

**Northern Area Planning Committee**  
**Tuesday 16<sup>th</sup> July 2024**  
**Decision List**

**Application Reference:** P/RES/2022/03733

**Application Site:** Land North East of Lower Bryanston Farm Fair Mile Road  
Bryanston Dorset

**Proposal:** Erect 75 No. dwellings, form new vehicular access from New Road, open space, landscaping, ecological mitigation, drainage works and other ancillary works. (Reserved Matters application to determine appearance, landscaping, layout and scale, following the grant of Outline Planning Permission No. 2/2017/1919/OUT).

**Recommendation:** Grant planning permission subject to conditions

Decision: Approve subject to the following conditions:

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

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| Location Plan                                  | 21-1058-001-1st                     |
| Development Layout Plan                        | 21-1058-DWC-SP05-01-DR-A-0010 Rev H |
| Access Roads and Footpath Plan                 | 21-1058-DWC-SP10-01-DR-A-0010 Rev G |
| Material Details Plan                          | 21-1058-DWC-SP12-01-DR-A-0010 Rev I |
| Finished Floor Levels                          | 21-1058-DWC-SP13-01-DR-A-0010-D     |
| Walls and Fence Details                        | 21-1058-DWC-SP26-01-DR-A-0010 1st   |
| Affordable Housing Location Plan & Tenure Plan | 21-1058-DWC-SP11-01-DR-A-0010 Rev J |
| Plot 1 Floor Plans and Elevations (HT EMT41)   | 21-1058-DWC-MT41-01-DR-A-0020 Rev C |
| Plot 4 Floor Plans and Elevations (HT EMA34)   | 21-1058-DWC-MA34-01-DR-A-0022 Rev B |
| Plot 5 Floor Plans and Elevations (HT EMT31)   | 21-1058-DWC-MT31-01-DR-A-0023 Rev B |

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| Plot 25 Floor Plans and Elevations (HT EMT31)<br>02-DR-0031C        | 21-1058-DWC-MT31-       |
| Plot 26 Floor Plans and Elevations (HT EMT41)<br>02-DR-A-0032 Rev C | 21-1058-DWC-MT41-       |
| Plot 29 Floor Plans and Elevations (HT EMA34)<br>A-0036C            | 21-1058-DWC-MA34-02-DR- |
| Plot 30 Floor Plans and Elevations (HT EMA44)<br>A-0072-1st         | 21-1058-DWC-MA44-01-DR- |
| Plot 34 Floor Plans and Elevations (HT EMT32)<br>01-DR-A-0074 Rev A | 21-1058-DWC-MT32-       |
| Plot 35 Floor Plans and Elevations (HT EMA32)<br>A-0034 Rev C       | 21-1058-DWC-MA32-01-DR- |
| Plot 36 Floor Plans and Elevations (HT EMT41)<br>03-DR-A-0040 Rev C | 21-1058-DWC-MT31-       |
| Plot 37 Floor Plans and Elevations (HT EMT31)<br>03-DR-A-0041 Rev C | 21-1058-DWC-MT31-       |
| Plot 38 Floor Plans and Elevations (HT EMT31)<br>04-DR-A-0042 Rev C | 21-1058-DWC-MA31-       |
| Plot 39 Floor Plans and Elevations (HT EMA44)<br>A-0075 1st         | 21-1058-DWC-MA44-02-DR- |
| Plot 40 Floor Plans and Elevations (HT EMA44)<br>A-0076 1st         | 21-1058-DWC-MA44-03-DR- |
| Plot 43 Floor Plans and Elevations (HT EMT41)<br>04-DR-A-0046 Rev D | 21-1058-DWC-MT41-       |
| Plot 44 Floor Plans and Elevations (HT EMT41)<br>05-DR-A-0047 Rev D | 21-1058-DWC-MT41-       |
| Plot 45 Floor Plans and Elevations (HT EMT42)<br>01-DR-A-0048 Rev C | 21-1058-DWC-MT42-       |
| Plot 48 Floor Plans and Elevations (HT EMA34)<br>A-0079 Rev A       | 21-1058-DWC-MA34-03-DR- |
| Plot 53 Floor Plans and Elevations (HT EMA44)<br>A-0080 1st         | 21-1058-DWC-MA44-04-DR- |
| Plot 54 Floor Plans and Elevations (HT EMT41)<br>06-DR-A-0054 Rev C | 21-1058-DWC-MA41-       |
| Plot 55 Floor Plans and Elevations (HT EMA44)<br>A-0081 1st         | 21-1058-DWC-MT44-05-DR- |

