

Northern Area Planning Committee

8 February 2022

Decisions List

APPLICATION NUMBER: P/OUT/2021/04019

APPLICATION SITE: Land North of Common Mead Lane, Gillingham, Dorset

PROPOSAL: Develop land by the erection of up to 80 No. dwellings, form vehicular access, associated open space and infrastructure. (Outline application to determine access).

DECISION:

A) **GRANT**, subject to 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 legal services manager to secure the following:

- 25% affordable housing
- Local Area of Play
- Local Equipped Area of Play
- Destination Play Facilities Maintenance
- Formal Outdoor Sports
- Formal Outdoor Sports Maintenance
- Informal Outdoor Space
- Informal Outdoor Space Maintenance
- Community, Leisure & Indoor Sport Facilities
- Primary School contribution
- Secondary School contribution
- Pre School contribution
- Bus Service contribution
- Bus stop contribution
- Community transport contribution
- Rights of way enhancements
- Health
- Libraries
- Waste
- Drainage (SUDS)
- 4.3ha of land for biodiversity net gain
- The northern field (8.05ha) to be offered to and transferred (if accepted) to Gillingham Town Council
- £65,467.20 towards compensatory habitat

And the conditions (and their reasons).

B) **REFUSE** permission for failing to secure the obligations above if the agreement is not completed by (8th August 2022) or such extended time as agreed by the Head of Planning.

CONDITIONS:

1. Approval of the details of the layout, scale or appearance of the building(s), the means of access thereto and the landscaping of the site (hereinafter “the Reserved Matters”) shall be obtained from the Local Planning Authority in writing before any development is commenced. Such development shall be carried out as approved.

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

2. Application for the approval of the Reserved Matters shall be made to the Local Planning Authority before the expiration of three years from the date of this outline permission.

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

3. The development hereby permitted shall be begun before the expiration of two years from the date of final approval of the Reserved Matters or, in the case of approval on different dated, the final approval of the last Reserved Matter to be approved.

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

Approved Plans

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

- Location Plan, drawing ref – 2040/PL.01 Rev B
- Access design and visibility splays, drawing ref – 020.0572.001

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

Quantum of Development

5. The development hereby approved shall be limited to a maximum of 80 dwellings only.

Reason: To define the extent of the permission

Trees/Landscaping

6. No dwelling hereby approved shall be first occupied or used until details of the onsite public open space has been submitted to and approved in writing by the local planning authority. The submission must include details relating to the design, laying out and future arrangements for management and maintenance of the open space. The open space shall then be implemented and maintained as approved for the lifetime of the development.

Reason: To ensure the landscape scheme secured by reserved matters is implemented and satisfactorily maintained in the interests of the character and amenity of the completed development.

7. Prior to the commencement of any development hereby approved, an Arboricultural Method Statement (AMS) prepared by a qualified tree specialist providing comprehensive details of construction works in relation to trees that have the potential to be affected by the development must be submitted to, and approved in writing by the Local Planning Authority. All works must be carried out in accordance with the approved details. In particular, the method statement must provide the following:

- a) a specification for protective fencing to trees and hedges during both demolition and construction phases which complies with BS5837 (2012) and a plan indicating the alignment of the protective fencing;
- b) a specification for scaffolding of building works and ground protection within the tree protection zones in accordance with BS5837 (2012);
- c) a schedule of tree work conforming to BS3998;
- d) details of the area for storage of materials, concrete mixing and any bonfires;
- e) plans and particulars showing proposed cables, pipes and ducts above and below ground as well as the location of any soakaway or water or sewerage storage facility;
- f) details of any no-dig specification for all works within the root protection area for retained trees;
- g) details of the supervision to be carried out by the developers tree specialist.

Reason: This information is required to be submitted and agreed before any work starts on site to ensure that the trees and hedges deemed worthy of retention on-site will not be damaged prior to, or during the construction works.

8. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the first occupation and/or use of the development and any trees or plants which, within a period of 5 years from the completion of that phase of the development, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: In the interest of the amenity and appearance of the location

9. Prior to occupation of any dwelling hereby approved, a landscape management plan shall be submitted and approved by the Local Planning Authority. This shall include long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens. The development's landscaping shall be managed in accordance with the approved plan for the lifetime of the development.

