet 1 of 3 - m330-301revP4
- Landscape Plan Sheet 2 of 3 - m330-302revP3
- Landscape Plan Sheet 3 of 3 - m330-303revP7
- Drainage Strategy and Water Quality Management Report - BFB-AKSW-XX-XX-RP-C-0001_P02
- Drainage Layout Sheet 1 - BFB-AKWS-XX-XX-DR-C-9201-P06
- Drainage Layout Sheet 2 - BFB-AKWS-XX-XX-DR-C-9202-P05
- Catchment Area Layout Sheet 1 - BFB-AKSW-XX-XX-DR-C-9235-P02
- Catchment Area Layout Sheet 2 - BFB-AKSW-XX-XX-DR-C-9236-P02
- Exceedance Flood Flow Sheet 1 - BFB-AKSW-XX-XX-DR-C-9232_P02
- Exceedance Flood Flow Sheet 2 - BFB-AKSW-XX-XX-DR-C-9233_P02
- Proposed Levels and Sections Sheet 1 - BFB-AKSW-XX-XX-DR-C-9245-P01
- Levels Layout Sheet 1 - BFB-AKWS-XX-XX-DR-C-9240-P02
- Levels Layout Sheet 2 - BFB-AKWS-XX-XX-DR-C-9241-P02
- Vehicle Tracking Fire Fighter Sheet 1 - BFB-AKWS-XX-XX-DR-C-9220-P05
- Vehicle Tracking Fire Fighter Sheet 2 - BFB-AKWS-XX-XX-DR-C-9221-P05
- Vehicle Tracking Fire Fighter Sheet 3 - BFB-AKWS-XX-XX-DR-C-9224-P03
- Vehicle Tracking Refuse Vehicle Sheet 1 - BFB-AKWS-XX-XX-DR-C-9222-P05

- Vehicle Tracking Refuse Vehicle Sheet 2 - BFB-AKWS-XX-XX-DR-C-9223-P05
- Vehicle Tracking Large Car Vehicle Sheet 1 - BFB-AKWS-XX-XX-DR-C-9225-P04
- Arboricultural Assessment and Method Statement 19194-AA-AN dated 25th July 2019
- Tree Protection Plan 19194-1.

Reason: For the avoidance of doubt and to clarify the permission.

2. Prior to any development above slab level, proposed details that ensure the continuation of and full functionality of the existing French drain arrangement (shown on EA drawing A160/08/02/006A), or where ground is raised, that a new french drain is installed at the lowest point of the new embankment on the dry side shall be submitted to and approved in writing by the Local Planning Authority. This drainage system must not, under any circumstances, be used to accommodate the general site drainage. The agreed details shall be implemented in accordance with the agreed details and completed prior to the occupation of the development.

Reason: health and safety of future occupants

3. Prior to any development taking place within 8 metres of the existing embankment, details showing construction / compaction design and construction methodology for the infilling, that will have no detrimental impact to the condition and integrity of the existing embankment shall be submitted to and approved in writing by the Local Planning Authority. Material placement and compaction must be carefully undertaken without the use of heavy machinery tracking across the embankment. The finished ground must be suitably top-soiled and seeded to a similar specification to the existing. The agreed details shall be implemented in accordance with the agreed details and completed prior to the occupation of the development.

Reason: To maintain access to the watercourse for maintenance or improvements and to provide for overland water flood flows in accordance with the NPPF.

4. Prior to the installation of any fencing or gates around the embankment, a scheme shall be submitted to and approved in writing by the Local Planning Authority. The agreed scheme shall be implemented in accordance with the agreed scheme and completed prior to the occupation of the development and retained and maintained thereafter.

Reason: To maintain access to the watercourse for maintenance or improvements and to provide for overland water flood flows in accordance with the NPPF.

5. Prior to any works taking place on the embankment, a condition survey including levels and photographs of the existing embankment shall be submitted

to the Local Planning Authority. Following completion of any works to the embankment a post development condition survey shall be submitted to the Local Planning Authority within 2 months of the completion of the agreed works.