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| Plot 56 Floor Plans and Elevations (HT EMA44)<br>A-0082 1st                                  | 21-1058-DWC-MA44-06-DR- |
| Plot 57 Floor Plans and Elevations (HT EMT41)<br>07-DR-A-0057 Rev D                          | 21-1058-DWC-MT41-       |
| Plot 64 Floor Plans and Elevations (HT EMA34)<br>A-0084 1st                                  | 21-1058-DWC-MA34-04-DR- |
| Plot 65 Floor Plans and Elevations (HT EMA44)<br>A-0085 1st                                  | 21-1058-DWC-MA44-07-DR- |
| Plot 66 Floor Plans and Elevations (HT EMA44)<br>A-0086 1st                                  | 21-1058-DWC-MA44-08-DR- |
| Plot 67 Floor Plans and Elevations (HT EMA44)<br>A-0087 1st                                  | 21-1058-DWC-MA34-09-DR- |
| Plot 68 Floor Plans and Elevations (HT EMA34)<br>A-0088 1st                                  | 21-1058-DWC-MA34-05-DR- |
| Plot 69 Floor Plans and Elevations (HT EMA34)<br>A-0089 1st                                  | 21-1058-DWC-MA34-06-DR- |
| Plot 70 Floor Plans and Elevations (HT EMT41)<br>08-DR-A-0067 Rev C                          | 21-1058-DWC-MT41-       |
| Plot 71 Floor Plans and Elevations (HT EMT41)<br>09-DR-A-0068 Rev D                          | 21-1058-DWC-MT41-       |
| Plot 74 Floor Plans and Elevations (HT EMA44)<br>A-0091 1st                                  | 21-1058-DWC-MA44-10-DR- |
| Plot 75 Floor Plans and Elevations (HT EMT41)<br>10-DR-A-0092 Rev A                          | 21-1058-DWC-MT41-       |
| Plots 2 & 3 Floor Plans and Elevations (HT EMA32 & EMA22)<br>BL01-01-DR-A-0021 Rev C         | 21-1058-DWC-            |
| Plots 6 - 9 Floor Plans and Elev (HT EMAP41, EMAP32 & EMAP22)<br>DWC-BL02-01-DR-A-0024 Rev C | 21-1058-                |
| Plots 10 - 12 Floor Plans and Elevations (HT EMAP32 & EMAP22)<br>BL03-01-DR-A-0025 Rev D     | 21-1058-DWC-            |
| Plots 13 - 15 Floor Plans and Elevations (HT EMAP32 & EMAP22)<br>BL03-02-DR-A-0026 Rev C     | 21-1058-DWC-            |
| Plots 16 & 17 Floor Plans and Elevations (HT EMAP22)<br>DWC-AP22-03-DR-A-0073 1st            | 21-1058-                |
| Plots 18 - 20 Floor Plans and Elevations (HT EMA22)<br>MA22-01-DR-A-0028 Rev D               | 21-1058-DWC-            |

