

Northern Area Planning Committee
11th April 2023
Decision List

Application Reference: P/RES/2022/06180

Application Site: Land North of Common Mead Lane, Gillingham Dorset

Proposal: Erect 80 No. dwellings, carry out works to form associated infrastructure and public open space. (Reserved matters application to determine appearance, landscaping, layout and scale, following the grant of Outline Planning Permission No. P/OUT/2021/04019); and discharge Condition Nos. 7 (Arboricultural Method Statement) and 18 (Electric Vehicle Charging Scheme) of Outline Planning Permission No. P/OUT/2021/04019.

Recommendation: APPROVE, subject to conditions

Decision: **APPROVE the reserved matters**, subject to the following conditions:

1. The development to which these reserved matters and accompanying details relates shall be begun not later than two years from the date of this permission.

Reason: To comply with the provision of Section 92(2) of the Town and Country Planning Act 1990 (as amended).

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

140226/LP/1 Site Location Plan
220901/AB/SG/EP A Single Garage Floor Plan & Elevations
220901/AB/DG/EP A Double Garage Floor Plan & Elevations
220901/AB/TG/EP A Twin Garage Floor Plan & Elevations
220901/ARC/EP C House Type Archford (ARC)
220901/AVO/EP B House Type Avondale (AVO)
220901/EAR/EP B House Type Earlswood (EAR)
220901/EXE/EP B House Type Exeter (EXE)
220901/FAI/EP B House Type Fairway (FAI)
220901/HAD1/EP B House Type Hadley Detached (HAD1)
220901/HAD2/EP B House Type Hadley Wide (HAD2)
220901/HAD3/EP A House Type Hadley Semi (HAD3)
220901/HOL/EP B House Type Holden (HOL)
220901/KIR/EP B House Type Kirkdale (KIR)
220901/WIN/EP B House Type Winstone (WIN)
220901/SH52/EP B House Type SH52 (Affordable)
220901/SH55/EP B House Type SH55 (Affordable)
220901/2BWC/EP B House Type 2BWC (M4(3))
220901/3BWC/EP B House Type 3BWC (M4(3))
220901/SH72/EP House Type SH72 (Affordable)
BDWS23938 11 overall G Landscape Proposals overall

BDWS23938 11 Sheet 6 G Landscape Proposals Sheet 6
 BDWS23938 11 Sheet 1 G Landscape Proposals Sheet 1
 BDWS23938 11 Sheet 2 G Landscape Proposals Sheet 2
 BDWS23938 11 Sheet 3 G Landscape Proposals Sheet 3
 BDWS23938 11 Sheet 4 G Landscape Proposals Sheet 4
 BDWS23938 11 Sheet 5 G Landscape Proposals Sheet 5
 BDWS23938 12 overall F Hard Landscape Proposals overall
 BDWS23938 12 Sheet 5 F Hard Landscape Proposals Sheet 5
 BDWS23938 12 Sheet 1 F Hard Landscape Proposals Sheet 1
 BDWS23938 12 Sheet 2 F Hard Landscape Proposals Sheet 2
 BDWS23938 12 Sheet 3 F Hard Landscape Proposals Sheet 3
 BDWS23938 12 Sheet 4 F Hard Landscape Proposals Sheet 4
 BSO/E5031/001 G Fire Tender Analysis Layout
 BSO/E5031/002 G Refuse Vehicle Analysis Layout
 BSO/E5031/004 C Levels Strategy
 BSO/E5031/005 C Drainage Strategy
 BSO/E5031/007 B Drainage - Exceedance Flow
 BSO/E5031/008 A Street Lighting Layout
 220901/SL01 M Site Layout
 220901/SL02 D Site Layout - Storey Heights
 220901/SL03 E Site Layout - Dwelling Types
 220901/SL04 E Site Layout - Tenure
 220901/SL05 D Site Layout - Parking
 220901/SL06 D Site Layout - Refuse Strategy
 220901/SL07 D Site Layout - Fire Strategy
 220901/SL09 E Site Layout - Materials
 220901/SL10 D Site Layout - Electrical Vehicle Charging Points
 220901/SL13 C Site Layout - Boundary Treatments
 22124 3 Tree Protection Plan
 Cycle Parking Sheds
 220901/SUB/EP Electricity Substation Floor Plan & Elevations
 220901/SH54/EP C House Type SH54 (Affordable)
 220901/SS01 C Street Scenes Sheet 1 of 2
 220901/SS02 C Street Scenes Sheet 2 of 2
 BDWS23938 10 C Landscape Masterplan
 BSO/E5031/008C Street Lighting Layout
 22090/SL14 Rev A SL14_ENTRANCE FEATURE WALL Rev A

