

Strategic and Technical Planning Committee

19 June 2023

Decision List

Application Reference: P/FUL/2022/04629

Application Site: Southover Farm, Tolpuddle, Dorchester DT2 7HE

Proposal: Retrospective application for as-built slurry lagoon.

Recommendation: GRANT, subject to conditions.

Decision: That the application be granted subject to the following conditions:

1. Development in Accordance with Approved Plans

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

- Title: Location Plan
- Title: Site Block Plan
- Drawing Number: 2591/2124320/AJM/05. Title: Slurry Lagoon Cross Sections, Elevations, and Floor Plan.
- Drawing Number: 2591/2124320/AJM/06. Title: Slurry Lagoon Cross Sections, Elevations, and Floor Plan, with Landscaping Detail.

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

2. Restriction of Vehicle Movement Hours

No slurry tanker shall enter the site outside the hours of 09:00 – 16:00, Monday to Friday. No slurry tanker shall enter the site during Saturdays, Sundays, or Public Holidays.

Reason: To regulate the movement of heavy traffic associated with the lagoon in the interests of the amenity of local residents.

3. Restriction of Vehicle Movement Numbers

The total number of daily slurry tanker movements shall be limited to 10 (5 in and 5 out). Records of these movements are to be maintained, and on receipt of four-days' notice, copies of these records are to be made

available to the Waste Planning Authority for inspection.

Reason: To regulate the movement of heavy traffic associated with the lagoon in the interests of the amenity of local residents.

4. Export of Waste

No slurry from the slurry lagoon shall be exported outside the area known as Southover Farm. Southover Farm is defined for the purposes of this condition as the area edged blue on the approved 'Southover Slurry Lagoon - Location Plan.'

Reason: To control the form of the development in the interests of amenity.

5. Covering

When in use, the slurry lagoon must be fully covered in light expanded clay aggregate balls, unless the lagoon is empty or undergoing maintenance.

Reason: To satisfactory reduce the potential impact of ammonia emissions arising from the development on nearby Oakers Bog and Oakers Wood SSSIs, and on European Sites.

6. Landscaping

The approved landscaping scheme shall be implemented in accordance with Drawing 2591/2124320/AJM/06 (Title: Slurry Lagoon Cross Sections, Elevations, and Floor Plan, with Landscaping Detail). The planting phase of the approved landscaping scheme must be completed by 30th November 2023. Any trees or plants that, within a period of five years after planting,

are removed, die, or become, in the opinion of the Waste Planning Authority, seriously damaged or defective, shall be replaced during the next planting season with others of species, size, and number as originally approved.

Reason: To ensure the satisfactory landscaping of the site, in the interest of safeguarding the visual amenity and landscape qualities of the area.

7. Slurry Liaison Committee

The operator of the slurry lagoon shall comply with the details of the “Slurry Liaison Committee Terms of Reference,” dated 19th June 2023, until such time as the Waste Planning Authority is notified in writing that the slurry lagoon has ceased to be in use.

Reason: To ensure that the development is in the interests of amenity and the Environment

8. Gate Lock

The field gate at the entrance to the slurry lagoon shall remain locked at all times, unless slurry deliveries or agricultural activity are taking place.

Reason: In the interests of public safety on site.

Informatives

The Applicant is encouraged to maintain their long-standing agreement with local residents to adhere to a one-way system for heavy traffic entering and exiting Southover Farm, in which tractors enter via Affpuddle and leave via Tolpuddle.

The Applicant should manage the routing and scheduling of vehicle movements to minimise the risk of wide vehicles passing one another on narrow lanes, particularly along Southover Lane.

Drivers of heavy vehicles should be informed of these routing arrangements, reminded to drive at slower speeds through the villages, and be made aware that any damage to residential properties is prosecutable under the Criminal Damage Act 1971.

The Applicant is encouraged to continue to meet regularly with representatives of the local community, and to keep them informed of any changes in future traffic movements.