

Application Number:	P/RES/2021/02870
Webpage:	https://planning.dorsetcouncil.gov.uk/
Site address:	Land South Of Newlands Manor House Bournemouth Road Charlton Marshall Dorset
Proposal:	Erect 40 No. dwellings with associated parking and access. Reserved Matters application to determine appearance, landscaping, layout, scale and access, following the grant of Outline Planning Permission No. 2/2017/1716/OUT.
Applicant name:	Morrish Homes
Case Officer:	Mr Robert Lennis
Ward Member(s):	Cllr Kerby

1.0 Summary of recommendation:

Subject to the conditions GRANT planning permission.

2.0 Reason for the recommendation:

- The principle of residential development on this site has already been established;
- The proposed details provided relating to access, layout, scale, appearance and landscape would provide a high quality development in this location;
- This would enable the delivery of houses;
- 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; or 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.

3.0 Key planning issues

Issue	Conclusion
Principle of development	The principle of development was established with the grant of conditional planning permission for application ref: 2/2017/1716/OUT.
Access	The Transport Development Liaison Manager has no objections subject to conditions.

Layout	The proposed layout .
Scale	The scale of buildings would be primarily two-storey with ancillary buildings being single storey. This is appropriate in the context of the site.
Appearance	The proposed design can be described as traditional and appropriate in the context of this site.
Landscaping	The proposed hard and soft landscaping is of a high standard.
Heritage	There would be no harm to the adjacent conservation area.
Highway, road network and traffic safety	No objections have been by the Highway Authority.
Flood risk	The Lead Local Flood Authority are satisfied that the suggested drainage scheme could be delivered.
Affordable housing	As per the legal agreement signed at the outline stage the proposed development will provide 40% affordable housing.

4.0 Description of Site

The site lies immediately to the north of the settlement boundary of Charlton Marshall, north of Tannery Court, west of Gravel Lane, east of Bournemouth Road (A350), and south of the former Newlands Manor House. It measures 2.4ha and is arable land, understood to be formerly associated with Newlands Manor House. The land slopes downward west to east by approximately 5.5m.

The western boundary fronts the A350. The northern boundary has hedgerow and maintains a visible connection to Newlands Manor House. The eastern boundary along Gravel Lane is lined with a mix of dispersed hedging and mature trees. Similarly, to the south is a mix of greenery but is also comprised of a significant amount of domestic curtilage associated with the adjacent properties of Tannery Court.

The surrounding landscape and development pattern can generally be described as 'edge of village' and 'agricultural' in character with the exceptions of the strong relationship to the Manor House to the north and the late 20th century bungalows to the south east.

There is a field access central to the western boundary and is taken directly from Bournemouth Road.

In relation to facilities within Charlton Marshall, the application site lies about 800 metres from the Village Hall on Green Close and some 400m from St. Mary's

Church. Bus services to Blandford Forum and Bournemouth/Poole run along the A350 and are situated adjacent the site.

The site shares a boundary with Charlton Marshal Conservation Area to the south. To the east some 600m is the Cranbourne Chase AONB. An existing Rights of Way path is situated to the west on the other side of Bournemouth Road and a further existing Right of Way is situated to the northeast extending beyond Gravel Lane past the Manor House.

5.0 Description of Development

The principle of developing for this site was established by the outline application ref: 2/2017/1716/OUT. Planning permission was granted with various conditions attached by Planning Committee. One of the conditions limited the number of dwelling units on-site to 40no. This application provides details of the reserved matters from that application relating to: access, layout, appearance, scale, and landscaping.

A single access to the site would be located on the western boundary to/from the A350 as illustrated at the outline stage.

The proposed layout, appearance, and scale would provide a mix of terraced, semi-detached, and detached units two storey in height featuring a small green at the entrance and open space along Gravel Lane.

The proposed landscaping would see the removal of a line of cypress trees along the A350 to be replaced with native trees and hedging. Plans show street trees would be incorporated to the design and additional planting in the open space.

Affordable housing was secured by a legal agreement at outline stage to provide 16no. dwellings (70:30 mix of shared ownership and rented units). These are interspersed throughout the layout.

