

Application Number:	3/19/2378/FUL		
Webpage:	Planning application: 3/19/2378/FUL - dorsetforyou.com (dorsetcouncil.gov.uk)		
Site address:	Grange Farm, Colehill, Wimborne, Dorset, BH21 4HX		
Proposal:	Change of Use and Conversion of Four Existing Agricultural Buildings to form 9 Dwellinghouses, Works and Alterations to other Outbuildings and Associated Landscaping and Demolition of Redundant Buildings as amended by plans rec'd 17/7/20 to revise window sizes and positions on Unit D; show provisions for refuse collection and add a parking space and plans rec'd 4/1/22 to propose access via the existing road to the south only (and not to the west via the existing agricultural track).		
Applicant name:	Gaunts Estate		
Case Officer:	James Brightman		
Ward Member(s):	Cllr Cook		
Publicity expiry date:	7 August 2020	Officer site visit date:	11 March 2020
Decision due date:	29 January 2020	Ext(s) of time:	8 April 2022

1.0 Reason application is going to committee:

- 1.1 At the request of the nominated officer in light of concerns raised by the Parish Council, the Planning Policy Officer's comments and the Ward Member's request that the application be referred to the committee.
- 1.2 The application is returned to the Eastern Planning committee for decision following deferral at the 2 December 2020 committee meeting. The reason for deferral concerned the alignment and lawfulness of the western access.
- 1.3 It is no longer proposed to use the access track to the west to serve the proposed development, the proposal has been amended to show alternative access provision to the site via an existing road to the south. The officer report has been updated accordingly.

2.0 Summary of recommendation:

- 2.1 GRANT subject to conditions

3.0 Reason for the recommendation: as set out in paras 16.1 to 16.4 in the Conclusion.

- The proposal would not result in harm to the Green Belt.
- The proposal has an appropriate layout and design and would not have an adverse impact on the character and appearance of the area or the landscape

- There is not considered to be any significant harm to neighbouring residential amenity and the occupants of the proposed dwellings would enjoy an acceptable standard of amenity.
- The proposal would not have an adverse impact on road safety and the access proposed and on-site parking provision are acceptable
- The proposal would provide appropriate mitigation for its impact on biodiversity and biodiversity enhancement would be provided
- With appropriate ground investigation, any contamination present on the site from former uses would be identified and mitigation can be required by condition
- Other issues raised by consultees have been assessed and there are not any which would warrant refusal of the application. The adverse impact from the proposal would not significantly and demonstrably outweigh the benefits of the scheme

4.0 Key planning issues

Issue	Conclusion
Principle of development	Acceptable- although the proposed development conflicts with Core Strategy Policy KS2 as the site is located outside any settlement, the site is close to the settlements of Furzehill and Wimborne and is not in an isolated position. The proposal would reuse existing building and result in enhancement to their immediate setting as a result of a reduction in building volume.
Impact on the Green Belt	Acceptable- the proposal is appropriate development in the Green Belt under NPPF paragraphs 149 & 150 and in terms of paragraph 150 would preserve Green Belt openness from the removal of buildings and not conflict with the purposes of including land in the Green Belt.
Impact on the landscape and character and appearance of the area	Acceptable- The proposal would enhance the visual impact of the site and would not result in significant harm to the character of the area
Impact on amenity	Acceptable- The proposal would have no adverse impact on the amenity of the occupants of the adjacent dwellings
Impact on road safety & parking provision	Acceptable- Use of the southern access is appropriate and sufficient on-site parking is provided.
Impact on biodiversity	Acceptable- There would be no adverse impact on biodiversity and biodiversity enhancements are proposed.

5.0 Description of Site

- 5.1 The application site lies to the north of Grange, which is an unclassified public road, and immediately to the north of a small group of dwellings.
- 5.2 The immediate area is rural in character and the site is outside of any recognised settlement in the Christchurch & East Dorset Local Plan, Core Strategy (CS) being sites approximately 500m to the north east of the nearest part of the Village Infilling Area at Furzehill. It is also in the Green Belt, within 5km of internationally protected Dorset Heathland (Holt and West Moors Heath SSSI).
- 5.3 The site is approximately 0.49 hectares, relatively level and has an agricultural use, although the buildings on it are redundant for this purpose. The agricultural buildings are in various states of repair and some are proposed to be demolished.

Existing site plan – Buildings shown with a black triangle to be removed (plan orientated north)



- 5.4 In addition to serving the agricultural use, the private vehicular access to the site from the south also serves a small number of dwellings.
- 5.5 Buildings at the site have no historic merit and are not considered to be Heritage Assets.
- 5.6 The submitted Design & Access Statement (DAS) advises that the application site forms part of a larger estate. Gaunts Farm is one of several agricultural holdings within the vicinity in the ownership of the Gaunts Estate.

6.0 Description of Development

- 6.1 The proposal is to convert the buildings referred to as Units A, B, C & E into a mix of 2, 3 and 4 bed dwellings. The existing building labelled as Unit E on the existing site plan (proposed Unit D) is to be extended on its eastern side as the attached Unit D (as labelled on the existing site plan) is to be removed.

The table below sets out a summary of the works proposed:

Existing building	Size approx.	Proposed units	Bedrooms	Floor area	Materials
A Open fronted single storey shed. Block masonry gables, pitched roof with steel trusses.	57m x 8m Eaves 2.8m	1, 2, 3	2 each	96m ²	Walls: steelwork/timber Roof: clay tiles with roof lights Fenestration: light grey window frames and doors (aluminium)
B Steel framed shed with offset ridge and lean-to element	12mx12m Eaves 4m	6	4	205m ²	Walls: steelwork/timber cladding Roof: metal roof with roof lights Fenestration: light grey window frames and doors (aluminium)
C Open fronted, single storey portal framed shed	23mx12m Eaves 3.1m	4 & 5	4 each	176m ²	Walls: steelwork/timber cladding Roof: metal roof with roof lights Fenestration: light grey window frames and doors (aluminium)
E Steel framed shed with pitched roof, open on three sides	23m x 9m Eaves 4.5m	Building D on proposed plan 7, 8, 9	3/4 each	157m ²	Extension: Single storey with catslide roof. Footprint approx. 138sqm Walls: steelwork/timber cladding Roof: metal roof with roof lights Fenestration: light grey window frames and doors (aluminium)

- 6.2 Buildings A, B & C have been the subject of earlier Prior Approval applications for conversion to residential use. It should be noted that the prior approval process is limited in scope, any work beyond the scope of the prior approval applications requires express planning consent. Work beyond the scope of a Prior Approval includes the provision of extended residential curtilages. In addition to those buildings which were the subject of earlier applications for prior approval, the proposals also seek consent to extend, convert and change the use of a further agricultural building to residential use (Building E).
- 6.3 A Design & Access Statement (DAS) submitted as part of the application advises that the works proposed are not necessary to enable the buildings to be converted but will provide a higher quality development which will contribute positively to local character.
- 6.4 Other works proposed are the conversion of the southern end of Unit A into storage and garaging for the use of the future occupiers of the dwellings within this building, and the erection of new boundary treatments; largely comprising native hedgerow and

agricultural style post and wire fence, and soft and hard landscaping treatments across the site with access, parking and turning areas. The garden curtilages are to be separated by post and wire fencing and native hedgerows.