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| Plots 21 & 22 Floor Plans and Elevations (HT EMA32 & EMA22)<br>BL04-01-DR-A-0029 Rev D         | 21-1058-DWC-                  |
| Plots 23 & 24 Floor Plans and Elevations (HT EMA22)<br>02-DR-A-0093 Rev 1st                    | 21-1058-DWC-MA22-             |
| Plots 27 & 28 Floor Plans and Elevations (HT EMAP22)<br>AP22-02-DR-A-0094-1st                  | 21-1058-DWC-                  |
| Plots 31 – 33 Floor Plans and Elevations (HT EMA22)<br>030-DR-A-0073 1st                       | 21-1058-DWC-MA22-             |
| Plots 41 & 42 Floor Plans and Elevations (HT EMA22)<br>04-DR---77 1st                          | 21-1058-DWC-MA22-             |
| Plots 46 & 47 Floor Plans and Elevations (HT EMA22)<br>05-DR-A-0078 1st                        | 21-1058-DWC-MA22-             |
| Plots 49 & 50 Floor Plans and Elevations (HT EMAP22 and EMAP32)<br>DWC-BL05-01-DR-A-0051 Rev C | 21-1058-                      |
| Plots 51 & 52 Floor Plans and Elevations (HT EMAP22)<br>AP22-03-DR-A-0052 Rev C                | 21-1058-DWC-                  |
| Plots 58 & 59 Floor Plans and Elevations (HT EMA32)<br>02-DR-A-0083 1st                        | 21-1058-DWC-MA32-             |
| Plots 60 & 61 Floor Plans and Elevations (HT EMAP32)<br>AP32-010DR-A-0059 Rev D                | 21-1058-DWC-                  |
| Plots 62 & 63 Floor Plans and Elevations (HT EMAP22 & EMAP32)<br>BL06-01-DR-A-0060 Rev C       | 21-1058-DWC-                  |
| Plots 72 and 73 Floor Plans and Elevations (HT EMA22)<br>06-DR-A-0090 1 <sup>st</sup>          | 21-1058-DWC-MA22-             |
| Garages, Garden Shed and Sub Station<br>Rev A  | 21-1058-DWC-SP25-01-DR-A-0010 |
| Fire Appliance Tracking Plan   | 19004-STMA-5-SK005 Rev F      |
| SUDS Maintenance Regime  | B4-JW-19004                   |
| SW Drainage Calculations   |                               |
| Hydraulic Assessment Report  | Jan 2024                      |
| Hydrology Report   | Jan 2024                      |
| Swale Interface Technical Note and Dwg   | Jan 2024                      |

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| Landscape Masterplan          | TWSC23789 10M              |
| LAP Drawing                   | TWSC23789 21 E LAP         |
| Landscape Management Plan     | TWSC23789 Rev C            |
| Landscape Specification Plan  | TWSC23789 Rev A            |
| Hard Landscaping Sheet 1 of 4 | TWSC23789 12 Sheet 1 Rev N |
| Hard Landscaping Sheet 2 of 4 | TWSC23789 12 Sheet 2 Rev N |
| Hard Landscaping Sheet 3 of 4 | TWSC23789 12 Sheet 3 Rev N |
| Hard Landscaping Sheet 4 of 4 | TWSC23789 12 Sheet 4 Rev N |
| Soft Landscaping Sheet 1 of 4 | TWSC23789 11 Sheet 1 Rev Q |
| Soft Landscaping Sheet 2 of 4 | TWSC23789 11 Sheet 2 Rev Q |
| Soft Landscaping Sheet 3 of 4 | TWSC23789 11 Sheet 3 Rev Q |
| Soft Landscaping Sheet 4 of 4 | TWSC23789 11 Sheet 4 RevQ  |

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

2. If within a period of ten years from the date of the planting of any tree, that tree or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree of the same species and size as that originally planted shall be planted within the next available planning season at the same place, unless the local planning authority gives its written consent to any variation.

Reason: To preserve the visual amenity of the site and character of the Dorset National Landscape.

