

Eastern Area Planning Committee

22nd February 2023

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Decision List

Application Reference: 6/2021/0342

Application Site: Swineham Farm, Wareham

Proposal: Use of lake for recreational activities (outdoor swimming) and retrospective siting of shipping container to provide changing room facilities.

Recommendation: GRANT planning permission subject to conditions.

Decision: It was requested that the Swineham Farm application be deferred as it had come to light at late notice that at least one landowner was not given notice of the planning application. The deferral will provide time for notice to be served and for any material considerations raised by the landowners to be considered in the assessment prior to consideration by the Committee.

Application Reference: 3/16/1446/FUL

Application Site: Land at Ringwood Road Alderholt

Proposal: Modify a Planning Obligation (dated 10 October 2017) for planning permission 3/16/1446/OUT (*“Outline planning permission for the demolition of The Hawthorns former horticultural nursery and bungalow and erection of up to 60 dwellings (including up to 50% affordable housing), introduction of structural planting and landscaping, informal public open space, surface water flood mitigation and attenuation, primary vehicular access off Ringwood Road, pedestrian access off Broomfield Drive and associated ancillary works.*

All matters to be reserved, with the exception of the site access points”) to: reduce affordable housing provision from 50% to 15% (as 7 Affordable Rent homes); secure a Viability Review; secure a Biodiversity Compensation Payment; and secure the provision of Suitable Alternative Natural Greenspace (SANG). (Description amended 10 Feb 2023).

Recommendation: To grant the reduction in affordable housing from 50% to 15% and add provisions to secure biodiversity compensation payment and SANG provisions.

Decision: A) 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 amend planning obligations as follows:

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- reduce affordable housing provision from 50% to 15%
- include biodiversity compensation payment of £16,445.50
- include SANG provisions
- increase the SANG Maintenance Contribution to £1.05m

OR

B) Refuse permission if the legal agreement under section 106 of the Town and Country Planning Act 1990 (as amended) is not completed by (6 months from the date of committee) or such extended time as agreed by the Head of Planning.

Application Reference: P/FUL/2022/04609

Application Site: Wareham Riverboats

Proposal: Replace storage kiosk. Retention and relocation of Bamford's Water Pump. Demolition of stone and concrete plinth.

Recommendation: REFUSE for the following reason (summary):

- The proposal has a harmful impact on the character, appearance and setting of Wareham Conservation Area.

Decision: **Grant permission subject to the following conditions:**

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

22127.01 A Site, location and block plan

22127.05 A Demolition site plan

06 B Proposed site and floor plan

07 B Proposed elevations (1 of 2)

08 B Proposed elevations (2 of 2)

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

2. 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).

3. Prior to development above damp-proof course level, details including colour finishes and samples of all external facing materials for the walls, roof, windows and doors shall be submitted to, and approved in writing by, the Local Planning

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Authority. Thereafter, the development shall be constructed and maintained in accordance with such materials as have been agreed.

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

4. Prior to first use of the kiosk, the historic Bamford Pump shall be relocated to its new position as detailed on approved plan 22127.06B.

Reason: To preserve the historic character of Abbots Quay and Wareham Conservation Area.

Informative Notes:

The Natural Environment Team recommends measures are implemented to minimise the risks of deleterious or polluting materials and detrimental effects to the water, the water channel, and the site. The applicant should refer to Pollution Prevention Guidelines ([Withdrawn] Works in, near or over watercourses, PPG5: prevent pollution - GOV.UK (www.gov.uk))

2. Environment Agency - Flood Risk Activity Permit

The site lies in close proximity to the Main River Frome. In addition to any planning permission, the Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption to be obtained for any activities which will take place:

- on or within 16 metres of a main tidal river
- on or within 16 metres of a flood defence structure or culverted tidal main river
- on or within 16 metres of a sea defence

For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits> or contact the EA National Customer Contact Centre on 03708 506 506 (Monday to Friday, 8am to 6pm) or by emailing enquiries@environment-agency.gov.uk.

The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and the EA advises consultation at the earliest opportunity.

