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Application Number:	P/FUL/2023/06670		
Webpage:	https://planning.dorsetcouncil.gov.uk/		
Site address:	Land At Mampits Lane Shaftesbury		
Proposal:	Change of use of land and erect community hub/cafe building with offices over, form vehicular access, car parking and associated public amenity park.		
Applicant name:	Shaftesbury Town Council		
Case Officer:	Fiona McDonnell		
Ward Member(s):	Councillor Cook and Councillor Beer		
Publicity expiry date:	7 February 2024	Officer site visit date:	30 th January 2024
Decision due date:	10 January 2024	Ext(s) of time:	EOT requested
No of Site Notices:	2 notices were displayed.		
SN displayed reasoning:	Both notices were displayed on the fence that separates Mampits Green and Mampits Meadow. 1 notice was displayed at the end of the fence adjacent to the pedestrian link south of the site; the other at the opposite end of the fence to ensure as many people are aware of the proposal.		

1.0 The application is for a change of use of land and to erect a community hub/cafe building with offices over, form vehicular access, car parking and associated public amenity park is brought forward by Shaftesbury Town Council. In the interests of fairness and openness, Shaftesbury Town Council has requested this proposal is heard at Northern Area Planning Committee.

2.0 Summary of recommendation:

GRANT subject to conditions.

3.0 Reason for the recommendation: as set out in paragraph 16:-

- The proposal is acceptable in respect of its layout and design.

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- It will have a positive impact on local character.
- There is not considered to be any significant harm to neighbouring amenity.
- Provision is made for a sufficient level of parking.
- The development will provide a much-needed community facility and no material considerations have been identified which would warrant refusal.

4.0 Key planning issues

Issue	Conclusion
Principle of development	Principle accords with local development plan and national and local policies.
Scale, design, impact on character of the area and appearance	Community hub building is acceptable in scale and design. Proposal has a positive impact on local character -it is compatible with its surroundings.
Impact on residential amenity	No harmful overlooking, good separation distance with neighbours.
Highway impacts, safety, access and parking	No harm – adequate parking provision, unlikely to result in adverse impact on road safety.
Flood risk and drainage	Flood risk low.
Impact on trees	No loss of trees, all trees will be protected throughout construction.
Biodiversity	DCNET biodiversity enhancement plan & certificate of approval received.

5.0 Description of Site

The site is located on the eastern edge of Shaftesbury within the settlement boundary, it is located close to, but not within the Cranborne Chase AONB. The site is made up of Mampits Green and Mampits Meadow, and is located to the southeast of Maple Road, south of Snowdrop Wynde and at the east end of Mampits Lane.

Mampits Meadow is mainly rectangular in shape and Mampits Green is a circular space that juts from the southwest corner onto Mampits Lane.

Mampits Green and Mampits Meadow have a combined area of 0.7hectares
The Green area is a maintained area of open space where children play, it is occasionally used for community events. It also provides visual relief from built form.
The meadow area is fenced off from the green and enclosed by scrub, it is not

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utilised. It provides ecological value and is a gateway to the countryside and AONB beyond.

The site is broadly level with a gentle slope downwards to the east. A band of trees and scrub that runs along the southern boundary of the site adjacent to Mampits Lane is protected by Tree Preservation Orders.

Description of the area

Mampits Road and its environs is situated on the eastern edge of the market town of Shaftesbury. The suburban development provides around 670 homes was constructed between 2011 and 2016. The area is predominantly residential and displays a mix of property types with three storey buildings located towards the centre of the site and mainly 2 storey houses beyond the centre.

The residential character changes at the junction of Maple Road and Mampits Lane where there is more a community emphasis. A pedestrianised space with seated area is located opposite to Mampits Green. A convenient store and bus stop area are central focus of the estate, and the proposed community hub would sit well in this central location.

Private amenity space provision is minimal across the development with most properties having only small outdoor space available. Front garden space is modest, and there is minimal provision of defensible space or less between dwelling and footpath, with some dwellings opening directly onto the street. There would appear to be a shortfall of soft landscaping in the Mampits area. Emphasis in the past appears to have been on built form and hard landscapes, there is a need for community green space and meeting place.

