

**Eastern Area Planning Committee**  
**Wednesday 31<sup>st</sup> July**  
**Decision List**

**Application Reference:** P/RES/2024/01209

**Application Site:** 97 and 99 High Street, Sturminster Marshall, BH21 4AT

**Proposal:** Reserved matters application seeking consent for Appearance, Scale and Landscaping in respect to approved outline application P/OUT/2021/04873 (Access and Layout to demolish a pair of semi-detached bungalows and replace with 5 x 3-bedroom dwellinghouses).

**Recommendation:** GRANT 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:

tbd-127 OU-02 Location Plan

DD01 Existing Site

DD03C Proposed Site Plan

DD04B Proposed Floor and Roof Plans houses 1 & 2

DD05E Proposed Elevations houses 1 & 2

DD06B Proposed Floor and Roof Plans houses 3-5

DD07B Proposed elevations – rear terrace

DD08B revised street scene

10778A Landscape Plan

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

2. Prior to development above damp-proof course level, details of all external facing materials for the walls and roofs shall be submitted to, and approved in writing by, the Local Planning Authority. This shall include samples of the brick and roof slate which shall be made available for inspection on the application site by prior arrangement. Thereafter, the development shall proceed in accordance with such materials as have been agreed.

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

3. In the first planting season following the substantial external completion of the development, the soft landscaping of the site shall be completed in accordance with the details on the approved landscaping plan by Land Products (Wessex) Ltd Drawing No. 10778a and measures put in place to protect damage to the vegetation within the ownership of the adjacent property at Holly Cottage, 101 High Street. Any new plants found to be damaged, dead or dying in the first five years following completion shall be replaced.

Reason: In the interests of the character of the area and amenity of the occupants of Holly Cottage, 101 High Street.

4. Prior to the first occupation of the dwellings hereby approved the bin stores, cycle parking, hard surfacing and 1.8m high boundary fencing shall be erected in accordance with the proposed site plan DD03B.  
Reason: In the interests of the amenity of future occupiers
5. Prior to first occupation of units 1 and 2 and the southern-most terraced property, the rooflights shown to be serving bathrooms in those properties shall be obscure glazed to level 3 industry standard and these shall be fixed shut unless the cill height is at least 1.7m above the finished floor level of the room they serve. The rooflights shall thereafter be maintained as such.  
Reason: In the interests of neighbouring amenity.
6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) or any subsequent reenactment thereof, there shall be no roof extensions to the semi-detached properties under Schedule 2, Part 1 hereby approved.  
Reason: In the interests of the setting of the listed building, Holly Cottage.
7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) or any subsequent reenactment thereof, there shall be no additional windows installed in the rear elevation of the terraced properties hereby approved above ground floor level (such expression to include the roof).  
Reason: To prevent additional overlooking of the gardens of 10 and 11 Churchill Close in the interests of neighbouring amenity.
8. No air source heat pump shall be installed on the dwellings unless one of the following applies:
  - i) details of the air source heat pump to demonstrate that it complies with the requirements of Schedule 2, Part 14, Class G of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) or any subsequent reenactment thereof, have been submitted to and agreed in writing by the Local Planning Authority, or
  - ii) details and a noise assessment of the air source heat pump have been submitted to, and approved in writing by, the Local Planning Authority. The noise assessment must be undertaken by a Suitably Qualified Acoustician and consider the local circumstances, the nature of the installation and the five factors (Tonality, Intermittency of operation, Sound levels in reverse cycle, Low background sound levels, Structure borne sound and vibration transmission). The Institute of Acoustics, and Chartered Institute of Environmental Health guidance should be taken into consideration.

Thereafter, the development shall proceed in accordance with approved details including any mitigation measures and shall be maintained and operated in accordance with those details and any noise assessment details that have been agreed.

Reason: To safeguard the amenity of the occupiers of adjoining residential properties.

9. 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 extensions above ground floor level of the dwellinghouses hereby approved, to include additions permitted by Class A (extensions) & Class B (roof extensions), shall be erected or constructed.

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

#### 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 applications/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: This permission is subject to a legal agreement made pursuant to Section 106 of the Town and Country Planning Act 1990 dated 27th February 2023 relating to contributions towards biodiversity enhancement and gains.
3. Informative: This development constitutes Community Infrastructure Levy 'CIL' liable development. CIL is a mandatory financial charge on development, and you will be notified of the amount of CIL being charged on this development in a CIL Liability Notice. To avoid additional financial penalties, it is important that you notify us of the date you plan to commence development before any work takes place and follow the correct CIL payment procedure.

**Application Reference:** P/FUL/2024/00495

**Application Site:** 1 Cherry Tree Close St Leonards and St Ives BH24 2QN

**Proposal:** Alterations to existing dwelling, including removal of swimming pool & demolition of garage. Erection of 1 no. new dwelling.