Reason: To ensure the landscape scheme secured by reserved matters is implemented and satisfactorily maintained in the interests of the character and amenity of the completed development.

Drainage

10. Prior to the commencement of the 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 and maintained for the lifetime of the development.

Reason: To prevent the increased risk of flooding and to protect water quality.

11. Prior to the commencement of the development details of maintenance and management of the surface water sustainable drainage scheme shall be submitted to and approved in

writing by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. These shall include a plan for the lifetime of the development, the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime.

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

Heritage

12. Prior to the commencement of any development the applicant, their agent or successors in title shall secure the implementation of a programme of archaeological work in accordance with a written scheme of investigation which shall be submitted to and approved in writing by the Local Planning Authority. This scheme shall cover archaeological fieldwork together with post-excavation work and publication of the results.

Reason: To ensure that features of archaeological interest are properly examined and recorded.

Ecology

13. A landscape and ecological management plan (LEMP) shall be submitted to, and be approved in writing by, the local planning authority prior to the commencement of any development which requires approval under the Dorset Biodiversity Appraisal Protocol. The content of the LEMP shall include the following:

- a) submission of an updated Ecological Impact Assessment report to include: habitat losses and gains assessment and demonstration of measurable biodiversity net gain; European Protected Species Mitigation Licence as required for Great crested newts or a Compensation Payment Certificate issued under the Dorset Council GCN Licence scheme
- b) Description, evaluation and conservation objectives of features to be managed.
- c) Ecological trends and constraints on site that might influence management.
- d) Detailed design(s) and/or working method(s) & management prescriptions to achieve stated objectives.
- e) Extent and location/area of proposed works on appropriate scale maps and plans.
- f) Type and source of materials to be used where appropriate, e.g. native species of local provenance.
- g) Timetable for implementation demonstrating that works are aligned with the proposed phasing of development.
- h) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
- i) Persons responsible for implementing the works.
- j) Details of the body or organization responsible for the long-term implementation of the plan.
- k) Details of initial aftercare and long-term maintenance.
- l) Details for monitoring and remedial measures.
- m) Details for disposal of any wastes arising from works.
- n) Ongoing monitoring and remedial measures

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the

development still delivers the fully functioning biodiversity objectives of the originally approved scheme.

The approved LEMP must be implemented in accordance with the approved details.

Reason: To protect the landscape character of the area and to mitigate, compensate and enhance/provide net gain for impacts on protected species and biodiversity.

Lighting

14. Prior to occupation of any dwelling hereby approved, an external lighting strategy shall be submitted and agreed in writing by the local planning authority. The agreed strategy shall be implemented in accordance with the agreed details and maintained for the lifetime of the development.

Reason: In order to ensure that lighting is installed and maintained in a manner which will minimise possible light pollution to the night sky, neighbouring properties and protected species.

Highways/Transport/Construction

15. Prior to the commencement of any development the first 15 metres of the vehicle access, measured from the nearside edge of the carriageway, shall be laid out and constructed to a specification first submitted to and approved in writing by the Local Planning Authority.

Reason: To reduce the risk of accidents

16. Prior to the occupation of the development the visibility splay areas as shown on drawing ref – 020.0572.001 must be cleared/excavated to a level not exceeding 0.60 metres above the relative level of the adjacent carriageway. The splay areas must thereafter be maintained and kept free from all obstructions at all times.

Reason: To reduce the risk of accidents

17. The development hereby permitted must not be occupied or utilised until a scheme showing precise details of the proposed cycle parking facilities is submitted to and agreed by the Local Planning Authority. The approved scheme shall subsequently be implemented in accordance with the approved details, maintained and 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.

18. Prior to the commencement of the development, details of a scheme to install infrastructure, to facilitate charging for plug-in and other ultra-low emission vehicles within the development shall be submitted to and agreed in writing by the local planning authority. The scheme shall include a timetable for implementation.