6.0 Description of Development

A 1½ storey community hub building is proposed with first floor dedicated office space (70sqm). At ground floor level (150sqm) a café is provided. Additional space which can be screened off is available so that the café area can also be used as an informal community venue. The café would have bifold doors opening onto a covered outdoor seating area to the front of the building, facing toward the centre of the Mampits development. This allows residents to enjoy both indoors and outdoors, whilst maintaining surveillance at the heart of the community. The building has been located toward the back of the available land to maintain as much of 'Mampits Green' so that useable green amenity space remains to the front of the hub.

In addition to useable green space to the front of the community hub building, public outdoor amenity space is proposed to the east behind the community building. Immediately to the rear of the facility, existing trees and scrub are to be retained, rough

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grassland is to be improved and a bespoke shelter/social space is to be included. Behind this area – a larger useable circular amenity lawn with islands of shrubs is to be landscaped; and this area would be enclosed by an accessible self-binding gravel pathway, and picnic tables, seated areas, and children’s play area.

Provision is made for on street parking adjacent to the community hub building.

7.0 Relevant Planning History

- **2/2002/0415** - Land at Salisbury Road. Mampits Road and Gower Road, Shaftesbury, Dorset. Develop land for residential and mixed use purposes with associated open space, create vehicular and pedestrian accesses This application was allowed at appeal ref: **APP/N1215/1191202**

Decision: GRANTED - Decision Date: 03/05/2007

- **2/2002/0800** – Land adjacent to Greenacres, Salisbury Road, Shaftesbury, Dorset. Develop land for residential, business and retail purposes, form vehicular and pedestrian access. This application was allowed at appeal ref: **APP/N1215/1191206**

Decision: GRANTED - Decision Date: 03/05/2007

- **2/2008/1137** - Phase 1 Land at East Shaftesbury, Gower Road, Shaftesbury, Dorset. Erect 75 dwellings with associated works including parking, garage blocks, access roads and highway works (reserved matters for outline application 2/2002/0415, seeking consent for landscaping details). Phase 1A.

Decision: GRANTED - Decision Date: 18/03/2009

- **2/2010/1101/PLNG** - Phase 1 Land at East Shaftesbury, Gower Road, Shaftesbury, Dorset . Erect 96 dwellings, estate roads, landscaping, open space, and SUDS corridor at Phase 3 - Parcel 2. Reserved Matters application following Outline Permission No 2/2002/0415 to determine appearance, landscaping, layout, and scale.

Decision: GRANTED - Decision Date: 16/03/2011

- **2/2012/0310/PLNG** - Phase 1 Land at East Shaftesbury, Gower Road, Shaftesbury, Dorset. Erect 238 No. dwellings with associated parking, estate roads, open space, suds corridor, and form vehicular and pedestrian access.

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(Reserved Matters to determine Appearance, Landscaping, Layout and Scale following Outline Permission No. 2/2002/0415). Parcels 3 and 5.

Decision: GRANTED - Decision Date: 25/07/2012

- **2/2016/0658/PAEIA** - Legal Agreement Signed: 04/09/2017

Erect 97 No. dwellings on land east of Shaftesbury (Parcels 6 & 7), with associated access, parking, open space, and landscaping.

- **2/2016/1898/OUT** - Land At Langdale Farm, Mampits Lane, Shaftesbury, Dorset Develop land by the erection of 20 No. dwellings, (outline application with all matters reserved).

Decision: REFUSE - Decision Date: 10/10/2017

8.0 List of Constraints

TPO (TPO-573-2017)

TPO (NDDC/TPO-573-2017)

Settlement Boundary (inside); Policy 2 and 18; Shaftesbury

Legal Agreements S106

Nutrient Catchment Areas

Wiltshire - Distance: 161.86m

Right of Way: Footpath N1/7; - Distance: 18.37m

Right of Way: Footpath N1/39; - Distance: 1.16m

9.0 Consultations

All consultee responses can be viewed in full on the website.

