

**Northern Area Planning Committee**  
**Tuesday 5<sup>th</sup> March 2024**  
**Decision List**

**Application Reference:** P/FUL/2021/04205

**Application Site:** Saxon Maybank East Farm Grain Mills Bradford Abbas Sherborne DT9 6JN

**Proposal:** Station 3 holiday lodges and install a package treatment plant and associated works.

**Recommendation:** Delegate authority to the Head of Planning and the Service Manager for Development Management and Enforcement to:

A) Grant planning permission subject to conditions and subject to the completion of a legal agreement under section 106 of the Town and Country Planning Act 1990 (as amended), in a form to be agreed by the legal services manager to secure landscaping.

B) Refuse to grant planning permission if a legal agreement under section 106 of the Town and Country Planning Act 1990 (as amended) is not completed by 05/09/2024 or such extended time as agreed by the Head of Planning.

Decision: Refuse planning permission for the following reasons:

1. Insufficient drainage information has been provided to demonstrate that the site would be appropriately drained, taking account of surface water, and with the surrounding agricultural land being sited at a higher gradient.
2. The proposal would result in an adverse impact on the amenity of unit 11 through sharing an overbearing relationship which would result in a reduced level of amenity afforded to the living areas of unit 11, contrary to policy ENV.16 of the West Dorset and Weymouth Local Plan.

**Application Reference:** P/FUL/2023/05314

**Application Site:** Land at Mampits Lane, Shaftesbury, SP7 8GL

**Proposal:** Erection of Community Centre with associated parking & landscaping.

**Recommendation:** GRANT subject to conditions.

Decision: 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:

Site Plan

P2144/04 – proposed elevations

P2144/03 – proposed floor plans

P2144/05 – proposed roof plan

BE 01 4F – landscape plan

BE 01 5 – Block Plan

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.

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 shown on approved tree plans TCP-2 7 TPP1 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 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 02.11.2023 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

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 BE/10/5 rev 1 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 BE/10/5 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. No works or development shall take place before a scheme for the protection of the existing trees and hedges shown on approved tree plans TCP-2 7 TPP1 has been submitted to and approved in writing by the the local planning authority. Such a scheme will comply with the provisions of BS58372005 (Trees in relation to construction) or any replacement standard that may be in force at the 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. 12. 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. Details including layout of toddlers play area including specification of equipment; and details of the gazebo including an elevational plan shall be submitted for approval by the LPA prior to the installation of the equipment. The development shall be carried out in accordance with the approved details.

Reason: in the interest of health and safety.

13. Prior to development above damp proof course level, a hard and soft landscape scheme shall be 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.

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.

#### 14. Hard and Soft Landscape Implementation (pre-commencement)

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.

#### 15. Hard and Soft Landscaping Maintenance to Completion (compliance)

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
- 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/FUL/2023/06670

**Application Site:** 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.

**Recommendation:** GRANT subject to conditions.

**Decision, refuse for the following reason:**

1. The proposed layout would result in the urbanisation of the area due to the extent of the uninterrupted liner parking along the sites frontage, which would provide insufficient landscaping, and would fail to make a positive contribution towards the environment, and the appearance of the area, contrary to Policy SFDH5 of the Shaftesbury Neighbourhood Plan, Policy 24 of the North Dorset Local Plan, and the NPPF.

**Application Reference:** P/FUL/2023/04880

**Application Site:** Shillingstone Station, Station Road Shillingstone Blandford Forum DT11 0SA

**Proposal:** Carry out engineering and landscaping works to create a car park and vehicular access for use by North Dorset Railway.

**Recommendation:** GRANT subject to conditions

Decision: 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:

- PA/PSCP/001 Location plan
- PA/RSCP/02 Block plan/land use
- PA/RSCP/03 Sequential test plan
- PA/RSCP/04 Access arrangements
- PA/RSCP/05 Block plan & general arrangement
- PA/RSCP/06 Landscaping proposals
- PA/RSCP/07 Construction methodology & environmental management plan
- PA/RSCP/08 Flood risk assessment & management plan
- PA/RSCP/09 Ecology & biodiversity plan
- PA/RSCP/10 Pedestrian connection between trailway & car park
- PA/RSCP/11 Tree survey plan
- PA/RSCP/12 Car park cross section & contours
- PA/RSCP/08 Flood Management Plan

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

3. Before the development is occupied or utilised the first 5.00 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.

4. Prior to the commencement of development on the site, a Construction Management Plan (CMP) addressing both Biodiversity, Plant, Materials & Traffic Management, must be submitted to and approved in writing by the local Planning Authority. The CMP must include the following:

- Risk assessment of potentially damaging construction activities
- Identification of "biodiversity protection zones" (inc use of protective fences, exclusion barriers and warning signs)
- Parking of vehicles of site operatives and visitors
- Storage of plant and materials & details of loading & unloading
- Delivery and construction working hours
- The location and timing of sensitive works to avoid harm to biodiversity features
- Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).



