

Eastern Area Planning Committee
Wednesday 13th March 2024
Decision List

Application Reference: P/OUT/2022/04113

Application Site: Land off Blackfield Lane, West Moors, Ferndown, BH22 0NH

Proposal: Outline application for erection of a church / community hall & care home with associated parking & an area for biodiversity enhancement (all matters reserved except access and scale).

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

A) Grant permission subject to the following conditions and 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 include planning obligations as follows: - Secure Biodiversity requirements including biodiversity management plan and step-in rights. - Secure Dorset Heathland restrictions required by Habitats Regulation Assessment (HRA). - Secure surface water drainage connection outside of the site boundary (or provide proof of ownership, where surface water drainage obligations would no longer be required).

B)

OR

C) Refuse permission if the legal agreement under section 106 of the Town and Country Planning Act 1990 (as amended) is not completed by (6 months from the date of committee) or such extended time as agreed by the Head of Planning.

Decision: **DEFER**, the proposal to allow for members to undertake a site visit.

Application Reference: P/HOU/2024/00111

Application Site: 9 Campion Gardens, Wimborne Minster, BH21 4FH

Proposal: Retain partial conversion of garage to ancillary living accommodation

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:

001 Location and Block Plan

002 Existing floor plan and elevations

003 Proposed floor plan and elevations

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

3. The development permitted shall not be occupied at any time other than for purposes ancillary to the residential dwelling known currently as 9 Campion Gardens, Wimborne Minster, BH21 4FH.

Reason: The accommodation is not considered suitable as a separate dwelling, because of the relationship with adjacent dwelling(s).

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.

Application Reference: P/ADV/2023/07233

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

Proposal: Erection of new advertising Totem Pole sign

Recommendation: GRANT advertisement consent subject to conditions.

Decision: **GRANT**, subject to the following conditions:

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

PP-12667023 1 Location Plan

KKR-1516 PS-05 Block Plan and Location Plan

KKR-1516 PS-03 A Proposed Site Plan

KKR-1516 PS-04 A Proposed Elevations and Pole Sign Details

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

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

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

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

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

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

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

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

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

6. Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

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

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

Reason: In the interests of amenity and public safety

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

Reason: In the interests of amenity.

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

Reason: To ensure that drivers aren't dazzled or distracted by the light.

10. The illumination of the advertisement hereby permitted shall not at any time exceed sections levels above 175cd/m² as identified on approved plan KKR-1516 PS-04 A - Proposed Elevations and Pole Sign Details.

Reason: In the interests of amenity and public safety.

Informative Notes:

1. The applicant should contact Dorset Highways by telephone at 01305 221020, by email at dorsethighways@dorsetcouncil.gov.uk, or in writing at Dorset Highways, Dorset Council, County Hall, Dorchester, DT1 1XJ, before the commencement of any works on or adjacent to the public highway, to ensure that the appropriate licence(s) and or permission(s) are obtained.

Application Reference: P/FUL/2023/06620

Application Site: Land west of The Priests House, Opposite the Ship Inn, Dorchester Road, Wool, Wareham, BH20 6EQ.

Proposal: Retention of a VDSL sidepod cabinet

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

Decision: **GRANT**, subject to the following conditions:

1. The development hereby permitted shall be maintained in accordance with the following approved plans:
location plan at a scale of 1:1,250 covering a larger area,
location plan at a scale of 1:1,250 covering a smaller area,
proposed site plan at a scale of 1:200,
drawing detailing the elevations and plan of the proposed equipment cabinet
drawing detailing the dimensions of the proposed equipment cabinet
submitted as part of the application.

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

Informative Notes:

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