Reason: To maintain access to the watercourse for maintenance or improvements and to provide for overland water flood flows in accordance with the NPPF.

6. Notwithstanding the details on the approved plans, prior to construction of any wall above damp proof course samples of external facing materials (such as brick and roof tiles) shall be submitted to and agreed in writing by the Local Planning Authority. Samples can be made available on site for inspections. The development hereby approved shall be completed in accordance with the agreed details.

Reason: to preserve or enhance the character and appearance of the conservation area.

7. Notwithstanding the details on the approved plans, prior to construction of any wall above damp proof course details for all string course or decorative shapes, plinths, brick headers, stone cills and corbelling shall be submitted to and agreed in writing by the Local Planning Authority. The submitted details shall include precise designs, materials, details, and locations of said items. The development hereby approved shall be completed in accordance with the agreed details.

Reason: to preserve or enhance the character and appearance of the conservation area.

8. Notwithstanding the details on the approved plans, prior to construction of any wall above damp proof course details of all eaves, soffits, barge boards and verges shall be submitted to and agreed in writing by the Local Planning Authority. These shall be shown on plan at a scale of 1:5, including cross sections as needed. The development hereby approved shall be completed in accordance with the agreed details.

Reason: to preserve or enhance the character and appearance of the conservation area.

9. Notwithstanding the details on the approved plans, prior to construction of any wall above damp proof course detailed drawings (at a scale of 1:20 for elevations and 1:5 for cross-sections) of all windows (including cills and lintels), roof windows (rooflights), doors (including canopies, porches), balconies, and openings to include framing and glazing bar profiles, glazing type and thickness, method of opening, depth of reveal, finish shall be submitted to and agreed in writing by the Local Planning Authority. All glazing shall be fixed with an appropriate putty not timber bead, all large scale glazing shall be well recessed within the apertures and no visible trickle vents employed, unless otherwise agreed in writing by the LPA. The development hereby approved shall be completed in accordance with the agreed details.

Reason: to preserve or enhance the character and appearance of the conservation area.

10. Notwithstanding the details on the approved plans, prior to construction of any wall above damp proof course details of all external vents, flues, and any other external service ductwork related to electricity, gas, or water utilities shall be submitted to and agreed in writing by the Local Planning Authority. Details shall include location, materials, design and finishes. Wherever possible there is an expectation that these should be painted metal not plastic. The development hereby approved shall be completed in accordance with the agreed details.

Reason: to preserve or enhance the character and appearance of the conservation area.

11. Notwithstanding the details on the approved plans, prior to construction of any wall above damp proof course sample panels (not less than 1m x 1m) for all brickwork to show bonding style, mortar colour, texture and method of pointing shall be created on site and agreed in writing by the Local Planning Authority (LPA). Bonding shall be of a traditional bond not modern stretcher and all pointing shall have a flush finish. The agreed panel(s) shall then be retained on site throughout the development and act as an exemplar for the remainder of the work unless otherwise agreed in writing by the LPA. The development hereby approved shall be completed in accordance with the agreed details.

Reason: to preserve or enhance the character and appearance of the conservation area.

12. Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) (England) Order 2015 as amended (or any order revoking and re-enacting that Order with or without modification), no satellite dish, antenna, or other electronic receiver shall be erected or fastened to the external walls of the buildings hereby approved without the expressed written consent of the Local Planning Authority.

Reason: to preserve or enhance the character and appearance of the conservation area.

13. No work for the construction of any part of the development (other than the internal fittings of any building) shall be undertaken outside the hours of 0700 to 1900 hours Monday to Saturday (inclusive). There shall be no working at any time on a Sunday or a Bank Holiday unless previously agreed in writing by the Local Planning Authority. These construction hours shall apply to the development hereby approved until the 13th May 2021 after which date the construction hours stated within condition 19 of outline planning permission 2/2017/1706/VARIA shall apply unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of amenity of nearby residential occupiers.