

Northern Area Planning Committee

11 January 2022

Decisions List

APPLICATION NUMBER: P/FUL/2020/00052

APPLICATION SITE: Grove Farm, Chaffeymoor Hill, Bourton, Dorset, SP8 5BY

PROPOSAL: Erect Yoga Studio with attached deck and sauna facilities, use of existing on site parking and turning to serve the proposed use, improvements to the access onto Chaffeymoor Hill and change of use Grove Farm from C3 to C1 use to provide B&B accommodation for not more than 20 persons in connection with the proposed use.

DECISION: Grant, subject to conditions

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. External materials used in the development hereby permitted shall be as specified in section 7 of the planning application forms accompanying this application.

Reason: In the interests of visual amenity.

3. The yoga studio and bed and breakfast accommodation hereby permitted shall only be carried out in support of one another as part of a single planning unit and shall only be used by clients attending the yoga studio. The approved uses shall only take place within the area outlined red on drawing no: 01 rev C and shall only be carried out in connection with the residential occupation of Grove Farm.

Reason: In the interests of the amenity of the area within the countryside.

4. No playing of amplified music or voices shall take place anywhere on the land shown edged red and blue on drawing no: 01 rev C.

Reason: In the interests of aural amenity.

5. No external lighting whatsoever shall be placed anywhere within the red line site, without first obtaining the prior approval in writing of the Local Planning Authority. Any request for external lighting shall include details of the number, type and design of luminaires (including output), means of support along with details of orientation and screening. Any such external lighting must be installed and retained in compliance with the approved details.

Reason: To minimise light spread to safeguard the night-time rural environment and in the interests of wildlife.

6. Apart from instructors, no more than 20 persons shall be present at any one time on the site in connection with the use hereby permitted.

Reason: In the interests of amenity.

7. Bed and breakfast accommodation provided at the site shall not exceed 20 persons, shall only be occupied by persons attending the yoga studio and shall only be operated by persons residing at Grove Farm as shown on drawing no:01 rev C.

Reason: In the interests of amenity.

8. Prior to the erection of the access gates shown drawing no: 13B details of size, design and materials shall be submitted for the prior approval in writing of the Local Planning Authority. The gates, which shall only open inwards, shall be sited and constructed in accordance with the approved details and retained as such for the life of the development.

Reason: In the interests of visual amenity and highway safety.

9. Before first use of the development hereby permitted the visibility splays shown on drawing no:13 B (version received on 16/12/21) must first be cleared/excavated to a level not exceeding 0.60 metres above the relative level of the adjacent carriageway and shall thereafter be maintained without any impediment to their use for the life of the development.

Reason: In the interests of the free flow of traffic and highway safety.

10. Before first use of the development hereby permitted the vehicle parking, turning and cycle parking shown on drawing no:13 B (version received on 16/12/21) shall be provided and maintained without any impediment to their use for the life of the development.

Reason: To encourage the use of sustainable transport options and in the interests of the free flow of traffic and highway safety.

Reason: In the interests of pollution prevention and health and safety.

11. The wildlife safeguarding and enhancement measures set out in the preliminary ecological appraisal compiled by D V Leach and dated August 2020 shall be carried out in the manner specified.

Reason: In the interests of wildlife.

12. The Treecall Consulting Ltd Arboricultural Method Statement (AMS) reference no. DS/38020/AC and plan reference no. TC1 Appendix B shall be adhered to in full, subject to the pre-arranged supervision detailed in Appendix C, Section C2.1 of the report by a suitably qualified and pre-appointed tree specialist.

Reason: In the interest of amenity.

13. The development hereby permitted shall be carried out in accordance with the following plans nos: 01 rev C, 02, 03 rev B, 04 rev B, 05 rev A, 06 and 13B (version received 16/12/21 showing new hedgerow at rear edge of visibility splay), and 14 including the specific foundation detailed specified on these drawings.

Reason: In the interests of amenity.

