

# Northern Area Planning Committee

## 24<sup>th</sup> January 2023

### Decision List

**Application Reference:** P/FUL/2022/00788

**Application Site:** Land at E 390615 N 109030 Hyde Farm Salisbury Road Pimperne

Proposal: Install eight rapid electric vehicle charging stations. Form new access road, entrance, and road to access charging stations. Form eight EV charging bays, along with associated equipment.

Recommendation: Grant permission subject to conditions.

Decision: Permission GRANTED 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 (as amended).

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

- Location Plan 10458-0002\_02
- Block Plan 10456-0002\_03
- Softworks Plan Section 22084 – LHC – 00 -XX – DR – L – 0101 Rev P5
- Drainage Strategy Layout – 020.5725.501
- Gabion Basket Construction Detail – 020.5725.751a
- BYD 120kW Charger – 001\_19
- Feeder Pillar and COP Metering Box 001\_20
- Substation – TR7 001\_10

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

3. Prior to the first use of any of the EV chargers hereby permitted external lighting for the development shall be installed in accordance with details that shall have been previously submitted to and approved in writing by the local planning authority. The details shall be in accordance with the Lighting Strategy prepared by DFL dated 29/7/2022 (reference 2545-DFL-ELG-XX-PP-EO-13001). There shall be no other lighting other than that approved by the local planning authority. The lighting shall be retained for the lifetime of the development.

Reason: In the interests of highway safety, biodiversity, residential amenity and landscape and visual impact.

4. Prior to the first use of any of the EV chargers hereby approved, all hard and soft landscape works shall be carried out in accordance with the approved Softworks Plan and Section (drawing ref 22084 – LHC – 00 -XX – DR – L – 0101 Rev P5). The field maple and common oak trees that form part of this landscaping shall be planted as heavy stock size. Thereafter, the soft landscaping shall be maintained and managed in accordance with the management plan as required by condition 5.

Reason: In the interests of biodiversity, residential amenity and landscape and visual impact.

5. Prior to the first use of any of the EV chargers hereby approved a landscaping Management Plan for the management and maintenance of the landscaping detailed in the Softworks Plan and Section (drawing ref 22084 – LHC – 00 -XX – DR – L – 0101 Rev P5) shall be submitted to and approved in writing by the local planning authority. The said Management Plan shall be implemented for the lifetime of the development, and it shall include an undertaking that any trees or plants that within these timescales, die, or become, in the opinion of the Local Planning Authority, seriously damaged or defective will be replaced within the next planting season with others of the same species, size and number as originally approved, the trees being planted as heavy stock.

Reason: In the interests of biodiversity, residential amenity and landscape and visual impact.

6. The hedge between the operational development hereby approved and Salisbury Road (A354) shall be maintained at a height of not less than 1.7m for the lifetime of the development.

Reason: In the interests of residential amenity and landscape and visual impact.

7. With the exception of the shared access to the Archway Nursery and Pre-School, all of the operational development hereby approved shall be removed entirely from the site and the land restored to its former condition as agricultural grassland within 6 months of the cessation of the use hereby approved, such a cessation being defined as the point of time at the end of a period of 6 months when none of the chargers have at any time been in use.

Reason: The development is only acceptable with the benefits afforded by the EV chargers given the landscape sensitivity of the site and its environs.

8. Prior to the first use of any of the EV chargers hereby approved the charging bays, manoeuvring and accessways shall be completed in accordance with Softworks Plan Section 22084 – LHC – 00 -XX – DR – L – 0101 Rev P5. The said areas shall be retained for the lifetime of the development.

Reason: In the interests of highway safety.

9. Prior to the installation of any charging equipment, details of the external finish of the equipment shall be submitted to the local planning authority for approval in writing. Any such details shall include a matt finish and either a dark green or grey colour. The development shall be carried out in full accordance with the approved details, and there shall be no further changes to the external finish without the prior agreement of the local planning authority in writing.

Reason: in the interest of the visual appearance of the development within the AONB.

**Informative Notes:**

1. 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.

**Application Reference:** P/FUL/2021/01338

**Application Site:** Land at Former ATS Euromaster New Road Shaftesbury Dorset

Proposal: Erect 24 No. dwellings, form vehicular access, car parking and landscaping

Recommendation:

Grant permission, subject to the completion of a legal agreement under section 106 of the Town and Country Planning Act 1990 (as amended) in a form to be agreed by the Legal Services Manager to secure the following:

£24,000.00 for off-site destination play facilities and maintenance and the following conditions (and their reasons) (see section 17 for full wording):

- Time Limit
- Plans
- Material specifications, including sample panels and detailing
- Soft and hard landscaping
- Archaeology
- Contamination
- Drainage
- Biodiversity Plan
- Vehicular access
- Highway crossing
- Turning and parking, including cycle parking
- Widened footway
- PD rights removal for means of enclosures

Recommendation B: Refuse permission for failing to secure the financial obligations detailed above if the agreement is not completed by 24 July 2023 or such extended time as agreed by the Head of Planning.