6.0 Relevant Planning History

Planning application ref: 2/2017/1716/OUT - Develop land by the formation of access, layout of roads, erection of approx. 55 No. dwellings and garages. Layout of car parking space and provision of landscaping. (Outline application with all matters reserved). Approved 13/12/2018.

7.0 Constraints

The site is adjacent to the Charlton Marshall Conservation Area.

8.0 Consultations

(all consultee responses can be viewed in full on the website)

Charlton Marshall Parish Council (CMPC)

- No objections though concerns raised relating to: landscaping, footpath access onto Gravel Lane; and street lighting in relation to the Conservation Area and Dark Skies designation of Cranborne Chase AONB

DC Transport Development Management

- No objections subject to previous conditions.

DC Dorset Waste Partnership

- Concerns have been addressed.

DC Flood Risk Manager (Lead Local Flood Authority)

- No objections subject to outstanding conditions.

DC Environmental Health Officer

- No comment.

DC Housing Enabling Officer (Affordable Housing)

- No objections.

DC Landscape Architect

- No objections subject to condition.

DC Conservation Officer

- No objections subject to condition(s).

DC Tree Officer Majors

- No comment.

DC Urban Design

- No comment.

Natural England

- No comment.

Wessex Water

- No comment.

9.0 Representations received

There were ten representations received raising comments before for and against the proposal.

Comments written in support of the application relate to:

- Need for housing
- Design fitting in the character of the area
- Affordable homes
- Green spaces provided.

Concerns or objections raised in the representations received relate to:

- Principle of development
- Need
- Impact on local services, especially GPs
- Flood risk
- Character and appearance of village
- Traffic safety
- Refuse collection
- Heritage impact
- Noise pollutions.

10.0 Relevant Policies

North Dorset Local Plan Part 1 (LPP1)

- 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 8 – Affordable Housing
- Policy 13 – Grey Infrastructure
- Policy 15 – Green Infrastructure
- Policy 20 – The Countryside
- Policy 23 – Parking
- Policy 24 – Design
- Policy 25 – Amenity

Saved Policies North Dorset District Local Plan 2003

- Policy 1.7 – Settlement Boundaries

National Planning Policy Framework

The following sections of the NPPF are considered to be most relevant:

1. Introduction
2. Achieving sustainable development
4. Decision-making
5. Delivering a sufficient supply of homes
6. Building a strong, competitive economy
7. Ensuring the vitality of town centres
11. Making effective use of land
12. Achieving well designed places
14. Meeting the challenge of climate change, flooding and coastal change
15. Conserving and enhancing the natural environment

11.0 Human rights

Article 6 - Right to a fair trial.

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

The first protocol of Article 1 Protection of property.

This recommendation is based on adopted Development Plan policies, the application of which does not prejudice the Human Rights of the applicant or any third party.

12.0 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 Public Sector Equalities Duty.

The site is located in a sustainable location, in line with the spatial strategy contained in the local plan. Officers have not identified any specific impacts on person with protected characteristics.

13.0 Climate Implications

The applicant is relying on meeting their statutory obligations set out in Building Regulations. Beyond that the proposal also includes a plan showing re-charge points for all of the dwellings.

14.0 Planning Assessment

As stated above, the principle of development on this site was established by way of the outline application (planning ref: 2/2017/1716/OUT).

The applicant had submitted details seeking pre-application advice. As such, it can be said that the applicant has worked closely with Officers to address the concerns raised with their proposal.

The main issues of this proposal are considered to relate to:

- Access
- Layout, appearance, and scale
- Landscaping
- Flood risk

- Heritage assets
- Other matters

Access

As noted above, the Transportation Development Liaison Manager has no objection subject to conditions previously imposed. In his comments he noted that the vehicular access is confirmed by the drawings submitted in support of this application. The geometric highway layout meets with the recommendations of Manual for Streets providing a low speed environment suitable for use by all road users. Sufficient on-plot car parking has been provided along with the opportunities to park on the estate roads at locations that will not impact upon the safe and easy manoeuvre of a refuse vehicle (as evidenced by a swept path analysis).

It is considered that, subject to conditions, the proposed details relating to access would be acceptable in terms of highway safety.

