

6 April 2022

Application Number:	3/21/1277/FUL		
Webpage:	Planning application: 3/21/1277/FUL - dorsetforyou.com (dorsetcouncil.gov.uk)		
Site address:	Bedborough Farm, Uddens Drive, Colehill, Wimborne, BH21 7BQ		
Proposal:	Change of use and conversion of existing redundant agricultural building into 2 no 4 bedroom dwellings		
Applicant name:	Mr J Dean		
Case Officer:	Lucy Page		
Ward Member(s):	Cllr Maria Roe, Cllr Janet Dover		
Publicity expiry date:	29 October 2021	Officer site visit date:	October 2021
Decision due date:	4 March 2022	Ext(s) of time:	4 March 2022

1.0 The application has been referred to committee by the nominated officer having gone through the Council's Scheme of Delegation Process.

2.0 Summary of recommendation:

GRANT subject to conditions.

3.0 Reason for the recommendation: as set out in para 17 at end

- Paragraph 11d of the National Planning Policy Framework (NPPF) sets out that permission should be granted for sustainable development unless the application of the policies that protect areas or assets of particular importance provide a clear reason for refusal or the adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the NPPF as a whole. In this instance the proposal would re-use an existing agricultural building to provide two additional dwellings which is considered to represent appropriate development in the Green Belt given that the design and layout of this residential development would ensure that it would not have a greater impact on openness than the existing situation and would not encroach into the countryside in accordance with paragraph 150 of the NPPF. The development is an appropriate layout and design and would not have an adverse impact on the character and appearance of the area or the surrounding landscape.
- The development would not result in any significant harm to neighbouring residential amenity and the occupants of the proposed dwellings would enjoy

6 April 2022

an acceptable standard of amenity in accordance with Policy HE2 of the Local Plan.

- The proposal would not have an adverse impact on road safety and would provide an acceptable level of on-site parking provision.
- The proposal would provide appropriate mitigation for its impact on biodiversity and biodiversity enhancement would be provided.

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 not in an isolated location. The proposal would re-use an existing agricultural building to provide two additional dwellings which is considered to represent appropriate development in the Green Belt given that the design and layout of this residential development would ensure that it would not have a greater impact on openness than the existing situation and would not encroach into the countryside in accordance with paragraph 150 of the NPPF.
Scale, design, impact on character and appearance	Acceptable. The proposal is considered to be an appropriate design and scale and the reconfiguration of the external space and changes to the proposed external materials result in a development which would have a positive impact on the character and appearance of the immediate area in accordance with Local Plan policies HE2 and HE3 and Supplementary Planning Guidance (SPG) 21 Countryside Design Guidance.
Effect on biodiversity	Acceptable, subject to condition.
Impact on amenity	Acceptable. No adverse impacts anticipated.
Access and Parking	Acceptable.

5.0 Description of Site

- 5.1 Bedborough Farm comprises of a group of buildings located off Uddens Drive, to the north of Ferndown and the Ferndown by-pass. The agricultural use of the farm has largely ceased, and the land is now used for a variety of purposes including a solar

6 April 2022

farm, equine livery, and a landscaping business. Access is via a track from Uddens Drive.