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 walls, roofs, boundaries and all hard surfaces 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. Prior to the commencement of installation of externally mounted plant, details of the plant (electrical substation and pump station) shall be submitted to the Local Planning Authority (LPA) along with a noise assessment such as that conducted in accordance with BS4142:2014 (Methods for rating and assessing industrial and commercial sound) and/or its subsequent amendments. The assessment shall be submitted to and approved in writing by the LPA. The agreed scheme (together with any required measures) shall be installed to the agreed specification prior to the first use and maintained and operated in that condition thereafter unless agreed in writing by the LPA.

Reason: In the interests of the amenity of the area.

5. Prior to the commencement of development on the site, a Construction Method Statement must be submitted to and approved in writing by the Local Planning Authority to manage any possible adverse effects associated with the development. The CMP must include the following:

- a) Confirmation that there will be no bonfires on the site during construction
- b) Details of protection measures for nearby receptors from dust arising from construction
- c) Confirmation of vehicle movements and numbers to/from the site during operations
- d) Details of storage of waste materials prior to removal from site.
- e) Operating times of construction
- f) Mitigation measures to reduce noise during the build.

The development shall take place strictly in accordance with the approved CMP.

Reason: To protect the residential amenity of adjoining occupiers during the construction phase.

6. The hard, soft and Masterplan landscaping works detailed on approved drawings must be carried out in full during the first planting season (November to March) following commencement of the development or within a timescale to be agreed in writing with the Local Planning Authority. The soft landscaping shall be maintained in accordance with the agreed details and 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, unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure the satisfactory landscaping of the site and enhance the biodiversity, visual amenity and character of the area.

7. Prior to the commencement of any development hereby approved, above damp course level, a street tree planting scheme and management plan shall be submitted to, and approved in writing, by the Local Planning Authority, to identify the location, species, size, planting medium, tree pit specification and procedures for ensuring the healthy establishment of trees. The approved

scheme shall be implemented in full during the planting season November - March following commencement of the development or within a timescale to be agreed in writing with the Local Planning Authority. The scheme shall include provision for the maintenance and replacement as necessary of the trees and shrubs for a period of not less than 5 years.

Reason: In the interest of visual amenity.

8. Prior to the commencement of any development hereby approved, above damp course level, details of all proposed means of enclosure, boundary walls and fences to the site, shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall thereafter be implemented in full accordance with the approved details.

Reason: In the interests of the amenities of the area

9. Prior to the commencement of any development hereby approved, above damp course level, a landscape management plan shall, by reference to site layout drawings of an appropriate scale, be submitted to and approved in writing by the Local Planning Authority and shall include long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens. The subsequent management of the development's landscaping shall accord with the approved plan.

Reason: To ensure that due regard is paid to the continuing enhancement and maintenance of amenity afforded by the landscape features of communal, public, nature conservation or historical significance

10. Prior to the commencement of any development hereby approved, above damp course level, full details of the position and type of rights of way signage within the site shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details.