- The times during construction when specialist ecologists need to be present on site to oversee works.
- Responsible persons and lines of communication.
- The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.

Thereafter the scheme shall proceed in strict accordance with the approved CMP.

Reason: To protect biodiversity during the construction phase and to minimise the likely impact of construction traffic on the surrounding highway network.

5. The detailed biodiversity mitigation, compensation and enhancement/net gain strategy set out within the approved Biodiversity Plan certified by the Dorset Council Natural Environment Team on 18.09.2023 must be implemented in accordance with any specified timetable and completed in full (including photographic evidence of compliance being submitted to the Local Planning Authority in accordance with section J of the Biodiversity Plan) prior to the substantial completion, or the first bringing into use of the development hereby approved, whichever is the sooner. The development shall subsequently be implemented entirely in accordance with the approved details and the mitigation, compensation and enhancement/net gain measures shall be permanently maintained and retained.

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

6. Before first use of the car park hereby approved, the vehicular entrance barriers as shown on approved plan PA/RSCP/10 shall be installed and fully operational, and thereafter maintained in perpetuity in such condition so as to be able to prevent unauthorised access. The car park hereby approved shall be operated in accordance with Report No.3 Flood Risk Assessment and Management Plan and may only be open & accessible for parking on days when the North Dorset Railway heritage site is open to the public and/or volunteers. The barriers must be locked & secured no later than 10pm on any day.

Reason: In the interests of amenity of the area and to protect people & property from impacts of flooding

7. The parking hereby approved shall be constructed, managed, and operated in strict accordance with the layout shown on approved plan PA/RSCP/08 Version 3 and detailed in Report No.3 Flood Risk Assessment and Management Plan, and "Supplementary Statement on behalf of North Dorset Railway" dated December 2023 and Report No.4 Construction Methodology and Environmental Management Plan.

Reason: in the interests of visual amenity and reduce risk of flooding

8. Before the development hereby approved is occupied or utilised the turning/manoeuvring and parking shown on Drawing Number PA/RSCP/05 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.

9. Before the development hereby approved is occupied or utilised any entrance gates must be set back a minimum distance of 5.00 metres from the edge of the carriageway and hung so that the gates can only open inwards. Thereafter, the gates must be retained at their approved position, maintained and kept free from obstruction.

Reason: To enable a vehicle to be parked clear of the public highway whilst the gates are opened or closed, preventing possible interruption to the free flow of traffic

10. Before the development hereby approved is occupied or utilised the visibility splay areas as shown on Drawing Number PA/RSCP/05 must be cleared/excavated to a level not exceeding 0.60 metres above the relative level of the adjacent carriageway. The splay areas must thereafter be maintained and kept free from all obstructions.

Reason: To ensure that a vehicle can see or be seen when exiting the access.

11. The scheme shall proceed in strict accordance with the Construction Methodology and Environmental Management Plan (Report No.4)

Reason: in the interests of amenity, and to protect Biodiversity interests

12. The soft landscaping works detailed on approved drawing PA/RSCP/06 and as described in the approved Biodiversity Plan certified by the Dorset Council Natural Environment Team on 18.09.2023 and Landscape and Visual Impact Assessment (Report No.5) 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.

**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.

2. INFORMATIVE NOTE: Dorset Highways

The vehicle crossing serving this proposal (that is, the area of highway land between the nearside carriageway edge and the site's road boundary) must be constructed to the specification of the Highway Authority in order to comply with Section 184 of the Highways Act 1980. The applicant should contact Dorset Highways by telephone at 01305 221020, by email at [dorsethighways@dorsetcouncil.gov.uk](mailto: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.

The applicant is reminded of their responsibility to submit photographic evidence of compliance with the Biodiversity Plan or LEMP to Dorset Natural Environment Team in order to comply fully with requirements of condition 05.

