

Application reference:	P/FUL/2021/03872
Webpage:	https://planning.dorsetcouncil.gov.uk/
Site address:	Cerne Abbas Church of England First School, Duck Street, Cerne Abbas, DT2 7LA
Proposal:	Installation of roof mounted solar photovoltaic (PV) panels and associated infrastructure.
Applicant name:	Dorset Council – Assets and Property
Case Officer:	Huw Williams
Ward Member(s):	Cllr Jill Haynes

1.0 Reason application is going to committee

The application is made by Dorset Council and relates to land owned by Dorset Council. The application is reported to Committee in accordance with Dorset Council's Constitution.

2.0 Summary of recommendation:

That the Committee would be minded to grant planning permission subject to the conditions set out in section 17.0 below and recommends that the Head of Planning determines the application accordingly.

3.0 Reason for the recommendation:

The recommendation is made taking account of:

- (i) the nature and details of the application proposal;
- (ii) information submitted in support of the application;
- (iii) the development plan;
- (iv) national planning policy and guidance;
- (v) consultation responses; and
- (vi) other material planning considerations set out in this report.

Applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

The application has been duly made and has been the subject of publicity and consultation affording those consulted and the public adequate opportunity to make representations about the application.

Subject to the imposition of conditions precluding the installation of solar panels on the eastward facing roof plane of the main school building and requiring the removal of any installed solar panels no longer being used for the generation of electricity, I am satisfied that the remaining proposed development would be in general

accordance with the development plan and that there are no material considerations either necessitating or warranting the determination of the application other than in accordance with the development plan such that planning permission can and should be granted.

4.0 Key planning issues

Issue	Conclusion
Principle of development	The development plan is supportive of solar energy generation provided that the benefits of the development significantly outweigh any harm.
Environmental impact and public benefits	With no solar panels placed on the eastward facing roof plane of the main school building, the very low level of less than substantial harm to the character, appearance, setting and heritage significance of the school would be justified and significantly outweighed by the public benefits associated with the proposed development.

5.0 Description of Site

Cerne Abbas Church of England First School ('the First School') is located on the western side of Duck Street towards the northern edge of the village of Cerne Abbas.

The School Site is shown edged red on the submitted application Location Plan and extends to approximately 0.14 ha. The surrounding area is predominantly residential in character.

The original (main) school building is of Victorian construction and adjoins the pavement in Duck Street. The main school building has been extended to the rear towards and amidst rising ground and other school facilities.

Abutting the main school building to the south is a residential property (No.11 Duck Street).

To the north of the main school building is a school playground, beyond which are a number of residential properties in Duck Street.

To the west of the main school building are a number of trees, beyond which are a number of detached residential properties in Springfield and open fields.

To the east of the School Site, on the opposite side of Duck Street, is a detached residential property (No. 22 Duck Street) and the Duck Street Playground and adjacent playing field, beyond which is a stream and the Abbey precinct.

6.0 Description of Development

Planning permission is sought for the installation of a total of 88 roof mounted solar photovoltaic (PV) and associated infrastructure.

It is proposed that the solar panels be installed as symmetrical arrays on the eastern and western facing roof planes of the main school building. Each panel would be of a monocrystalline (all black), half-cell design with a black frame and white backsheet.

The application is supported by a Planning, Design and Access Statement and a Heritage Statement. Amongst other matters, the Planning, Design and Access Statement indicates that the panels would be:

- (i) mounted on the roof to lie flush with the roof profile;
- (ii) wholly contained within the existing roof area; and
- (iii) set back from the roof peaks to avoid increasing the overall height of the building.

7.0 Relevant Planning History

Submission of the application follows informal pre-application discussions regarding the proposal and informal consultation with Dorset Council's Senior Conservation Officer who noted concern about the potential installation of an array of the eastward facing front roof plane facing Duck Street. The Senior Conservation Officer further advised that a Heritage Statement would be required.