- 6.5 The original submission proposed access the site from a long private track to the west. It is no longer proposed to use that western access track, the proposal has been amended to show alternative access provision to the site via an existing road to the south. Third party objections to this scheme advise that the southern road currently offers no right of access other than by agricultural vehicles, but the right for vehicles to use the access is a matter of land law and not a material planning consideration.
- 6.6 All the buildings shown to be demolished are in the control of the applicant and Condition 6 would secure their removal.

Structural survey

- 6.7 Structural Surveys submitted as part of the application, identify the form and condition of the structures (A-E) to be retained, converted or demolished and advise that they are suitable for conversion.
- 6.8 The agent has confirmed that Unit E is the pitched roofed building and Unit D is the barrel-vaulted roofed corrugated metal covered structure which has partly collapsed and is proposed to be removed (attached to Unit E). The agent advises that Unit D is not structurally suitable for retention and conversion. Unit D is shown in the photo below for clarity.
- 6.9 The building being retained and converted is 'Unit E' on the existing site plan and shown as 'Unit D' on the proposed site plan which is confusing. However, the drawings clearly identify which building is being removed, and the structural report deals in full with Unit E (proposed Unit D) to be retained and converted.



Amended plans

- 6.10 Amended plans submitted during the course of the application which identify the following changes;

- 1 additional parking space – 23 spaces in total
- Amendments to fenestration in Unit D- reduction of the size of windows and number of glazed openings in the west elevation, relocation of the windows serving Bed 2 / Bed 3 in dwellings 7 & 9 respectively to the flank elevations of the building.
- Refuse collection – a route shown along southern private drive, the position of a suitable turning head for refuse vehicles shown with tracking to demonstrate that this will work with a refuse vehicle or emergency plant and a new bin collection pad between Units B & D for collection day use.
- Access to the site - to be via an existing road to the south instead of the western access track.

Proposed site plan (orientated north with buildings to be removed shown with a dashed blue line)



7.0 Relevant Planning History

Application	Proposal	Decision	Date
P/FUL/2021/05700	Improvement works to existing agricultural access track (to include the provision of 4 passing bays) and the mixed use of the track by both agricultural vehicles and those associated with any planning permission granted at Grange Farm, Grange, Colehill	Pending	
3/21/1070/FUL	Retention of agricultural access track (running from Grange Farm to the west and then joining Grange to the south)	Approved	17/12/21
3/21/0131/CLE	To confirm (1) that the existing private right of way, which exists from the public highway Grange and provides access to Grange Farm, is lawful; and thereafter (2) that the improvement works carried out to the existing lawful private right of way are lawful.	Not Lawful	21/5/21
3/20/0558/PNAGD	Convert Agricultural Building into C3 Residential Dwelling (Unit B)	Prior Approval granted	3/6/20
3/19/2300/PNAGD	Convert an existing agricultural building into a two bedroom single storey dwelling (Unit B)	Prior Approval refused	27/12/19
3/19/1735/PNAGD	Prior notification of proposed new access road (access to west of site)	Non-determination	
3/19/1652/PNAGD	Change of use of existing agricultural building to a C3 dwelling (Unit C)	Non-determination	14/10/19
3/19/1651/PNAGD	Change of use of an existing agricultural building to three C3 dwellings (Unit A)	Non-determination	14/10/19

8.0 List of Relevant Constraints

Grade 3 Agricultural land

Green Belt

Heathland 5 km zone

9.0 Consultations

All consultee responses can be viewed in full on the website.

Consultees

1. **Natural England** (comments received 3/3/2020)

No objection subject to mitigation being secured for the proposal's impact on the Dorset Heaths Sites of Special Scientific Interest (SSSIs). Recommend that the Biodiversity Plan is endorsed by the Council's Natural Environment Team, and a condition imposed to require the mitigation to be carried out.

2. **Dorset Council Highways**

Comments rec'd 24/1/22 in response to proposed access to the site from the south only with no access from the west;

No further comments and would recommend the same conditions as previously recommended in comments dated 29 September 2020. If no changes are to be made to the south access, the vehicle access construction condition, and informative note relating to it are not necessary.

Comments received 29/9/2020 - in response to original proposal for access from the west

The site access directly to the south would be the preferable access route, but the proposed access to the west is acceptable provided it is of an acceptable construction to support domestic traffic to the Council's highways specifications and has adequate visibility.

Conditions are advised as below;

- Requirement for the access to the development to be constructed/improved to the Council's Highways specifications
- Requirement that dwellings are not occupied until parking and turning has been provided and condition advised to require the first 7.00 metres of the vehicle access, to be laid out and constructed to agreed LPA specification

- Requirement for the development not to be occupied/used until the turning and parking shown on Drawing Number 116-021 G has been constructed and to be thereafter maintained.

Informative notes as below;

- The vehicle to be constructed to the specification of the Highway Authority.
- The development will need to remain private and subject to a management agreement
- Refuse collection will either be kerbside or from the site by agreement with Dorset Waste. If the latter, a swept path analysis will be needed to show how the refuse vehicle will enter the site and collect the bin bags/wheelie bins

3. DC Planning Policy (Comments received 16/4/2021)

Summary: Objection- the proposed change in the buildings use constitutes inappropriate development in the Green Belt as the activities and structures connected with the use of gardens and associated parked vehicles would result in loss of openness. The applicant has failed to demonstrate that there are very special circumstances which clearly outweigh the harm to the Green Belt arising from the inappropriate development. The case officer will need to consider whether the proposed development would lead to an enhancement to the site's immediate setting as part of their consideration of the application.

