

Western & Southern Area Planning Committee

14 March 2024

Decision List

Application: P/OUT/2021/05309

Site Address: Land Adjacent Broadmead, Broadmayne

Proposal: Development of up to 80 residential dwellings, together with open space, allotments and enhanced drainage features (outline application to determine access only).

Recommendation: Members are requested to consider the revised material considerations and resolve whether they change the resolutions of the 7 September 2023 Western and Southern Area Planning Committee to approve planning permission subject to planning conditions and a S106 legal agreement.

Decision:

Recommendation A: Delegate authority to the Head of Planning and the Service Manager for Development Management and Enforcement to grant subject to the completion of S106 Agreements to secure the following:

1. 36 affordable dwellings (45% of total dwellings) to be provided in accordance with an agreed Affordable Housing Scheme. 28 dwellings (35% of total dwellings) to provide a minimum of 70% social/affordable rent and a maximum of 30% intermediate affordable housing. 8 dwellings (10% of total dwellings) to intermediate affordable housing.
2. Provision of a Local Area for Play (LAPs) comprising a minimum of 100 sq. m and complying with Fields in Trust Guidance for Outdoor Sport and Play (2020), including management of the LAP, any allotments and any other publicly accessible open spaces in perpetuity.
3. Off-site highway improvement works as shown on Drawings 23054-04-6 Rev B and 23054-04-7 Rev B and comprising:
 - i. No entry for vehicles along Rectory Road northbound of the junction with Conway Drive – retaining access southbound from the A352 into Rectory Road;
 - ii. Alteration to the arrangement and priority of the Broadmead Rectory Road junction, including improved pedestrian facilities;
 - iii. Alterations to the Rectory Road/Chalky Road junction – providing an improved pedestrian environment and informal crossing point with tactile paving;

- iv. Associated pedestrian improvements – tactile paving provision at St Martins Close; providing the missing sections of footway along Chalky Road, from its junction with the A352 to that of Rectory Road; and
 - v. Access only signage to Bramble Drove, which is a private road.
4. Phased provision of a 8.9ha Suitable Alternative Natural Greenspace (SANG) including SANG management Plan.
 5. Off-site nutrient neutrality mitigation at two sites comprising replacement and ongoing maintenance of septic tanks with more efficient package treatment plants in accordance with the submitted Nutrient Neutrality Assessment and Mitigation Strategy dated 15 February 2023 or alternatively a nutrient credit-based solution subject to a Habitats Regulations Assessment and satisfactory consultation with Natural England. Off-site upgrades or credit-based solution to be provided prior to the occupation of any new dwellings. If legislation comes into force which no longer requires the proposed mitigation to be secured, members delegate authority to the Head of Planning and the Service Manager for Development Management and Enforcement to amend and/or remove this planning obligation prior to completion of the S106 Agreement(s) in consultation with the Chair of the Western and Southern Planning Committee. In the event that the Section 106 Agreement(s) are completed prior to new legislation being enacted the Section 106 Agreement(s) shall include clauses to allow for revised and/or no mitigation should current requirements to achieve nutrient neutrality be amended.”

And subject to the planning conditions below:

1. 36 affordable dwellings (45% of total dwellings) to be provided in accordance with an agreed Affordable Housing Scheme. 28 affordable dwellings (35% of total dwellings) to provide a minimum of 70% social / affordable rent and a maximum of 30% intermediate affordable housing). 8 affordable dwellings (10% of total dwellings) to intermediate affordable housing.
2. Provision of a Local Area for Play (LAPs) comprising a minimum of 100sq.m and complying with Fields in Trust Guidance for Outdoor Sport and Play (2020), including management of the LAP, any allotments and any other publicly accessible open spaces in perpetuity.
3. Off-site highway improvement works as shown on Drawings 23054-04-6 Rev B and 23054-04-7 Rev B and comprising:
 - i. No entry for vehicles along Rectory Road northbound of the junction with Conway Drive - retaining access southbound from the A352 into Rectory Road;
 - ii. Alteration to the arrangement and priority of the Broadmead Rectory Road junction, including improved pedestrian facilities;