8.0 List of Constraints

None of the buildings within the School Site are statutorily listed but the site is located entirely within the designated Cerne Abbas Conservation Area and also within the designated Dorset Area of Outstanding Natural Beauty (the Dorset AONB), engaging statutory duties:

- (i) to pay special attention to the desirability of preserving or enhancing the character or appearance of the Cerne Abbas Conservation Area; and
- (ii) to have regard to the purpose of conserving and enhancing the natural beauty of the Dorset AONB.

There are a number of listed buildings in the near vicinity of the School Site including 5 Grade II listed buildings along the eastern side of Duck Street and Grade I listed buildings in the Abbey precinct.

In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority must 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.

In reference to the First School and No 11 Duck Street '*The Primary School and former school house*' are identified in the Cerne Abbas Conservation Area Appraisal as Locally Important Buildings, the citation in the Conservation Area Appraisal noting:

“... 1870, as essay in Tudor Revival, with flint and chalk block banding and Hamstone dressings, render and stone on the attached schoolhouse, attractive and a good entry when entering Duck Lane from the north”.

As an identified Locally Important Building, the main school building constitutes a non-designated heritage asset.

9.0 Consultations

Consultees

1. Ward Member - Chalk Valleys Ward

No response received.

2. DC Conservation & Design Officer

Responded on 15 November 2021 commenting that:

“The Primary School is located at the top of Duck Lane and considered a focal building when entering Cerne Abbas Conservation Area from the north. The former school house was built around 1870 in a Tudor Revival style, with flint and chalk block banding and Hamstone dressings. The historic, linear building is situated opposite a Public Right of Way and marked as an important local building within the Conservation Area Appraisal. Due to its age, architectural design, and local importance, this building is considered a Non-designated Heritage Asset.

We have a statutory duty under the Planning (Listed Buildings and Conservation Areas) Act 1990 (s.16, 66) 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”. An equal duty exists for Conservation Areas (s. 72). This duty is carried downwards into the requirements of the National Planning Policy Framework and Local Plan policy, which mutually require that impacts of proposals on the significance of listed buildings (and other designated heritage assets, such as Conservation Areas) be objectively assessed.

Installing solar panels to both sides of the roofscape on this Non-designated Heritage Asset will negatively impact the architectural and aesthetic significance, the assets setting, and the character and appearance of the Conservation Area. The former school house has a large roofscape that is highly prominent within the Conservation Area, installing reflective solar panels across the length of the eastern slope will create a dominant, visually intrusive, incongruous element to the street scene. Overall this will cause less than substantial harm to the significance and setting of the non designated heritage asset, as well as the special character of the Conservation Area.

Paragraph 202 of the NPPF requires officers to weigh up less than substantial harm with public benefits, with great weight given to the assets conservation. Although the addition of solar panels will benefit wider national and global aims in reducing greenhouse gases, the addition to one building does not provide sufficient benefit to override this level of harm. Therefore this application cannot be supported.

To overcome this objection, the applicant is recommended to remove the proposed solar panels from the eastern roof slope, thereby reducing the harm to the setting of the non-designated heritage asset as well as the impact to the Conservation Area.”

3. Cerne Abbas Parish Council

No response received.

Representations received

The application was advertised by site notice displayed on 22nd October 2021.

Total – Objections	Total - No Objections	Total – Comments
0	0	0

Petitions Objecting	Petitions Supporting
0	0
0 Signatures	0 Signatures

10.0 Relevant Policies

Development plan

- (1) West Dorset, Weymouth & Portland Adopted Local Plan 2015 (‘the Adopted Local Plan’).
- INT1. Presumption in Favour of Sustainable Development;
 - SUS2. Distribution of Development;
 - ENV1. Landscape, Seascape and Sites of Geological Interest;
 - ENV2. Wildlife and Habitats;
 - ENV4. Heritage Assets;
 - ENV10. The Landscape and Townscape Setting;
 - ENV12. The Design and Positioning of Buildings;
 - ENV13. Achieving High Levels of Environmental Performance;
 - ENV16. Amenity; and
 - COM11. Renewable Energy Development.