4. DC Trees & Landscape (comments received

No objection. Conditions required for tree protection and detailed landscape/implementation proposals to be submitted and approved by LPA. Landscape proposals need to include the recommendations included in the Biodiversity Mitigation & Enhancement Plan.

5. DC Environmental Health (comments received 15/6/2020)

Standard contaminated land condition should be imposed given the potential for previous agricultural contaminative activities on site and the proposed end use. A desktop preliminary risk assessment should initially be undertaken to establish the potential risk of any possible contamination (Condition 4 relates)

6. Holt Parish Council (received 7/4/2020)

Objection;

- Proposal would harm the openness of the Green Belt.
- This is a large development which already has permission for 3 dwellings and the existing holiday lets.

- Increased traffic on a very small single width road would be unacceptable in this location where residents would be reliant upon private cars to access work and school

Representations received

The application was advertised by means of a site notice on the 11/03/2020 with an expiry date of 04/04/2020. Neighbours were also sent letters and were reconsulted on amended plans on 4 January 2022.

Total - Objections	Total - No Objections	Total - Comments
2	0	0

Summary of comments made by objectors

- Change of use started as improvements made to buildings despite them not being used for agriculture
- There is no existing vehicular/residential pedestrian access to the west and no right of access elsewhere
- The site contains trees and hedges despite the application form declaring there aren't any
- No mains sewer on the site
- Proposed waste disposal for dwellings not practical from the west and no area to store bins at the access to Grange using this route
- Highway safety issues, lack of safe walking and cycling in the area and increase in traffic, western access unsuitable without modification and not authorised. Need for permanent closure of western access. Construction management plan to minimise disruption to other users of the southern access
- Sustainability of location- proposal would be car-dependent
- Impact on character- design and density of development proposed out of keeping with area, light pollution will result
- Land use- site is not 'previously developed land' for purposes of planning policy, prior approval applications at the site not a realistic fall-back position, land to west of Unit A not part of an agricultural holding
- Planning procedure concerns- repairs to the barns have been undertaken despite them not being in use for agriculture and these are not repairs and needed planning permission and done before planning permission applied for, demolition of buildings adjacent to site that are not to be converted need planning permission
- Harm to Green Belt- proposal not supported by Green Belt policy
- Functionality issues- bin storage concerns
- Impact on biodiversity- bats and barn owl are present on site
- Contamination- site may be contaminated
- Pre-commencement conditions needed to require surface water and foul drainage schemes to be submitted to and approved by the Council before works start

10.0 POLICY AND OTHER CONSIDERATIONS

Development Plan:

Christchurch and East Dorset Core Strategy 2014

East Dorset Local Plan 2002 (saved policies)

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that planning applications must be determined in accordance with the development plan for an area, except where material considerations indicate otherwise.

Christchurch and East Dorset Local Plan: Part 1 Core Strategy 2014 (Local Plan) policies;

- KS1 Presumption in favour of sustainable development
- KS2 Settlement Hierarchy
- KS3 Green Belt
- KS11 Transport and Development
- KS12 Parking Provision
- HE2 Design of new development
- HE3 Landscape Quality
- ME1 Safeguarding biodiversity and geodiversity
- ME2 Protection of the Dorset Heathlands
- LN1 The Size and Type of New Dwellings
- DES2 Saved Policy re: types of pollution from development (noise etc)

Other Material Considerations

Supplementary Planning Documents/Guidance:

Dorset Heathlands Planning Framework 2020 - 2025 SPD (DHPF)

National Guidance

The National Planning Policy Framework (NPPF) July 2021 and National Planning Practice Guidance (NPPG)

Paragraph 11d of the NPPF sets out the presumption in favour of sustainable development.

Development plan proposals that accord with the development plan should be approved without delay. Where the development plan is absent, silent or relevant policies are out-of-date then permission should be granted unless any adverse impacts of approval would significantly and demonstrably outweigh the benefits when assessed against the NPPF or specific policies in the NPPF indicate development should be restricted.

Most relevant NPPF sections include:

- Section 5 Delivering a sufficient supply of homes
- Section 12 Achieving well-designed places
- Section 13 Protecting Green Belt land
- Section 14 Meeting the challenge of climate change, flooding and coastal change

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 proposal would result in nine dwellings being provided in a rural location where limited opportunities to public transport provision is not unusual. The lack of public transport provision could result in disadvantage to persons with protected characteristics. Within the site, however, the proposed layout for the converted dwellings shows hard surfaced areas for parking and walking with parking spaces close to dwellings which would ensure people with mobility impairments or pushing buggies/prams can move easily about.

13.0 Financial benefits

What	Amount / value
Material Considerations	
None	N/A
Non Material Considerations	
Community Infrastructure Levy (CIL)	None as floor space reduction

Estimated annual council tax benefit	£20,502
Estimated annual New Homes Bonus per residential unit (for first 4 years)	£1000 approx

14.0 Climate Implications

14.1 The proposal will re-use existing buildings with the reduction in the use of new building materials that this would entail and in this respect could potentially have a lesser impact on climate change than if the new housing was new-build, and given the relatively low number of dwellings, the proposal is not considered to have a significant impact on climate change

15.0 Planning Assessment

The main considerations involved with this application are:

- the principle of the development
- Green Belt
- Landscape, character and appearance of the immediate area
- amenity
- Road safety
- Biodiversity

These points will be discussed as well as other material considerations under the headings below

Principle of development

- 15.1 The application site is outside any settlement identified in Local Plan Policy KS2. This policy sets out the district's settlement hierarchy stating that the location, scale and distribution of development should conform to the settlement hierarchy. The Council has a 5 year housing supply for the eastern Dorset area at present (when applying the 20% buffer as introduced in the revised NPPF) and therefore, Local Plan Policy KS2 is not out of date in terms of paragraph 11 of the NPPF.
- 15.2 Nevertheless, the proposal would not result in additional built form or sprawl in the countryside as it would re-use existing buildings so no clear harm would arise in respect of the aims of Policy KS2. This view was held by the Planning Inspector at the appeal for the conversion of a building in the Green Belt adjacent to 6 Leigh Lane, Colehill (APP/U1240/W/18/3214442) re: planning application 3/17/3064/COU dated 30/4/19.
- 15.5 There are no development plan policies that address conversion of rural buildings to dwellings so regard is had to the National Planning Policy Framework. Paragraph 152 encourages the reuse of existing resources, included the conversion of existing buildings. Isolated dwellings should be avoided but an exception to this is where the development would re-use redundant or disused buildings and enhance their immediate setting (paragraph 80). For the above reasoning it is considered that the proposal to convert the buildings to residential use can be acceptable in principle,

provided that NPPF policies that protect areas of particular importance (in this case Green Belt) do not provide a clear reason for refusing the development proposed. An assessment is also needed of whether any adverse impacts of permitting the proposal would significantly and demonstrably outweigh the benefits.