14. Within the first planting season following the first use of any of the developments hereby approved, the new hedges at the back edge of the visibility splay as annotated on the drawing 13B (version received on 16/12/21) shall be planted to the specification detailed on the same said drawing. The planting shall thereafter be managed and retained for 15 years with any species that die within that period replaced like for like.

Reason: In the interests of amenity.

APPLICATION NUMBER: P/FUL/2021/01429

APPLICATION SITE: Land At E 387256 N 123908, Wincombe Lane, Shaftesbury, Dorset

PROPOSAL: Erect 162 No. dwellings, form vehicular access, parking, landscaping, open space and carry out ancillary works.

DECISION:

A) Grant, subject to the conditions listed below, and the completion of a legal agreement under section 106 of the town and country planning act 1990 (as amended) in a form to be agreed by the Head of Legal Services to secure the following:

1. On-site Affordable Housing provision of 48 Affordable units
2. Securement of off-site highway works (if not covered by section 278), and
3. Developer financial contributions towards:
 - Allotments
 - Community hall and leisure/indoor sport
 - Education
 - Health
 - Informal outdoor space and maintenance
 - Libraries
 - Play facilities maintenance
 - Rights of Way, and
 - Sports (including maintenance)

B) Refuse permission if the agreement is not completed within 6 months of the date of decision or such extended time as agreed by the Head of Planning.

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:

- Amended Site Layout (PLN-1-1101 Rev R)
- Amended Colour Site Layout (PLN-1-1102 Rev A)
- Amended Storey Heights Plan (PLN-1-1103 Rev D)
- Amended Dwelling Types Plan (PLN-1-1104 Rev D)
- Amended Tenure Plan (PLN-1-1105 Rev E)
- Amended Parking Plan (PLN-1-1106 Rev D)
- Amended Refuse Plan (PLN-1-1107 Rev D)
- Amended Materials Plan (PLN-1-1108 Rev G)
- Amended Boundary Treatment Plan (PLN-1-1109 Rev G)
- Amended Fire Strategy Plan (PLN-1-1110 Rev D)

- Site Layout Character Areas (PLN-1-1117)
- Site Layout Open Space (PLN-1-1118)
- Amended Ashdown Elevations and Plans (PLN-1-2104 Rev D)
- Amended Archford Elevations and Plans (PLN-1-2105 Rev D)
- Amended Hadley Elevations and Plans (PLN-1-2106 Rev F)
- Amended Greenwood Elevations and Plans (PLN-1-2107 Rev D)
- Amended Parkin Elevations and Plans (PLN-1-2108 Rev E)
- Amended Abbeydale Elevations and Plans (PLN-1-2109 Rev D)
- Amended Ingleby Elevations and Plans (PLN-1-2110 Rev D)
- Amended Kirkdale Elevations and Plans (PLN-1-2111 Rev D)
- Amended Avondale Elevations and Plans PLN-1-2112 Rev C PLN-1-2112 Rev D
- Amended SH72 Elevations and Plans (PLN-1-2113 Rev C)
- Amended SH51 Elevations and Plans (PLN-1-2114 Rev D)
- Amended SH52 Elevations and Plans (PLN-1-2115 Rev C)
- Amended SH55 Elevations and Plans (PLN-1-2116 Rev C)
- Amended SH54 Elevations and Plans (PLN-1-2117 Rev C)
- Amended Street Scene AA-EE (PLN-1-1150 AA-EE Rev G)
- Amended Street Scene FF-MM (PLN-1-1151 FF-MM Rev G)
- Amended Single Garage Elevations and Plans (PLN-1-3700 Rev C)
- Amended Double Garage Elevations and Plans (PLN-1-3701 Rev C)
- Substation Elevations and Plans (PLN-1-3901)
- Amended Isopachyte Cut and Fill Site Plans (4006_E; 4007_E)
- Soakaway Extents Offset Plan (4023_B)
- Amended Proposed Drainage Layout Plans (4201_G; 4202_G; 4203_G; 4204_G; 4205_G; 4206_A; 4207_A)
- Amended Manhole Schedules (4210_F)
- Amended Proposed Surface Finishes (4301_E; 4302_E; 4303_E; 4304_E; 4305_E; 4306_A; 4307_A)
- Amended Road Levels, Finished Floor Levels & Retaining Walls (4401_I; 4402_H; 4403_H; 4404_H; 4405_H; 4406_A; 4407_A)
- Drainage Construction Details (4501; 4502; 4503; 4504; 4405)
- Amended Proposed Services Layout Plans (4601_D; 4602_D; 4603_D; 4604_D; 4605_D; 4606_A; 4607_A)
- Amended Swept Path Analysis Plans – Fire (4701_A; 4702_A; 4703_A; 4704_A; 4705_B)
- Amended Swept Path Analysis Plans – Refuse Vehicle (4711_A; 4712_A; 4713_A; 4714_A; 4715_B)