Layout, appearance, and scale

Your Senior Conservation Officer has noted amongst other things that the "...Conservation Area extends N of the historic core to encompass Tannery Court, a modern housing estate which borders the application site to the S. The development therefore does not sit directly alongside historic elements within the CA, nor is it read with it in the northern approaches to the CA gateway. The proposed layout generally matches that of Tannery Court, with dwellings arrayed around a spur road off the Bournemouth Road.

The buildings are set off from the E boundary of the site (Gravel Lane) but, owing to the low-lying nature of the land, are still able to sit low in the wider context of the settlement. In pre-app discussions, the importance of the long views into the CA from the elevated land to the E and NE was emphasised, as was the need for a planting strategy which mitigated any visual impact and assisted the development's integration with existing housing perceived from these areas. The photomontages, especially Viewpoints 25 and 34, suggest that the combination of layout and planting will be successful in these outcomes.

The style of the buildings is traditional, as is the materials palette, which indicates a mixture of red facing and dark red multi brickwork, render and flint for walling, and plain clay tiles and slate for roofs..."

Subject to a condition relating the agreeing materials the Conservation Officer would have no objection relating to layout, appearance, and scale.

It is considered that, subject to conditions, the proposed details relating to appearance, scale, and layout would be acceptable in terms of design in the context of this site.

Landscape

Your Landscape Officer supported the original submission subject to conditions, though they did point out several issues to improve the overall development. The applicant was willing to amend the plans to address a number of these issues specifically relating to:

- the realignment of the footpath to minimise development within the RPA of existing trees
- the variance of birch tree species selected to provide a more diverse native mix
- replacement of a feature semi mature Oak with 3 smaller *tillia cordata*
- adequate tree soil depth for trees in confined beds.

It is considered that, subject to conditions, the proposed details relating to landscaping would be acceptable in the context of this site.

Flood risk

Matters relating to flood risk were looked at very closely at the outline stage and the development was conditioned to provide full details prior to commencement. The applicant has submitted details at this time to support their proposed layout and your engineers have noted that "...the drainage layout appears deliverable."

Other matters

One representation had raised noise as an issue. The proposed residential development is not likely to cause an excessive amount of noise that would result in a detriment to other residential amenity.

Other matters raised in the representation relate to the principle of development which were considered at the outline application stage.

With regard to the Council's 'Climate Emergency' declaration, the applicant has state that their current practice is to provide charging points within all garages and to open parking spaces with plot curtilages or to parking courtyards. Their properties will comply with Building Regulations and exhibit the fabric first approach.

15.0 Summary

Outline planning permission for the construction of up to 40 dwellings with details of access and the provision of 40% affordable housing was established by Planning Committee. Therefore, the principle of development was established a few year ago subject to the details of the reserved matters.

There are five reserved matters which make up this application. The applicant, through discussions with Officer's, has amended the details of the original submission to take account of concerns and comments raised particularly with regard to access and landscaping. It is now considered that the revised plans before you meet the aims of the Development Plan having due regard to the context of this site.

Matters relating to flooding were considered at the outline stage and again with this detailed application. Dorset Council as Lead Local Flood Authority are satisfied that the applicant's drainage strategy is deliverable.

Subject to the following conditions (these are in addition to the conditions imposed on the outline permission) grant planning permission.

16.0 Recommendation

Grant planning permission subject to the following conditions:

1. The development to which these reserved matters and accompanying details relates shall be begun not later than two years from the date of this permission.

Reason: To comply with the provision of Section 92(2) 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:

- PD-01-E Elevations Plot 1-2
- PD-01-P Floor Plans Plot 1-2
- PD-02-E Elevations Plot 3-4
- PD-02-P Floor Plans Plot 3-4
- PD-03-E Elevations Plot 5
- PD-03-P Floor Plans Plot 5
- PD-04-E Elevations Plot 6
- PD-04-P Floor Plans Plot 6
- PD-05-E Elevations Plots 7-8
- PD-05-P Floor Plans Plots 7-8
- PD-06-E Elevations Plots 9-11
- PD-06-P Floor Plans Plot 9-11
- PD-07-E Elevations Plot 12
- PD-07-P Floor Plans Plot 12
- PD-16-E Elevations Plot 13 Rev B
- PD-16-P Floor Plans Plot 13 Rev B
- PD-09-E Elevations Plot 14
- PD-09-P Floor Plans Plot 14
- PD-10-E Elevations Plot 15-19 RevB
- PD-10-P Floor Plans Plot 15-19 Rev B
- PD-11-E Elevations Plot 20
- PD-11-P Floor Plans Plot 20
- PD-12-E Elevations Plot 21
- PD-12-P Floor Plans Plot 21
- PD-13-E Elevations Plot 22
- PD-13-P Floor Plans Plot 22
- PD-14-E Elevations Plot 23-24

- PD-14-P Floor Plans Plot 23-24
- PD-15-E Elevations Plot 25
- PD-15-P Floor Plans Plot 25
- PD-16-E Elevations Plot 26
- PD-16-P Floor Plans Plot 26
- PD-17-E Elevations Plot 27
- PD-17-P Floor Plans Plot 27
- PD-01-E Elevations Plot 28-29
- PD-01-P Floor Plans Plot 28-29
- PD-19-E Elevations Plot 30-31
- PD-19-P Floor Plans Plot 30-31
- PD-20-E Elevations Plot 32
- PD-20-P Floor Plans Plot 32
- PD-21-E Elevations Plot 33 Rev B
- PD-21-P Floor Plans Plot 33 Rev B
- PD-22-E Elevations Plot 34-35
- PD-22-P Floor Plans Plot 34-35
- PD-23-E Elevations Plot 36-37
- PD-23-P Floor Plans Plot 36-37
- PD-24-E Elevations Plot 38-39
- PD-24-P Floor Plans Plot 38-39
- PD-25-E Elevations Plot 40
- PD-25-P Floor Plans Plot 40

- 2529-MBL-XX-00-DR-D-0002_P3 Traffic calming
- 2529-MBL-XX-00-DR-D-0004_P3 Engineering layout
- 2529-MBL-XX-00-DR-D-0007_P3 SUDs features
- 2529-MBL-XX-00-DR-D-0009_P1 Vehicle tracking
- 2529-MBL-XX-00-DR-D-0010_P1 Vehicle tracking

- Access junction layout AIS076-01-01-01
- Landscape Layout 676/01 P5
- Planting Strategy 676/02 P4
- LO/P/01 - Location Plan
- Site Layout L/P/01A

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

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

4. Prior to completion of damp proof course of any dwelling a hard and soft landscape scheme shall be submitted to and agreed in writing by the Local Planning Authority

showing 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. Thereafter the development shall be carried out in accordance with the agreed scheme.

Reason: to ensure that adequate mitigation for the landscape and visual impact of the proposals and the provision of an appropriate and viable hard and soft landscape scheme.

6. Prior to completion of damp proof course of any dwelling a Landscape Management Plan (LMP) shall be submitted to and agreed in writing by the local planning authority. The LMP shall include details of how the hard and soft landscaped parts of the scheme are to be managed in the long term. Thereafter the development shall be carried out in accordance with the agreed scheme.

Reason: to ensure that arrangements for the long-term management and maintenance of the agreed hard and soft landscaping scheme.

7. Any trees or other plants indicated in the agreed details of condition 5 above which, within a period of five years from the date of the development being completed should die, or 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 agreed in writing by the Local Planning Authority.

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

8. Prior to the first occupation and or use of any dwelling hereby approved, full details of the Electrical Vehicle Charging points shall be submitted to and agreed in writing by the Local Planning Authority. The details shall include samples, location and / or a full specification of the materials to be used externally on the buildings. Thereafter the development shall be completed in accordance with the agreed details.

Reason: to reduce greenhouse gas emissions by ensuring that adequate provision is made to enable occupiers of the development to charge plug-in and ultra-low emission vehicles in accordance with Policy 3 of the adopted North Dorset Local Plan Part 1.

8. Prior to occupation of any dwelling hereby approved details of the externally lighting of the site; in particular, details relating to street line and times of illumination shall be submitted to and agreed in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the agreed details.

Reason: to protect the character of the area and reduce the amount of illumination in the night time sky.