- iii. Alterations to the Rectory Road/Chalky Road junction - providing an improved pedestrian environment and informal crossing point with tactile paving;
 - iv. Associated pedestrian improvements - tactile paving provision at St Martins Close; providing the missing sections of footway along Chalky Road, from its junction with the A352 to that of Rectory Road; and
 - v. Access only signage to Bramble Drove, which is a private road.
4. Phased provision of a 8.9ha Suitable Alternative Natural Greenspace (SANG) including SANG Management Plan.
 5. Off-site nutrient neutrality mitigation at two sites comprising replacement and ongoing maintenance of septic tanks with more efficient package treatment plants in accordance with Nutrient Neutrality Assessment and Mitigation Strategy dated 15 February 2023. Upgrades to be provided prior to the occupation of any new dwellings. If legislation comes into force which no longer requires the proposed mitigation to be secured, members delegate authority to the Head of Planning and the Service Manager for Development Management and Enforcement to amend and/or remove this planning obligation prior to completion of the S106 Agreement(s) in consultation with the Chair of the Western and Southern Planning Committee. In the event that the Section 106 Agreements are completed prior to new legislation being enacted the Section 106 Agreements shall include clauses to allow for revised and/or no mitigation should current requirements to achieve nutrient neutrality be amended.

And subject to the planning conditions below:

Approved Plans

1. The development hereby permitted shall be carried out in accordance with the following approved plans:
 - Location Plan P0001
 - Proposed Broadmead Site Access General Arrangement 23054-04-6 Rev B
 - Proposed Broadmead Site Access Rectory Road Junction Alterations and Footway Works 23054-04-7 Rev B

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

Approval of Reserved Matters

2. No part of the development hereby approved shall commence until details of all reserved matters (layout, scale, appearance and landscaping) have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the satisfactory development of the site.

Timescales – Reserved Matters

3. Application(s) for approval of all reserved matters must be made 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 92 of the Town and Country Planning Act 1990.

Timescales – Commencement of Development

4. The development to which this permission relates must be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: This condition is required to be imposed by Section 92 of the Town and Country Planning Act 1990 (as amended).

Access, Highway Layout, Turning and Parking Areas

5. Notwithstanding the information shown on the plans approved by this application, no development must commence until precise details of the access, geometric highway layout, turning and parking areas have been submitted to and agreed in writing by the Planning Authority.

Reason: To ensure the proper and appropriate development of the site.

Visibility Splays

6. Before the development hereby approved is occupied or utilised the visibility splay areas as shown on the approved plans must be cleared/excavated to a level not exceeding 0.6 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.

Construction Traffic Management Plan

7. Before the development hereby approved commences a Construction Traffic Management Plan (CTMP) must be submitted to and approved in writing by the Planning Authority. The CTMP must include:
 - a) construction vehicle details (number, size, type and frequency of movement)
 - b) a programme of construction works and anticipated deliveries
 - c) timings of deliveries so as to avoid, where possible, peak traffic periods
 - d) a framework for managing abnormal loads

- e) contractors' arrangements (compound, storage, parking, turning, surfacing and drainage)
- f) wheel cleaning facilities
- g) vehicle cleaning facilities
- h) Inspection of the highways serving the site (by the developer (or his contractor) and Dorset Highways) prior to work commencing and at regular, agreed intervals during the construction phase
- i) a scheme of appropriate signing of vehicle route to the site
- j) a route plan for all contractors and suppliers to be advised on
- k) temporary traffic management measures where necessary

The development must be carried out strictly in accordance with the approved Construction Traffic Management Plan.

Reason: To minimise the likely impact of construction traffic on the surrounding highway network and prevent the possible deposit of loose material on the adjoining highway.

Construction Environmental Management Plan

8. Prior to the commencement of development on the site, a Construction Environmental Management Plan (CEMP) must be submitted to and approved in writing by the Local Planning Authority. The CEMP must include the following:
 - a) Risk assessment of potentially damaging construction activities.
 - b) Identification of "biodiversity protection zones".
 - c) 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).
 - d) The location and timing of sensitive works to avoid harm to biodiversity features.
 - e) The times during construction when specialist ecologists need to be present on site to oversee works.
 - f) Responsible persons and lines of communication.
 - g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
 - h) Use of protective fences, exclusion barriers and warning signs

The development shall take place strictly in accordance with the approved CEMP.

Reason: To protect biodiversity during the construction phase.

Landscape and Ecological Management Plan

9. The detailed biodiversity mitigation, compensation and enhancement/net gain strategy set out within the approved Landscape and Ecological Management Plan (LEMP) dated 8 February 2022 and certified by the Dorset Council Natural Environment Team on 16 March 2022 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:

- a) the mitigation, compensation and enhancement/net gain measures detailed in the approved LEMP have been completed in full, unless any modifications to the approved 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
- b) evidence of compliance 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.

Samples of Materials

10. Prior to development above damp proof course level, details and samples of all external facing materials for the wall(s) and roof(s) shall be 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.