Impact on the Green Belt

- 15.6 The application site lies within the SE Dorset Green Belt, where there is a presumption against inappropriate development. The existing agricultural use of the site is appropriate within the Green Belt. The NPPF identifies that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open (paragraph 137). Local Plan policy KS3 provides the Council's overall approach to Green Belt, including maintaining open land around the conurbation.
- 15.7 Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. The NPPF advises that '*When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt and 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations*' (paragraph 148).
- 15.8 The construction of new buildings is inappropriate in the Green Belt but there are exceptions set out in NPPF paragraph 149 and other forms of development that are not harmful are listed in paragraph 150. Those relevant to this application include those listed under paragraph 149 criterion (c) *the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building*; and at paragraph 150 criterion (d) *the re-use of buildings provided that the buildings are of permanent and substantial construction and (e) material changes in the use of land*. Limitations on development falling under paragraph 150 stipulate that the re use of buildings and material change of use of land is not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it.
- 15.9 The Local Plan has no policies relating to the conversion of buildings in the Green Belt to dwellings and therefore policy in the National Planning Policy Framework (NPPF) is applicable as a material consideration.
- 15.10 As buildings are to be re-used, the proposal may be considered under NPPF paragraph 150 (d). This permits the re-use of buildings provided they are of permanent and substantial construction.
- Whether the buildings are of permanent and substantial construction – NPPF para 150 d)*
- 15.11 Units A, B, C and E to be converted are all utilitarian structures whose former use was for agricultural purposes. The application is accompanied by a structural survey which advises they are suitable for conversion to residential use and the works needed would not amount to a rebuild.

15.12 Officers have had regard to objections raised by third parties, that the buildings are only suitable for conversion on the basis of recent repair works to steel upright supports in Unit A and the roof of Unit B. This is not a consideration for the current application, as the test is whether the buildings are of 'permanent and substantial construction' for the purposes of NPPF green belt policy as applied at the time a planning application is assessed. However, for clarity, in both cases officers are satisfied that the works undertaken did not represent development in accordance with section 55 of the Town and Country Planning Act 1990 so would not have required planning permission.

15.13 The submitted structural surveys of the buildings to be converted advise the following in their conclusions (summarised);

Unit A

- *The building is considered structurally stable and capable of being converted and the extent of works will clearly comprise retention of the main building elements including the steel frame and walls, with replacement of roof sheeting and erection of a new front wall and openings. This would not amount to a re-build*

Unit B

- *The building is considered structurally stable and capable of being converted, and the extent of works will clearly comprise retention of the main building elements.*
- *The timber roof beams and trusses, and steel beams and posts of the building frame are considered to be permanent and sufficiently substantial for conversion.*
- *Roof cladding side rails will require replacement as part of the conversion works. This would not amount to a re-build.*

Unit C

- *The building is considered structurally stable and capable of being converted, the extent of works will clearly comprise retention of the main building elements including the steel frame, walls, and possibly the purlins; with replacement of roof sheeting and erection of a new front wall and openings. This would not amount to a re-build.*

Unit E

- *The steel trusses and posts of the building frame are considered to be permanent and sufficiently substantial for conversion. Cladding, purlins and side rails will require replacement as part of the conversion works.'*

15.14 Having considered the submitted structural reports, and from a visual inspection of the buildings on site, it is considered the buildings to be converted are of permanent

and substantial construction for the purposes of planning policy and the proposed conversion may be assessed under NPPF paragraph 150 exception (d).

15.15 The Council has previously considered the condition of Building B in its assessment of application 3/20/0558/PNAGD where it was resolved that works to the roof were repairs and did not represent commencement of the proposed conversion. This view followed legal advice. The same view is maintained for Unit A. For the above reasoning, the application proposes the re use of existing buildings, which are of permanent and substantial construction, in compliance with paragraph 150(d) of the Framework

Extension to Unit E – NPPF para 149 c)

15.16 The extension to Unit E (Unit D as proposed) may be assessed under NPPF para 149 c) which allows extensions that are proportionate to the size of the original building.

15.17 To assess whether the proposal is proportionate, the increase in floor area and volume is a helpful indicator. Unit E which is to be retained (and form proposed Unit D) has a floor area of approx. 212sq meters while the proposed extension has a gross floor area of approx. 138sq metres representing an increase of 65% above that of the retained floor space.

15.18 The volume of Unit E to be converted is 1270 cubic metres and the volume of the proposed single storey lean to extension is 485 cubic metres representing an increase of approximately 38%.

15.19 Although the floor area increase is significant, the overall volume and subordinate form of the extension would not result in a disproportionate addition to the original building and as such is not inappropriate development in the Green Belt.

Whether the proposal would preserve Green Belt openness

15.20 The forms of development set out at NPPF paragraph 150 (a) to (f) as potentially being not inappropriate in the Green Belt are qualified in that they must preserve the openness of the Green Belt and not conflict with the purposes of including land in the Green Belt in order to be appropriate development. It is therefore necessary to consider both the spatial and visual aspects of the development in this respect.

15.26 The creation of enclosed residential gardens for the new units and vehicular parking bays would alter the character of the farmyard from a space that is largely undeveloped to one which is domestic in character. The proposal would bring vehicles onto the site and these would include private cars and other vehicles associated with a residential use such as trade and delivery vehicles. Other domestic paraphernalia sited in the open such as garden furniture, children's play equipment and refuse bins would cumulatively have some impact on openness which weighs against the proposal.