- 5.2 The farm comprises a range of farm buildings; the main farmhouse stands to the south-west of the site. To the north of the farmhouse an 'L' shaped range of traditional barns have been converted to two dwellinghouses. To the north-west a more modern hay barn has been converted to a further dwelling house. There are currently four dwellinghouses at the farm.
- 5.3 A large traditional barn, Barn A, stands near the entrance this has been granted consent for conversion to a dwelling house (PA 3/19/0699/FUL) and work is underway. To the north-east are two further barns, one open and used for storage and one used for horse livery purposes. It is this open storage barn, Barn B, that is the subject of this planning application (and previous recent applications; 3/19/0854/FUL and 3/20/1648/FUL).
- 5.4 The 4-bay barn is open on two sides and comprises a steel structure with the sides clad with railway sleepers and steel profile sheeting above. The roof is fibre cement. The barn is in a poor state of repair, the main support steels corroded. To the north adjoining the building is a small, fenced compound, to the east a walled area used as a clamp for waste from the adjoining equestrian use.
- 5.5 The buildings lie within the open countryside, Green Belt (GB). The site is within 5km of a protected Dorset Heathland. A footpath crosses the farm close to the north-east corner of the site E42 Route 29.
- 5.6 The site is partially screened by an existing earth bund and from its wider surroundings by mature woodland areas, but the proposed development would nevertheless be visible from the public footpath which runs through Bedborough Farm, and from existing dwellings and their gardens. The site plan indicates that the access for the two dwellings would be shared with the other residential properties on the wider site and would extend along the northern edge of the farmyard.

6.0 Description of Development

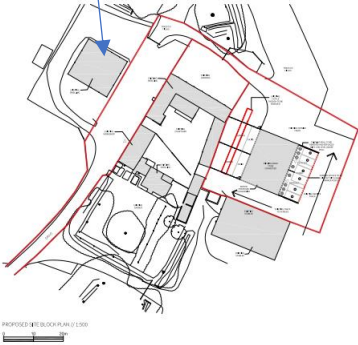
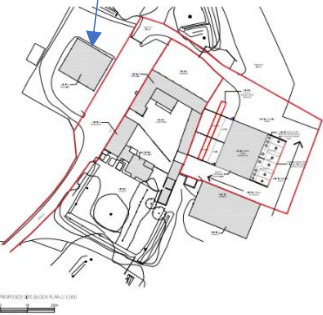
- 6.1 The application is for the change of use and conversion of existing redundant agricultural building into 2no 4 bedroom dwellings.

7.0 Relevant Planning History

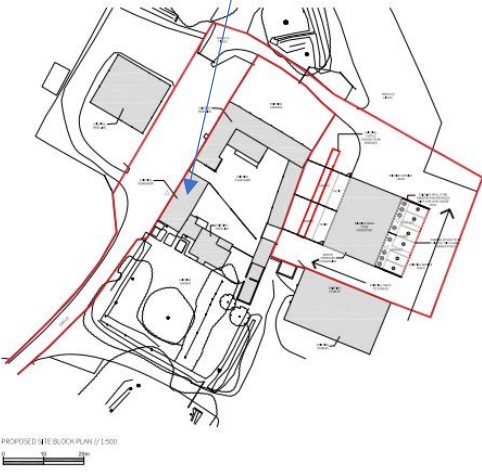
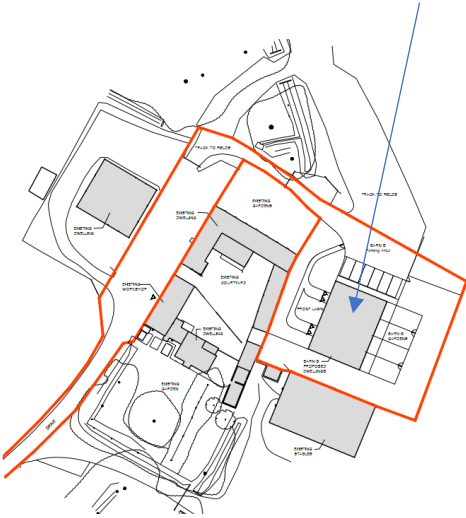
- 7.1 There is significant planning history for the site:

Application	Proposal	Decision	Comments
3/16/2693/PNAGD	Prior Notification of Proposed Change of Use and Building Operations to Convert An Existing Agricultural Building to 2 Residential Dwellinghouses under Part 3 Class Q of the Town and Country Planning	Prior approval not required 18/02/2017	The barn has been converted