**Application Reference:** P/FUL/2023/01342

**Application Site:** Land And Buildings North of Cutlers Close Sydling St Nicholas

**Proposal:** Demolish agricultural buildings and erect 3 No. dwellings with garages.  
Form new vehicular access.

**Recommendation:** REFUSE

Decision: Refuse permission for the reasons set out below:

1. Having regard to the site's location outside of any settlement boundary and distant from facilities and services, occupants of the dwellings would be likely to rely upon private motorised vehicles to access facilities and services elsewhere; as such, the proposed development would have a significant, negative impact on the environment and represents an unsustainable form of development. There is no overriding need to allow dwellings in this location nor does the application present a re-use of existing buildings, provide essential rural workers dwellings, or an affordable housing scheme. As such, it is

contrary to the provisions of Policy SUS2 of the West Dorset, Weymouth & Portland Local Plan 2015 and advice contained within the NPPF.

2. By virtue of its residential character and layout, the proposal represents an undesirable form of development in this edge of village location, to the detriment of the character and appearance of the conservation area. The proposal is therefore contrary to policy ENV4 of the West Dorset, Weymouth & Portland Local Plan 2015 and advice contained within the NPPF.

3. By virtue of its residential character and layout, the proposal represents an undesirable form of development in this edge of village location, to the detriment of the setting of the Dorset National Landscape. The proposal is therefore considered to be contrary to policy ENV1 of the West Dorset, Weymouth & Portland Local Plan 2015 and advice contained within the NPPF.

4. The site is within the nutrient catchment area of Poole Harbour which is designated as a Special Protection Area under the Habitat Regulations 2017. Poole Harbour is also designated as a Site of Special Scientific Interest under the Wildlife and Countryside Act 1981 (as amended) and a Ramsar site. Natural England has advised that the harbour is Phosphate limited which means that any addition of phosphate either directly or indirectly should be deemed to have an adverse impact on the site's integrity in accordance with recent case law.

The applicant has failed to evidence nutrient neutrality to demonstrate no adverse effects in combination with other plans or projects, on the designated site of nature conservation. In the absence of this information, and until demonstrated otherwise, the precautionary principle must prevail in favour of nature conservation. The proposal fails to comply with the provisions of the Habitats Regulations 2017, Policy ENV2 of the adopted West Dorset, Weymouth & Portland Local Plan 2015 and the NPPF.

5. Having regard to the site's partial location within an area susceptible to groundwater flooding, the applicant has failed to demonstrate that the proposed development is acceptable in terms of flood risk. As such, the proposal is contrary to policy ENV5 of the West Dorset, Weymouth and Portland Local Plan 2015 and the NPPF.

**Informative Notes:**

1. The plans that were considered by the Council in making this decision are:  
6360-05 North and South (courtyard) elevations

6360-07 Street Scene - Back Lane

6360-01 Floor plan

6360-02 First floor plans

6360-03 South & East elevations

6360-04 Proposed West and North elevations.

6360-09 Location plan

6360-06 Site plan

## 2. National Planning Policy Framework

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 was advised that the proposal did not accord with the development plan and that there were no material planning considerations to outweigh these concerns.

3. If planning permission is subsequently granted for this development at appeal, it will be subject to the Community Infrastructure Levy (CIL) introduced by the Town and Country Planning Act 2008. A CIL liability notice will then be issued by the Council that requires a financial payment, full details of which will be explained in the notice.

**Application Reference:** P/RES/2023/03735

**Application Site:** Land at E373160 N117864 Pond Walk Stalbridge DT10 2PY

**Proposal:** Erect 9 No. dwellings. (Reserved matters application to determine access, appearance, landscaping, layout and scale, following the grant of Outline Planning Permission No. 2/2018/0372/OUT).

**Recommendation:** GRANT, subject to conditions

Decision: Grant approval of the reserved matters, subject to conditions.

1. The development to which these reserved matters and accompanying details relate 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:

9719/100 C Location Plan  
9719/101 L Proposed Site Plan  
9719/102 G Plot 1 - Proposed Floor Plans & Elevations  
9719/103 G Plot 2 - Proposed Floor Plans & Elevations  
9719/104 G Plot 3 - Proposed Floor Plans & Elevations  
9719/105 F Plot 4 - Proposed Floor Plans & Elevations  
9719/106 F Plot 5 - Proposed Floor Plans & Elevations  
9719/107 F Plot 6 - Proposed Floor Plans & Elevations  
9719/108 F Plot 7 - Proposed Floor Plans & Elevations  
9719/109 F Plot 8 - Proposed Floor Plans & Elevations  
9719/110 F Plot 9 - Proposed Floor Plans & Elevations  
9719/111 D Proposed Garages  
RNapc/439/TPP 3 Tree Protection Plan  
5930/302 D Proposed Highway Entrance Details  
391-2 R4 Planting Plan  
391-3 R4 Tree Plan  
391-1 R5 Landscape Plan

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

3. 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 12/12/2023 must be implemented in accordance with any specified timetable and completed in full (including photographic evidence of compliance being submitted to the Local Planning Authority in accordance with section J of the Biodiversity Plan/ the LEMP) prior to the substantial completion, or the first bringing into use of the development hereby approved, whichever is the sooner. The development shall subsequently be implemented entirely in accordance with the approved details and the mitigation, compensation and enhancement/net gain measures shall be permanently maintained and retained.