Other material considerations

- (1) National Planning Policy Framework (‘the NPPF’):
- Achieving Sustainable development – paragraphs 7-14;
 - Decision making – paragraphs 38-59;
 - Meeting the challenge of climate change, flooding and coastal change – paragraphs 152-173;
 - Conserving and enhancing the natural environment – paragraphs 174-188; and
 - Conserving and enhancing the historic environment – paragraphs 189-208.

- (2) Dorset Area of Outstanding Natural Beauty Management Plan ('the Dorset AONB Management Plan'):
- C3 Necessary Development in Supported.

11.0 Human rights

The Human Rights Act 1998 imposes an obligation on public authorities not to act incompatibly with the European Convention on Human Rights. The articles/protocols of particular relevance are:

- (i) Article 6 - Right to a fair trial;
- (ii) Article 8 - Right to respect for private and family life; and
- (iii) The First Protocol, Article 1 - Protection of Property.

The recommendation made is based on national and adopted development plan policies, the application of which does not prejudice the Human Rights of the applicant or any third party.

12.0 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.

The relevant protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

Having considered the information presented in the application, consultation responses and the prevailing planning context, I am satisfied that the proposed development would have no material prejudicial impact on individuals or identifiable groups with protected characteristics.

13.0 Financial benefits

What	Amount / value
Material Considerations	
Carrying out the proposed development would have a minor beneficial impact on the local economy through associated expenditure and employment.	Uncertain

Information submitted in support of the application indicates that operation of the solar panels would likely result in energy cost savings.	Uncertain
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Section 70(2) of the Town and Country Planning Act 1990 (as amended) provides that in dealing with an application for planning permission the authority shall have regard to:

- (a) the provisions of the development plan, so far as material to the application,
- (b) a post-examination draft neighbourhood development plan, so far as material to the application,
- (c) any local finance considerations, so far as material to the application, and
- (d) any other material considerations.

For the purposes of section 70(2) “local finance consideration” means:

- (a) a grant or other financial assistance that has been, or will or could be, provided to a relevant authority by a Minister of the Crown, or
- (b) sums that a relevant authority has received, or will or could receive, in payment of Community Infrastructure Levy.

To be material to the determination of an application for planning permission, a local finance consideration must have the potential to help make development acceptable in planning terms.

It is understood that funding for the installation of the proposed development has been secured under the Government’s Public Sector Decarbonisation Scheme. However, such grant funding is not provided to make development acceptable in planning terms. In consequence, the potential receipt of this grant funding is not material to the determination of the application.

The Community Infrastructure Levy (CIL) operates in the former district of West Dorset, but the proposed development is not of a form liable to CIL.

Accordingly, there are no known local finance considerations that are material to the determination of the subject application.

14.0 Climate Implications

Paragraph 152 of the NPPF provides that:

“The planning system should support the transition to a low carbon future in a changing climate and should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.”

The application proposal is focussed on harnessing a renewable source of energy to generate green electricity as part of Dorset Council’s wider estate decarbonisation strategy. The proposed development would make a valuable contribution to cutting greenhouse gas emissions.

The Planning, Design and Access Statement submitted in support of the application indicates that the proposed development has a generation capacity of 30 kilowatts (kW) and would result in a saving of approximately 6,291 kg in CO₂e emissions per annum.

15.0 Planning Assessment

The main issues in the determination of the application are:

- (i) the acceptability in principle of the proposed development; and
- (ii) the impact of the proposed development on the character, appearance, setting and heritage significance of the First School; and
- (iii) whether any consequent harm is justified and significantly outweighed by the public benefits associated with the proposed development.

Principle of Development and Environmental Impact

Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) provides that 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.

The School Site is located entirely within the parish of Cerne Abbas for which the development plan includes:

- (i) the West Dorset, Weymouth & Portland Adopted Local Plan 2015 ('the Adopted Local Plan'); and
- (ii) the made Cerne Valley Neighbourhood Plan ('the Made Neighbourhood Plan').