Consultees

1. Shaftesbury Town Council

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- The Town Council returned with 'No comment - The committee requests for this application to be called to the Northern Area Planning committee for consideration'

2. Dorset Council - Natural Environment Team

- A biodiversity plan and certificate of approval relating to the biodiversity plan is submitted in accordance with Dorset Biodiversity Appraisal Protocol. It is signed by the Natural Environment Team (NET) and dated 14th December 2023.

3. Dorset Council – Highways

- The proposal provides 15 spaces, a level of on-site car parking that complies with the Council's guidance for the types of development proposed. This includes 2 x disabled parking spaces, located near the entrance to the building, that are appropriately dimensioned.
- Cycle parking is adequately catered for with 6 covered bike storage racks to be provided.
- Conditions and informatives are recommended.

Representations received

Total - Objections	Total - No Objections	Total - Comments
10	0	0

Petitions Objecting	Petitions Supporting
0	0
0 Signatures	0 Signatures

Summary of comments of objections:

- Preference expressed to alternative scheme by community interest group.
Case officer response - Each application is considered on its individual planning merits
- Attempt by Shaftesbury Town Council (STC) to block an application submitted by the committed residents with community support.
Case officer response – this is not a material planning consideration.
- Loss of community space for outdoor events.
Case officer response - Sufficient space for outdoor events remains.
- Loss of village green.

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- Case officer response - Sufficient space on the green remains.*
- Loss of protected trees.
Case officer response – no trees will be lost
- Loss of views of trees and countryside.
Case officer response – no significant loss of views.
- Random footpaths and trees make the site unusable for community activities.
Case officer response – Case officer disagrees- an abundance of space remains available for community activities.
- Poor design and siting of building within the site.
Case officer response - Design and siting of building considered to be acceptable and in keeping with character of the local area
- Encourage anti-social behaviour.
Case officer response - good siting of building enables natural surveillance
- Air ambulance will no longer be able to land at this location.
Case officer response – suitable area/ space located immediately adjacent to the east of the hub plot.
- Parking is dangerous, insufficient, and inadequate.
Case officer response – Highway Authority (HA) raise no objection in terms of safety – HA content with level of parking
- Highway safety issues located close to a blind bend.
Case officer response – Highway Authority (HA) raise no objection in terms of safety – HA content with level of parking
- Traffic management survey should be undertaken.
Case officer response – Highway Authority (HA) raise no objection in terms of safety – HA content with level of parking
- Concern raised regarding access to Langdale farm.
Case officer response – proposal will not impact Langdale Farm
- STC want a commercial business which is contrary to 2007 s106 Agreement
Case officer response – s106 does not inhibit office use.
- Concern raised regarding STC handling of finances.
Case officer response – not a material planning consideration.

Summary of comments of support: None

Community Involvement

The application is supported by a 'Statement of Community Involvement'. This is not a statutory requirement for this size of development. Nevertheless, it is positive that a wide section of the community was involved and inputted to the proposal.

Leaflets were distributed and the design team engaged with 100 residents during a pop-up event which took place on Mampits Green. STC engaged with the wider community – they leafleted shoppers at the weekly farmers market, Shaftesbury youth council, parents of three local primary schools, the

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local youth club, football club, open house and Shaftesbury carnival club. Social media engagement reached 17,000 people.

445 responses were received and analysed to prioritise what type of facility the community needed. Outdoor space, wildness/ woodland area, a walking trail, sports area/multi use games area (MUGA) and a youth club were responders' preference.

It is positive that the community has been involved and that the proposal delivers the main part of their needs.

10.0 Duties

s38(6) of the Planning and Compulsory Purchase Act 2004 requires that the determination of planning applications must be in accordance with the development plan unless material circumstances indicate otherwise.