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

4. The external facing materials for the walls and roofs of the development hereby approved shall be in accordance with the details listed on the approved plans



and further detailed within the Materials Schedule (Rev 3), submitted on 04/12/2023

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

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) (with or without modification) no enlargement(s) or alterations of the dwellinghouse hereby approved, permitted by Class A, Class B or Class C of Schedule 2 Part 1 of the 2015 Order, shall be erected or constructed.

Reason: To protect amenity and the character of the area.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) (with or without modification) no garages, sheds or other outbuildings permitted by Class E of Schedule 2 Part 1 of the 2015 Order shall be erected or constructed.

Reason: To protect amenity and the character of the area.

7. The development hereby approved shall proceed only in accordance with the details set out in the Arboricultural Method Statement dated 15/11/2023 setting out how the existing trees are to be protected and managed before, during and after development.

Reason: To ensure thorough consideration of the impacts of development on the existing trees

8. The soft landscaping works detailed on approved drawing 391-1-R5 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 (and if necessary, continue to 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.

9. All hard landscape works shall be carried out in accordance with the approved drawing numbered 391-1-R5. No part of the development shall be occupied until work has been completed in accordance with the approved details.

Reason: In the interests of visual amenity.

10. Prior to their installation detailed drawings and specifications showing the design and construction of external doors and windows (at a scale no less than 1:10) shall be submitted to the Local Planning Authority and agreed in writing. Thereafter, the development shall be carried out in accordance with the agreed details.

Reason: To preserve or enhance the character and appearance of the conservation area.

### **Informative Notes:**

1. 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.

2. The applicant is reminded of their responsibility to submit photographic evidence of compliance with the Biodiversity Plan or LEMP to Dorset Natural Environment Team in order to comply fully with requirements of condition 3.

3. The Council's Environmental Health team advises the following (see consultation response on Council's website, dated 17/07/2023):

The Construction Method Statement (CMS) required to discharge condition 11 of the associated outline permission should set out steps to manage any possible adverse effects associated with the development, to include protection of nearby receptors from dust arising from construction and vehicle movements and storage of waste materials prior to removal from site. The CMS should also include mitigation measures to reduce noise during the build.

4. The free passage of the public on all rights of way must not be obstructed at any time. If the public are unlikely to be able to exercise their rights on the public footpath (N51/4) adjoining the proposed development, then a Temporary Path Closure Order must be obtained. This can be applied for through the Council's Rights of Way team, but the application must be completed and returned at least thirteen weeks before the intended closure date. It should be noted that there is a fee applicable to this application.

**Application Reference:** P/RES/2022/04960

**Application Site:** West Of Shaftesbury Road (Land on Ham Farm), Land South of Gillingham, Shaftesbury Road, Gillingham

**Proposal:** Erection of 108 dwellings and associated infrastructure including informal and formal public open space pursuant, (reserved matters application to determine access, appearance, landscaping, layout, and scale) following the grant of outline planning permission 2/2018/0036/OUT.

**Recommendation:** Grant conditional planning permission subject to the completion of a Section 106 legal agreement signed within six months of a Committee resolution to grant. If the S106 is not signed within that time period, then the application shall be refused unless otherwise agreed in writing by the Head of Planning.

Decision: Delegate authority to the Head of Planning and the Service Manager for Development Management and Enforcement to:

**A) Approve of Reserved Matters, subject to the completion of a Unilateral Undertaking under section 106 of the Town and Country Planning act 1990 (as amended) in a form to be agreed by the legal services manager to secure the great crested newt conservation payment of £113,659.63 – required as part of the Great Crested Newt District Licence requirements for the whole of the Outline approved Ham Farm site.**

Or,

**B) Refuse, if the s106 Agreement is not completed within 6 months of the date of decision or such extended time as agreed by the Head of Planning.**

**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 approved shall be carried out in accordance with the following approved plans:

- Leamington floor plans and elevations (Drawing No. A1023 18 Rev A)
- Leamington floor plans and elevations (Drawing No. A1023 19 Rev A)
- Stratford floor plans and elevations (Drawing No. A1023 20 Rev A)
- Stratford floor plans and elevations (Drawing No. A1023 21 Rev A)
- Windsor floor plans and elevations (Drawing No. A1023 22 Rev A)
- Windsor floor plans and elevations (Drawing No. A1023 23 Rev A)
- Marlow floor plans and elevations (Drawing No. A1023 25 Rev A)
- Oxford floor plans and elevations (Drawing No. A1023 26 Rev A)
- Cambridge floor plans and elevations (Drawing No. A1023 28 Rev A)

- Shaftesbury floor plans and elevations (Drawing No. A1023 30 Rev A)
- Harrogate floor plans and elevations (Drawing No. A1023 33 Rev A)
- Harrogate floor plans and elevations (Drawing No. A1023 34 Rev A)
- Hampstead floor plans (Drawing No. A1023 38 Rev A)
- Hampstead elevations (Drawing No. A1023 39 Rev A)
- Hampstead elevations (Drawing No. A1023 40 Rev A)
- Single garage floor plans and elevations (Drawing No. A1023 46)
- Double garage floor plans and elevations (Drawing No. A1023 47)
- Overton floor plans and elevations (Drawing No. A1023 50 Rev A)
- Letchworth floor plans (Drawing No. A1023 61 Rev A)
- Letchworth elevations (Drawing No. A1023 62 Rev A)
- Letchworth elevations (Drawing No. A1023 63 Rev A)
- Letchworth floor plans (Drawing No. A1023 64 Rev A)
- Letchworth elevations (Drawing No. A1023 66 Rev A)
- Letchworth floor plans (Drawing No. A1023 67 Rev A)
- Letchworth elevations (Drawing No. A1023 68 Rev A)
- Letchworth floor plans (Drawing No. A1023 69 Rev A)
- Letchworth elevations (Drawing No. A1023 70 Rev A)
- Leamington floor plans and elevations (Drawing No. A1023 71 Rev A)
- Stratford floor plans and elevations (Drawing No. A1023 72 Rev A)
- Stratford floor plans and elevations (Drawing No. A1023 73 Rev A)
- Lincoln floor plans (Drawing No. A1023 74 Rev A)
- Lincoln elevations (Drawing No. A1023 75 Rev A)
- Overton floor plans and elevations (Drawing No. A1023 76 Rev A)
- Cambridge floor plans and elevations (Drawing No. A1023 77 Rev A)
- Shaftesbury floor plans and elevations (Drawing No. A1023 78 Rev A)
- Henley floor plans (Drawing No. A1023 79 Rev A)
- Henley elevations (Drawing No. A1023 80 Rev A)
- Highgate floor plans (Drawing No. A1023 81 Rev A)
- Highgate elevations (Drawing No. A1023 82 Rev A)

- Grantham floor plans (Drawing No. A1023 84 Rev A)
  - Grantham elevations (Drawing No. A1023 85 Rev A)
  - Grantham elevations (Drawing No. A1023 86 Rev A)
  - Grantham floor plans (Drawing No. A1023 87 Rev A)
  - Harrogate floor plans and elevations (Drawing No. A1023 87 Rev A)
  - Grantham elevations (Drawing No. A1023 88 Rev A)
  - Tavy floor plans (Drawing No. A1023 88 Rev A)
  - Tavy elevations (Drawing No. A1023 89 Rev A)
  - Dart and Spey floor plans (Drawing No. A1023 90 Rev A)
  - Dart and Spey elevations (Drawing No. A1023 91 Rev A)
  - Double garage floor plans and elevations (Drawing No. A1023 92)
  - Highway Longitudinal Sections Sheet 1 (Drawing No. A409-RM1-15 Rev A)
  - Highway Longitudinal Sections Sheet 2 (Drawing No. A409-RM1-16 Rev A)
  - Highway Longitudinal Sections Sheet 3 (Drawing No. A409-RM1-17 Rev A)
  - Highway Longitudinal Sections Sheet 4 (Drawing No. A409-RM1-18 Rev B)
  - Drainage Construction Details Sheet 1 (Drawing No. A409-RM1-55 Rev A)
  - Drainage Construction Details Sheet 2 (Drawing No. A409-RM1-56 Rev A)
  - Drainage Construction Details Sheet 1 (Drawing No. A409-RM1-57 Rev A)
  - Drainage Construction Details Sheet 1 (Drawing No. A409-RM1-58 Rev A)
- (all received on 10<sup>th</sup> October 2023)