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

3. Prior to commencement of the development hereby approved above damp-proof course level, details and samples of all external facing materials (including, walls, roofs, fenestration detail and man-made boundary features) shall be submitted to, and approved in writing by, the Local Planning Authority. Thereafter, the development shall proceed in accordance with such materials as have been agreed and shall also comply

with the approved Materials Plan (PLN-1-1108 Rev G) and Boundary Treatment Plan (PLN-1-1109 Rev G).

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

4. Prior to commencement of the development hereby approved above damp-proof course level, a scheme showing precise details of all external lighting (including appearance, supporting columns, siting, technical details, power, intensity, orientation and screening of the lamps) shall be submitted to and approved in writing by the Local Planning Authority. Any such scheme shall also comply with the lighting requirements as set out in the approved Biodiversity Plan dated 20th April 2021. The approved scheme shall be implemented before the development is occupied and shall be permanently maintained thereafter. No further external lighting shall be installed on site without the prior approval, in writing, of the Local Planning Authority.

Reason: In the interest of the amenity of the area, public safety, protected species and biodiversity.

5. The development hereby approved shall accord with the acoustic measures set out in the Updated Noise Assessment (784-B030059 – June 2021). All the measures set out in the report, including the window design and the use of mechanical ventilation to properties identified in the report, shall be implemented in full prior to first occupation of any dwelling, and thereafter, the measures shall be retained.

Reason: To protect the amenity and living conditions of occupiers of the residential properties.

6. Before the development is occupied or utilised the access, geometric highway layout, turning and parking areas shown on Drawing Number PLN-1-1101 Rev R must be constructed, unless otherwise agreed in writing by the Planning Authority. Thereafter, these must be maintained, kept free from obstruction and available for the purposes specified.

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

7. Notwithstanding the information shown on the plans approved by this application, no development shall commence until precise details of the access, geometric highway layout, turning and parking areas have been submitted to and agreed in writing by the Planning Authority. The development shall be carried out in accordance with the approved details.

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

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

The proposed traffic management measures to reduce vehicle speeds and facilitate safe pedestrian movement as shown on Dwg No 041.0007.111 Rev P6 (or similar scheme to be agreed in writing with the Planning Authority).

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

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

The construction of a four-arm roundabout as shown on Dwg No 041.5007.111 Rev C (or similar scheme to be agreed in writing with the Planning Authority).

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

10. Before the development hereby approved commences, the submitted Construction Method Statement (Including Construction Traffic Management Plan – Rev B – dated 04th October 2021) must be implemented and adhered to fully for the full length of the construction period.

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

11. The development hereby approved shall be carried out in full accordance with the Amended Travel Plan (041.0007/RATP/3 dated 14th December 2021) and the following measures shall be implemented in full:

- Targets for sustainable travel arrangements.
- Effective measures for the on-going monitoring of the Travel Plan.
- A commitment to delivering the Travel Plan objectives for a period of at least five years from first occupation of the development.
- Effective mechanisms to achieve the objectives of the Travel Plan by the occupiers of the development.