The term material considerations is broad in scope, but includes national planning policy set out in the National Planning Policy Framework ('the NPPF'); supplementary planning policy and guidance; and emerging planning policy.

The proposals map of the Adopted Local Plan shows the School Site as located:

- (i) within the Dorset Area of Outstanding Natural Beauty;
- (ii) within the Cerne Abbas Conservation Area; and
- (iii) within the defined development boundary for Cerne Abbas.

The School Site is not subject to any site specific land use policy or allocation.

Policy INT1 of the Adopted Local Plan states that there will be a presumption in favour of sustainable development that will improve the economic, social and environmental conditions in the area and Policy SUS2 of the Adopted Local Plan provides that within the defined development boundaries residential, employment and other development to meet the needs of the local area will normally be permitted.

The NPPF provides that the purpose of the planning system is to contribute to the achievement of sustainable development (paragraph 7) and that achieving sustainable development means that the planning system has three overarching objectives – economic, social and environmental – which are interdependent and

need to be pursued in mutually supportive ways, so that opportunities can be taken to secure net gains across each of the different objectives (paragraph 8).

Policy COM11 of the Adopted Local Plan provides that proposals for generating heat or electricity from renewable energy sources (other than wind energy) will be allowed wherever possible providing that the benefits of the development, such as the contribution towards renewable energy targets, significantly outweigh any harm. Policy COM11 of the Adopted Local Plan further states that permission will only be granted provided:

- (i) any adverse impacts on the local landscape, townscape or areas of historical interest can be satisfactorily assimilated;
- (ii) the proposal minimises harm to residential amenity by virtue of noise, vibration, overshadowing, flicker, or other detrimental emissions, during construction, its operation and decommissioning;
- (iii) adverse impacts upon designated wildlife sites, nature conservation interests, and biodiversity are satisfactorily mitigated.

In relation to renewable energy schemes, the Made Neighbourhood Plan states:

“The “Vision” for the Valley as articulated in the Plan includes protecting and enhancing the area. Central to this ambition is having regard for the Valley status as within the DAONB and its other conservation designations. Residents have indicated they would strongly resist any proposal for large scale and intrusive renewable energy schemes. Examples of such schemes would include wind turbine and solar panel farms, as well as exploration for or the production of shale gas (“fracking”). Should any such proposals be forthcoming, their potential impact will need to be considered and require as a minimum an Environmental Impact Assessment (EIA). In general, however, the presumption should be that such energy schemes are unacceptable in the Cerne Valley.

Smaller scale renewable energy proposals are potentially easier to integrate, but could also have an adverse effect on the local environment. Any planning applications for smaller scale renewable energy proposals should only be considered if the technology is suitable for the location, and the scale, form, design and materials used can be satisfactorily assimilated into the local landscape or areas of historical importance. The technology should also minimise harm to the residential amenity by virtue of noise, vibration, overshadowing, flicker, or other detrimental emissions.”

Paragraph 158 of the NPPF provides that when determining planning applications for renewable and low carbon development, local planning authorities should:

- a) not require applicants to demonstrate the overall need for renewable or low carbon energy, and recognise that even small-scale projects provide a valuable contribution to cutting greenhouse gas emissions; and
- b) approve the application if its impacts are (or can be made) acceptable.

Policy C3 of the Dorset AONB Management Plan supports renewable energy production where compatible with the objectives of AONB designation. The relevant objectives relate to the conservation and enhancement of the natural beauty and special qualities of the AONB.

Having regard to the location and nature of the of the proposed development, there is no in-principle land use objection to the proposal with acceptability resting primarily on the environmental implications of the application proposal.

The application site is not located within a statutorily designated nature conservation area and no adverse impacts on designated wildlife sites, nature conservation interests or biodiversity are anticipated.