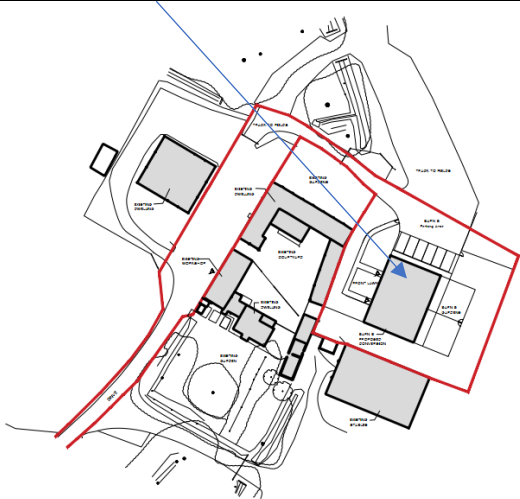
6 April 2022

	<p>(General Permitted Development) Order 2015.</p> <p>Application 3/16/2693/PNAGD relates to this building</p> 		
<p>3/16/1009/CONDR</p>	<p>Variation of Condition 2 of PA 3/14/0790/FUL. 1) Revised Siting, elevations and floor plan of 33KV substation 2 building. 2) Revised siting of 33KV DNO building (form approved via previous NMA. 3) 4m access track to DNO building and the 33KV substation.</p>	<p>Granted 08/09/2016</p>	<p>This relates to land to the north and east of the application site</p>
<p>3/16/2693/PNAGD</p>	<p>Prior Notification of Proposed Change of Use and Building Operations to Convert An Existing Agricultural Building to 1 Residential Dwellinghouse.</p> <p>Application 3/16/2693/PNAGD relates to this building</p> 	<p>Prior notification approved 18/01/2017</p>	
<p>3/19/0699/FUL</p>	<p>Change of use and Conversion of Existing Redundant Agricultural Building to Class C3 Dwellinghouse</p>	<p>Granted 14/05/2020</p>	<p>This is under construction</p>

6 April 2022

	<p>with associated parking and landscaping.</p> <p>Application 3/19/0699/FUL relates to this farm building (Barn A)</p> 		
<p>3/19/0854/FUL</p>	<p>Change of use and conversion of existing redundant agricultural building to form 4 dwelling houses.</p> <p>This application relates to the same building as current application (Barn B)</p> 	<p>Refused</p> <p>Appeal dismissed 26/02/21</p> <p>Refused for the reasons set out in para 7.2 below</p>	
<p>3/20/1648/FUL</p>	<p>Change of use and conversion of existing redundant agricultural building into 2no 4 bedroom dwellings</p> <p>This application relates to the same building as the current application (Barn B)</p>	<p>Refused 22/03/2021 for the reasons set out in</p>	

6 April 2022

		paragraph 7.3 below	
--	--	------------------------	--

- 7.2 Planning application 3/19/0854/FUL was refused for the following reasons:
1. The proposed development lies within the South East Dorset Green Belt. Within this area it is intended that only particular types of development set out in the National Planning Policy Framework will be permitted. The structural survey identifies that there will be significant remedial work required to the barn to replace purlins within the roof structure, provide additional tie beams and bracing to the portal frame; the walls and roof will also be removed. Given the significant remedial measures required the building is not considered as of substantial construction and does not meet the test under paragraph 146 (d) of the National Planning Policy Framework (NPPF). As such the proposal would represent inappropriate development in the Green Belt contrary to the provisions of the National Planning Policy Framework. No very special circumstances exist which would outweigh the potential harm to the Green Belt by reasons of inappropriateness and harm to openness.
 2. The proposed development lies within the South East Dorset Green Belt. Within this area it is intended that only particular types of development set out in the National Planning Policy Framework will be permitted. Although the finished building would be a similar size and mass, the creation of four independent unit of accommodation would increase the intensity of residential use on the site and have a greater impact on the openness of the Green Belt and the purposes of including land within it than the existing development. As such the proposal would represent inappropriate development in the Green Belt contrary to the provisions of the National Planning Policy Framework in Chapter 13. No very special circumstances exist which would outweigh the potential harm to the Green Belt by reasons of inappropriateness and harm to openness.
 3. The proposed fails to pay any design reference to the traditional farm group of buildings and rural character of the area. and appears unsympathetic and inappropriate in design terms. In these respects the proposal represents poor design