Reason: To ensure rights of way crossing the site are adequately waymarked

Application Reference: P/OUT/2022/04243

Application Site: Wessex Park Homes Shillingstone Lane Okeford Fitzpaine
Blandford Forum DT11 0RB

Proposal: Demolish existing industrial buildings and erect 47 dwellings (outline application to determine access only)

Recommendation:

Decision: Recommendation

GRANT, subject to the conditions at the end of this report and to the completion of a legal agreement under section 106 of the Town and Country Planning Act 1990 (as amended) to secure the following:

- Affordable housing provided in line with Council policy (40% - 18.8 dwellings to be affordable. 18 units provided on site and a financial contribution in lieu of 0.8.dwellings)
- Open space including provision of LEAP
- Informal Open Space and LEAP Maintenance contributions
- Education contribution - Primary & Secondary,
- Pre-School Provision
- Community Leisure & Indoor Sport,
- Formal outdoor sport
- Destination Play
- Library
- Health
- Allotments
- Public Rights of Way contributions for link path, stiles, compacted stone surfacing and 3 no. footbridges.

Conditions:

1. No part of the development hereby approved shall commence until details of all reserved matters being; layout, scale, appearance and landscaping have been submitted to and approved in writing by the Local Planning Authority. Reason: To ensure the satisfactory development of the site.
2. An application for approval of any 'reserved matter' must be made 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 92 of the Town and Country Planning Act 1990.
3. The development to which this permission relates must be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved. Reason: This condition is required to be imposed by Section 92 of the Town and Country Planning Act 1990 (as amended).

4. The development hereby permitted shall be carried out in accordance with the following approved plans: 102 Design strategy site plan P201 A Location & existing block plan 101 C Amended Proposed Site Plan ACLA/BHN 01 Site Context ACLA/BHN 02 Planning context & landscape character ACLA/BHN 03 Visual Analysis ACLA/BHN 04 C Illustrative layout - landscape mitigation and enhancement Reason: For the avoidance of doubt and in the interests of proper planning.
5. No dwelling on any part of the development hereby permitted shall exceed 2 storeys (9m) in height, unless it has been demonstrated through submission at the reserved matters stage of appropriately designed dwellings, site layout, landscaping arrangements and a Landscape and Visual Impact Assessment with accurate visual representations of the proposed development in its entirety, to clearly show that the development would not cause harm to the appearance of the local landscape or setting of the AONB. Reason: To protect the character and appearance of the local landscape and setting of the AONB, in accordance with the Dorset AONB Landscape Character Assessment, Policies 4 and 24 of the North Dorset Local Plan and Chapters 12 and 15 of the NPPF.
6. Prior to first occupation or use of the development hereby approved the mitigation measures as detailed in the Biodiversity Mitigation Plan dated 02/03/2023 shall be completed in full, unless amendments are first agreed in writing by the Local Planning Authority Reason: To minimise impacts on and to enhance biodiversity.
7. At the reserved matters stage, details of appropriate landscaping and servicing arrangements must be submitted, which clearly indicate that the layout of built form, hardstandings, lighting, drainage and service corridors will not interfere with the healthy establishment of proposed trees and other soft landscaping.
Reason: To ensure that servicing arrangements can be implemented without affecting the healthy establishment of the proposed soft landscaping, to protect the character and appearance of the local landscape and setting of the AONB, in accordance with the Dorset AONB Landscape Character Assessment, Policies 4 and 24 of the North Dorset Local Plan and Chapters 12 and 15 of the NPPF.
8. A landscape and ecological management plan (LEMP) shall be submitted to, and be approved in writing by, the local planning authority prior to the commencement of the development. The content of the LEMP shall include the following:
 - a) Description and evaluation of features to be managed.
 - b) Ecological trends and constraints on site that might influence management.
 - c) Aims and objectives of management.
 - d) Appropriate management options for achieving aims and objectives.
 - e) Prescriptions for management actions.

- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
- g) Details of the body or organization responsible for implementation of the plan.
- h) Ongoing monitoring and remedial measures.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery.

The LEMP shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.