The proposed panels are of a standard manufactured design with a black frame and a white backsheet. When installed on slate covered roofs, black-framed panels are generally regarded as being less visually intrusive than uncoated metal frames. Mounting solar panels close to or flush with roof planes as proposed can help to visually integrate panels with pre-existing built fabric, moderating visual impact.

Solar panels are designed to absorb rather than to reflect light and are typically less reflective than standard glazing. Taking into account the panel design and their proposed positioning, material impact on residential amenity by reason of glint, glare or any other emission is unlikely. However, the proposed solar panels would be more reflective than the existing slate roof and their presence would have a modernising impact on the historic school building.

Any solar panels positioned on the eastward facing roof plane of the main school building would be clearly visible from locations along Duck Street and from adjacent public spaces, but panels installed on the westward facing roof plane would not be prominent from any public vantage points.

The Heritage Statement submitted in support of the application considers the impact of the proposed development on the character, appearance and heritage significance of the school and the Cerne Abbas Conservation Area as well as the implications for the heritage significance of designated assets elsewhere within the Conservation Area and for the cultural heritage of the Dorset AONB more generally.

In relation to impact on the school, the submitted Heritage Statement notes that:

“The proposed solar panels will cover almost the entirety of the main school building roof planes to the east and west, screening the Welsh slate roof and altering the roof profile. They will have a modernising and somewhat detrimental impact on the appearance of the school from Duck Street, and impact its contributory role to the northern entry to the conservation area. In terms of the level of harm to the significance of the building it is considered that the proposals represent a minor level of harm, and given the local importance of the building, this degree of harm is considered to be acceptable in heritage terms.”

In relation to impact on designated heritage assets, the Heritage Statement finds that the proposed development would result in no harm to the cultural heritage significance of the Dorset AONB and no harm to heritage significance of the listed buildings and scheduled monuments within the Cerne Abbas Conservation Area, but that the minor level of harm to the school would be detrimental to the character and appearance of the Conservation Area, with the consequent harm to heritage

significance of the Conservation Area, that harm described as being at the lowest level of less than substantial.

Whilst it is apparent that care has been taken in the design and specification of the application proposal, Dorset Council's Conservation and Design Officer considers that installing reflective solar panels to both sides of the roofscape would negatively impact the architectural and aesthetic significance of the non-designated heritage asset, the assets setting and the character and appearance of the Conservation Area and advocates the removal from the proposals of the panels proposed on the eastward facing roof plane.

Paragraph 189 of the NPPF is clear that heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance so that they can be enjoyed for their contribution to the quality of life of existing and future generations. National policy is equally clear that:

- (i) when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (NPPF, paragraph 199);
- (ii) that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting) should require clear and convincing justification (NPPF, paragraph 200);
- (iii) where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use (NPPF, paragraph 202); and
- (iv) the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application and that in weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset (NPPF, paragraph 203).

Policy ENV4 of the Adopted Local Plan similarly provides that any harm to the significance of a designated or non-designated heritage asset must be justified and that applications will be weighed against the public benefits of the proposal.

The carbon savings associated with the proposed development would make a valuable contribution to cutting greenhouse gas emissions and associated cost savings could be to the benefit of both education services and the continued use of a historic building for the purpose for which it was constructed.

However, great weight must be accorded to the harm to the heritage significance of Cerne Abbas Conservation Area and consideration should be given to the potential for avoiding or reducing such harm. If no solar panels were to be installed on the more prominent eastward facing roof plane, a some of the public benefit could potentially be realised with less impact on the historic environment and heritage significance. Such harm could also be ended by the removal of the solar panels and restoration of the roof when the solar panels are no longer used for electricity generation.

Taking into account the potential for reduced harm and having carefully considered the application proposal and its implications, in my opinion, the harm to heritage significance of the Cerne Abbas Conservation and the First School is not clearly and convincingly outweighed by the public benefits associated with the development as proposed, but would be were the panels to be omitted from the eastward facing roof plane.