Decision:

Recommendation A:

Permission **GRANTED** subject to the completion of a legal agreement under section 106 of the Town and Country Planning Act 1990 (as amended) in a form to be agreed by the Legal Services Manager to secure the following:

£24,000.00 for off-site destination play facilities and maintenance

and the following conditions (and their reasons):

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 strictly and only in accordance with the approved drawings and details forming the approved application:

P9117/300B Location Plan & Site Plan  
 P9117/301 Block A Floor Plan  
 P9117/302A Block A Elevations  
 P9117/303 Block B Floor Plans 1 of 2  
 P9117/304 Block B Floor Plans 2 of 2  
 P9117/305B Block B Roof Plan

P9117/306A Block B Elevations  
P9117/307A Site Sections/Elevations  
19009-BT1 Tree Protection Plan  
5237 202 Swept Path Analysis

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

3. Notwithstanding the material details shown on the approved plans, construction of Blocks A and B as hereby permitted shall not take place above damp proof course level until:

in relation to Blocks A and B:

(a) details of all materials and finishes to be used externally, including sample panels measuring 1 metre x 2 metres; and

in relation to Block A only:

(b) design and construction details including drawings at a scale of not less than 1:5, of doors, windows, canopies, eaves, verges, dormers, chimneys, plinths, sills, arches and lintels; and

(c) details of the location of all flues, vents and meter boxes;

have been submitted to/constructed and approved in writing by the Local Planning Authority. Construction of Blocks A and B shall then be carried out in accordance with the approved details, as applicable, and the sample panels shall remain on site for the duration of construction works.

Any such samples for approval shall include natural slate, Shaftesbury Green Sandstone and natural pre-coloured render.

Reason: To ensure details are of a high quality and to preserve and enhance the significance and setting of designated heritage assets.

4. Construction of Blocks A and B as hereby permitted shall not take place above damp proof course level until a scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of:

(a) all planting (including positions and/or density, species and planting size);

(b) all hard surfacing materials;

(c) all boundary treatments; and

(d) a timetable for implementation.

The approved scheme shall then be implemented in accordance with the approved timetable. Any trees or plants which within a period of 5 years from the completion of

the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: To ensure the provision of appropriate landscape design.

5. Prior to any form of excavation of the site or commencement of any development hereby approved, a written scheme that details a programme of investigative archaeological work shall be submitted to, and agreed in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved scheme.

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

6. In the event that any contamination not previously identified is found at any time whilst implementing the development hereby approved it must be immediately reported in writing to the Local Planning Authority. Development on the part of the site affected shall be suspended and a risk assessment carried out and submitted to and approved in writing by the Local Planning Authority. Where unacceptable risks are found remediation and verification schemes shall be submitted to and approved in writing by the Local Planning Authority. These approved schemes shall then be carried out before the development, or the relevant part of it, is resumed or continued.

Reason: To safeguard the living conditions of future and neighbouring occupiers and to protect the water environment and other sensitive receptors.

7. The development hereby permitted shall be implemented and thereafter managed in accordance with the Drainage Strategy Rev B for Former ATS Euromaster New Road Shaftesbury, with all drainage works completed prior to the first occupation of the approved dwellings.

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

8. Prior to commencement of the development hereby approved an updated Biodiversity Plan must be submitted to and approved in writing by the Local Planning Authority. Thereafter, the Biodiversity Plan must be implemented in full in accordance with the specified timescales in the Plan.

Reason: To mitigate and enhance biodiversity and ecology, including protected species.

9. Prior to the first occupation of the dwellings hereby permitted the first 10.00 metres of the vehicle access, measured from the rear edge of the highway (excluding the vehicle crossing - see the Informative Note below), must be laid out

and constructed to a specification submitted to and approved in writing by the Local Planning Authority. The development shall be carried in accordance with the approved details.

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

10. Prior to the first occupation of the dwellings hereby permitted the existing highway vehicular crossing along New Road shall be expunged and reinstated to provide a 2.00m wide footway, to a specification which must be submitted to and approved in writing by the Planning Authority. The development shall be carried in accordance with the approved details.

Reason: To ensure the proper and appropriate reinstatement of the adjacent highway.

11. Prior to the first occupation of the dwellings hereby permitted the parking and turning space, including cycle parking facilities shown on the approved plans shall be provided and made available for parking and turning. They shall thereafter be retained and kept available for these purposes at all times.

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

12. Prior to the first occupation of the dwellings hereby permitted, the widened footway along the northern side of Kings Hill shown on the approved plans shall be constructed in accordance with a specification that has first been submitted to and approved in writing by the Local Planning Authority.

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

13. Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) (England) Order 2015 as amended (or any order revoking and re-enacting that Order with or without modification), no fences, walls, gates or other means of enclosure permitted by Class A of Schedule 2 Part 2 of the 2015 Order shall be erected around the curtilage of any dwelling that forms part of Block A hereby permitted.