- 15.21 However, the built form and associated curtilages would not encroach into the countryside. Rather, the extent of the residential garden plots would be pulled back from the existing areas of hard standing and buildings would be removed. Of those buildings to be removed, several could be considered as outlying being sited on the site's periphery and their removal would reduce the physical spread of the proposal when compared with the spread of the existing buildings.
- 15.22 The removal of the existing use and several buildings are a factor for consideration as is the fallback position provided by the permitted Prior Approval applications ref: 3/20/0558/PNAGD (Unit B to 1 dwelling) & 3/19/1652/PNAGD (Unit C to 1 dwelling) as these are extant permissions and need to be weighed in the planning balance. It is to be noted that conversion of the buildings under permitted development rights would not require any buildings to be removed.
- 15.23 The removal of several farm buildings will see a reduction in both building volume and building footprint within the site. Due to the dilapidated nature of some of the remaining buildings some of that improvement might occur without the proposed development but the proposal will provide surety.
- 15.24 The proposed extension to unit E would represent a modest spatial increase in floor area to that building but the volume of built form for that building is countered by the removal of other buildings from the site which would avoid a reduction in the openness of the GB.
- 15.25 When considering the visual or perceived impact on openness, the site is set back from the highway at the end of a lane. The site would be contained by the existing trees that grow along its north and east boundaries, and the hedge along the west boundary and buildings to the south and there is a building to be removed to the north of Units B & C.
- 15.26 Although officers are mindful of the impacts arising from boundary enclosures and the introduction of domestic paraphernalia, these would be limited by the manner and extent of the layout. The proposal would be associated with additional domestic vehicular parking but would see the removal of large farm vehicles and other machinery from the site. The proposal would improve site permeability by opening up views into the site by the removal of buildings and the balance of hardstanding and garden would represent an improved level of visual openness compared to the existing agricultural yard use. Overall, the proposed building works are considered to go beyond preserving the openness of the Green Belt and would modestly increase openness at the site.
- 15.27 For the above reasons, the proposal is not considered to be in conflict with the purpose of including land within the Green Belt and is appropriate development in the Green Belt in respect of paragraph 150 (d) and (e) of the NPPF.

Impact on the landscape and character and appearance of the immediate area

- 15.28 With the exception of the Green Belt designation, the site is not within a landscape that is specially protected. The proposals would enhance the landscape by removing buildings of utilitarian design in poor repair, reducing the predominance of

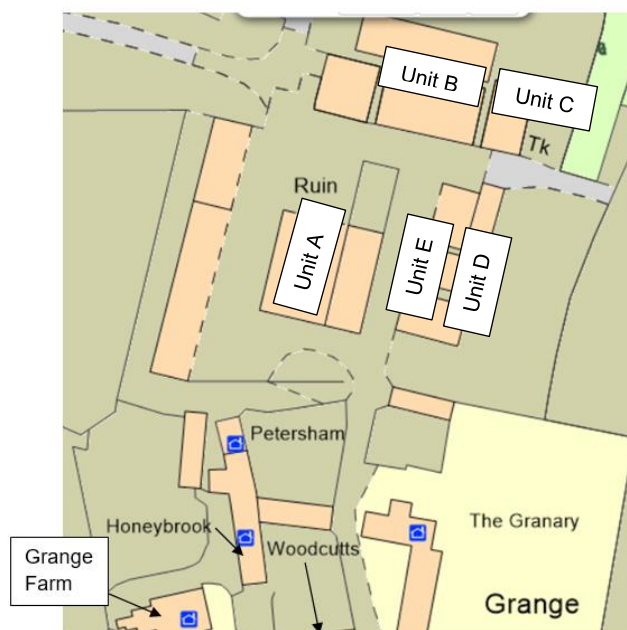
hardstanding, improving the appearance of existing buildings and introducing new planting on the site.

Impact on amenity

Impact on occupants of adjacent dwellings

15.29 The nearest dwellings to the application site are to the south at Petersham and The Granary. The dwellings at Woodcutts and Grange Farm lie immediately to the south of these properties;

Location of neighbouring dwellings



15.30 The distance between the nearest part of Unit D to the nearest part of the dwelling at Petersham is approx. 23m. This distance is acceptable to prevent any adverse impact from overlooking arising from the first-floor windows (bedroom and bathroom) in the south side of Unit D that would face this direction, and no adverse impact on the amenity of the occupants of Petersham would result from this relationship.

15.31 As the works proposed are to convert the buildings, the proposed extension is central in the site and no new buildings are proposed, there would be no change in the impact from the physical presence of the buildings on the amenity of the occupants of adjacent dwellings.

15.32 The separation distances between the buildings to be converted and the amenity spaces of the properties to the south are generous so no adverse effects on residential amenity are anticipated. There would be the inevitable noise from additional vehicle movements along the shared southern access, and the activity associated with residential use by 9 dwellings and their gardens, but this would not be to a level that would be likely to cause harm. The change of use to residential has the potential to

reduce noise disturbance and smells compared to a situation if an unfettered agricultural use was reinstated. There is also the fall-back permission of the 2 dwellings permitted under Prior Approval applications which could already increase traffic.

- 15.33 The proposed residential use would bring emissions of light from the dwellings and vehicles, and this could have some impact on the tranquillity of the site and occupants of the adjacent dwellings. However, given the small-scale of the development, and the opportunity to control external lighting by condition, this impact is not judged to be significant, and an objection cannot be upheld on this basis. A condition (no. 15) is advised to require all external lighting to be installed so that light is directed downwards onto the area it is intended to light and there is no upward light spill and this would address light pollution from fixed external sources.
- 15.34 For the above reasons, the proposal would be compatible with its surroundings in respect of its relationship to nearby properties and accords with Policy HE2 of the Core Strategy.

Impact on road safety and parking provision

Vehicular access

- 15.35 The existing 374m long unsurfaced agricultural track that runs between Grange and the NW corner of the application site (granted planning permission under application 3/21/1070/FUL) is no longer relied upon to serve the development under consideration; the amended plans show vehicular access to the site via the existing road to the south that also serves the adjacent properties.
- 15.36 Grange Farm is currently served by these two private ways. The recently upgraded western access is wholly in the ownership of the applicant and provides access to the agricultural pasture, which is farmed by way of a tenancy agreement, as well as the farmyard which is not required for the farming of the land for maize. A planning application for use of this track for agricultural and residential purposes is yet to be determined. The applicant currently has a right of access over the southern access for agricultural purposes (the access immediately to the south).
- 15.37 The Council's highways officer has advised that the proposed access road to the south is acceptable and it is considered that the additional vehicle movements that would be generated from the 9 dwellings would not adversely impact on road safety. The western access track is currently for agriculture only and is not acceptable for residential traffic. A condition (no 7) can be imposed to require that the western access is not used by residential vehicles unless permission is granted. The proposal accords with Local Plan Policy KS11.

Parking & turning

- 15.38 The proposed site plan shows 19 allocated parking spaces with parking spaces to include 3 within the car ports at the side (S) of Unit A. There are also 4 visitor spaces. This totals 23 spaces which complies with the Council's residential parking

standards guidance. The parking provision is therefore acceptable and Local Plan Policy KS12 is complied with. There is sufficient space to manoeuvre vehicles on the site and they would be able to leave the site in a forward gear.