Thereafter the development shall be carried out in accordance with the agreed details as have been approved by the Local Planning Authority including the timetable for implementation.

Reason: To ensure that adequate provision is made to enable charging of plug-in and ultra-low emission vehicles

19. Prior to the occupation of the development, a Travel Plan must be submitted to and approved in writing by the Planning Authority. The Travel Plan, as submitted, will include:

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

The development must be implemented only in accordance with the approved Travel Plan.

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.

Construction

20. Prior to the commencement of development, a Construction Traffic Management Plan (CTMP) must be submitted to and approved in writing by the Planning Authority. The CTMP must include:

- construction vehicle details (number, size, type and frequency of movement)
- a programme of construction works and anticipated deliveries
- timings of deliveries so as to avoid, where possible, peak traffic periods
- contractors' arrangements (compound, storage, parking, turning, surfacing and drainage)
- wheel cleaning facilities
- vehicle cleaning facilities
- Inspection of the highways serving the site (by the developer (or his contractor) and Dorset Highways) prior to work commencing and at regular, agreed intervals during the construction phase
- a scheme of appropriate signing of vehicle route to the site
- a route plan for all contractors and suppliers to be advised on
- temporary traffic management measures where necessary

The development must be carried out strictly in accordance with the approved Construction Traffic Management Plan.

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.

Contamination

21. Prior to the commencement of the development, a remediation strategy to deal with the risks associated with contamination of the site shall be submitted to, and approved in writing by, the Local Planning Authority. This strategy must include the following components:

1. A preliminary risk assessment which has identified:
 - all previous uses;
 - potential contaminants associated with those uses;
 - a conceptual model of the site indicating sources, pathways and receptors; and
 - potentially unacceptable risks arising from contamination at the site

2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
3. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the written consent of the local planning authority.

The scheme shall be implemented as approved.

Reason: To ensure that the development does not contribute to, is not put at unacceptable risk from, or adversely affected by, unacceptable levels of pollution.

22. Prior to occupation of the development a verification report demonstrating the completion of works set out in the approved (contamination) remediation strategy and the effectiveness of the remediation shall be submitted to, and approved in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.

Reason: To ensure that the site does not pose any further risk to human health by demonstrating that the requirements of the approved verification plan have been met and that remediation of the site is complete.

23. If during development contamination not previously identified is found to be present at the site, then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out on that phase (or a parcel or parcels therein) until a remediation strategy detailing how this contamination not previously identified will be dealt with has been submitted to and approved in writing by the Local Planning Authority. Thereafter, this remediation strategy shall be implemented as agreed in writing.

Reason: To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of pollution from previously unidentified contamination sources.

Broadband

24. Prior to the commencement of any development a scheme for facilitating infrastructure to support superfast broadband technology to serve the development shall be submitted to, and approved in writing by, the local planning authority. The scheme shall include a timetable for implementation, including triggers for a phased implementation if appropriate. Thereafter, the development shall proceed in accordance with the agreed scheme.

Reason: To ensure that the utilities service infrastructure is sufficient to meet the extra demands imposed by this development.

Conditions from the Update Sheet

25. No development shall take place, including demolition, ground works and vegetation clearance, until a Great Crested Newt Strategy has been submitted to, and approved in

writing by, the local planning authority. The content of the Strategy shall include the following:

- Habitats currently present
- Impacts from development without mitigation
- Mitigation
- Capture/Exclusion
- Compensation/Habitat creation measures
- Management of habitats within the development
- Implementation and monitoring

The GCN strategy will be implemented in accordance with the approved details.

Reason: To secure mitigation, compensation and enhancement/net gain for impacts on biodiversity.

26. Prior to the commencement of development, a barn owl mitigation and compensation strategy shall be submitted to and approved in writing to the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To minimise impacts on biodiversity.

APPLICATION NUMBER: P/RES/2021/01690

APPLICATION SITE: Land at E 387470 N 122346, Higher Blandford Road, Cann, Dorset

PROPOSAL: Erect 55 No. dwellings with associated open space and infrastructure. (Reserved Matters application to determine appearance, landscaping, layout & scale; following the grant of Outline Planning Permission No. APP/N1215/W/19/3227559 (LPA Ref. 2/2018/0602/OUT)).