Surface Water Management Scheme

11. No development shall take place until a detailed and finalised 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, has been submitted to, and approved in writing by the local planning authority. The surface water scheme shall be implemented in accordance with the approved details and timetable.

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

Surface Water Maintenance and Management

12. No development shall take place until details of maintenance and management of the surface water sustainable drainage scheme have been submitted to and approved in writing by the local planning authority. These shall include a plan for the lifetime of the development, the arrangements for adoption by any public body or statutory undertaker, or any other

arrangements to secure the operation of the surface water drainage scheme throughout its lifetime. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details.

Reason: To ensure future maintenance of the surface water drainage system, and to prevent the increased risk of flooding.

Land Contamination

13. Prior to the commencement of the development hereby approved the following information shall be submitted to and agreed in writing by the Local Planning Authority: 1) a 'desk study' report documenting the site history. 2) a site investigation report detailing ground conditions, a 'conceptual model' of all potential pollutant linkages, and incorporating risk assessment. 3) a detailed scheme for any necessary remedial works and measures to be taken to avoid risk from contaminants/or gases when the site is developed. 4) where necessary, a detailed phasing scheme for the development and remedial works (including a time scale). 5) where necessary, a monitoring and maintenance scheme to include monitoring the long-term effectiveness of the proposed remediation over a period of time. The Remediation Scheme, as agreed in writing by the Local Planning Authority, shall be fully implemented before the development hereby permitted first comes in to use or is occupied. On completion of the remediation works written confirmation that all works were completed in accordance with the agreed details shall be submitted to the Local Planning Authority.

Reason: To ensure potential land contamination is addressed.

14. Prior to the first occupation of the development a verification report to confirm that the development is fit for purpose following any remediation shall be submitted to and approved in writing by the Local Planning Authority. The report shall be prepared in accordance with the latest Environment Agency guidance, currently Land Contamination Risk Management: Stage 3 Remediation and Verification (19 April 2021).

Reason: To ensure potential land contamination is addressed.

15. In the event that contamination is found at any time when carrying out the approved development, it must be reported in writing immediately to the Local Planning Authority and an investigation and risk assessment must be undertaken in accordance with requirements of BS10175 (as amended). Should any contamination be found requiring remediation, a remediation scheme, including a time scale, shall be submitted to and approved in writing by the Local Planning Authority. The approved remediation scheme shall be carried out within the approved timescale. On completion of the approved remediation scheme a verification report shall be prepared and

submitted within two weeks of completion and submitted to the Local Planning Authority.

Reason: To ensure risks from contamination are minimised.

Archaeology

16. No works shall take place until the applicant has carried out a programme of archaeological work in accordance with a written scheme of investigation which has first been submitted by the applicant to, and approved by the Planning Authority. This scheme shall cover archaeological fieldwork together with post-excavation work and publication of the results.

Reason: To safeguard and/or record the archaeological interest on and around the site.

Arboricultural Method Statement

17. Prior to the commencement of any development hereby approved a detailed Arboricultural Method Statement shall be submitted to and approved in writing by the Local Planning Authority. The statement shall include details of how the existing trees are to be protected and managed before, during and after development and shall include information on traffic flows, phased works and construction practices near trees. The development shall thereafter accord with the approved Statement.

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

Minerals Safeguarding

18. Prior to commencement of development a Feasibility and Method Statement for the re-use of aggregate material raised during site preparation/construction works shall be submitted to and approved in writing by the Local Planning Authority. The Feasibility and Method Statement shall provide:
 - a. A field evaluation to establish the presence, extent and nature/quality of any underlying sand and gravel deposits;
 - b. An appraisal to determine the practicality of recovering and re-using on site, a quantity of usable material;
 - c. A Construction Management Plan detailing how the prior extraction of materials would take place, including the anticipated quantum of minerals that could be reused.

The development shall thereafter accord with the approved Feasibility and Method Statement. Within three months of the substantial completion of groundworks a report setting out the quantum of material re-used on site shall be submitted to the Local Planning Authority.

Reason: To comply with national and local policy on mineral safeguarding and to ensure that any suitable materials raised during construction are put

to their highest and best use, while minimising the need to import aggregate materials from beyond the site, in the interests of sustainability.

Lighting Strategy

19. Prior to commencement of work on the site, a lighting strategy which reflects the need to avoid harm to protected species and to minimise light spill, shall be submitted to and approved in writing by the Local Planning Authority. There shall be no lighting of the site other than in accordance with the approved strategy.