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

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

- 9. Prior to commencement of work above slab level on the site, a lighting strategy which reflects the need to avoid harm to protected species and to minimise light spill, shall be submitted to and approved in writing by the Local Planning Authority. There shall be no lighting of the site other than in accordance with the approved strategy.

Reason: In the interests of biodiversity (and the character of the area)

- 10. Before the development is occupied or utilised the first 15.00 metres of the vehicle access, measured from the rear edge of the highway (excluding the vehicle crossing - see the Informative Note below), must be laid out and constructed to a specification submitted to and approved in writing by the Local Planning Authority.

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

- 11. Notwithstanding the information shown on the plans approved by this application, no development must commence until precise details of the access, geometric highway layout, turning and parking areas have been submitted to and agreed in writing by the Local Planning Authority.

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

12. 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 Local Planning Authority. Any such scheme requires approval to be obtained in writing from the Local Planning Authority. The approved scheme must be constructed before the development is commenced 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.

13. Prior to the construction of any part of the development above damp-proof course level a scheme showing full details of the number and location of charging points for plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations within the development (along with a timetable for their provision), shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details and timetable.

Reason: To ensure that adequate provision is made to enable occupiers of development to be able to charge their plug-in and ultra-low emission vehicles.

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

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

15. Before the development hereby approved commences a Construction Environment and Traffic Management Plan (CETMP) must be submitted to and approved in writing by the Local Planning Authority. The CETMP must include:

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

- temporary traffic management measures where necessary
- a demolition and construction method statement to demonstrate how adverse local environmental effects would be limited, to include; no bonfires, protection of nearby receptors from dust arising from construction and vehicle movements, how waste materials will be stored prior to removal from site, the operating times of construction and other mitigation measures to reduce noise.

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

Reason: To minimise the likely impact of construction traffic on the surrounding highway network, to prevent the possible deposit of loose material on the adjoining highway and to protect the local environment from the adverse impacts of construction.

16. Before the development hereby approved is occupied or utilised, details of a Travel Strategy must be submitted to and approved in writing by the Local Planning Authority. The strategy will show measures to reduce the need to travel to and from the site by private transport and the timing of such measures. The strategy must be implemented in accordance with the details as approved.

Reason: In order to reduce or mitigate the impacts of the development upon the local highway network and surrounding neighbourhood by reducing reliance on the private car for journeys to and from the site.

17. 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 fully 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, and to improve habitat and amenity.

18. No development shall take place until details of maintenance & management of both the surface water sustainable drainage scheme and any receiving system have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. These should include a plan for the lifetime of the development, the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime.

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

19.Plans and particulars showing the finished floor levels, related to ordnance datum or fixed point within the site, of the ground floor of the proposed dwellings, (and as appropriate the closest adjacent building beyond the site) shall be submitted to, and approved in writing by the Local Planning Authority and development shall not be commenced until these details have been approved, unless otherwise agreed in writing. All works shall be undertaken strictly in accordance with the details as approved.

Reason: This information is required prior to commencement of development in the interests of landscape and countryside protection, to ensure finished floor levels are measured from an appropriate and acceptable datum level.

20.The habitable floor level of units 4, 5, 6 & 7 shall be a minimum of 300mm above the finished ground level.

Reason: To reduce the risk of flooding to the proposed development and future occupants.

21.At the reserved matters stage the following information shall be submitted to and agreed in writing by the Local Planning Authority:

- 1) a 'desk study' report documenting the full site history.
- 2) a site investigation report detailing ground conditions, a 'conceptual model' of all potential pollutant linkages, and incorporating risk assessment.
- 3)if the site investigation report establishes potentially unacceptable risks, then a detailed scheme for remedial works and measures to be taken to avoid risk from contaminants/or gases when the site is developed shall be submitted.
- 4) a detailed phasing scheme for the development and remedial works (including a time scale).
- 5) a monitoring and maintenance scheme to include monitoring the long-term effectiveness of the proposed remediation over a period of time.