11.0 Relevant Policies

North Dorset Local Plan Part One

Sustainable Development Strategy

Policy 1 – Presumption in favour of sustainable development

Policy 2 – Core Spatial Strategy

Environment and Climate Change

Policy 3 – Climate Change

Policy 4 - The Natural Environment

Sustainable Infrastructure

Policy 14 (J & K) – Social Infrastructure Paragraphs 7.107 & 7.110

Policy 15 – Green Infrastructure

Market Towns and the Countryside

Policy 18 - Shaftesbury

Development Management Policies

Policy 23 – Parking

Policy 24 – Design

Policy 25 - Amenity

Neighbourhood Plans

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Shaftesbury Town Council Neighbourhood Plan 2019-2031

Dorset Council agreed with the findings of the Examiner's Report and agreed that a referendum should take place on Thursday 6 May 2021. The Shaftesbury Neighbourhood Plan was made (adopted) by Dorset Council on 22 June 2021. Following a majority 'yes' vote in the referendum, the [decision](#) was taken to make the Shaftesbury Neighbourhood Plan part of the development plan for the Shaftesbury neighbourhood area.

Shaftesbury Town Council Neighbourhood Plan 2019 - 2031

Green Infrastructure

Policy SFGI1 - Protect important and locally valued green spaces

Design policies

SFDH3 The scale and positioning and orientation of buildings

SFDH4 A range of open areas and enclosed spaces should be incorporated into the design of new places

SFDH5 – Provision must be made for cars.

SFDH7 – Development should use materials that respect the areas heritage.

Community and Leisure

Policy SFCL1 – Community Facilities

Policy SFCL3 – Support safe walking and cycling routes

Material Considerations

Emerging Local Plans:

Paragraph 48 of the NPPF provides that local planning authorities may give weight to relevant policies in emerging plans according to:

- the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
- the extent to which there are unresolved objections to relevant plan policies (the less significant the unresolved objections, the greater the weight that may be given); and
- the degree of consistency of the relevant policies in the emerging plan to the NPPF (the closer the policies in the emerging plan are to the policies of the NPPF, the greater the weight that may be given).

The Dorset Council Local Plan Options Consultation took place between January and March 2021. Being at a very early stage of preparation, the relevant policies in the Draft Dorset Council Local Plan should be accorded very limited weight in decision making. However, the production of the Draft Local Plan has significant implications for the assessment of housing land supply.

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The emerging Local Plan has reached Regulation 18 of the (Town and Country Planning (Local Planning) (England) Regulations 2012 stage and includes a policies map and proposed allocations towards meeting housing need. Therefore, as detailed under Paragraph 226 of the NPPF (December 2023), for decision-making purposes only, the Council is only required to identify a minimum of 4 years' worth of deliverable housing sites.

National Planning Policy Framework

Paragraph 11 sets out the presumption in favour of sustainable development. Development plan proposals that accord with the development plan should be approved without delay. Where the development plan is absent, silent, or relevant policies are out-of-date then permission should be granted unless any adverse impacts of approval would significantly and demonstrably outweigh the benefits when assessed against the NPPF or specific policies in the NPPF indicate development should be restricted.

Other relevant NPPF sections include:

- Section 4. Decision taking: Para 38 - Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available...and work proactively with applicants to secure developments that will improve the economic, social, and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.
- Section 12 'Achieving well designed places indicates that all development to be of a high quality in design, and the relationship and visual impact of it to be compatible with the surroundings. In particular, and amongst other things, Paragraphs 131 – 141 advise that:

The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces, and wider area development schemes.

Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design.

- Section 14 'Meeting the challenges of climate change, flooding and coastal change'.
- Section 15 'Conserving and Enhancing the Natural Environment'- In Areas of Outstanding Natural Beauty great weight should be given to conserving and

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enhancing the landscape and scenic beauty (para 183). Paragraphs 185-188 set out how biodiversity is to be protected and encourage net gains for biodiversity.

Other material considerations

Cranborne Chase National Landscape Management Plan (2019 – 2024)

Cranborne Chase AONB Landscape Character Assessment

Dorset Council Interim Guidance and Position Statement , Appendix B: Adopted Local Plan policies and objectives relating to climate change, renewable energy, and sustainable design and construction. December 2023.