Reason: In the interests of biodiversity (and the character of the area)

Cycle Parking

20. 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 facilities shall be installed and 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.

Water Usage

21. Details of measures to limit the water use of the dwelling(s) in accordance with the optional requirement in regulation 36(2)(b) and the Approved Document for Part G2 of the Building Regulations 2010 (or any equivalent regulation revoking and/or re-enacting that Statutory Instrument) shall be submitted to and approved in writing by the Local Planning Authority before the dwellings are occupied. The submitted details shall include a water consumption calculation for each dwelling in accordance with the Approved Documents referred to above. The approved measures shall be implemented prior to occupation and maintained in accordance with the approved details thereafter.

Reason: To ensure nutrient neutrality in Poole Harbour catchment in the interests of protected habitats.

Informatives:

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.
- The applicant was provided with pre-application advice.
- The application was acceptable as submitted and no further assistance was required.

2. Informative: This permission is subject to a agreements made pursuant to Section 106 of the Town and Country Planning Act 1990 dated ## ## relating to affordable housing, play space, off-site highway improvement works, SANG provision and off-site nutrient neutrality mitigation.
3. Informative: The applicant needs to be aware that the Community Infrastructure Levy (CIL) will be applied to development on this site. The amount of levy due will be calculated at the time the reserved matters application is submitted.
4. Informative: The Council is responsible for street naming and numbering within our district. This helps to effectively locate property for example, to deliver post or in the case of access by the emergency services. You need to register the new or changed address by completing a form. You can find out more and download the form from our website www.dorsetcouncil.gov.uk/planning-buildings-land/street-naming-and-numbering
5. Informative: The applicant is advised that, notwithstanding this consent, if it is intended that the highway layout be offered for public adoption under Section 38 of the Highways Act 1980, the applicant should contact Dorset Council's Development team. They can be reached by telephone at 01305 225401, by email at dli@dorsetcc.gov.uk, or in writing at Development team, Infrastructure Service, Dorset Council, County Hall, Dorchester, DT1 1XJ.
6. Informative: The applicant is advised that the granting of planning permission does not override the need for existing rights of way affected by the development to be kept open and unobstructed until the statutory procedures authorising closure or diversion have been completed. Developments, in so far as it affects a right of way should not be started until the necessary order for the diversion has come into effect.

Recommendation B: Delegate authority to the Head of Planning and the Service Manager for Development Management and Enforcement to refuse planning permission for the reasons set out below if the S106 Legal Agreement is not completed by 14 September 2024 (6 months from the date of committee) or such extended time as agreed by the Head of Planning and the Service Manager for Development Management and Enforcement:

1. In the absence of a completed Section 106 legal agreement to secure affordable housing the proposal would be contrary to Policy HOUS1 of the West Dorset, Weymouth & Portland Local Plan (2015).
2. In the absence of a completed Section 106 legal agreement to secure provision of a Suitable Alternative Natural Greenspace (SANG) the associated likely significant effects on Dorset Heathlands are not mitigated, contrary to: West Dorset, Weymouth & Portland Local Plan (2015) Policy ENV2; Dorset Heathlands Planning Framework 2020-2025 SPD (2006); National Planning Policy Framework (2023) Paragraphs 180 and 186; and the provisions of the Conservation of Habitats Regulations 2017.
3. In the absence of mitigation to ensure nutrient neutrality the associated likely significant effects on Poole Harbour SSSI, SPA and Ramsar through increased nitrogen and phosphate loads are not mitigated, contrary to: West Dorset, Weymouth & Portland Local Plan (2015) Policy ENV2; National Planning Policy Framework (2023) Paragraphs 180 and 186; and the provisions of the Conservation of Habitats Regulations 2017.
4. In the absence of a completed Section 106 legal agreement to secure a Local Area for Play (LAP) the proposal would be contrary to Policy COM1 of the West Dorset, Weymouth & Portland Local Plan (2015).
5. In the absence of a completed Section 106 legal agreement to secure off-site highway improvement works the proposal would be contrary to Policy COM7 of the West Dorset, Weymouth & Portland Local Plan (2015).

Application: P/FUL/2021/05255

Site Address: Land Adjacent Broadmead, Broadmayne

Proposal: Change of use of agricultural land to Suitable Alternative Natural Greenspace (SANG) and temporary formation of a construction haul road.

Recommendation: Members are requested to consider the revised material considerations and resolve whether they change the resolutions of the 7 September 2023 Western and Southern Area Planning Committee to approve planning permission subject to planning conditions and a S106 legal agreement.