Reason: In order to reduce or mitigate the impacts of the development upon the local highway network and surrounding neighbourhood by reducing reliance on the private car for journeys to and from the site.

12. The development hereby approved shall be carried out in accordance with the Biodiversity Plan dated 20th April 2021, as approved by the Council's Certificate of Approval dated 14th December 2021, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of protected species and biodiversity.

13. No development shall commence until a further revised Landscape Strategy, to include amended grassland habitats and any other measures to ensure compliance with the approved Biodiversity Plan dated 20th April 2021, has been submitted to and approved in writing by the Local Planning Authority. The strategy shall be fully implemented in accordance with the approved details before the development is completed.

Reason: In the interests of protected species and biodiversity, and to accord with the approved Biodiversity Plan.

14. No development shall commence until a Construction Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority. The plan shall be fully implemented in accordance with the approved details throughout the duration of the construction works.

Reason: In the interests of protected species and biodiversity, and to accord with the approved Biodiversity Plan.

15. Prior to first occupation of the development hereby approved, a Landscape and Ecology Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall be fully implemented in accordance with the approved details before the development is completed.

Reason: In the interests of protected species and biodiversity, and to accord with the approved Biodiversity Plan.

16. No development shall commence until a detailed surface water management scheme for the site, based upon the hydrological and hydrogeological context of the development, and including clarification of how surface water is to be managed during construction, has been submitted to, and approved in writing by the Local Planning Authority. The scheme shall be fully implemented in accordance with the approved details before the development is completed.

Reason: To prevent the increased risk of flooding, to improve and protect water quality, and to improve habitat and amenity.

17. No development shall commence until details of maintenance and management of both the surface water sustainable drainage scheme and any receiving system have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. The scheme 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. The development shall be carried out in accordance with the approved details.

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

18. The development hereby approved shall be undertaken in accordance with the Amended Arboricultural Assessment and Method Statement (14255-AA4-CA dated 24th May 2021). All trees and hedges shown to be retained in the Amended Tree Protection Plan (14255-5) shall be fully safeguarded during the course of site works and building operations. No works shall commence on site until all trees to be protected on and immediately adjoining the site shall be protected from damage for the duration of works on the site to the satisfaction (to be confirmed in writing) of the Local Planning Authority in accordance with BS 5837:2012 (Trees in relation to construction - recommendations) or any new Standard that may be in force at the time that development commences. No unauthorised access or placement of goods, fuels or chemicals, soil or other material shall take place within the tree protection zone(s).

Any trees or hedges removed without the written consent of the Local Planning Authority, or dying or being severely damaged or becoming seriously diseased before the completion of development or up to 12 months after occupation of the last dwelling

shall be replaced with trees or hedging of such size, species in a timescale and in positions as may be approved in writing by the Local Planning Authority.

Reason: To ensure that trees and hedges to be retained are adequately protected from damage to health and stability throughout the construction period and in the interests of amenity.

19. No development shall commence on site until a hard and soft landscape scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

- details of all trees and other planting to be retained
- a planting specification to include numbers, size, species and positions of all new trees and shrubs
- details of existing and proposed levels, walls, fences and other boundary treatment and surface treatment of the open parts of the site together with any lighting
- street furniture and underground services, and
- a programme of implementation.

Reason: To ensure that adequate mitigation for the landscape and visual impact of the proposals, the provision of an appropriate hard and soft landscape scheme, and the coordination of that scheme with lighting and service provision has been agreed prior to the commencement of the development.

20. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out in full prior to the completion of the development or in accordance with a programme agreed in writing with the Local Planning Authority.

Reason: To ensure that the agreed hard and soft landscape scheme is implemented.

21. Any trees or other plants indicated in the approved scheme which, within a period of five years from the date of the development being completed, die, are removed or become seriously damaged or diseased shall be replaced during the next planting season with other trees or plants of a species and size to be first approved in writing by the Local Planning Authority. Hard landscape features will be maintained in perpetuity.