**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:  
SBA.3817-1-2 A Site Location and Block Plan (Proposed)  
SBA.3817-7-1 B Proposed - Alterations to the Existing Dwelling  
SBA.3817-7-2 A Proposed - New Dwelling Plans and Elevations

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

3. Prior to commencement of the groundworks for the new dwelling and garage details of the finished floor level(s) of those buildings shall have been submitted to and approved in writing by the Local Planning Authority. Such levels shall be relative to an ordnance datum or such other fixed feature as may be agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In the interests of visual and neighbouring amenity.

4. 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.

5. Prior to commencement of development of the hereby approved dwelling, details of the proposed Pumping System (as set out on drawing 003 revision P2, dated 23/05/2024 'Proposed Drainage Strategy' included in the appendices of the submitted Drainage Strategy document produced by Urban Water) and a Maintenance Statement shall be submitted to and agreed in writing by the Local Planning Authority. Thereafter, the agreed Pumping

System for the surface water drainage system and the Maintenance Statement shall be installed and adhered to in perpetuity.

Reason: To ensure that there is no worsening of flooding from groundwater emergence.

6. During the construction of the hereby approved development (which includes demolition) until completion of works, the hours and days of construction shall be limited to:

Monday - Friday 07:00 to 19:00.

Saturday 08:00 to 16:00.

The hours of construction shall be adhered to throughout construction, and no construction works are to be carried out on Sundays or Bank Holidays.

Reason: To protect the amenity of nearby residents.

7. Before the development hereby approved is occupied or utilised the turning/manoeuvring and parking shown on Drawing Number SBA.3817-7-2 A must have been constructed. Thereafter, these areas, must be permanently maintained, kept free from obstruction and available for the purposes specified. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) or any subsequent reenactment thereof, the garages shown on the approved plans shall not be incorporated into the living space of the dwellings.

Reason: To ensure the proper and appropriate development of the site and to ensure that highway safety is not adversely impacted upon.

8. The detailed biodiversity mitigation, compensation and enhancement/net gain strategy set out within the approved Biodiversity Plan (BP) certified by the Dorset Council Natural Environment Team on 22/01/2024 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), 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.

9. Prior to the first occupation of the dwelling any boundary hedging that has been damaged or is dead or dying shall be replaced with native hedge plants.

Within the first five years following occupation any boundary hedging that is damaged, dead or dying shall also be replaced with native species.

Reason: In the interests of biodiversity and the character of the area.

10. Prior to the first occupation of the dwelling, details of hard landscaping, including hard surfacing, shall be submitted to and agreed by the Local Planning Authority. Thereafter, the approved hard landscaping shall be retained.

Reason: In the interests of neighbouring amenity and the character of the area.

11. 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 of the dwellinghouse hereby approved shall be constructed and no first floor windows or rooflights shall be installed, under Classes A, AA, B & C of Schedule 2 Part 1 of the 2015 Order.

Reason: In the interests of the character of the area and to protect the amenity and privacy of the occupiers of adjacent dwellings.

### **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. The applicant(s) is (are) advised that the proposed development is situated in close proximity to the property boundary and "The Party Wall etc. Act 1996" is therefore likely to apply.
3. Please check that any plans approved under the Building Regulations match the plans approved in this planning permission. Do not start work until revisions are secured to either of the two approvals to ensure that the development has the required planning permission or listed building consent.

4. The Dorset and Wiltshire Fire and Rescue Service would recommend that you look to provide at least a 32mm minimum diameter water main which would enable the installation of sprinkler systems within the approved dwelling(s). The Council considers this to be a key element in reducing the impact of fires. The Council believes there is compelling evidence that sprinklers systems are a cost effective way of not only reducing the number of fire deaths and injuries, but also reducing the economic, social and environmental impact of fires.
5. Informative: This development constitutes Community Infrastructure Levy 'CIL' liable development. CIL is a mandatory financial charge on development, and you will be notified of the amount of CIL being charged on this development in a CIL Liability Notice. To avoid additional financial penalties, it is important that you notify us of the date you plan to commence development before any work takes place and follow the correct CIL payment procedure.
6. In respect of the Surface Water Drainage Strategy condition, any details provided will need to include a discharge rate as agreed by Wessex Water in writing. Furthermore, and Maintenance Statement will need to be detailed and it is advised that the pumping station is a dual pumping system as a minimum.

**Application Reference:** P/FUL/2023/03855

**Application Site:** Kemps Country House, Wareham Road, East Stoke

**Proposal:** Sever land and erect a dwelling with associated parking and access

**Recommendation:** The committee delegate power to the Head of Planning to GRANT planning permission once mitigation to secure nutrient neutrality has been secured subject to conditions as set out in Section 18 of this report or

REFUSE planning permission if nutrient neutrality mitigation is not secured within 6 months or extended date if agreed by the Head of Planning.