Decision:

Recommendation A: Delegate authority to the Head of Planning and the Service Manager for Development Management and Enforcement to grant subject to the completion of a S106 Legal Agreement with the following heads of terms: Phased provision of a 8.9ha Suitable Alternative Natural Greenspace (SANG) including SANG Management Plan and Step In Contribution. SANG to be linked to the associated residential development (P/OUT/2021/05309).

And subject to the planning conditions below:

- 1) Phased provision of a 8.9ha Suitable Alternative Natural Greenspace (SANG) including SANG Management Plan and Step In Contribution. SANG to be linked to the associated residential development (P/OUT/2021/05309).

Planning conditions:

Time Limit

1. The development to which this permission relates must be begun not later than the expiration of five 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).

Approved Plans

2. The development hereby permitted shall be carried out in accordance with the following approved plans:
 - Location Plan (ref: 21031-P001 Rev A)
 - Indicative Site Layout Proposal (ref: 21031-003 Rev D)
 - Phase 1 SANG: Soft Landscape Proposals (ref: edp7097_d016e)
 - Phase 2 SANG: Soft Landscape Proposals (ref: edp7097_d013f)
 - Proposed Broadmead Site Access General Arrangement (ref: 23054-04-6 Rev B)Reason: For the avoidance of doubt and in the interests of proper planning.

Arboricultural Method Statement

3. Prior to the commencement of any development hereby approved, an Arboricultural Method Statement (AMS) prepared by a qualified tree specialist providing comprehensive details of construction works in relation to trees that have the potential to be affected by the development must be submitted to and approved in writing by the Council. All works must be carried out in accordance with the approved details. In particular, the method statement must provide the following:
 - i) a specification for protective fencing to trees and hedges during both demolition and construction phases which complies with BS5837 (2012) and a plan indicating the alignment of the protective fencing;
 - ii) a specification for scaffolding of building works and ground protection within the tree protection zones in accordance with BS5837 (2012);
 - iii) a schedule of tree work conforming to BS3998;
 - iv) details of the area for storage of materials, concrete mixing and any bonfires;

- v) plans and particulars showing proposed cables, pipes and ducts above and below ground as well as the location of any soakaway or water or sewerage storage facility;
- vi) details of any no-dig specification for all works within the root protection area for retained trees:
- vii) details of the supervision to be carried out by the developers tree specialist.

Reason: This information is required to be submitted and agreed before any work starts on site to ensure that the trees and hedges deemed worthy of retention on-site will not be damaged prior to, or during the construction works.

Access details

4. A scheme showing precise details of the access from the A352 must be submitted to and approved in writing by the Local Planning Authority prior to use of the access commencing for construction purposes. Thereafter the access shall be constructed in accordance with the approved details.

Reason: To ensure that a suitable vehicular access is provided.

Haul road details

5. A scheme showing precise details of the haul road identified on Phase 1 SANG: Soft Landscape Proposals drawing (ref: edp7097_d016e) and programme for use must be submitted to and approved in writing by the Local Planning Authority prior to construction of the haul road and use of the haul road commencing for construction purposes associated with the linked residential development to the south (ref: P/OUT/2021/05309). Thereafter the haul road shall be constructed in accordance with the approved details and maintained for the duration of the specified programme. Thereafter the haul road shall be removed.

Reason: To ensure that a suitable vehicular access is provided.

Vehicle Access Construction

6. Before the development is first utilised the first 20 metres of the vehicle access from Broadmead, 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 which shall have first been 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.

Visibility Splays

7. Before the development hereby approved is first utilised the relevant visibility splay areas as shown on drawing 23054-04-6 Rev B must be cleared/excavated to a level not exceeding 0.6 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.

Minerals

8. Prior to commencement of development a Feasibility and Method Statement for the re-use of aggregate material raised during any site reparation/construction works shall be submitted to and approved in writing by the Local Planning Authority. The Feasibility and Method Statement shall provide:
 - i) A field evaluation to establish the presence, extent and nature/quality of any underlying sand and gravel deposits;
 - ii) An appraisal to determine the practicality of recovering and re-using on site, a quantity of usable material;
 - iii) A Construction Management Plan detailing how the prior extraction of materials would take place, including the anticipated quantum of minerals that could be reused.

The development shall thereafter accord with the approved Feasibility and Method Statement. Within three months of the substantial completion of groundworks a report setting out the quantum of material re-used on site shall be submitted to the Local Planning Authority.