Paragraph 38 of the NPPF provides that local planning authorities should approach decisions on proposed development in a positive and creative way, using the full range of planning tools available and working proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area, and further provides that decision-makers at every level should seek to approve applications for sustainable development where possible. Paragraph 54 of the NPPF states that local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions.

With the imposition of conditions precluding the installation of any solar panels on the eastward facing roof plane and further requiring the removal of any solar panels when no longer used for the generation of electricity, the public benefits associated with renewable energy generation would both justify and significantly outweigh the lower level of harm arising from a less prominent installation, rendering an otherwise unacceptable development acceptable. Enacting such a change by planning condition would not change either the nature or the details of the remaining development and hence would not involve a substantive change to the application proposal and no interests would be prejudiced by the determination of the application without further publicity or re-consultation. Accordingly, imposition of such conditions is considered necessary, reasonable and lawful and therefore recommended.

16.0 Conclusion

For the reasons set out above and subject to the imposition of the conditions set out in section 17.0 below, the remaining proposed development would be in general accordance with the development plan. With no material considerations warranting of necessitating the determination of the application other than in accordance with the development plan, conditional planning permission can and should be granted.

17.0 Recommendation

That the Committee would be minded to grant planning permission subject to the conditions set out below and recommends that the Head of Planning determines the application accordingly.

Conditions

(1) Time Limit – Commencement of Development

The development hereby permitted shall be begun not later than the expiration of three years from the date of this permission.

Reason: In accordance with section 91 of the Town and Country Planning Act 1990 (as amended).

(2) Development in Accordance with Approved Plans and Drawings

Unless otherwise required by the conditions of this planning permission, the development hereby permitted shall be carried out in accordance with the following plans and drawings submitted in support of the application for planning permission:

- (i) Drawing Number 01 dated 17/09/2021 and titled SITE PLAN;
- (ii) Drawing Number 02 dated 17/09/2021 and titled LOCATION PLAN;
- (iii) Drawing Number 03 dated 17/09/2021 and titled ROOF PLAN;
- (iv) Drawing Number 06 dated 17/09/2021 and titled PROPOSED EAST AND WEST ELEVATIONS; and
- (v) Drawing Number 07 dated 17/09/2021 and titled PROPOSED NORTH AND SOUTH ELEVATIONS.

Reason: To regulate the development having regard to Policies ENV1, ENV4, ENV10, ENV12 and COM11 of the adopted West Dorset, Weymouth & Portland Local Plan 2015.

(3) No Solar Panels to be Installed of Eastward Facing Roof Plane

Notwithstanding the details shown on the plans and drawings submitted as part of the application, no solar panels and no externally visible plant or equipment shall be installed on the eastward facing roof plane of the main school building.

Reason: In the interest of preserving the character and appearance of the Cerne Abbas Conservation Area and to limit harm to heritage significance having regard to Policies ENV1, ENV4, ENV10, ENV12 and COM11 of the adopted West Dorset, Weymouth & Portland Local Plan 2015.

(4) Panel Removal

Within three months of any solar panel hereby permitted no longer being used for the generation of electricity, the panel and any associated mounting brackets and framework shall be removed and the underlying roof covering shall be restored to its pre-development condition.

Reason: To secure the timely removal of any unused solar panels and to secure the appropriate restoration of the roof in the interest of minimising harm to heritage significance and of preserving the character and appearance of the Cerne Abbas Conservation Area having regard to Policies ENV1, ENV4, ENV10, ENV12 and COM11 of the adopted West Dorset, Weymouth & Portland Local Plan 2015.

Informative Notes

- (1) In accordance with the National Planning Policy Framework, as the local planning authority, Dorset Council takes a positive and proactive approach to development proposals focused on solutions. Dorset Council worked with the applicant/agent in a positive and proactive manner by providing a pre-application advice service.

- (2) Further information relating to this decision may be viewed online through the application webpages accessible by entering the application details at <https://planning.dorsetcouncil.gov.uk/>.