Impact on biodiversity

- 15.39 Objectors have raised concerns about the impact on biodiversity including bats and barn owls. The application site triggers the need for a biodiversity assessment and is accompanied by an Ecological Report and Biodiversity Plan signed 12/11/19 which has been approved by the Council's Natural Environment Team (also signed 12/11/19). The Council's Natural Environment Team's certificate of approval for the Biodiversity Plan is valid for 3 years from the date it was signed and expires on the 12/11/22. The submitted information identifies the following ecological issues;
- 15.40 The Ecological Report (ER) advises that no bats, evidence of bats, or potential roost features (PRFs) for bats were observed in or on any of the buildings on site, and the buildings all have negligible bat potential. No evidence of birds nesting in or on any of the buildings was found.
- 15.41 The ER advises that the two trees proposed for removal have negligible bat potential.
- 15.42 The ER advises that there are no protected sites within 2km of the site. However, there are known bat roosts within 5km including Serotine, Common pipistrelle, and Brown long-eared bats.
- 15.43 The ER concludes that none of the buildings on site have any bats or evidence of bats and there are no protected species or habitats suitable for protected species on site.
- 15.44 The following biodiversity enhancements will be provided at the site;
- 4 x bat boxes in west side of Unit C
 - 2 x bat boxes in south side of Unit D
 - 4 x bat boxes in west side of Unit B
 - 4 x swallow cups in car ports of Unit A
 - 1 x barn owl box in east side of Unit C
 - Hedgehog friendly fencing
 - 150m of native hedging
 - Wildflower planting area at the site entrance (to long track)
- 15.45 It is considered that subject to a condition (no.9) to secure compliance with the approved biodiversity plan, the proposal would accord with Local Plan Policy ME1 as it would meet the policy's aims of safeguarding biodiversity. The enhancements would accord with NPPF policy to help achieve net biodiversity gain.

Other impacts

Impact on protected heathland Sites of Special Scientific Interest (SSSIs)

- 15.46 The application site lies within 5km but beyond 400m of Dorset Heathland which is designated as a Site of Special Scientific Interest and as a European wildlife site.
- 15.47 The proposal for a net increase of 9 residential units, in combination with other plans and projects and in the absence of avoidance and mitigation measures, is likely to have a significant effect on the sites. It has therefore been necessary for the Council, as the appropriate authority, to undertake an appropriate assessment of the implications for the protected site, in view of the site's conservation objectives.
- 15.48 The appropriate assessment dated 19/11/20 has concluded that the mitigation measures set out in the Dorset Heathlands 2020-2025 SPD can prevent adverse impacts on the integrity of the site. The SPD strategy includes Heathland Infrastructure Projects (HIPs) and Strategic Access Management and Monitoring (SAMM). The strategic approach to access management is necessary to ensure that displacement does not occur across boundaries.
- 15.49 The Council collects Heathland mitigation payments via the Community Infrastructure Levy (CIL) and/or legal agreements which will secure the necessary contribution in accordance with the Dorset Heathlands SPD.
- 15.50 With the mitigation secured the development will not result in an adverse effect on the integrity of the designated site so in accordance with regulation 70 of the Habitats Regulations 2017 planning permission can be granted; the application accords with Core Strategy Policy ME2.

Contamination

- 15.51 The representations received in response to the application have advised that the site may be contaminated. The Council's Environmental Health Officer (EHO) agrees that the Council's standard contaminated land condition should be imposed on any planning permission, given the potential for previous agricultural contaminative activities on site and the risk associated with the proposed residential use. The EHO advises that a desktop preliminary risk assessment should initially be undertaken to establish the potential risk of any possible contamination
- 15.52 With the imposition of the Council's standard contaminated land condition (condition 4), the proposal would accord with Saved Policy DES2 of the East Dorset Local Plan (2002) and also NPPF paragraphs 183 to 188 (Ground conditions and pollution).

Refuse/recycling collection

- 15.53 The proposal shows refuse/recycling to be collected from the site by the Council's waste collection service and this would be facilitated by the access to the south shared with the adjacent properties. A turning area is shown on the site for refuse vehicles along with a dedicated bin store which is only to be used on collection days with the bins stored in the curtilages of the dwellings at other times.

- 15.54 In this scenario, residents will be able to wheel their bins the short distance to the storage pad and the pad is positioned close to the turning head for ease of access for the waste collection vehicle operators. The collection pad can cater for 9 x 240 litre recycling bins and ancillary bottle boxes and food waste bins, which will represent the largest single collection at any one time. This would allow appropriate space for storage of bins on collection day and provides a safe and accessible position for siting by residents and collection by operators.
- 15.55 The Council's waste collection service has advised that its vehicles would only be able to use the proposed access if it was constructed to an adoptable standard suitable for a waste collection vehicle.
- 15.56 If collection arrangements are not acceptable to the Council's Waste Collection service, the applicant would need to arrange for refuse to be collected by a private operator. In planning terms, private or Council arrangements for refuse collection are considered acceptable.

Previously developed land (PDL)

- 15.57 As the buildings are agricultural buildings and last used for agriculture, the site does not qualify as PDL for the purposes of this planning assessment. This view is taken given the definition of PDL in Annex 2: Glossary of the National Planning Policy Framework. Therefore, no weight is afforded to this matter.

Access to facilities and public transport

- 15.58 The application site is in a location that is not well-served by facilities or public transport and it is highly likely that residents of the proposed dwelling would need to use a private car to access employment, shops and facilities. This factor is given some weight against the proposal, as planning policy generally seeks to locate new development in areas well-served by employment and facilities and that allow a choice on transport methods in addition to the car although the limitations of rural areas is recognised by the NPPF.

Enhancement/maintenance of the vitality of rural communities

- 15.59 The DAS advises that NPPF Paragraph 79 seeks to direct housing '*where it will enhance or maintain the vitality of rural communities*'. There is some argument that housing at the site would make some contribution to the vitality of rural communities- Furzehill has a shop and public house- however this is likely to be small and no weight is afforded to it accordingly.

Planning fall-back position

- 15.60 As previously stated, there is a fall-back position for the conversion of building B to one residential dwelling for which Prior Approval was granted. Buildings A & C also benefit from Prior Approval by default as a determination was not made by the Council in the required time limits.