3. The use of the kiosk is 'sui generis' and planning permission will be required for any future changes in its use.
4. This grant of planning permission does not override any third-party rights which may exist over the application site and the need to obtain third-party consent from all owners before work commences.

5. Informative: National Planning Policy Framework Statement

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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/2022/04531

Application Site: Holton Heath Garage

Proposal: Extension of existing Class E retail unit.

Recommendation: GRANT planning permission subject to conditions.

Decision: **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 (as amended).
2. The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan 2022/290/014c, Block Plan 2022/290/013c, Proposed Site Plan 2022/290/005, Ground Floor Plan Proposed 2022/290/006, Roof Plan Proposed 2022/290/007, North & South Elevations Proposed 2022/290/008, East & West Elevations Proposed 2022/290/009. Reason: For the avoidance of doubt and in the interests of proper planning.
3. Prior to the commencement of any development hereby approved, full details of hard and soft landscape proposals shall be submitted to and approved in writing by the Local Planning Authority. These details shall include: means of boundary enclosures/treatments including a new boundary treatment along the south-west boundary with 'The Firs' of at least 1.8m in height, hard surfacing materials, minor artefacts and structures (e.g. furniture, signs, refuse and other storage units), proposed and existing functional services above and below ground (e.g. drainage, power, communication cables, pipelines, etc,

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indicating lines, manholes, supports etc), and a soft landscaping and planting scheme. Thereafter, the development shall be carried out in accordance with the approved details.

Reason: To ensure the provision of amenity afforded by appropriate landscape design.

4. Prior to the commencement of development, details and samples of all external facing materials and finishes shall be submitted to, and approved in writing by, the Local Planning Authority. Thereafter, the development shall proceed in accordance with such materials and finishes as have been agreed.
Reason: To ensure a satisfactory visual appearance of the development.
5. Before the development hereby approved commences a Construction Method Statement (CMS) must be submitted to and approved in writing by the Planning Authority. The CMS must include:
 - the parking of vehicles of site operatives and visitors
 - loading and unloading of plant and materials
 - storage of plant and materials used in constructing the development
 - delivery, demolition and construction working hoursThe approved Construction Method Statement shall be adhered to throughout the construction period for the development.
Reason: To minimise the likely impact of construction traffic on the surrounding highway network.
6. Prior to the commencement of development, a detailed surface water management scheme for the site, based upon the hydrological and hydrogeological context of the development, and providing clarification of how drainage is to be managed during construction shall be submitted to and approved in writing by the Local Planning Authority. The surface water scheme shall be implemented in accordance with the submitted details before the development is completed.
Reason: To prevent the increased risk of flooding and to protect water quality.
7. The retail unit (Class E of the Town and Country Planning (Use Classes) Order 1987 as amended) shall only be used between the hours of 6am and 11pm.
Reason: To safeguard the character and amenity of the area and living conditions of any surrounding residential properties.
8. There shall be no deliveries to the site outside of the hours of 6am to 11pm.
Reason: To protect nearby residential accommodation from excessive noise at night-time.
9. No flood lighting or security lighting shall be installed until details of a scheme to control glare or stray lighting has been submitted to and approved in writing by the local planning authority. The scheme shall include timings of use of the artificial lights, shielding and angle of the head to reduce glare and light intrusion on land that it is not owned by the development as appropriate, and

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must be located and screened in such a manner that no illumination is directed towards the adjoining highway. Thereafter the lighting shall be installed, operated and maintained in accordance with the agreed details.

Reason: To protect visual amenities, avoid nuisance to adjoining properties and to ensure that drivers aren't dazzled or distracted by the light.

10. Before the development is utilised the turning/manoeuvring and parking shown on the submitted plans 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.

11. The development hereby permitted must not be occupied or utilised until a scheme showing precise details of the proposed cycle parking facilities is submitted to the Planning Authority. Any such scheme requires approval to be obtained in writing from the Planning Authority. The approved scheme must be constructed before the development is occupied and, thereafter, must be maintained, kept free from obstruction and available for the purpose specified.