12.0 Human rights

Article 6 - Right to a fair trial.

Article 8 - Right to respect for private and family life and home.

The first protocol of Article 1 Protection of property.

This recommendation is based on adopted Development Plan policies, the application of which does not prejudice the Human Rights of the applicant or any third party.

13.0 Public Sector Equalities Duty

As set out in the Equalities Act 2010, all public bodies, in discharging their functions must have “due regard” to this duty. There are 3 main aims:-

- Removing or minimising disadvantages suffered by people due to their protected characteristics
- Taking steps to meet the needs of people with certain protected characteristics where these are different from the needs of other people
- Encouraging people with certain protected characteristics to participate in public life or in other activities where participation is disproportionately low.

Whilst there is no absolute requirement to fully remove any disadvantage the Duty is to have “regard to” and remove or minimise disadvantage and in considering the merits of this planning application the planning authority has taken into consideration the requirements of the Public Sector Equalities Duty.

In this regard 2 disabled persons parking spaces are included adjacent to community hub. WC facilities are particularly well situated to the front of the hub, with access directly from the green.

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14.0 Financial benefits

It is not expected that the facility will bring about financial benefits for Dorset Council and residents of the local community.

The community café may create 2 full time positions with regard to the running of the café and additional revenue can be secured from the letting of office space on the first floor. Potential profits from the office space and community café may help with costs to run the facility, but this financial gain is not a material planning consideration.

The facility will pay business rates when up and running which will benefit the public purse.

15.0 Planning Assessment

Principle of development

The site is located on the eastern edge of the market town of Shaftesbury within the settlement development limit in an area that is the focus for new development as set out in the Shaftesbury (East) Masterplan 2004. Community facilities are sparsely spread throughout the residential estate with no central community hub within this area. Land which is the subject of this proposal is designated for community facility within the masterplan therefore the principle of development is acceptable provided the proposal complies with all other material planning matters.

Submitted plans for the hub building include office space on the first floor. An objector is concerned that an office use is prohibited at this site under the terms of a section 106 agreement signed in 2007 (see below for more detail). The section 106 agreement does set out at paragraph 15.8, that 'the Developers and District Council covenant that ...the neighbourhood hall shall not be used for any purposes other than as a creche nursery school public hall or for purposes within D2 of the use classes order 1987 (as amended)...'. This does not preclude the grant of planning permission, an ancillary office use is considered to be acceptable in line with Policy 1 – Presumption in favour of sustainable development of the North Dorset Local Plan Part One, 2016.

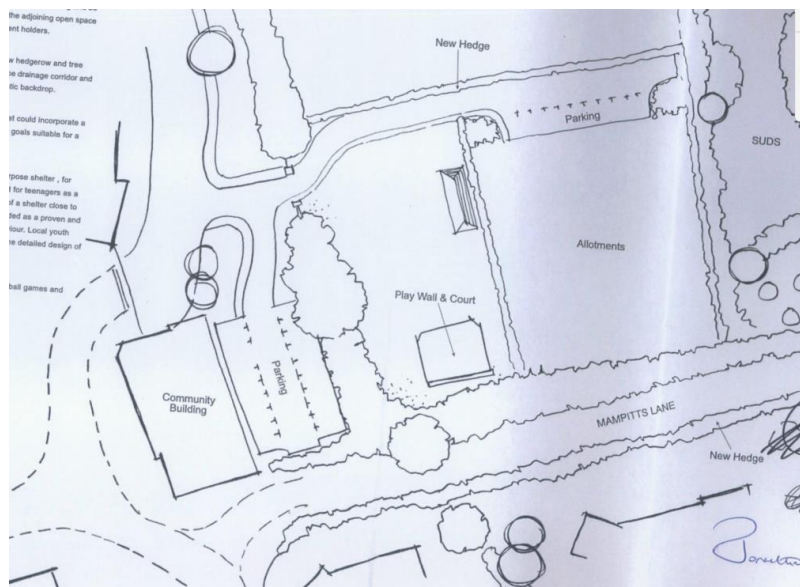
In line with Policy 1 – Presumption in Favour of Sustainable Development of the North Area Local Plan Part One it is considered that both a community use and an office use are acceptable at this location.