DECISION: GRANT, subject to conditions.

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:

Site Plans -

140-LOC01_Location Plan
140-LP02f_Storey Heights Plan
140-LP03f_Boundary Treatment & Materials Plan
140-LP04f_Coloured Site Layout & Hard Landscaping Plan
140-LP05f_Refuse Strategy Plan
140-LP06f_POS & Managed Areas Plan
140-LP07c_Pedestrian & Cycle Links
140-LP08c_Renewables & Car Charging Plan

Landscaping

PERSC23145 11 D-Sheet 1
PERSC23145 11 D-Sheet 2
PERSC23145 11 D-Sheet 3
PERSC23145 11 D-Sheet 4
PERSC23145 11 D-Sheet 5
PERSC23145 Landscape Man and Maintenance A
PERSC23145 Landscape Specification A

Engineering

H1235-401A
H1235-402A
H1235-403A
H1235-404A
H1235-405A
H1235-406A
H1235-414A
H1235-415A
H1235-416A
H1235-422A
H1235-431A

Housetypes

BS-001 - Bin & Cycle Stores
 CW-001 - Charnwood Plot 51 A
 CW-C-002 - Charnwood Corner (Type 2) Plots 15 45 A
 GAR-001- Single Garage A
 GAR-002 - Double & Twin Garage A
 GAR-003 - Triple Garage
 GZ-001 - Grizedale (Semi) Plots 32 33 C
 GZ-002 - Grizedale (Terrace) A Plot 23-25
 HF-CN-001 - 1B & 2B Flats B
 HF-CN-002 - 1B & 2B Flats B
 HL-001 - Haldon B Plots 38-39 C
 KB-001 - Knightsbridge (Type 1) Plot 29 C
 KB-002 - Knightsbridge (Type 2) Plot 28 A
 KB-003 - Knightsbridge (Type 3) Plots 03 04 B
 KB-004 - Knightsbridge (Type 4) Plot 26 A
 KL-001 - Kielder (Type 1) Plots 01 09 12 55 C
 KL-002 - Kielder (Type 2) Plot 50 A
 KL-004 - Kielder (Type 4) Plot 43 49 B
 KL-005 - Kielder (Type 5) Plots 44 48 A
 KL-006 - Kielder (Type 6) Plots 06 07 36 37 A
 MY-001 - Mayfair (Type 1) Plot 42 B
 MY-001 - Mayfair Corner (Type 2) Plot 22 A
 MY-002 - Mayfair (Type 2) Plot 27 A
 MY-003 - Mayfair (Type 3) Plot 52 B
 MY-004 - Mayfair (Type 4) Plot 46 A
 MY-C-001 - Mayfair Corner (Bay) Type 1 Plots 02 10 54 A
 MY-C-002 - Mayfair Corner plot 47 A
 MY-C-004 - Mayfair Corner (Type 4) Plot 53
 RN-001 - Rendlesham (Type 1) Plots 30 31 40 41 C
 RN-002 - Rendlesham (Type 2) plot 20 21 B
 RN-002 - Rendlesham (Type3) plot 34 35 D
 WL-C-001 - Whiteleaf Corner (Type 1) Plots 08 13 14 B
 WL-C-002 - Whiteleaf Corner (Type 2) Plot 05 A

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, roofs, fenestration detail and 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. The development hereby approved shall not be occupied or utilised until a programme and timetable for the provision of the access, geometric highway layout, turning and parking areas shown on drawing Number 140-LP05f have been submitted to and agreed, in writing by the Local Planning Authority. Thereafter, the development shall be carried out in accordance with the agreed programme and timetable. The completed turning and parking areas shall be kept free from obstruction and made available as set out in the agreed programme and timetable for the purposes specified.