Reason: To ensure that the agreed hard and soft landscaping scheme is established and maintained.

22. No development shall commence on site until a landscape management plan shall, by reference to site layout drawings of an appropriate scale, be submitted to and approved in writing by the Local Planning Authority and shall include long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens. The subsequent management of the development's landscaping shall accord with the approved plan.

Reason: To ensure that due regard is paid to the continuing enhancement and maintenance of amenity afforded by the landscape features of communal, public, nature conservation or historical significance.

23. No development shall commence on site until a schedule of landscape maintenance covering a minimum period of five years following substantial completion of the

development (including details of the arrangements for its implementation) shall be submitted to and approved in writing by the Local Planning Authority. The subsequent maintenance of the development's landscaping shall accord with the approved schedule.

Reason: To ensure the provision of amenity afforded by the proper maintenance of existing and/or new landscape features.

24. No development shall commence on site until details of the surfacing materials to be used on the highway and footways to include the private parking courts shall be submitted to the local planning authority for approval in writing. The development shall be carried out in accordance with the approved details.

Reason: In the interest of the visual amenity of the area.

25. No development shall commence on site until a scheme to identify:

- i. the relevant affected properties, and
- ii. the necessary works for the provision of mechanical ventilation to the properties contained within the yellow area as identified in Figures 4 and 5 of the Odour Report (B027127 – April 2021),

is submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.

Reason: To ensure adequate standards of amenity for the future occupiers of the dwellings.

26. Notwithstanding the details submitted in respect of the Local Equipped Area of Play (LEAP) and Local Area for Play (LAP) areas, the development hereby approved shall not be occupied until full scaled plan and supporting specification details for both LEAP and LAP areas are submitted to and approved in writing by the Local Planning Authority. The LEAP and LAP shall be implemented and thereafter managed and maintained in accordance with the approved details.

Reason: To ensure adequate usable public open space for all future occupiers of the dwellings.

27. Prior to the commencement of the development above damp course level, a Sustainability Statement shall be submitted to the local planning authority for approve an writing. The statement shall include details of the proposed renewable technology measures. The construction of the dwellings shall fully accord with the approved statement.

Reason: to ensure that the development includes sustainably measures.

APPLICATION NUMBER: WD/D/20/003114

APPLICATION SITE: Sandringham Sports Centre, Armada Way, Dorchester, DT1 2TN

PROPOSAL: Erection of single storey dance school with mezzanine and pitched roof

DECISION: Grant, subject to conditions

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:

Elevations, section & view (amended) - drawing no. 19/77/1 Rev A, (received 22/06/2021)

Floor plans, roof plan & location plan (amended) - drawing no. 19/77/2 Rev B, (received 24/06/2021)

Surface Water Drainage Strategy Layout - drawing no. 21533-GAP-XX-XX-DR-C-9000 P01 (received 06/12/2021)

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

3. The development hereby permitted must not be occupied or utilised until a scheme showing precise details of cycle parking facilities is submitted to and approved in writing by the Planning Authority. The approved scheme must be constructed before the development is occupied and, thereafter, must be maintained, kept free from obstruction and available for the purpose specified.

Reason: To ensure the proper construction of the parking facilities and to encourage the use of sustainable transport modes.

4. No works shall commence on site unless a Construction Environment Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority. The approved CEMP shall be adhered to throughout the construction period. The CEMP shall provide for:

- i. The hours of construction work and deliveries;
- ii. The parking of vehicles of site operatives and visitors;
- iii. The loading and unloading of plant and materials;
- iv. The storage of plant and materials used in constructing the development;
- v. Wheel washing facilities;
- vi. Measures to control the emission of dust and dirt during construction;

- vii. Measures to ensure the safe access of construction vehicles through Armada Way.

Reason: In the interests of the amenity of neighbouring properties and other sports/recreation facilities.

5. 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 shall be submitted to and approved in writing by the Local Planning Authority. The surface water scheme shall be implemented in accordance with the approved details before the development is completed.