The Remediation Scheme, as agreed in writing by the Local Planning Authority, shall be fully implemented before the development hereby permitted first comes in to use or is occupied. On completion of the development written confirmation, including a verification report, that all works were completed in accordance with the agreed details shall be submitted to the Local Planning Authority.

Reason: To ensure potential land contamination is addressed.

Written agreement to the pre-commencement conditions was received from the applicant on 8th March 2023.

Application Reference: P/FUL/2022/05382

Application Site: Unit 48 Enterprise Park Piddlehinton Dorset DT2 7UA

Proposal: Construction of extension, parking area and service area

Recommendation: Grant permission subject to conditions.

Decision: Approve subject to the following conditions:

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

Location plan – Received 31/08/2022

5012-01 - Received 31/08/2022

5012-02 – Received 15/11/2022

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 of all external facing materials for the walls and roofs shall have been 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: In the interest of visual amenity.

4. Prior to the occupation of the development hereby approved the manoeuvring, parking, and loading areas shown on approved plan 5012-01 must have been surfaced, marked out and made available for the manoeuvring, parking, and loading of vehicles. Thereafter, these areas must be maintained, kept free from obstruction, and made available for the manoeuvring, parking, and loading of vehicles, in perpetuity.

Reason: In the interest of highway safety.

5. In the event that unidentified contamination is found during the construction phase of the development, work shall cease and the contamination shall be reported to the Local Planning Authority. An investigation, risk assessment and remediation scheme shall be submitted to and approved in writing by the Local

Planning Authority. Measures identified in the approved remediation scheme shall be completed. Prior to the recommencement of work a verification report shall have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure risks from contamination are minimised.

6. Prior to development above ground level details of the finished floor levels of the structure hereby approved shall have been submitted to and approved in writing by the Local Planning Authority. Such levels shall be relative to an ordnance datum or such other fixed feature as may be agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In the interest of visual amenity.

Application Reference: P/FUL/2022/07272

Application Site: 3 Stevens Close Blandford Forum Dorset DT11 7NA

Proposal: Erect 1 No. dwelling, form new vehicular access and create 1 No. parking space, (demolish existing garage).

Recommendation: GRANT subject to conditions

Decision: GRANT of planning permission 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

Block plan

Proposed Elevations

Proposed Roof Plan

Proposed Floor plan

Proposed Block plan of the site

Section through site

Block Plan showing tree information

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

3. 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.

4. Prior to development above damp proof course level, details (including colour photographs) of all external facing materials for the wall(s) and roof(s) shall have been 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.

5. No development above damp proof course shall take place until a surface water drainage strategy (including its maintenance) which shall include appropriate arrangements for the discharge of surface water is submitted to and approved in writing by the Local Planning Authority.

The approved drainage scheme shall be in place before first occupation of the development hereby permitted and retained for the life of the development hereby permitted.

Reason: In the interests of flood prevention.

6. Before the development is occupied or utilised the first 5.00 metres of each vehicular access, measured from the rear edge of the highway (excluding the vehicle crossing – see the Informative Note below), must be laid out and constructed to a specification submitted to and approved in writing by the Local Planning Authority.

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

7. Before the development hereby approved is occupied or utilised the turning/manoeuvring and parking shown on the BLOCK PLAN Rev A-14.11.2022 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.

8. There must be no gates hung so as to form obstruction to the vehicular accesses 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

9. The soft landscaping works detailed on approved block plan drawing B-28.11.2022 (annotated entrance and trees) must be carried out in full during the first planting season (November to March) following commencement of the development or within a timescale to be agreed in writing with the Local Planning Authority. The soft landscaping shall be maintained in accordance with the agreed details and 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, unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure the satisfactory landscaping of the site and enhance the biodiversity, visual amenity and character of the area.

10. Details of 1No. of bat/bird boxes shall be submitted to and agreed in writing by the Local Planning Authority which shall be erected as agreed prior to first occupation or use of the development hereby approved.

Reason: To enhance or protect biodiversity.