Reason: To comply with national and local policy on mineral safeguarding and to ensure that any suitable materials raised during construction are put to their highest and best use, while minimising the need to import aggregate materials from beyond the site, in the interests of sustainability.

Archaeological Method Statement

9. No works shall take place until an Archaeological Method Statement identifying how the D-shaped enclosure (No. 1) and possible barrow (No. 2) identified at drawing KTD-DJS-Fig11 and KTD-DJS-Fig14 of the Archaeology and Heritage Assessment dated November 2021 (ref: edp7097_r002d) would be protected during the construction and operation of the development has been submitted to and approved in writing by the Local Planning Authority. Thereafter development shall proceed in strict accordance with the approved Archaeological Method Statement.

Reason: To safeguard potential archaeological interests on the site.

Informatives

1. Informative: This permission is subject to an agreement made pursuant to Section 106 of the Town and Country Planning Act 1990 dated [####] relating to phased provision of a 8.9ha Suitable Alternative Natural Greenspace (SANG) including SANG Management Plan and link to the associated residential development (P/OUT/2021/05309).

2. 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.

3. Informative: The applicant is advised that the granting of planning permission does not override the need for existing rights of way affected by the development to be kept open and unobstructed until the statutory procedures authorising closure or diversion have been completed. Development, in so far as it affects a right of way should not be started until the necessary order for the diversion has come into effect.

4. Informative: 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, 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.

5. Informative: Contact Dorset Highways

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.

Recommendation B: Delegate authority to the Head of Planning and the Service Manager for Development Management and Enforcement to refuse planning permission for the reasons set out below if the S106 Legal Agreement is not completed by 14 September 2024 (6 months from the date of committee) or such extended time as agreed by the Head of Planning and the Service Manager for Development Management and Enforcement:

1. In the absence of a satisfactory completed legal agreement to secure the phased provision of a SANG including SANG Management Plan and link to the associated residential development (P/OUT/2021/05309) the proposal would result in the unnecessary development of Best and Most Versatile agricultural land and is not required in the absence of associated residential development. The proposal is contrary to Policy ENV8 (part ii) of the West Dorset, Weymouth & Portland Local Plan (2015) and the NPPF (2023).

Application: P/FUL/2023/00324

Site Address: Steepleton Manor B3159 Junction A35t To Rew Manor Winterbourne Steepleton Dorset DT2 9LG

Proposal: Proposed change of use including alterations to form 13 residential flats with ancillary accommodation and communal facilities (red line extended to include grounds and garden of manor).

Recommendation:

Recommendation A: Delegate authority to the Head of Planning and the Service Manager for

Development Management and Enforcement to approve subject to:

- 1) satisfactory outcome of referral to Secretary of State (due to Environment Agency objection);
- 2) Completion of satisfactory section 106 agreement to secure affordable housing financial contribution (£132,173); and
- 3) Planning conditions.

Recommendation B: Refuse planning permission for the reason set out below if the S106 legal agreement is not completed by 31st September 2024, or such extended time as agreed by the Head of Planning.

Decision: That authority be delegated to the Head of Planning and the Service Manager for Development Management and Enforcement to approve subject to:

- 1) satisfactory outcome of referral to Secretary of State (due to Environment Agency objection);

2) Completion of satisfactory section 106 agreement to secure affordable housing financial contribution (£132,173); and

3) The following planning conditions:

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

Location and block plan 22037 PA 01B
Proposed ground floor plan 22037 PA 18E
Proposed ground floor plan 22037 PA 18F (levels)
Proposed first floor plan 22037 PA 19 E
Proposed second floor plan 22037 PA 20D
Proposed roof plan 22037 PA 21
Proposed suite 1 22037 PA 22
Proposed suite 2 22037 PA 23
Proposed suite 3 22037 PA 24
Proposed suite 4 22037 PA 25
Proposed suite 5 22037 PA 26
Proposed suite 6 22037 PA 27
Proposed suite 7 22037 PA 28
Proposed suite 8 22037 PA 29
Proposed suite 9 22037 PA 30
Proposed suite 10 22037 PA 31
Proposed suite 11 22037 PA 32
Proposed suite 12 22037 PA 33
Proposed suite 13 22037 PA 34
Proposed windows 22037 PA 35
Proposed parking plan 22037 PA 39A
Proposed stable door 22037 PA 40A

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

2. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: This condition is required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

3. The relevant suites in the Coach House/Stables shall not first be occupied for residential use until the replacement windows and door have first been altered in accordance with the approved drawings 22037 PA 35 and 22037 PA 40A. The windows/door shall be finished in a light cream colour to match the existing unless otherwise first agreed in writing by the Local Planning Authority.