- 15.61 The prior approval process is one of the requirements set out in the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (GDPO) in order to benefit from deemed planning permission for certain classes of development. Schedule 2, Part 3 'Changes of Use', Class Q deals with the conversion of agricultural buildings to residential use and is conditional on a Prior Approval procedure being followed.
- 15.62 The applicant's suggested fall-back position of five residential dwellings within buildings A (3 dwellings), B (1 dwelling) & C (1 dwelling), is contested by objectors. They have raised concerns that not all of the curtilage land identified to serve the new dwellings was in agricultural use as required by Class Q, that surveys demonstrating structural soundness were undertaken after repair works to achieve the necessary soundness and that these repair works were development requiring permission. These issues have not been tested by the submission of Certificates of Lawfulness applications but have been considered by officers.
- 15.63 In relation to prior approval 3/19/1651/PNAGD, land lease details relating to the land immediately to the west of Unit A have been provided which suggests that not all of the site (meaning the building and its curtilage) formed part of an established agricultural unit as required by the permitted development criteria. This would prevent the conversion to 3 dwellings proposed by the prior approval submission relating to Unit A without planning permission.
- 15.64 In relation to Unit B officers judged that the proposal under reference 3/20/0558/PNAGD did meet the permitted development criteria. The works undertaken to the buildings are mainly internal and have not materially affected their external appearance nor are they considered to represent commencement of conversion for which prior approval was sought. Unit C would also appear capable of conversion in compliance with permitted development requirement.
- 15.65 As such, the creation of two large dwellings from Units B and C to the north of the site represents the realistic fall-back scheme. This is more modest scheme than the proposal currently under consideration so cannot be given significant weight in the planning balance.

Impact on surface water drainage

- 15.66 The proposal's impact on surface water drainage has been raised in the representations and a small area of the south western part of the application site is in a low-risk area of surface water flooding (adjacent to the most southerly part of the east side of building A). There is also an area of high risk of surface water flooding to the south of the site in the area of the dwellings at 'Woodcutts' and 'Petersham'.
- 15.67 To ensure this surface water flooding is not exacerbated by the proposed development, it is considered necessary to impose pre-commencement conditions to require a surface water and foul drainage scheme to be submitted to and approved by the Council before works are commenced for the development. This would ensure compliance with Core Strategy Policy ME6.

16.0 Conclusion

- 16.1 The Council can demonstrate a 5 year housing supply and Local Plan Policy KS2 is up-to-date accordingly for the purposes of NPPF paragraph 11. Nevertheless, conflict with this policy is judged to be outweighed by the benefits of reusing existing buildings, in a manner which will have a visual improvement to the immediate setting, to provide 9 dwellings with associated economic and social benefits.
- 16.2 Officers have had regard to the Policy Planning advice and representations received from the public but consider that the proposal accords with the exceptions to inappropriate development in the Green Belt provided by the NPPF; the development would result in an improvement to Green Belt openness from the removal of existing buildings (secured by condition 6) and would not conflict with the purposes of including land within the Green Belt. The proposal would not have an adverse impact on areas or assets of particular importance.
- 16.3 The reliance by future occupants on the private car as a result of the location and resulting modest impact on the rural character of the area weighs against approval but this would not significantly and demonstrably outweigh the benefits of the scheme which will contribute to housing supply and enhance visual amenity.
- 16.4 The proposal is therefore considered to be sustainable development for the purposes of NPPF paragraph 11.

17.0 Recommendation

Grant, subject to the following 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.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

UX Architects drawing no. 116-021 Rev H: Proposed site plan

UX Architects drawing no. 116-020 Rev C: Location Plan

UX Architects drawing no. 116-026 Rev E: Unit A Proposed roof plan

UX Architects drawing no. 116-040 Rev E: Unit A Proposed elevations

UX Architects drawing no. 116-025 Rev E: Unit A Proposed floor plans

UX Architects drawing no. 116-027 Rev B: Unit B proposed ground floor plans

UX Architects drawing no. 116-029 Rev B: Unit B Proposed roof plans

UX Architects drawing no. 116-041 Rev A: Unit B: Proposed elevations

UX Architects drawing no. 116-031 Rev B: Unit C: Proposed fits floor plan

UX Architects drawing no. 116-030 Rev E: Unit C: Proposed ground floor plans

UX Architects drawing no. 116-033 Rev D: Unit C: Proposed roof plans

UX Architects drawing no. 116-042 Rev C: Unit C: Proposed elevations

UX Architects drawing no. 116-043 Rev A: Unit C Proposed elevations

UX Architects drawing no. 116-034 Rev A: Unit D Proposed ground floor plan

UX Architects drawing no. 116-036 Rev A: Unit D Proposed roof plan

UX Architects drawing no. 116-044 Rev B: Unit D Proposed elevations

UX Architects drawing no. 116-045 Rev B: Unit D Proposed elevations

UX Architects drawing no. 116-035 Rev B: Proposed first floor plan

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

3. 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 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 surface water scheme shall be implemented in accordance with the submitted details before the development is completed.

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

4. 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 in accordance with the approved details and thereafter managed and maintained in accordance with the approved details for the lifetime of the development. 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: To ensure future maintenance of the surface water drainage system, and to prevent the increased risk of flooding

5. The development shall not be commenced until details of a foul water drainage strategy have been submitted to and approved in writing by the Local Planning Authority. This could either be to connect to the public sewage system (if possible) or to install a package sewage treatment plant/s or other suitable systems of drainage. The foul water drainage strategy shall then be completed in accordance with the approved details prior to the occupation of the dwelling

Reason: To ensure that proper provision is made for sewage disposal from the dwellings.

6. Before works to demolish the buildings on the site or commencing the development hereby approved, a Construction Management Plan shall be submitted to and approved by the Local Planning Authority (LPA). The works at the site shall then be undertaken in accordance with the construction management plan.

Reason: To minimise the impact on the amenity of adjacent residents during the development.

7. Vehicular access to the development hereby approved shall only be from the south using the existing road that also provides access to the adjacent residential properties to the south as shown on approved Drawing No. 116-021 Rev H: Proposed Site Plan & Location Plan. The western access shall be modified to prevent vehicular access and signage erected at the junction of the western access with Grange in accordance with a scheme first agreed by the Local Planning Authority prior to the first occupation of any of the approved dwellings unless express planning permission to use the western access is first obtained.

Reason: To ensure a satisfactory means of access to the development in the interests of the openness of the Green Belt and character of the area.