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

5. All hard and soft landscape works shall be carried out and managed in accordance with the Landscape Plans and Documents listed in condition 2. Hard landscaping works associated with each dwelling shall be completed prior to the occupation and/or use of that dwelling. The soft landscaping shall be carried out in the first planting season following the first occupation and/or use of the building or the completion of the development whichever is the sooner. If within a period of 5 years from the date of planting any trees, shrubs, or other plants should die or are removed or become seriously damaged or defective in the opinion of the local planning authority, then the applicant or their successors in title shall replace said tree, shrub, or plant with another of the same species and size as originally planted and in the same approximate location in the next planting season, unless the local planning authority gives its written consent to any variation considered to be reasonable and necessary.

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

6. Notwithstanding the details on the approved plans, and prior to the first occupation of and/or use any dwelling hereby approved, details of the noise mitigation strategies summarised in section 14.4 and detailed in chapters 9 and 10 of submitted Environmental Noise Impact (acoustic report) SA - 6777 - 3 shall be submitted to and agreed in writing by the Local Planning Authority. Thereafter the development shall be completed in accordance with the agreed details.

Reason: To ensure noise levels are not detrimental to the enjoyment of these dwellings as per NPPF paragraph 180.

7. Prior to commencement of development an earthworks management plan for the site shall be submitted to and agreed in writing by the Local Planning Authority. This should include details of re-use of excavated soil on-site, a soil sampling procedure, verification requirements and reporting of findings including any unexpected contaminated soil and location. Thereafter the development shall be carried-out in accordance with the agreed MMP.

Reason: in the interest of health and safety.

8. Prior to the first occupation and or use of any dwelling hereby approved, full details of the Electrical Vehicle Charging points, as shown on plan 140-LP08c_Renewables & Car Charging Plan shall be submitted to and approved 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. Only the materials so approved shall be used, in accordance with any terms of such approval and shall be retained at all times, unless otherwise agreed in writing by the Local Planning Authority. The Charging Points shall be installed prior to the occupation of each individual dwelling.

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.

9. Prior to the first occupation and or use of any dwelling hereby approved, full details of the Solar PV infrastructure, as shown on plan 140-LP08c_Renewables & Car Charging Plan shall be submitted to and approved 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. Only the materials so approved shall be used, in accordance with any terms of such approval and shall be retained at all times, unless otherwise agreed in

writing by the Local Planning Authority. The Solar PV infrastructure shall be installed prior to the occupation of each individual dwelling.

Reason: to reduce greenhouse gas emissions by ensuring that adequate provision is made to enable occupiers of the development to install alternative methods of generating electricity in accordance with Policy 3 of the adopted North Dorset Local Plan Part 1.

10. Notwithstanding the details shown on the approved plans, full details of the planting within and around the Suds pond (including any boundary treatment thereto) shall be submitted to, and agreed in writing by, the Local Planning Authority. Thereafter, the development shall proceed in accordance with approved details in the first planting season following the first occupation and/or use of the building or the completion of the development whichever is the sooner. If within a period of 5 years from the date of planting any trees, shrubs, or other plants should die or be removed or become seriously damaged or defective in the opinion of the local planning authority, then the applicant or their successors in title shall replace said tree, shrub, or plant with another of the same species and size as originally planted and in the same approximate location in the next planting season, unless the local planning authority gives its written consent to any variation considered to be reasonable and necessary.

Reason: To ensure a satisfactory visual appearance of the development

APPLICATION NUMBER: P/RES/2021/02870

APPLICATION SITE: 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.

DECISION: GRANT, subject to conditions

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.

9. 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.

APPLICATION NUMBER: 3/20/1328/FUL

APPLICATION SITE: Frogmore Lane, Sixpenny Handley, Salisbury, DP5 5NY

PROPOSAL: Residential development comprising 7 new dwellings with ancillary car parking. (As amended 25/02/21 by Flood Risk Assessment and Surface Water Strategy and revisions to Plot 1).

