

Northern Area Planning Committee
Tuesday 9th April 2024.
Decision List

Application Reference: P/OUT/2020/00026

Application Site: Land At E 389445 N 108065 North and East of the Blandford Bypass
Blandford Forum Dorset

Proposal: Hybrid planning application for the phased development for up to 490 No. dwellings and non-residential uses comprising:

Outline planning application (to determine access) to develop land by the erection of up to 340 No. dwellings (Use Class C3), local centre with flexible floorspace including Commercial, Business and Services (Use Class E), Drinking Establishments and hot food takeaways (Use Class Sui Generis) and Local Community (Use Class F2); land for a three-form entry primary school and associated playing pitches (Use Class F1 Learning and non-residential institutions); form public open space, replacement allotments including allotment building, new sports pitches, parking, access, infrastructure, landscaping, and carry out ancillary and site preparation works, including demolition of existing buildings and removal of existing allotments.

Full planning application to erect 150 No. dwellings (Use Class C3), form public open space, attenuation basins, parking, access, infrastructure, landscaping, and carry out ancillary and site preparation works.

Recommendation: Officers consider that the recent changes to the National Planning Policy Framework and to legislation through the Levelling Up and Regeneration Act are such that they should not result in a change to the overall planning balance previously made on this particular application. Members recognised that the benefits of this scheme were 'many and weighty' and would 'boost the supply' of housing, outweighing the identified conflict with the development plan as a whole.

DECISION: To SUPPORT the officer's recommendation to consider that the recent changes to the National Planning Policy Framework and to legislation through the Levelling Up and Regeneration Act are such that they should not result in a change to the overall planning balance previously made on this application. Members recognised that the benefits of this scheme were 'many and weighty' and would 'boost the supply' of housing, outweighing the identified conflict with the development plan.

Application Reference: P/FUL/2024/00163

Application Site: Land Adjacent Piddlehinton Enterprise Park Church Hill Piddlehinton

Proposal: One year retention of gypsy & traveller transit site for 25no. caravans between 1st April and 30th September 2024

Recommendation: GRANT subject to conditions

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

1. This permission is limited to the period expiring on 1 October 2024, when any caravans, buildings, structures, materials and equipment brought onto or erected on the land, or works undertaken in connection with the use shall be removed and the land restored to its former condition on or before 30 October 2024 in accordance with a scheme of works which shall first have been submitted to, and approved in writing by the Local Planning Authority.

Reason: To regulate the use of the site and in the interest of landscape character and visual amenity.

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

Location plan & block plan - 23/96/1

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

3. The use of the land shown edged red on the application location & block plan, Plan Number 23/96/1 dated November 2023, as a caravan site shall proceed in strict accordance with the GAP Group Ltd correspondence & methodology, received 13.02.2024 and 04.03.2024, namely that all toilet waste collected from the site shall only be disposed at Wessex Water's Holdenhurst Sewage Treatment Works, Bournemouth.

Reason: To mitigate for the potential for adverse impact on the Poole Harbour Special Protection Area

4. The use of the land shown edged red on the application site location & block plan, Plan Number 23/96/1 dated November 2023 as a caravan site shall be managed as a local authority transit site for occupation by gypsies and travellers only. For the purposes of this permission, the term "gypsies and travellers" shall be taken to mean persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily, but excluding members of an organised group of travelling show people or circus people travelling together as such.

Reason: To regulate the use of the site

5. Occupation of any caravan stationed on the application site shall be limited to persons of nomadic habit falling within the definition of travellers set out in Planning Policy for Traveller Sites (Department for Communities and Local Government, August 2015) including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age or more localised pattern of trading have ceased to travel temporarily.

Reason: To regulate the use of the site

6. Not more than 25 caravans shall be stationed on the application site at any one time.

Reason: To regulate the use of the site

7. No caravan shall be stationed on the application site outside of the land shown edged red on the application location & block plan, Plan Number 23/96/1 dated November 2023, and no part of the application site shall be used for the storage of caravans outside of the period 01 April and 31 August in any year.

Reason: To regulate the use of the site

8. 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 07.03.2024 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 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.

9. The new hedgerow planting detailed in section 5.6 of UPDATED ECOLOGICAL APPRAISAL carried out by LC Ecological Services dated October 2023 must be carried out in full in October 2024. The soft landscaping shall be maintained in accordance with the agreed details 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.

10. The use of the land shown edged red on the application location & block plan, Plan Number 23/96/1 dated November 2023, shall cease permanently not later than 31 August 2024

Reason: To regulate the use of the site