- Materials Plan (Drawing No. A1023 01 Rev F)
- Occupancy Plan (Drawing No. A1023 05 Rev F)
- Massing Plan (Drawing No. A1023 06 Rev F)
- Tenure Plan (Drawing No. A1023 07 Rev F)
- Parking Plan (Drawing No. A1023 09 Rev F)
- Refuse Plan (Drawing No. A1023 10 Rev F)
- Street Scenes (Drawing No. A1023 56 Rev E)
- General Arrangement (Drawing No. A409-RM1-0 Rev C)
- Engineering Layout (Drawing No. A409-RM-41 Rev C)

- Drainage Layout (Drawing No. A409-RM1-51 Rev D)
- Highways Materials Layout (Drawing No. A409-RM1-71 Rev C)
- Large Refuse Vehicular Tracking (Drawing No. A409-RM1-81 Rev C)
- Fire Tender Vehicular Tracking (Drawing No. A409-RM1-82 Rev C)
- Standard Car Vehicular Tracking (Drawing No. A409-RM1-83 Rev B)
- Strategic Landscape Masterplan (Drawing No. P22-1067-EN-016 Rev B)
- Concept On-plot Landscape Proposals (Drawing No. P22-1067-EN-017 Rev C)

(all received on 27th October 2023)

- Planning Layout (Drawing No. A1023-01 Rev RR)
  - Enclosures Plan (Drawing No. A1023-08 Rev G)
  - Landscape Proposals Sheet 1-3 (Drawing No. P22-1067-EN-20 Rev C)
- (all received on 30th January 2024)

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

**3.** All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following first occupation of the development; and any trees or plants which, within a period of 5 years from the completion of this phase 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 otherwise agreed with the Local Planning Authority.

Reason: In the interest of the amenity and appearance of the location.

**4.** No development shall proceed beyond damp proof course level until full specification details of all external facing materials (including, walls, roofs and fenestration detail) has been submitted to, and approved in writing by, the Local Planning Authority. Thereafter, the development shall proceed in accordance with the approved materials and shall also comply with the approved materials distribution plan (Drawing No. A1071 06 Rev D).

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

**5.** Prior to the commencement of the development above damp course level, a scheme showing precise details of all external lighting (including appearance, supporting columns, siting, technical details, power, intensity, orientation and screening of the lamps) shall be submitted to and approved in writing by the Local Planning Authority. The lighting strategy shall reflect the need to assist public safety whilst also minimising light spill to avoid harm to protected species. The approved scheme shall be implemented before the development is occupied and shall be permanently maintained thereafter. No further external lighting shall be installed on site without the prior approval, in writing, of the Local Planning Authority.

Reason: In the interest of the amenity of the area, public safety, protected species, and biodiversity.

**6.** Before installation of the electrical substation as shown on the approved site plans, a noise assessment shall be submitted to, and approved in writing by, the Local Planning Authority. The assessment shall include background sound measurements at times the plant will be in operation; a comparison with the operational plant sound level; the likely external noise impact on sensitive receptors in the area, and mitigation to prevent an adverse effect. The assessment shall be undertaken in accordance with BS4142:2014 Methods for rating and assessing industrial and commercial sound, and also include penalties for any tonality, impulsivity, or intermittency of the plant.

The development shall be completed in accordance with the approved details and the noise attenuation measures shall be retained thereafter.

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

**7.** Before installation of any air source heat pumps or similar equipment, a noise report from a suitably qualified/experienced person shall be submitted to and agreed in writing by the Local Planning Authority. The written report shall follow the BS4142:2014 format and contain details of background sound measurements at times when the plant is likely to be in operation, against the operational plant sound level(s). The report shall predict the likely impact upon sensitive receptors in the area and all calculations, assumptions and standards applied shall be clearly shown. Where appropriate, the report shall set out appropriate measures to provide mitigation to prevent loss of amenity and prevent creeping background noise levels. The agreed mitigation measure shall be fully implemented and permanently retained thereafter.



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

**8.** Prior to any occupation of development hereby approved, a final Acoustic Design Statement shall be submitted to and approved in writing by the Local Planning Authority. This statement shall demonstrate how occupiers of the approved dwellings will be protected from their noise climate, including anticipated traffic noise and where necessary, noise mitigation measures for the dwellings. Any such noise mitigation measures must be fully established, implemented, and maintained for the lifetime of the development, and avoid.

conflict with ventilation requirements.

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

**9.** Prior to use or occupation of development hereby approved, a scheme showing details of the proposed cycle parking facilities shall be submitted to and agreed in writing by the Local Planning Authority. Thereafter the approved details shall be maintained, kept free from obstruction and available for the purpose specified.

Reason: To ensure provision of adequate cycle parking to support sustainable transport; in the interests of highway safety and residential amenity.