8. Prior to the commencement of development, a scheme shall be submitted to the Local Planning Authority to deal with potential contamination of the site. Such scheme shall include the following actions and reports, which must be carried out by appropriately qualified consultant(s):

(a) A Preliminary Risk Assessment (site history report), which shall, by reference to site layout drawings of an appropriate scale, include a history of the site, past land uses, current and historical maps, site plans, locations of any known spillages or pollution incidents and the location and condition of old tanks, pits, fuel or chemical storage areas, and site reconnaissance to produce a conceptual site model and preliminary risk assessment. (Please note it is the responsibility of the landowner, developer or consultant to provide and disclose all relevant information).

(b) A Field Investigation (site investigations) and Detailed Quantitative Risk Assessment (based on the information contained in the site history report),

will be required where the appointed consultant and/or the Local Planning Authority determine that contamination may be present in, on or near the proposed development area. The site investigation report must characterise and identify the extent of contamination, identify hazard sources, pathways and receptors and develop a conceptual model of the site for purposes of risk assessment.

(c) Before any works commence on site, if in the opinion of the Local Planning Authority investigation works be required, consultants appointed to carry out intrusive site investigation work must first submit their sampling strategy to the Local Planning Authority for approval.

(d) Where contamination is found which in the opinion of the Local Planning Authority requires remediation, a detailed Remediation Strategy, including effective measures to avoid risk to future and neighbouring occupiers, the water environment and any other sensitive receptors when the site is developed, shall be submitted to the Local Planning Authority. Any remediation scheme(s), or part(s) thereof recommended in the remediation strategy, shall require approval to be obtained in writing from the Local Planning Authority before being carried out.

(e) No development shall occur until the measures approved in the remediation strategy have been implemented in accordance with the remediation strategy to the satisfaction of the Local Planning Authority. The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority.

(f) If, during works on site, contamination is encountered which has not previously been identified, the additional contamination shall be fully assessed and an appropriate remediation strategy submitted to and approved in writing by the Local Planning Authority. Any such scheme shall then be carried out in accordance with the approved details..

(g) On completion of all the works detailed in the agreed Remediation Strategy, a Remediation Verification Report must then be completed by the environmental consultant(s) who carried out the remediation work confirming that they have supervised all the agreed remediation actions. This report to be submitted to the planning authority confirming that all works as specified and agreed have been carried out to the point of completion. Remediation of the site will not be complete until the Planning Authority is in receipt of said Remediation Verification Report and has confirmed in writing that it is satisfied with the contents of the statement and the standard of work completed.

Reason: This information is required prior to commencement to safeguard the amenity of the locality and future residents.

9. Details of any access facilitation pruning works and a plan showing the location of barriers to protect trees in accordance with BS5837:2012 Trees in

relation to design, demolition and construction shall be submitted to and approved in writing by the local planning authority before any equipment, machinery or materials are brought on to the site for the purposes of the development. The barriers shall be erected and maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

Reason: To ensure that trees and their rooting environments are afforded adequate physical protection during construction.”

10. Before any works to convert the buildings shown on UX Architects Drawing 116-021 Rev H: Proposed Site Plan are undertaken, existing buildings C1, C2, D1, D2, D3, D4 & D5 shown on the submitted existing site plan UX Architects Drawing No. 116 – 002 E shall be demolished and all resulting materials removed from the site.

Reason: To enhance Green Belt openness and visual amenity

11. Before using any external facing and roofing materials in the construction of the development, details of their manufacturer, colour and type shall have been submitted to and approved in writing by the Local Planning Authority (LPA). All works shall be undertaken strictly in accordance with the details as approved.

Reason: To ensure the development uses external materials appropriate for its context.

12. Prior to the occupation of the dwellings, full details of both hard and soft landscape works shall be submitted to and approved in writing by the local planning authority (LPA). These details shall include means of enclosure; hard surfacing materials, and planting species, density and size of soft landscaping and accord with the planting set out in paragraphs 6.5 to 6.7 of the Biodiversity Mitigation & Enhancement Plan signed by Dorset Council’s Natural Environment Team 12/11/19. All hard and soft landscape works shall be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with the programme agreed with the LPA. The landscaping approved shall be retained for 5 years during which time any plant that dies or becomes diseased shall be replaced with planting of the same species.

Reason: In the interests of visual amenity and to ensure the approved landscaping scheme is implemented correctly.

13. The development hereby approved must not be first brought into use unless and until the mitigation, compensation and enhancement/net gain measures detailed in the approved Biodiversity Plan certified by the Dorset Council

Natural Environment Team on 12/11/19 have been completed in full, unless any modifications to the approved Biodiversity Plan as a result of the requirements of a European Protected Species Licence have first been submitted to and agreed in writing by the Local Planning Authority.

Thereafter approved mitigation, compensation and enhancement/net gain measures must be permanently maintained and retained in accordance with the approved details, unless otherwise first agreed in writing by the Local Planning Authority.

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

14. Notwithstanding the provisions of Part 1 Classes A, AA, B, E, F and Part 2 Class A of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 or any subsequent re-enactment, planning permission will be required in respect of any extension to the buildings, alteration to the roofs (to include new openings), outbuildings (to include garages/car port), hard surfaces and means of enclosure (to include fences/walls).

Reason: To ensure that the design concept of the development is retained and the openness of the Green Belt is not adversely affected by the development.

15. Any external lighting proposed for the development hereby approved shall be installed to prevent any upward light spill into the sky, and to direct light onto the area to be lit only.

Reason: To prevent light pollution of the night sky and immediate area.

16. All hard surfacing areas shall either be permeable to allow surface water to drain into the ground through them or these areas shall be drained into effective soakaways on the application site.

Reason: To reduce surface water runoff from the development.

17. Before the development hereby approved is occupied the turning and parking shown on Drawing Number 116-021 H must have been constructed. Thereafter, these areas, must be permanently maintained, kept free from obstruction and available for the purposes specified.

Reason: To ensure the proper and appropriate development of the site and to ensure that highway safety is not adversely impacted upon.

N.B: Pre-commencement conditions have been agreed by the applicant's agent on 25/2/22 & 3/3/22.

Informatives:

1. Please check that any plans approved under the building regulations match the plans approved in this planning permission or listed building consent. Do not start work until revisions are secured to either of the two approvals to ensure that the development has the required planning permission or listed building consent.
2. 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 applicant/agent was updated of any issues and provided with the opportunity to address issues identified by the case officer.