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Section 106 agreement

A legal agreement was made in January 2007 between Dorset Council and developers secured planning obligations. It relates to planning application 2/2002/0415 – the over-arching planning application to develop land for residential and mixed-use purposes which now forms the Mampits lane/ Maple Road/ Allen Road area.

In addition to securing affordable housing and off-site play area contribution amongst other benefits, a contribution was secured to provide a community facility. An area of land to be used for community and recreational purposes was designated- this is the site proposed for this application; and a neighbourhood hall contribution sum was secured to be used towards construction costs. An indicative plan for the Neighbourhood Hall Site was drafted and is shown below.



(Indicative neighbourhood hall site secured by S106 agreement associated with 2/2002/0415 – sealed in January 2007)

Impact on the character of the Area

The community hub site is laid out so that the hub building is situated to the rear of Mampits Green. The location was chosen to maintain the Mampits Green area to the front; and retain open space to the east. The siting of the building at this location is similar to that set out in the indicative plan (see above), although the proposed location is preferable as it sits further into the site retaining useable green space to the front where local people can relax.

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The building is well placed and orientated so that it incorporates an element of natural surveillance, creating a coherent sense of place yet retaining the green as a landscape feature reinforcing the existing local pattern of development.

The height of the building and finish allows the building to assimilate with its surroundings. The building is 1 ½ storeys and clad with timber, similar cladding is evident at adjacent apartment developments. It is lower in height than neighbouring buildings so will appear neither overbearing nor incongruous. It is proposed that the building will be heated by energy efficient air source heat pump system and that solar panels will be incorporated into the roof to reduce reliance on imported energy.

The building is located so that there is ease of movement in and around the building with paved areas and landscaped areas to the east providing a new park facility for the community. A step free accessible path encompasses an amenity lawn area. Picnic benches and seats are provided; and a children's playable structure is included. A bespoke shelter/social space is located to the rear of hub building within an area of rough grassland, adjacent to a walkway, providing shelter in the rain. Existing trees and shrubs will be protected and additional trees, scrub island beds and meadow will be introduced onto site.

The newly created public space is safe, uncluttered and would work effectively for all sections of the community including the mobility impaired with disabled parking spaces situated close to the entrance of the hub building.

It is proposed that a band of parking spaces is located adjacent to the hub building to the north. The band is at a curved section of Maple Road which reduces the visual impact of the parking spaces when approaching the site from Mampits Lane, yet also provides good access for disabled residents. The Shaftesbury Neighbourhood Plan policy SFDH5 advises that if communal car parking areas are proposed it should not result in extensive areas of uninterrupted parking and will need to be landscaped with planting. Sensitive placement of trees and wildflower meadow are included and will ensure that the parking arrangement is permeable and relates well to the hub building. It is considered that all features of the proposal conform with the relevant aspects of the Councils design principles set out in policy 24 – Design of the Northern Area Plan part one; and design policy set out in the NPPF paragraph 131-141.

Impact on amenity

The proposal seeks to secure a good standard of amenity for all neighbours and future users of the community hub facility. A well designed building and sensitive management of scrub land, trees and bushes will improve the appearance of the amenity land.

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There would be no loss of privacy with the hub building situated 20m from the closest building- its orientation and height (1.5 storey - 6.7m) ensure no harmful overlooking, or loss of light.

Initially the café plans to open from 8am – 6pm x 5 days a week, moving to some evening openings for supper clubs, community events, Friday night specials for teenagers and similar may be arranged. Shorter hours may operate during the winter months and longer hours in the Summer. It is not considered necessary to include a condition to restrict opening hours as it is unlikely that noise nuisance will arise the use of the facility and separation distance from residential property. No negative impact from noise or smells is expected , however, a condition will be included to ensure that if hot food is to be provided appropriate ventilation will be required.