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

12. In the event that contamination is found at any time when carrying out the approved development, it must be reported in writing immediately to the Local Planning Authority and an investigation and risk assessment must be undertaken in accordance with requirements of BS10175 (as amended). Should any contamination be found requiring remediation, a remediation scheme, including a time scale, shall be submitted to and approved in writing by the Local Planning Authority. On completion of the approved remediation scheme a verification report shall be prepared and submitted within two weeks of completion and submitted to the Local Planning Authority.

Reason: To ensure risks from contamination are minimised.

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

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

Informative Notes:

1. 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, to ensure that the appropriate licence(s) and or permission(s) are obtained.

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3. 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.

4. 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.

Application Reference: P/HOU/2022/06160

Application Site: 3A Lighthouse Road Swanage BH19 2JH

Proposal: Proposed single story rear and side extension with alterations to form first floor balcony above. Replacement of glazed balustrade and flat roof to existing balcony. New vehicular access from Lighthouse Road

Recommendation: GRANT subject to conditions

Decision: **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 (as amended).

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

AG22/09/02 F - Proposed Plans and Elevations

3. Before the proposed balcony is brought into use, the proposed balcony screen on the northern elevation shall first be installed. The screen must be at least 1.8m high and glazed with obscure glass to a minimum industry standard

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privacy level. Thereafter the height of the screen and obscure glazing shall be retained.

Reason: To safeguard the amenity and privacy of the occupiers of adjoining residential property

4. Within 2 months of the surfacing of the approved access, the wall forming the western boundary shown on plan number AG22/09/02 F should be re-instated/repared using Purbeck Stone, reclaimed wherever possible, and at least one replacement tree should also be planted on the western boundary as shown on the approved plan.

If within a period of 5 years from the date of the planting of any tree/plant, that tree/plant or any tree/plant planted in replacement for it, is removed, uprooted or destroyed or dies (or becomes in the opinion of the Local Planning Authority seriously damaged or defective) another tree/plant of the same species and size as that originally planted shall be replanted in the first available planting season unless the Local Planning Authority agrees in writing to any variation.

Reason: Landscaping is considered essential in order to preserve and enhance the visual amenities of the locality.

5. The external materials to be used for the wall(s) and roof(s) shall be similar in colour and texture to the existing building(s).

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

6. Before its use by vehicles other than those associated with the construction hereby approved, visibility splay areas as shown on the submitted plan AG22/09/02 F must be cleared/excavated to a level not exceeding 0.6 metres above the relative level of the adjacent carriageway. The splay areas must thereafter be maintained and kept free from all obstructions.

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

7. Before the access and parking hereby approved are used by vehicles other than those associated with the construction the turning/manoeuvring and parking must have been constructed as shown on the approved plan AG22/09/02 F. 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.

8. Disposal of surface water must be to the mains sewer with the agreement of Wessex Water unless subsequent variation is agreed in writing with the Council.

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Reason: The site lies within 400m of the coast where additional surface water/ground water drainage may have an adverse impact upon the stability of nearby cliffs.

9. At least one bat and/or bird box shall be erected prior to first occupation or use of the development hereby approved.

Reason: To enhance or protect biodiversity.

Informative Notes:

1. Informative Note - Wessex Water. The point of connection for the disposal of surface water to the existing public sewer must be agreed with Wessex Water Services Ltd.
2. Confirmation of highway boundary - They can be contacted 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.
3. 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.
4. The applicant is advised that the granting of planning permission does not override the need for the safe free passage of the public on all rights of way must not be obstructed at any time. If the public are unlikely to be able to exercise their public rights on the above path then a Temporary Path Closure Order must be obtained. This can be applied for through this office but the application must be completed and returned at least thirteen weeks before the intended closure date. It should be noted that there is a fee applicable to this

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application. This application and legal order must be confirmed before any works obstructing the path are commenced.

Any damage to the surface of the bridleway attributable to the development must be repaired to Dorset Council's specification, in accordance with Section 59 of the Highways Act 1980 by the applicant.

5.Landownership is a matter which falls outside of planning legislation. Permission of the landowner must be acquired in respect of the visibility splay required by Condition 6.

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