

Eastern Area Planning Committee
2nd August 2023
Decision List

Application Reference: P/VOC/2023/02149

Application Site: Ailwood Cottage Ailwood to Tabbits Hill Corfe Castle BH20 5JA

Proposal: Relief of condition 2 of PA6/78/784 (Erect extension to convert store to residential unit) to allow existing residential unit tied to the Ailwood Farm to be used as an independent dwelling (without compliance with condition 2 of PA6/78/784).

Recommendation: GRANT subject to conditions

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

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

S2302 01B Location Plan

S2302 02 Site Plan

S2302 03 Existing Floor Plans and Elevations

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

2. At least one of the existing parking spaces on the site to the north of Ailwood Cottage shown on plan S2302 02 must be kept available for parking associated with Ailwood Cottage at all times.

Reason: In the interests of highway safety and to reduce the need for additional hardstanding in the interests of amenity.

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015 there shall be no extensions to the property or additional windows or doors under Part 1, Classes A or C of Schedule 2 or any outbuildings under Part 1, Class E of Schedule 2.

Reason: To protect the visual amenities of the Dorset AONB and the setting of the listed building.

Application Reference: P/FUL/2023/01702

Application Site: Land to the East of 27 Sherford Drive, Wareham, BH20 4EN

Proposal: Installation of a Telecommunications Cabin in a 5m-by-5m compound, which will also house a power unit, air conditioning unit and a Footway 10 chamber

Recommendation: The committee be minded GRANT planning permission subject to the conditions set out in section 18 of this report.

Decision: Delegated authority be given to officers to issue the decision following the expiry date of local publicity advising that the proposed development does not accord with the provisions of Policy GS1 of the made Wareham Neighbourhood Plan (Development Plan), and subject to no representations being received that raise new material planning considerations and are contrary to the recommendation of approval.

Approve subject to the following conditions:

1. The development hereby permitted shall be carried out in accordance with the following approved plans:
A Block Plan
A Location Plan
JFL.115.103 P2 Compound Elevations

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 ground level, precise details of the colour and finish of the kiosk and compound fencing shall be submitted to, and approved in writing by, the Local Planning Authority, Thereafter, the development shall proceed in accordance with such details as have been agreed and shall be retained and maintained as such.

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

4. Prior to completion of the development hereby approved, a soft landscaping / planting scheme for the perimeter of the compound shall be submitted to, and approved in writing, by the Local Planning Authority. 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.

5. The telecommunication cabin and compound shall be removed from the site and the land reinstated to grassland upon cessation of the use of the structures for telecommunication purposes.

Reason: To protect the long-term openness of the green space.

6. No equipment, materials, machinery, or vehicles shall be stored, placed, or parked in any area to the south of the proposed compound, nor shall any

excavation be made within this area, without the written consent of the Local Planning Authority.

Reason: To ensure that trees are afforded adequate physical protection during construction.

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.