6 April 2022

that fails to take the opportunities available for improving the character and quality of an area and the way it functions contrary to Policies HE2 and HE3 of the Christchurch and East Dorset Local Plan (Part 1), Supplementary Planning Guidance (SPG) 21 Countryside Design Guidance, and guidance contained within Section 12 –Achieving Well Design Places of the National Planning Policy Framework (NPPF).

4. The creation of four independent unit of accommodation would increase the intensity of residential use on the site. Notably a large parking area will be provided along with a front communal garden and private rear gardens which are likely to be delineated by fencing to provide security and privacy. These rear gardens spill outside the footprint of the adjoining waste clamp and into the open countryside. The fenced gardens will, with the normal paraphernalia associated with domestic use, detract from the rural character of the area. The proposal would add visual clutter within the landscape and would be harmful to the rural character of the area, and is therefore contrary to Policies HE2 and HE3 of the Christchurch and East Dorset Core Strategy, and Policy DES11 of the East Dorset Local Plan. The proposal would fail to improve the character of the area and fail Section 12 of the National Planning Policy Framework.

5. The proposed parking area and rear gardens to serve the development will obstruct the route of a public footpath (E42 Route 29). A footpath diversion order would be required to move the definitive right of way, this is a separate legal issue to address. By granting permission, and/or applying a condition to ensure the footpath is diverted before commencement, the Local Planning Authority would be unduly fettering the proper consideration of any future application to move the footpath. The proposal in its current form would potentially compromise the safety of pedestrians using the route contrary to Policy KS11 of the Christchurch and East Dorset Core Strategy. The proposal would fail to improve the character of the area and fail Section 12 of the National Planning Policy Framework.

7.3 An appeal against the planning refusal was dismissed but some of the reasons for refusal were judged to fall away- notably the Inspector found that the building was capable of conversion. A further application for the change of use and conversion of existing redundant agricultural building into two 4 bedroom dwellings was subsequently received (3/20/1648/FUL). This application sought to address the reasons that the Inspector dismissed the appeal however that application was also refused for the following reasons:

1. The proposed development lies within the South East Dorset Green Belt. Within this area it is intended that only particular types of development set out in the National Planning Policy Framework will be permitted. Although the finished building would be a similar size and mass, this will result in two distinct plots, which would be formally enclosed. This, together with the domestic paraphernalia which would be associated with the proposed

6 April 2022

residential use, such as garden furniture, washing lines and bin storage, would add visual clutter, thus leading inevitably to a moderate loss of openness. Having regard to the available evidence, there is no certainty that the provision of domestic paraphernalia would have a lesser impact upon openness than the established pattern of open storage associated with the building's present use. The proposal would not accord with the exception set out in paragraph 146 d) of the Framework, and would therefore amount to inappropriate development in the Green Belt. It would have a detrimental impact on the openness of the Green Belt and fail to assist in safeguarding the countryside from encroachment, contrary to one of the five purposes of the Green Belt.

2. The proposal fails to pay sufficient design reference to the traditional farm group of buildings and rural character of the area and appears unsympathetic and inappropriate in design terms. In these respects the proposal represents poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions contrary to Policies HE2 and HE3 of the Christchurch and East Dorset Local Plan (Part 1), Supplementary Planning Guidance (SPG) 21 Countryside Design Guidance, and guidance contained within Section 12 –Achieving Well Design Places of the National Planning Policy Framework (NPPF).
3. The creation of two independent units of accommodation would increase the intensity of residential use on the site. Notably a large parking area will be provided along with a front communal garden and private rear gardens which are likely to be delineated by fencing to provide security and privacy. These rear gardens spill outside the footprint of the adjoining waste clamp and into the open countryside. The fenced gardens will, with the normal paraphernalia associated with domestic use, detract from the rural character of the area. The proposal would add visual clutter within the landscape and would be harmful to the rural character of the area, and is therefore contrary to Policies HE2 and HE3 of the Christchurch and East Dorset Core Strategy, and Policy DES11 of the East Dorset Local Plan. The proposal would fail to improve the character of the area and fail Section 12 of the National Planning Policy Framework.