A secured bin store located behind an area of wildflower meadow, is neither highly visible nor expected to cause harm to amenity in terms of smell. There will be a marginal increase in traffic because of provision of the community hub, but it is not considered to be harmful to residential amenity. A sufficient number of parking spaces is provided in accordance with Dorset Councils Parking Standards Guide. There is an apartment building on the opposite side of Maple Road to where parking is proposed, but the orientation of the building towards the Green will ensure visual amenity for residents is protected.

The intension of the proposal is provision of a peaceful space that will improve residential amenity and it is considered that the proposal conforms with Policy 25 - Amenity and NPPF.

Highways and Parking

In line with Dorset Council's Parking Standards guidance - 3 parking spaces are required for office space at first floor level (90sqm); Ground floor space measures approximately 140sqm, therefore an additional 10 spaces are needed for the café space. 2 further spaces for full time staff. A total of 15 spaces are required.

Provision is made for 3 x disabled parking spaces and 12 regular sized space (2m x 4.8m). It is considered that an acceptable level of parking provision is made. Parking standard figures provide an indication of the level of parking required. This is a community facility – located in the heart of the community, it is expected that most patrons would walk to the unit.

Furthermore, the Highway Authority (HA) have been consulted and have raised no objection in terms of highway safety. The highway officer is content with level of

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provision, including disabled parking provision particularly as it is located close to the entrance of the hub building; and as bicycle parking with 6 covered bike storage racks are to be provided. The HA has no objection subject to inclusion of a number of conditions.

Biodiversity, Trees, and Landscaping

The application is supported by a Biodiversity mitigation plan and certificate of Approval signed by DCNET on 14th December 2023.

An ecological impact assessment and reptile survey were undertaken and submitted. It is considered that native hedgerow and tree lines potential for foraging bats so measures to reduce light emissions are included within the environmental plan which will be secured by way of condition. Loss of grassland and bramble scrub will be mitigated through a landscaping scheme which provides enhancement to remaining grassland and creation of scrub areas set out in the accompanying landscape plan. Clearance of bramble will only be allowed outside the bird breeding season and protective fencing will be put in place. Measures will be put in place to protect badgers and hedgehogs passing through the site and excavations should be covered at night to prevent entrapment and ramps should also be placed in excavations to provide a way out if animals become entrapped.

All trees are to be retained and protected throughout construction phase, an additional 21 trees are to be planted. A condition will be included to ensure a site visit with tree officer is undertaken to ensure proper means of protection of on-site trees and scrub is in place.

Flood risk

The site is in flood zone 1 and in an area that is not susceptible to flooding due to high levels of ground water. Flood maps indicate that there is a low risk of flooding due to surface water with the extent of surface water run off 1 in 1000.

This risk is relatively low and can be readily managed. Discussion with Dorset Councils Flood risk engineer revealed that there is a sewer which runs across the site and a simple scheme whereby water is transferred by down pipe from the roof and from pathed areas, attenuated and connected to the sewer. A condition will be included for the application to ensure that the developer submits a suitable surface water drainage strategy prior to commencement of development.

15.0 Environmental Implications

It is considered that that long term ramifications of the development are positive in terms of impact on the environmental. The proposed timber construction material is

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most sustainable. Solar panels and inclusion of air source heat pump units ensure no external power source is required. The DCNET is satisfied that hard and soft landscape proposals will result in biodiversity net gain on site.

16.0 Conclusion

The proposal is acceptable in respect of its scale, layout, design, and landscaping. The proposed development is compatible with surroundings, and acceptable separations distances are in place to ensure no harmful overlooking nor negative impact on amenity. Adequate parking provision is made and it is unlikely to have an adverse impact on road safety. The development will provide a much-needed community facility and no harm has been identified which would warrant refusal. The application accords with the Development Plan as a whole.

