

Eastern Area Planning Committee
Wednesday 13th September
Decision List

Application Reference: P/FUL/2023/02398

Application Site: Hillside First School Hillside Road Verwood BH31 6HE

Proposal: Installation of an air source heat pump and erection of 3m high acoustic barrier

Recommendation: GRANT subject to conditions

Decision: **Grant, subject to 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:

577-P-01 Location Plan

577-P-02 Block Plan

577-P-05 Proposed Elevations & Plant Plan

577-P-04B Proposed floorplan and fence elevation

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

3. Prior to the development hereby approved being first brought into use the 3m acoustic fence shown on drawing no. 577-P-04B must be installed. The development shall be completed in accordance with the approved details and the noise attenuation measures including the acoustic fence shall be retained thereafter.

Reason: In order to protect the living conditions of surrounding residential properties.

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.
2. 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.
 3. We would advise applicant to follow guidance: [heat-pumps-briefing-note-professional-advice-note.pdf](#) (cieh.org).

Application Reference: P/FUL/2023/02868

Application Site: St Johns CE VC First School St Johns Hill Wimborne Minster
BH21 1BX

Proposal: Installation of air source heat pumps (as amended)

Recommendation: GRANT subject to conditions

Decision: **Grant, subject to 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:

576 P 01 - Location plan submitted 30/05/2023

576 P 05 - Proposed plant plan and elevations - submitted 12/05/2023

576 P 06 Rev B - Proposed roof plan - submitted 04/07/2023

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

3. Prior to the development hereby approved being first brought into use, the mitigation measures set out in paragraph 4.2 of the Noise Impact Assessment, received 26/07/2023, must be complete. The development shall be completed in accordance with these approved details and the noise attenuation measures shall be retained thereafter.

Reason: In order to protect the living conditions of surrounding residential properties.

Informative Notes:

1. We would advise applicant to follow guidance: heat-pumps-briefing-note-professional-advice-note.pdf (cieh.org).
2. 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.
3. 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 applicants/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/ADV/2023/02384

Application Site: Holton Heath Garage, Wareham Road, Holton Heath, BH16 6JW

Proposal: Erection of new Totem Sign to front of existing forecourt

Recommendation: GRANT advertisement consent subject to conditions.

Decision: GRANT subject to conditions:

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

2022/290/014 C Location Plan

2022/290/013 C Block Plan

2022/290/015 A Site Plan
2022/290 BP Colour Guide
2022/290/016 A Site Plan
2022/290/017 A Proposed South & West Elevations
2022/290/018 A Proposed North & East Elevations
2022/290/019 Existing Signage
2022/290/020 Proposed Signage Pole

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

2. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

Reason: As is required by Regulation 14 and Schedule 2 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

3. No advertisement shall be sited or displayed so as to; a) danger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military); b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or c) hinder the operation of any device used for the purposes of security or surveillance or for measuring the speed of any vehicle.

Reason: As is required by Regulation 14 and Schedule 2 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

4. Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

Reason: As is required by Regulation 14 and Schedule 2 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

5. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.

Reason: As is required by Regulation 14 and Schedule 2 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

6. The illumination of the advertisement hereby permitted must be static, have no moving parts, no flashing lights, no animation, no reflective material and no images that could lead it to be confused with a formal road signs.

Reason: In the interests of amenity and public safety

7. The sign hereby approved shall not be illuminated outside of the opening hours of 6am - 11pm of the business to which this signage relates.

Reason: In the interests of amenity.

8. Any lighting and/or floodlighting must be located and screened in such a manner that no illumination is directed towards the adjoining highway.

Reason: in the interests of highway safety to ensure that drivers are not dazzled or distracted by the light.

9. Prior to first and all subsequent installations, full details of Sections 03 and 04 of the totem pole signage shall be submitted to, and approved in writing by, the Local Planning Authority. Thereafter, the development shall proceed in accordance with the details as have been agreed.

Reason: In the interest of public safety.

10. The illumination of the advertisements hereby permitted shall not at any time exceed:

Section 01 - 400cd/m²

Section 02 - 200cd/m²

Section 03 - 400cd/m²

Section 04 - 250cd/m²

The Sections are those identified on approved plan 2022/290/020 Proposed Signage Pole.

Reason: In the interests of amenity and public safety.

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.