8.0 List of Constraints

Ancient woodland, Sub-Type Ancient & Semi-Natural Woodland - Distance: 473.43

Green Belt

Heathland 5 km zone

Public Right of Way- Status: Footpath, Legal Type: Definitive

9.0 Consultations

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

Consultees

Natural England (received 27.10.2021)

6 April 2022

- No objection subject to mitigation being secured.

Ferndown Town Council (received 21.10.2021)

- Objection - If approved the development would have a detrimental impact on the openness of the green belt more so than the existing structure, the NPPF states that approval should not be given, except in very special circumstances for the construction of a new building or for the change of use to existing buildings for purposes other than agricultural, sport, cemeteries, and other purposes appropriate to a rural area, the application does not meet these criteria.
- In addition, it was considered the proposed development would be visually intrusive and contrary to planning policy HE2 design and HE3 quality on the landscape. Further concern was raised regarding access to the development especially regarding refuse collection access.
- Members noted that the previous comments made by the planning inspector had not been overcome.

Representations received

The application was advertised by means of a site notice on the 05/12/2021 with an expiry date of 29/10/2021. No representations received.

10.0 Relevant 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.

Adopted Christchurch and East Dorset Local Plan and Saved policies within the East Dorset Local Plan:

The following policies are considered to be relevant to this proposal:

- KS1 - Presumption in favour of sustainable development
- KS2 - Settlement hierarchy
- KS3 - Green Belt
- KS11 - Transport and Development
- KS12 - Parking Provision
- LN1 - Size and Types of New Dwellings
- LN2 - Design, Layout and Density of New Housing Development
- HE1 - Valuing and Conserving our Historic Environment
- HE2 - Design of new development

6 April 2022

- HE3 - Landscape Quality
- ME1 - Safeguarding biodiversity and geodiversity
- ME2 - Dorset Heathlands
- ME6 - Flood Management, Mitigation and Defence

Other material considerations

Supplementary Planning Documents/Guidance

Countryside Design Guidance (SPG)
Dorset Heathlands Planning Framework 2020-2025 SPD

National Planning Policy Framework, July 2021:

Paragraph 11 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.

Relevant NPPF sections include:

- Section 4. Decision taking: Para 38 - Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available...and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.
- Section 5 'Delivering a sufficient supply of homes' outlines the government's objective in respect of land supply with subsection 'Rural housing' at paragraphs 78-79 reflecting the requirement for development in rural areas.
- Section 6 'Building a strong, competitive economy', paragraphs 84 and 85 'Supporting a prosperous rural economy' promotes the sustainable growth and expansion of all types of business and enterprise in rural areas, through conversion of existing buildings, the erection of well-designed new buildings, and supports sustainable tourism and leisure developments where identified needs are not met by existing rural service centres.
- Section 11 'Making effective use of land'
- Section 12 'Achieving well designed places indicates that all development to be of a high quality in design, and the relationship and visual impact of it to be compatible with the surroundings. In particular, and amongst other things, Paragraphs 126 – 136 advise that:

6 April 2022

- The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.
 - It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.
 - Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design.
- Section 13 'Protecting Green Belt land'- new development is inappropriate within the Green Belt unless it meets one of the exceptions within paragraphs 149-150 or very special circumstances outweigh harm to the Green Belt resulting from inappropriateness and any other harm.
 - Section 14 'Meeting the challenges of climate change, flooding and coastal change'
 - Section 15 'Conserving and Enhancing the Natural Environment'- In Areas of Outstanding Natural Beauty great weight should be given to conserving and enhancing the landscape and scenic beauty (para 176). Decisions in Heritage Coast areas should be consistent with the special character of the area and the importance of its conservation (para 178). Paragraphs 179-182 set out how biodiversity is to be protected and encourage net gains for biodiversity.