Reason: To ensure the character of the listed building is protected.

4. Before the development hereby approved is first occupied or utilised the turning and parking shall be constructed in accordance with the approved plan 22037 PA 39A. Thereafter, these areas must be permanently maintained, kept free from obstruction

and available for the purposes specified. The vehicle parking area shall be confined to the enclosed (walled) frontage courtyard area and linked courtyard area to the west only.

Reason: To ensure the proper and appropriate development of the site in the interest of highway safety and to protect the character of the conservation area.

5. The development shall be carried out and managed in accordance with the submitted GeoSmart Flood Warning and Evacuation Plan dated 17/10/23.

Reason: To ensure there are appropriate measures in place to minimise risk to occupiers.

6. The development shall be carried out in accordance with the GeoSmart Flood Risk Assessment dated 2/11/23 (excluding any landscaping/ground-raising).

Reason: To minimise flood-risk.

7. Suite 7 (Coach House) shall not be first occupied until flood prevention measures based on alterations to accommodate raised power socket locations, internally applied demountable flood barrier boards and an internal tanking membrane to the unit have first been installed in accordance with details which shall first have been submitted to and approved in writing by the local planning authority. The approved measures shall be permanently retained thereafter.

Reason: To minimise flood-risk.

8. No residential unit hereby approved shall be first occupied until a detailed scheme to enable the charging of plug-in and other ultra-low emission vehicles in safe, accessible locations within the development has been submitted to and approved in writing by the local planning authority. The agreed details shall be implemented and made operational prior to first occupation of any residential unit hereby approved. Such facilities shall be retained thereafter.

Reason: To ensure that adequate provision is made to enable users of the development to be able to charge their plug-in and ultra-low emission vehicles.

9. Details of measures to limit the water use of the dwelling(s) in accordance with the optional requirement in regulation 36(2)(b) and the Approved Document for Part G2 of the Building Regulations 2010 (or any equivalent regulation revoking and/or re-enacting that Statutory Instrument) shall be submitted to and approved in writing by the Local Planning Authority before the dwellings are occupied. The submitted details shall include a water consumption calculation for each dwelling in accordance with the Approved Documents referred to above. The approved measures shall be implemented prior to occupation and maintained in accordance with the approved details thereafter.

Reason: To ensure nutrient neutrality in the Poole Harbour catchment in the interests of protected habitats.

10. Prior to commencement of work on the site, a lighting scheme which reflects the need to avoid harm to protected species and to minimise light spill, shall be submitted to and approved in writing by the Local Planning Authority. There shall be no lighting of the site other than in accordance with the approved scheme.

Reason: In the interests of minimising light pollution on the character of the area and in the interests of preserving biodiversity.

OR

Refuse planning permission for the reason set out below if the S106 legal agreement is not completed by 31st September 2024, or such extended time as agreed by the Head of Planning.

1. The scheme requires an off-site affordable housing financial contribution (£132,172). In the absence of a completed S106 agreement to secure the affordable housing contribution the proposal is contrary to policy HOUS1 of the West Dorset, Weymouth and Portland Local Plan 2015 and the NPPF (2023).

Application: P/FUL/2023/07302

Site Address: 4 & 5 Bedford Terrace Long Bredy DT2 9HW

Proposal: Demolition of existing rear extensions, erection of ground and first floor rear extensions. Erection and relocation of ancillary buildings. Other internal and external works and addition of modern low energy services.

Recommendation: Grant subject to conditions.

Decision: That the application be granted subject to the following conditions.

1. The development hereby permitted shall be carried out in accordance with the following approved plans:
 - 2301_s_e-4000 - Location plan
 - 2301-s_p-1001 B Proposed Ground floor plans
 - 2301-s_p-1002 A Proposed First Floor plans
 - 2301-s_p-1003 - Proposed Roof plans
 - 2301-s_p-2001 - Proposed Front Elevations
 - 2301-s_p-2002 A Proposed Rear Elevations
 - 2301-s_p-2003 - Proposed Side Elevations
 - 2301-s_p-2004 - 4 Bedford Terrace Proposed Outbuilding
 - 2301-s_p-2005 - 5 Bedford Terrace Proposed Outbuilding
 - 2301-s_p-2006 - 5 Bedford Terrace Proposed Car port

2301-s_p-3001 A Proposed Cross section
2301-s_p-4001 - Proposed Site plan

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

2. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: This condition is required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

3. Prior to development above 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.

4. Prior to the commencement of any development hereby approved, above damp course level, details of proposed flood mitigation measures as included in the Flood Risk Assessment dated 18 December 2023 shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the agreed details.