**10.** The development hereby approved shall be undertaken in accordance with the detailed biodiversity mitigation, compensation and enhancement/net gain strategy set out within the Biodiversity Mitigation and Enhancement Plan (RSK Biocensus – Project No. 2483600 Rev 03 20/10/2023).

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

**11.** The development hereby approved shall be undertaken in accordance with the details set out in the submitted Stage 1, 2 and 3 Arboricultural Impact Assessment and Arboriculturally Method Statement Report (RSK Biocensus – Project No. 2483604 Rev 0 31/07/2023). All trees and hedges shown to be retained in the Appendix 5 Tree Protection Plan (Dwg. No. 3 Rev 4 26/07/2023) shall be fully safeguarded during site works and building operations.

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.

**12.** The construction of the development hereby approved shall be limited to between the hours of 07:00hrs – 19:00hrs on Mondays to Fridays, 08:00hrs – 13:00hrs on Saturdays, with no activity on Sundays or Public Holidays.

Reason: To safeguard the amenity of the area and living conditions of any surrounding residential properties.

**13.** Prior to the commencement of the development above damp course level, details of measures to limit the water use of the dwellings, including rainwater harvesting, shall be submitted to and approved in writing by the Local Planning Authority. The approved measures shall be implemented prior to occupation and maintained in accordance with the approved details thereafter.

Reason: To minimise the impacts of climate change from water consumption arising from the development as required by Policy 3 of the North Dorset Local Plan Part 1 2016.

**Appendix 1 – Details submitted to seek discharge of Condition nos. 7 (Palette of materials), 8 (Updated Arboricultural Impact Assessment), 10 (Landscape Management Plan) & 23 (Landscape and Ecological Management Plan) of Outline Planning Permission No. 2/2018/0036/OUT.**

As set out in Paras 6.18-6.20 above, the case officer considers that the proposed external material types are sufficient to discharge Outline Condition 7, given this parcel's context between the Principal Street and the countryside edge. A new condition (No. 4 above) is proposed to secure the precise specifications for these external materials.

Following the submission of an Arboricultural Method Statement, the Council's Tree Officer has confirmed that Condition 8 can be discharged.

Condition 10 requires Reserved Matters to include a landscape management plan, to include long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens. The case officer considers that the landscape management details submitted with this application are sufficient to discharge Condition 10.

Condition 23 requires Reserved Matters to include a landscape and ecological management plan (LEMP). The Council's Landscape Architect and Natural Environment Team has raised no objection to the submitted LEMP for this phase. Condition 23 can therefore be discharged.

A Construction Environment Management Plan (CEMP) for this parcel has also been submitted to seek discharge of Condition 32. A Biodiversity CEMP has also been provided more recently. This is considered acceptable by the Council's Natural Environment Team and therefore discharges the biodiversity requirements of Condition 32 (Construction Environment Management Plan).

**Application Reference:** P/RES/2023/00628

**Application Site:** West Of Shaftesbury Road (Land on Ham Farm), Land South of Gillingham, Shaftesbury Road, Gillingham

**Proposal:** Construct loop road and associated drainage and substation to facilitate future reserved matters applications in line with grant of Outline Planning Permission No. 2/2018/0036/OUT.

**Recommendation:** GRANT subject to conditions

Decision: **Recommendation Approval of Reserved Matters, subject to conditions.**

**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 approved shall be carried out in accordance with the following approved plans:

- General Arrangement Sheet 1 (Drawing No. A409-PIA-101 Rev D);
- General Arrangement Sheet 2 (Drawing No. A409-PIA-102 Rev D);
- General Arrangement Sheet 1 (Drawing No. A409-PIA-103 Rev E);
- Long Sections Sheet 1 (Drawing No. A409-PIA-111 Rev B);
- Long Sections Sheet 2 (Drawing No. A409-PIA-112 Rev B);
- Long Sections Sheet 3 (Drawing No. A409-PIA-113 Rev B);
- Manhole Schedules Surface Water (Drawing No. A409-PIA-121 Rev B);
- Manhole Schedules Foul Water (Drawing No. A409-PIA-122 Rev B);
- Site Plan (Drawing No. A409-SW-100 Rev C);
- Tree Removal and Protection Plan (Dwg. No. 2 Rev 1)

(all received on 15<sup>th</sup> March 2023)

- Drainage Layouts Sheet 1 (Drawing No. A409-PIA-151 Rev E);
- Drainage Layouts Sheet 2 (Drawing No. A409-PIA-152 Rev E);
- Drainage Layouts Sheet 3 (Drawing No. A409-PIA-153 Rev E);
- Basin Cross Section (Drawing No. A409-SK-11 Rev P2);
- Basin Cross Section (Drawing No. A409-SK-12 Rev P2);
- Drainage Layout Sheet 3 (Drawing No. A409-PIAC-503 Rev C);
- Culvert Catchment Areas (Drawing No. A409-PIA-951 Rev A).