17.0 Recommendation: 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:

5166/SO3 - Location Plan

5166/P06 B - Proposed site plan

5166/P01 – Proposed Ground Floor Plan

5166-P02 -Proposed first floor plan

5166-P04 – Proposed south west and north west elevations

5166-P05 – Proposed South east and north east elevations

5166-P03 – Proposed roof plan, bin store and elevations

5266-P11 rev C – Landscaping Layout

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

3. 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 hours

The 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.

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4. Prior to commencement of development, a Landscape Management Plan, including long term design objectives, management responsibilities, maintenance schedules and a timetable for implementation and/or phasing; for all landscape areas shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the Landscape Management Plan shall be implemented as approved.

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

5. 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 and a timetable for implementation of the scheme shall be submitted to and approved in writing by the Local Planning Authority. The surface water scheme shall be implemented in accordance with the approved details including the timetable for implementation.

Reason: To prevent the increased risk of flooding and to protect water quality.

6. No works or development shall take place before a scheme for the protection of the existing trees and hedges to be retained shown on drawing number 5266-P11 rev C – Landscaping Layout has been submitted to and approved in writing by the the local planning authority. Such a scheme will comply with the provisions of BS5837:2005 (Trees in relation to construction) or any replacement standard that may be in force at the time that the development commences. The approved scheme for the protection of the existing trees shall be implemented before development commences and be maintained in full until the development has been completed.

Reason: To ensure that trees and hedges to be retained are adequately protected from damage to health and stability throughout the construction period and in the interests of amenity

7. The detailed biodiversity mitigation, compensation and enhancement/net gain strategy set out within the approved Biodiversity Plan or Landscape Ecological Management Plan (LEMP) certified by the Dorset Council Natural Environment Team on 14.12.2023 must be strictly adhered to during the carrying out of the development.

The development hereby approved must not be first brought into use unless and until:

i) the mitigation, compensation and enhancement/net gain measures detailed in the approved biodiversity plan or LEMP have been completed in full, unless any modifications to the approved Biodiversity Plan or LEMP as a result of the requirements of a European Protected Species Licence have first been submitted to and agreed in writing by the Local Planning Authority, and

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ii) evidence of compliance in accordance with section J of the approved Biodiversity Plan/the LEMP has been supplied to the Local Planning Authority.

Thereafter the approved mitigation, compensation and enhancement/net gain measures must be permanently maintained and retained in accordance with the approved details.

Reason: To mitigate, compensate and enhance/provide net gain for impacts on biodiversity.

8. Before the development is occupied or utilised the first 5.00 metres of each vehicular access, measured from the rear edge of the highway, must be laid out and constructed to a specification submitted to and approved in writing by the 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.

9. Before the development hereby approved is occupied or utilised the turning/manoeuvring and parking shown on Drawing Number P11 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.

10. Before the development is occupied or utilised the cycle parking facilities shown on Drawing Number P01 must have been constructed. Thereafter, these must be maintained, kept free from obstruction and available for the purposes specified.

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

11. 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.

12. Prior to development above damp proof course level a hard and soft landscape scheme has been submitted to and approved in writing by the Local Planning Authority showing details of all trees and other planting to be retained; a planting specification and plan to include numbers, size, species, positions of all new trees and shrubs; details of existing and proposed levels, walls, fences and other boundary treatments and surface treatments of the open parts of the site; details of any structures, street furniture, lighting and play equipment; and a programme of implementation.

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Reason: to ensure the adequate mitigation of the landscape and visual impact of the proposals and the provision of an appropriate hard and soft landscape scheme prior to the commencement of the development.

13. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the use of the site or in accordance with a programme agreed in writing with the Local Planning Authority.

Reason: to ensure that the agreed hard and soft landscape scheme is implemented.

14. Any trees or other plants indicated in the approved scheme which, within a period of five years from the date of the development being completed, die, are removed or become seriously damaged or diseased shall be replaced (and if necessary continue to be replaced) during the next planting season with other trees or plants of a species and size to be first approved in writing by the Local Planning Authority. Hard landscape features will be maintained in perpetuity.

Reason: to ensure that the agreed hard and soft landscaping scheme is established and maintained.

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 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.