3. Prior to occupation of any dwelling hereby permitted, details of tree pits for trees (T5, T6 and T10) shall be submitted to and agreed in writing by the Local planning authority. The development shall be completed in accordance with the approved details.

Reason: To ensure that the tree planting is established.

4. Prior to occupation of the dwelling on Plot 57, details of the rear elevation showing no less than two windows shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be completed in accordance with the approved details.

Reason: To preserve the visual amenity of the site and character of the Dorset National Landscape.

**Application Reference:** P/FUL/2021/02623

**Application Site:** Four Paddocks Land South of St Georges Road Dorchester

**Proposal:** Erection of 107 No. dwellings & associated works, including the formation of access, landscape & ecological enhancements

**Recommendation:** Grant conditional planning permission subject to consultation with the Secretary of State for Transport and 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: GRANT of planning permission 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:

WAC/1366/L01 Location Plan

WAC/1366/L02 Block Plan

WAC/1366/P01 Proposed Floor Plans & Elevations

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

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/FUL/2022/02416

**Application Site:** Mushroom Farm Cow Lane Poyntington Sherborne DT9 4LF

**Proposal:** Erect 2 No. dwellings (Class C3), new vehicular accesses and associated works. Demolish existing agricultural buildings and polytunnels.

**Recommendation:** Recommendation A: GRANT, 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 the following:

- Secure a 0.9ha woodland managed in the long term
- Monitoring fee of £1,510

And the conditions (and their reasons) listed at the end of the report.

Recommendation B; Refuse permission for failing to secure the obligations above the agreement is not completed by (31 August 2024) or such extended time as agreed by the Head of Planning.

Decision: Refuse planning permission for the following reason:

1. The proposal by reason of its mass, layout, scale and design would harm the character and appearance of the area. The increase in plot size, large size of the dwellings, and the level of glazing would result in an urbanisation that would be out of keeping with the village and the design would not be in harmony with the area as a whole. The proposal would also result in light pollution. The proposal would therefore be contrary to the West Dorset and Weymouth Local Plan policy ENV1, ENV10 and ENV12 and the NPPF.



**Application Reference:** P/FUL/2024/00218

**Application Site:** 5 Mill Lake Factory Hill Bourton Dorset SP8 5FS

**Proposal:** Retain change of use from Residential (Class C3) to Mixed Use (Residential Class C3 and Office Class E)

**Recommendation:** Grant, subject to conditions

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

PP-12719325v1 Location Plan

21-00-091 P1 Block plan of the site

21-00-200 P1 Existing Floor Plans & Elevations

21-10-200 P2 Proposed Elevations & Floor Plans

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

1. The first and second floor shown on drawing number 21-10-200 P2 shall not be used for the office purposes hereby permitted outside the hours of 08:00 to 17:30 on Mondays to Fridays, 08:00 to 17:30 on Saturdays, and 09:00 to 16:00 on Sundays or Public Holidays.

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

2. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended, and the Town & Country Planning Use Classes Order 1987 as amended (or any order revoking and re-enacting those Orders with or without modification) the first and second floor of the building shown on drawing number 21-10-200 P2 shall be used for offices and for no other purpose (including any other purpose in Class E of the Schedule to the Town and Country Planning (Use Classes) Order 1987, as amended, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order. The 3rd floor shall remain as residential living accommodation and not be used for any other purpose.

Reason: The Council considers an unrestricted Class E use may not be compatible with the living conditions of surrounding residential properties, and do not consider that business activity should expand further in this location.

**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.

**Application Reference:** P/HOU/2024/02580

**Application Site:** 2 Vale Cottages Ring Street Stalbridge Dorset DT10 2LZ

**Proposal:** Erect single storey rear extension

**Recommendation:** GRANT subject to conditions

Decision: GRANT of planning permission 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:

WAC/1366/L01 Location Plan

WAC/1366/L02 Block Plan

WAC/1366/P01 Proposed Floor Plans & Elevations

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

**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.