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:

Location Plan, Topographical Survey - drawing no. 17199.35 - dated 30 July 2020

Site/Block Plan - drawing no. 17199.36 Rev A - dated 22 December 2020

House 1 Plans and Elevations - drawing no. 17199.37 Rev A - dated 22 December 2020

House 2 Plans and Elevations - drawing no. 17199.38 Rev B - dated 22 December 2020

House 3-4 Plans and Elevations - drawing no. 17199.39 Rev A - dated 18 August 2020

House 5-6 Plans and Elevations - drawing no. 17199.40 Rev A - dated 18 August 2020

House 7 Plans and Elevations - drawing no. 17199.41 Rev A - dated 18 August 2020

Street Elevation and Illustrative View - drawing no. 17199.42 Rev A - dated 22 December 2020

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

3. There shall be no surface water connections into the foul sewer network.

Reason: To prevent the increase of the risk of sewer flooding and pollution.

4. No development shall take place until 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, has been submitted to, and approved in writing by the local planning authority. The surface water scheme shall be implemented in accordance with the submitted details before the development is completed.

Reason: A pre-commencement condition is required to prevent the increased risk of flooding and to protect water quality.

5. No development shall take place until details of maintenance and management of the surface water sustainable drainage scheme 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. These should include a plan for the lifetime of the development, the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime.

Reason: This condition is required to ensure future maintenance of the surface water drainage system, and to prevent the increased risk of flooding.

6. Before the development is occupied or utilised the first 10.00 metres of the vehicle access, measured from the rear edge of the highway (excluding the vehicle crossing - see the Informative Note below), must be laid out and constructed to a specification submitted to and approved in writing by the Local Planning Authority.

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

7. Before the development is occupied or utilised the access, geometric highway layout, turning and parking areas shown on Drawing Number 17199.36 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.

8. Before the development is occupied or utilised the cycle parking facilities shown on Drawing Number 17199.36 must have been constructed. Thereafter, these must be maintained, kept free from obstruction and available for the purposes specified.

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

9. There must be no gates hung so as to form obstruction to the vehicular access serving the site.

Reason: To ensure the free and easy movement of vehicles through the access and to prevent any likely interruption to the free flow of traffic on the adjacent public highway.

10. Before the development hereby approved is occupied or utilised the visibility splay areas as shown on Drawing Number 17199.36 must be cleared/excavated to a level not exceeding 0.60 metres above the relative level of the adjacent carriageway. The splay areas must thereafter be maintained and kept free from all obstructions.

Reason: To ensure that a vehicle can see or be seen when exiting the access.

11. The detailed biodiversity mitigation, compensation and enhancement/net gain strategy set out within the approved Biodiversity Plan certified by the Dorset Council Natural Environment Team on 5 November 2021 must be implemented in accordance with any specified timetable and completed in full prior to the substantial completion, or the first bringing into use of the development hereby approved, whichever is the sooner. The development shall subsequently be implemented entirely in accordance

with the approved details. Thereafter, unless otherwise agreed in writing by the local planning authority, the mitigation, compensation and enhancement/net gain measures shall be permanently maintained and retained.

Reason: To mitigate, compensate and enhance/provide net gain for impacts on biodiversity.

12. Prior to development above damp proof course level, details and samples of all external facing materials for the wall(s) and roof(s) (including a sample panel of the flint) 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.

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

APPLICATION NUMBER: P/FUL/2021/02897

APPLICATION SITE: Land adjacent 362 Bournemouth Road Charlton Marshall DT11 9NL

PROPOSAL: Erect 6 No. dwellings, create new vehicular access.

DECISION: REFUSED

Reason for Refusal:

The proposed development is located outside of the defined settlement boundary and, as such, would be contrary to Policies 2 and 20 of the North Dorset Local Plan Part 1 (2016), which provide that development should only be permitted where there is an overriding need for it to be located in the countryside. The proposed layout has not been designed to promote accessibility, and would fail to provide an inclusive design, due to the excessive gradient of the site, which would exceed the gradient contained within the guidance on inclusive mobility. The layout would therefore fail to pay sufficient regard to all users, and specifically those with protected characteristics. The proposal has paid insufficient regard to the statutory equalities duty and the needs of the mobility or sensory impaired. It would therefore be contrary to the National Planning Policy Guidance with particular regard to paragraphs 110 and 112 and, in combination with its location outside of the settlement boundary, would result in adverse impacts to an extent that would significantly and demonstrably outweigh the benefits of the proposed development.