National Planning Practice Guidance

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.

6 April 2022

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 two dwellings being provided in a rural location where limited opportunities to public transport provision is not unusual. In this regard the lack of public transport provision could result in disadvantage to persons with protected characteristics, however this is the same as the existing situation with regards to any workers on the farm and those occupying the previously converted farm buildings.

13.0 Financial benefits

What	Amount / value
Material Considerations	
None	
Non Material Considerations	
CIL Contributions	£38,830
Estimated annual council tax benefit	£4,556
New Homes Bonus	Approx. £1000 per dwelling

14.0 Climate Implications

The proposal is for two new dwellings which would be constructed to current building regulation requirements. The proposal will re-use an existing building with a 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.

15.0 Planning Assessment

In considering this current application, the conclusions of the Inspector in relation to Planning Appeal APP/D1265/W/20/3259917 for the conversion of the building to four dwellings, is given weight, along with the assessment of the more recently considered scheme 3/20/1648/FUL for the conversion to two dwellings. This later report confirmed that on the matters where the Inspector found against the LPA, notably reasons for refusal 1 (Building Condition) and 5 (Footpath) it would be unreasonable to advance these arguments again.

The main material considerations for this current application are:

- Principle of development
- Appropriateness within the Green Belt
- Scale, design, impact on character and appearance

These and other considerations are assessed below.

6 April 2022

Principle of Development

The site is located within the south east Dorset Green Belt and within 5km of a protected Dorset Heathland. The Planning Inspector considering application 3/19/0854/FUL judged that the scheme at Bedborough Farm, whilst unacceptable for other reasons, would not result in the creation of isolated homes in the countryside.

Appropriateness within the Green Belt

- 15.1 When considering any planning application, Local Planning Authorities should ensure that substantial weight is given to any harm to the Green Belt. As set out in paragraph 137 of the National Planning Policy Framework, a fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. Openness and permanence are recognised by the Framework as essential characteristics of Green Belts.
- 15.2 Paragraph 147 of the NPPF sets out that inappropriate development is, by definition, harmful to the Green Belt, and should not be approved except in very special circumstances. However, as detailed within paragraph 150 of the Framework, certain forms of development are not considered inappropriate in the Green Belt, provided that they preserve its openness and do not conflict with the purposes of including land within it. These include the re-use of buildings provided that the buildings are of permanent and substantial construction.
- 15.3 The application would re-use an existing agricultural building. In relation to whether the building to which this application relates is suitable for conversion, the Inspector concluded in their assessment of 3/19/0854 that, *“Whilst, taken as a whole, extensive works would need to be carried out to enable the building to function as four dwellings, there is no doubt that it is in itself a substantial and permanent construction, having notably regard to its concrete base, foundations and steel frame.”*
- 15.4 When considering this current proposal to that assessed by the Inspector and the previously refused scheme, it is considered that there are notable differences to this current application. In relation to ‘reason for refusal 1 and 3’ the development has been amended with the re-orientation of living space for the dwellings has been reversed. The rear elevation of the dwellings now face westwards towards some existing buildings rather than extending out towards the farm track as was previously considered. By positioning the rear garden areas in this new location they would sit within a more enclosed setting, framed by buildings which have already been converted to residential use and in a space which is currently used for open storage and agricultural paraphernalia (which can be seen from aerial photographs within the supporting information for the application). It is considered that by utilising this area it would not impact on openness or extend the curtilage of the building. A plan has also been provided which confirms the tight curtilage around the building and gardens which is proposed. Any domesticating factors such as garden paraphernalia arising from the scheme of conversion would be limited by the manner and extent of

6 April 2022

plot demarcation within the development and is unlikely to cause additional harm to openness.