Reason: To prevent any increased risk of flooding.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended, and the Town & Country Planning Use Classes Order 1987 as amended (or any order revoking and re-enacting those Orders with or without modification) the premises the subject of this permission shall only be used for the following purposes which fall under Class E of the Use Classes Order: Gymnasium and indoor recreations not involving motorised vehicles or firearms and for no other purposes which fall under Class E.

Reason: In the interests of amenity and to ensure that the use remains compatible with surrounding land uses in the area.

7. No works shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant to, and approved by the Planning Authority. This scheme shall cover archaeological fieldwork together with the post-excavation work and publication of the results.

Reason: To safeguard and/or record the archaeological interest on and around the site.

APPLICATION NUMBER: P/FUL/2021/03534

APPLICATION SITE: Cheselbourne Village School, Drakes Lane, Cheselbourne, DT2 7NT

PROPOSAL: Installation of roof mounted solar photovoltaics (PV) equipment and associated infrastructure.

DECISION: Grant, subject to conditions

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

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 08/09/2021 and titled SIE PLAN;
- ii. Drawing Number 02 dated 08//09/2021 and titled LOCATION PLAN;
- iii. Drawing Number 03 dated 08/09/2021 and titled ROOF PLAN;
- iv. Drawing Number 06 dated 07/09/2021 and titled PROPOSED ELEVATIONS EAST AND WEST; and
- v. Drawing Number 07 dated 07/09/2021 and titled PROPOSED ELEVATIONS NORTH AND SOUTH.

Reason: To regulate the development having regard to Policies ENV1, ENV4, ENV10, ENV12, ENV13 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. The Council worked with the applicant/agent in a positive and proactive manner by providing a pre-application advice service.

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/>.

APPLICATION NUMBER: P/FUL/2021/03872

APPLICATION SITE: 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.

DECISION: Grant, subject to conditions

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.

3. Condition 3 Withdrawn by the Committee

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/>.

APPLICATION NUMBER: P/FUL/2021/04519

APPLICATION SITE: Stickland's CE VA Primary School, Summer Lane, Evershot, DT2 0JP

PROPOSAL: Install roof mounted solar photovoltaic (PV) panels, 2 No. wall mounted air source heat pumps and associated infrastructure.

DECISION: Grant, subject to conditions

CONDITIONS:

1. 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. Unless otherwise required by the condition 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 02 dated 05/10/2021 and titled PROPOSED ELEVATIONS Rev A;
 - ii. Drawing No 03 dated 05/10/2021 and titled ROOF PLAN;
 - iii. Drawing No 04 dated 06/10/2021 and titled LOCATION PLAN; and
 - iv. Drawing No 05 dated 06/10/2021 and titled SITE PLAN.

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. 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 southwest-ward and the southeast-ward facing roof planes of the original school building.

Reason: In the interest of preserving the character and appearance of the Evershot 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. Within three months of any solar panel or air source heat pump hereby permitted no longer being used for the generation of electricity or heat, the panel or air source heat pump and any associated mounting brackets shall be removed and any underlying roof covering and stonework shall be restored to its pre-development condition.

Reason: To secure the timely removal of any unused solar panels and air source heat pumps and to secure the appropriate restoration of the building in the interest of minimising harm to heritage significance and of preserving the character and

appearance of the Evershot 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/>.

APPLICATION NUMBER: P/HOU/2021/04457

APPLICATION SITE: 6 Culliford Road, Dorchester, DT1 2AT

PROPOSAL: Erect rear flat roof extension

DECISION: Grant, subject to conditions

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:

2021/40/01 Location Plan, Existing Floor Plan and Elevations (received 02/11/2021)

2021/40/02 Block Plan, Proposed Floor Plan and Elevations (received 02/11/2021)

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

INFORMATIVE NOTES

National Planning Policy Framework Statement

In accordance with paragraph 38 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 applications/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

In this case:

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