(all received on 04<sup>th</sup> May 2023)

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

3. Prior to the commencement of the development above damp course level, a scheme showing precise details of all external lighting (including appearance, supporting columns, siting, technical details, power, intensity, orientation and screening of the lamps) shall be submitted to and approved in writing by the Local Planning Authority. The lighting strategy shall reflect the need to assist public safety whilst also minimising light spill to avoid harm to protected species. The approved scheme shall be implemented before the development is occupied and shall be permanently maintained thereafter. No further external lighting shall be installed on site without the prior approval, in writing, of the Local Planning Authority.

Reason: In the interest of the amenity of the area, public safety, protected species, and biodiversity.

4. Before installation of the electrical substation as shown on the approved site plans, a noise assessment shall be submitted to, and approved in writing by, the Local Planning Authority. The assessment shall include background sound measurements at times the plant will be in operation; a comparison with the operational plant sound level; the likely external noise impact on sensitive receptors in the area, and mitigation to prevent an adverse effect. The assessment shall be undertaken in accordance with BS4142:2014 Methods for rating and assessing industrial and commercial sound, and include penalties for any tonality, impulsivity, or intermittency of the plant.

The development shall be completed in accordance with the approved details and the noise attenuation measures shall be retained thereafter.

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

5. The development hereby approved shall be undertaken in accordance with the details set out in the submitted Stage 1, 2 and 3 Arboricultural Impact Assessment and Arboricultural Method Statement Report (RSK Biocensus – Project No. 2483604 Rev 0 20/02/2023). All trees and hedges shown to be retained in the Appendix 5 Tree Protection Plan (Dwg. No. 2 Rev 1 20/02/2023) shall be fully safeguarded during the course of site works and building operations.

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.

6. The development hereby approved shall be undertaken in accordance with the detailed biodiversity mitigation, compensation and enhancement/net gain strategy set out within the Biodiversity Mitigation and Enhancement Strategy – January 2024 Update (RSK Biocensus – Project No. 2483600).

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

7. The construction of the development hereby approved shall be limited to between the hours of 07:00hrs – 19:00hrs on Mondays to Fridays, 08:00hrs – 13:00hrs on Saturdays, with no activity on Sundays or Public Holidays.

Reason: To safeguard the amenity of the area and living conditions of any surrounding residential properties.

### **Informative Notes**

Prior Land Drainage Consent (LDC) may be required from DC's Flood Risk Management team, as relevant Lead Local Flood Authority, for all works that offer an obstruction to flow to a channel or stream with the status of Ordinary Watercourse (OWC) – in accordance with s23 of the Land Drainage Act 1991. The modification, amendment, or realignment of any OWC associated with the proposal under consideration, is likely to require such permission. We would encourage the applicant to submit, at an early stage, preliminary details concerning in channel works to the FRM team. LDC enquires can be sent to [floodriskmanagement@dorsetcouncil.gov.uk](mailto:floodriskmanagement@dorsetcouncil.gov.uk).

**Application Reference:** P/LBC/2023/00884

**Application Site:** Crockers Farm Crockers Farm Lane Twyford Dorset SP7 0JF

**Proposal:** Demolition & removal of 2no. timber sheds attached to listed building

**Recommendation:** GRANT subject to conditions

**18.0 Decision: grant, subject to conditions:**

1. The work to which this listed building consent relates must be begun not later than the expiration of three years beginning with the date on which the consent is granted.

Reason: This condition is required to be imposed by reason of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

2. The works hereby permitted shall be carried out in accordance with the following approved plans:  
92 Existing & proposed block plan – received 17/02/2023.  
03 Existing & proposed floor plans – received 17/02/2023.  
01 A1 Location plan – received 17/02/2023.  
02 Proposed elevations – received 30/08/2023.

Reason: To preserve the architectural and historical qualities of the building.

3. Details of 2 bat 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.

4. Prior to first occupation or use of the development hereby approved the mitigation measures as detailed in the Biodiversity Mitigation Plan dated 06/10/2023 shall be completed in full.

Reason: To minimise impacts on biodiversity.

**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 application was acceptable as submitted and no further assistance was required.

2.The applicant is reminded of their responsibility to submit photographic evidence of compliance with the Biodiversity Plan or LEMP to Dorset Natural Environment Team in order to comply fully with requirements of condition 4.