- 15.5 The parking area is shown to be provided immediately adjacent to the building which is a similar approach to that used to serve another residential dwelling converted from an agricultural building within the wider Bedborough Farm site which was approved in 2020 (3/19/0699/FUL). It is considered that the low key use of low level timber posts to mark the parking area is a successful way of maintaining a sense of informality to this area and that a similar informal and rural character could be achieved in relation to boundary treatments for the rear garden areas. A condition requiring landscaping details to be submitted is reasonable and necessary and has been added (condition 6).
- 15.6 The reduction in the number of dwellings proposed from 4 to 2 is also relevant and is likely to result in a reduction in intensity of use, domestic paraphernalia, bins and garden furniture associated with fewer dwelling houses. The current proposal is considered accord with the exception set out in paragraph 150 (d) of the Framework (was paragraph 146 (d)). It would not have a detrimental impact on the openness of the Green Belt and subject to a condition restricting additional development such as further outbuildings and extensions would not appear as encroachment into the countryside (condition 4).

Scale, design, impact on character and appearance

- 15.7 The second reason for refusal focused on the design of the barn conversion and the lack of design reference to the traditional group of farm buildings and rural character. The current application has sought to address this in a number of ways:
- The number of openings within the building has been reduced,
 - The windows on the north and south are now smaller and higher level to reduce the domestic appearance.
 - Sliding agricultural style timber doors are to be installed which would enable the glazing on both front and rear elevations to be covered. Whilst these are a positive design addition, there would be no ability to control how often or when they were utilised to screen the glazing.
 - The use of materials has also now changed to create a more agrarian appearance reflecting more suitably the rural and agricultural setting: The building is to be clad in a mid- brown stained vertical timber board with an exposed block work plinth and dark coloured aluminium windows and composite doors. The roof is proposed to be clad in rolled metal sheet.
- 15.8 Overall, notwithstanding the limitation of the timber doors, the changes made to the design are considered an improvement on previously refused schemes and would enable the residential development to sit successfully within the farmyard setting. The development would accord with Policies HE2 and HE3 of the Christchurch and East Dorset Local Plan, Supplementary Planning Guidance (SPG) 21 Countryside Design Guidance, and guidance contained within Section 12 –Achieving Well Designed Places of the NPPF.

15.9 Biodiversity

6 April 2022

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. The proposal for a net increase of two 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 site. 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.

- 15.10 The appropriate assessment has concluded that the mitigation measures set out in the Dorset Heathlands 2015-2020 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). In relation to this development the Council will fund HIP provision via the Community Infrastructure Levy and SAMM, which forms the second strand of the strategy, is also now collected alongside CIL. The strategic approach to access management is necessary to ensure that displacement does not occur across boundaries. 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 Policy ME2.
- 15.11 A biodiversity survey has been provided to support the application which indicates that there are no bats or barn owls present on the site. To improve biodiversity within the site a condition requiring that 2 bat and bird boxes and bee bricks per dwelling be placed within the site is necessary and has been added (condition 8). With this in place the proposal meets Policy ME1 of the Local Plan.

Highways and Parking

- 15.12 The dwellings would be served by the existing vehicular access to Bedborough Farm, this is unaltered from the previously considered schemes where it was not concluded that the development was unacceptable with regards to highway safety. There is no conflict with Policy KS11 and the proposal is considered acceptable in this regard. The site is in a rural area and the proposal shows six on-site parking spaces for the residential use, which exceeds the Dorset Residential Parking Guidance.
- 15.13 Impact on Amenity
Bedborough Farm was originally a Dairy Farm which ceased operation over 10 years ago. There is a large solar farm within the associated farmland as well as an equestrian livery use and there are a number of residential properties within the site including barns converted to residential use under Permitted Development rights and through 'full' planning applications. The immediate farm group now comprises of a cluster of residential dwellings rather than a working farm and as such does not suffer with the usual noise and smells that might be associated with the previous use. In this respect the addition of two further residential properties is not unacceptable in amenity terms.