Reason: To enable the Local Planning Authority to retain control over the development of the site.

14. Prior to the commencement of the development above damp course level, a scheme for the provision of electric charging points shall be submitted to the local

planning authority for approval in writing. The approved scheme shall be implemented in full prior to the first use of the development hereby approved.

Reason: To ensure that the development provides electric car charging facilities in the interests of sustainable development.

INFORMATIVE NOTE: Dorset Highways The vehicle crossing serving this proposal (that is, the area of highway land between the nearside carriageway edge and the site's road boundary) must be constructed to the specification of the Highway Authority in order to comply with Section 184 of the Highways Act 1980. The applicant should contact Dorset Highways by telephone at 01305 221020, by email at dorsethighways@dorsetcouncil.gov.uk, or in writing at Dorset Highways, Dorset Council, County Hall, Dorchester, DT1 1XJ, before the commencement of any works on or adjacent to the public highway.

INFORMATIVE: Crime prevention

It is recommended that the security of the development meets the standards laid out in the Secured By Design Homes 2019 guide which can be found at [www.securedbydesign.com](http://www.securedbydesign.com) This is the Police guidance on crime prevention in new developments and will assist with the sustainability of the development.

It is recommended that all rear access gates that lead to dwellings i.e. plots 1-9 are key lockable from both sides. Burglaries most commonly occur at the rear of the premises where access is not restricted i.e. unlocked gates.

It is recommended that criminal opportunity for the underground car park is minimised and that day to day access and emergency exit do not undermine the security of the residential flats above.

INFORMATIVE: This permission is subject to an agreement made pursuant to Section 106 of the Town and Country Planning Act 1990 relating to a contribution to destination play facilities.

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:

- 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.

Recommendation B:



**Refuse** permission for failing to secure the financial obligations detailed above if the agreement is not completed by 24 July 2023 or such extended time as agreed by the Head of Planning.

**Application Reference:** P/HOU/2022/02773

**Application Site:** Stonehouse, Wyke Road, Gillingham, Dorset, SP8 4NW

Proposal: Erect extension

Recommendation: GRANT permission subject to conditions outlined at the end of this report.

Decision: GRANTED 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 (as amended).

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

Combined A1 Drawing Revision C, dated 9th October 2022.

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

3. Prior to development above damp proof course level, details and samples of all external facing materials for the wall(s) and roof(s) shall be submitted to, and approved in writing by, the Local Planning Authority. Thereafter, the development shall proceed in accordance with such materials as have been agreed.

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

4. The detailed biodiversity mitigation, compensation and enhancement/net gain strategy set out within the approved Biodiversity Plan or Landscape Ecological Management Plan (LEMP) certified by the Dorset Council Natural Environment Team on 5th September 2022 must be strictly adhered to during the carrying out of the development. The development hereby approved must not be first brought into use unless and until:

- i) the mitigation, compensation and enhancement/net gain measures detailed in the approved biodiversity plan or LEMP have been completed in full, unless any modifications to the approved Biodiversity Plan or LEMP 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, and
- ii) evidence of compliance in accordance with section J of the approved Biodiversity Plan/the LEMP has been supplied to the Local Planning Authority.

Thereafter the approved mitigation, compensation and enhancement/net gain measures must be permanently maintained and retained in accordance with the approved details.

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

5. Prior to development above damp proof course level, a sample panel of the proposed external facing material(s) measuring at least 1 metre by 2 metres, demonstrating the proposed coursing, mortar mix and pointing detail, shall be erected on site, and approved in writing by the Local Planning Authority. Thereafter, the development shall proceed in accordance with details of the sample panel as have been agreed and the sample panel shall remain on site until the external walls have been constructed to eaves height.

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

6. Prior to the installation of joinery, detailed drawings (at a scale of 1:5, 1:10 or 1:20 as appropriate) showing the design, materials, external finish and construction specifications of all external windows and doors shall be submitted to and approved in writing by the Local Planning Authority and the development shall thereafter be completed in accordance with the approved details.

Reason: To safeguard the character of the locality and in the interests of the appearance of the development.

#### **Informative Notes:**

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:

- offering a pre-application advice service, and
- as appropriate updating applications/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

In this case:

- The application was acceptable, once amended plans were received, and no further assistance was required.

**Application Reference:** P/FUL/2022/06067

**Application Site:** Manor Park Church of England First School Mellstock Avenue  
Dorchester Dorset DT1 2BH

Proposal: Siting of a converted container classroom on the existing playground for the use of the pre-school.

Recommendation: Grant

Decision: GRANTED 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 (as amended).

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

9388705-002 Proposed floor plan

2775 P02 Classroom proposed elevations and floor plans

9388705-001 Proposed elevations and floor plans

2775 P01 Location and Site Plan

2775 P03 Block Plan (satellite image)

Specification Sheet dated 30.08.2022

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

**Informative Notes:**

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:

- 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.
- The applicant was provided with pre-application advice.

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