Reason: In order to safeguard the accommodation from unnecessary flood risk.

5. The development hereby approved shall proceed only in accordance with the details set out in both the Arboricultural Impact Assessment and Tree Protection Plans dated 31 May 2023 for 4 Bedford Terrace and 05 June 2023 for 5 Bedford Terrace, 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.

6. Before the development hereby approved is occupied or utilised for number 4 Bedford Terrace the turning/manoeuvring and parking shown on Drawing Number 2301_s_p-4001 must have been constructed for number 4 Bedford Terrace. 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.

7. Before the development hereby approved is occupied or utilised for number 5 Bedford Terrace the turning/manoeuvring and parking shown on Drawing Number 2301_s_p-4001 for must have been constructed for number 5 Bedford

Terrace 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.

8. 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 alteration(s) of the car port by infilling of the elevations, to serve 5 Bedford Terrace hereby approved, permitted by Class E of Schedule 2 Part 1 of the 2015 Order, shall be made.

Reason: To ensure that satisfactory on-site parking is provided in a form that allows a vehicle to freely turn within the site curtilage.

9. Within 3 months of the new outbuilding labelled "5" for 4 Bedford Terrace on Drawing no. 2301_s_p-4001 having been erected, the existing outbuilding labelled "3" on the site plan at 4 Bedford Terraced shall be demolished and removed from the site.

Reason: In the interests of visual amenity and the setting of the listed building.

10. Within 3 months of the new outbuilding labelled "5" at the eastern end of the garden of 5 Bedford Terrace on Drawing no. 2301_s_p-4001 having been erected, the existing outbuildings labelled "3" on the site plan at 5 Bedford Terraces shall be demolished and removed from the site.

Reason: In the interests of visual amenity and the setting of the listed building.

11. The Biodiversity Mitigation Plan (BMP) dated 09 January 2024 shall be implemented in full and the development carried out in accordance with the specified timetable(s) in the BMP.

Reason: To minimise impacts on biodiversity.

Informative Notes:

1. 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 11.

2. 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.
- The applicant was provided with pre-application advice.

Application: P/LBC/2023/07124

Site Address: 4 & 5 Bedford Terrace Long Bredy DT2 9HW

Proposal: Demolition of existing rear extensions, erection of ground and first floor rear extensions. Erection and relocation of ancillary buildings. Other internal and external works and addition of modern low energy services.

Recommendation: Grant subject to conditions.

Decision: That the application be granted subject to the following 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:

2301_s_e-4000 - The location plan
2301_s_p-1001 B Proposed Ground Floor plan
2301_s_p-1002 A Proposed First Floor plan
2301_s_p-1003 - Proposed Roof plan
2301_s_p-2001 - Proposed Front Elevations
2301_s_p-2002 A Proposed Rear Elevations
2301_s_p-2003 - Proposed Side Elevation
2301_s_p-2004 - 4 Bedford Terrace Proposed Outbuilding
2301_s_p-2005 - 5 Bedford Terrace Proposed Outbuilding
2301_s_p-2006 - 5 Bedford Terrace Proposed Carport
2301_s_p-3001 - Proposed Cross section
2301_s_p-4001 - Proposed Site plan

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

3. Prior to works 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 listed building.

4. Battened sheep's wool and a lath and plaster finish will be used for the internal wall insulation rather than an adhered method as clarified by the email from the applicant dated 01 February 2024.

Reason: To protect and safeguard the fabric of the heritage asset.

5. Prior to their installation detailed drawings and specifications showing the design, colour 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 works shall be carried out in accordance with the agreed details. All windows and doors shall be of timber construction.

Reason: To preserve or enhance the character and appearance of the heritage asset.

6. All new and replacement rooflights shall be top hung metal Conservation rooflights with vertical glazing bar and fitted flush to the roof plane.

Reason: To preserve or enhance the character and appearance of the heritage asset.

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.
- The applicant was provided with pre-application advice.

Application: P/LBC/2023/01707

Site Address: 116 The Esplanade Weymouth DT4 7EJ

Proposal: Create WC on ground floor of hotel, within the back stairs

Recommendation: Refuse.

Decision: That authority be delegated to the Head of Planning and the Service Manager for Development Management and Enforcement to grant subject to planning conditions, the wording of which shall first have been agreed with the Chair of the Southern and Western Area Planning Committee.