6 April 2022

- 15.14 Each dwelling would be served by a private rear garden area approximately 11m in depth and 9m in width which is considered to provide an acceptable level of external amenity space.

16.0 Conclusion

For the above reasons, it is considered that this application has successfully addressed the previous reasons for refusal. The development, as proposed, accords with the development plan and is considered to be sustainable development for the purposes of NPPF.

17.0 Recommendation

Grant, subject to the following 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:

Proposed site location 148-010-C

Proposed site plan 148-011-D

Proposed floor plan 148-012-D

Proposed roof plan 148-013-C

Proposed front (west) elevation 148-014-A

Proposed rear (east) elevation 148-015-A

Proposed side elevations 148-016-A

Proposed curtilage plan 148 -18

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

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) (with or without modification) no enlargement(s) of the dwellinghouses hereby approved, permitted by Class A, AA, C and D of Schedule 2 Part 1 of the 2015 Order, shall be erected or constructed.

6 April 2022

Reason: To protect amenity and the character of the area and to protect the openness of the Green Belt.

4. The development hereby permitted shall be constructed entirely of the materials details of which are referenced on the planning application forms and plans.

Reason: This is required to ensure the satisfactory visual relationship of the new development to the existing.

5. No development above damp proof course level shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include hard surfacing materials; means of enclosure; details of boundary planting, schedules of plants (noting species, plant sizes and proposed numbers/densities where appropriate).

Reason: This information is required prior to above damp proof course level commencing as the long term establishment, maintenance and landscaping of the site is necessary to preserve the amenity of the locality.

6. All hard and soft landscape works shall be carried out in accordance with the details under condition 5. The works shall be carried out prior to the occupation of any part of the development and the planting carried out in the first planting season following completion of the development. Any planting found damaged, dead or dying in the first five years following their planting are to be duly replaced with appropriate species.

Reason: To ensure the implementation of the scheme is carried out in accordance with the approved planting scheme.

7. Prior to the first occupation of the development hereby permitted 2 bat boxes, 2 bird boxes and 2 bee bricks per dwelling shall be installed and photos of these biodiversity features in-situ shall be submitted to and approved in writing by the Local Planning Authority. These boxes/bricks shall thereafter be retained and maintained on site.

Reason: In the interests of nature conservation and to achieve biodiversity enhancements on the site.

Informatives:

1. Informative: National Planning Policy Framework Statement
In accordance with paragraph 38 of the NPPF the council, as local planning authority, takes a positive approach to development proposals and is focused on providing sustainable development.

The council works with applicants/agents in a positive and proactive manner by:

6 April 2022

- 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.

2. Street Naming and Numbering

The Council is responsible for street naming and numbering within our district. This helps to effectively locate property for example, to deliver post or in the case of access by the emergency services. You need to register the new or changed address by completing a form. You can find out more and download the form from our website www.dorsetcouncil.gov.uk/planning-buildings-land/street-naming-and-numbering

3. The applicant needs to be aware that the Community Infrastructure Levy (CIL) will be applied to this development. The Council will shortly be issuing a CIL Liability Notice following the grant of this permission which will provide information on the applicant's obligations.

The SAMM payment required under the Dorset Heathland Planning Framework 2020-2025 is now collected alongside CIL.

4. In relation to condition 7 details of the most appropriate location for bird boxes can be found at

<https://www.rspb.org.uk/birds-and-wildlife/advice/how-you-can-help-birds/nestboxes/nestboxes-for-small-birds/making-and-placing-a-bird-box/>

Details of the most appropriate location for bat boxes can be found at

<https://www.bats.org.uk/our-work/buildings-planning-and-development/bat-boxes/putting-up-your-box>

Background Documents:

Case Officer: Lucy Page

NB For full details of all papers submitted with this application please refer to the relevant Public Access pages on the Council's website.

Eastern Planning Committee

6 April 2022