Decision: If mitigation to secure nutrient neutrality is secured then 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:  
9034/600 A Location & block plan  
9034/601 A Proposed floor plans and Elevations  
9034/602 Proposed street scene

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

3. Prior to the commencement of development, the bat tubes on the west elevation of the existing end of terrace dwelling - as provided in accordance with Condition 9 of the approved Biodiversity Plan for consent 6/2019/0090 - shall be checked for use by a bat licensed ecologist. If bats are not found to be using the tubes, they shall be replaced like for like on the western elevation of the new extension. If bats are found to be using the tubes, the development must not commence until full details of proposed mitigation in the form of a Biodiversity Plan has first been submitted to and agreed in writing by the Local Planning Authority and the works shall be undertaken in accordance with the approved details.

Reason: In the interest of nature conservation and to ensure that the requirements of the approved Biodiversity Plan for the site (6/2019/0090) continue to be met.

4. Before any works commence on the site, the tree protection measures shown on Mark Hinsley Arboricultural Consultants Ltd Drawing 6822: Tree Survey and Tree Protection Plan shall be installed in accordance with the details



shown and once erected, photographs of the fencing in situ shall be submitted to and approved by the Local Planning Authority prior to works commencing on this part of the site. The fencing shall remain in place for the duration of the construction works.

Reason: In order to prevent damage during construction to trees that are shown to be retained on the site.

5. The development hereby approved shall proceed only in accordance with the surface water drainage scheme by Such-Sallinger-Peters Consulting Engineers dated 16th November 2023 and submitted on 16th November 2023.

Reason: To avoid drainage problems as a result of the development with consequent flood risk.

6. Prior to any development above damp course level, a soft landscaping and planting scheme shall be submitted to, and approved in writing, by the Local Planning Authority. The approved scheme shall be implemented in full during the planting season November - March following commencement of the development or within a timescale to be agreed in writing with the Local Planning Authority. The scheme shall include provision for the maintenance and replacement as necessary of the trees and shrubs for a period of not less than 5 years.

Reason: In the interest of visual amenity.

7. The external materials to be used for the walls and roof shall be similar in colour and texture to the existing building.

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

8. Before the development hereby approved is first occupied or utilised the turning and parking shall be constructed in accordance with the approved plans. 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 in the interest of highway safety.

#### **Informative Notes:**

1. The applicant(s) is (are) advised that the proposed development is situated in close proximity to the property boundary and "The Party Wall etc. Act 1996" is therefore likely to apply.

2. Informative: This development constitutes Community Infrastructure Levy 'CIL' liable development. CIL is a mandatory financial charge on development and you will be notified of the amount of CIL being charged on this development in a CIL Liability Notice. To avoid additional financial penalties it is important that you notify us of the date you plan to commence development before any work takes place and follow the correct CIL payment procedure.
3. The applicant is advised to refer to Southern Gas Network's (SGN's) and Scottish and Southern Electricity Networks (SSEN's) consultation responses for this planning application, and also to refer to the guidance provided in respect of their assets in proximity of the proposed development.
4. **Street Naming and Numbering**  
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](http://www.dorsetcouncil.gov.uk/planning-buildings-land/street-naming-and-numbering)
5. 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.

REFUSE planning permission if nutrient neutrality mitigation is not secured within 6 months or extended date if agreed by the Head of Planning.

**Application Reference:** P/FUL/2024/00337

**Application Site:** Mushroom Field, Furzebrook Road, Stoborough

**Proposal:** Create vehicular access

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

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:

J.09.2023-01 A Location Plan

J.09.2023-03 A Site Plan - Visibility Splay - Received 10/04/24

J.09.2023-04 A Site Plan - New Entrance - Received 10/04/24

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

3. Prior to first use on the access, details (including colour photographs) of the gravel surfacing shall have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall proceed in accordance with the details as have been agreed.

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

4. Before the development hereby approved is first utilised, the first 10m of the vehicular access, measured from the nearside edge of the carriageway, including the visibility splays, shall have been laid out, constructed, and surfaced, to a specification which shall have been submitted to, and agreed in writing by, the Local Planning Authority.

Reason: In the interest of highway safety.

5. Any entrance gates must be set back a minimum distance of 10 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.

6. Before the development hereby approved is first 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. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015, or any Order revoking or re-enacting that Order, the visibility splay areas shall thereafter be maintained and kept free from all obstruction above this height.

Reason: In the interest of highway safety.

7. Before the development is first utilised, the first 5.00 metres of any access, access crossing and drive must be constructed to a gradient not exceeding 1 in 12.

Reason: To ensure that the public highway can be entered safely.

8. Before the development hereby approved is first utilised, the existing 'access space' located to the north of the former Furzebrook Farm buildings as identified by a blue arrow on the annotated photograph submitted on 25th March 2024 must be permanently closed. Prior to closure, a plan indicating the location of the access space, the extent of enclosure, and full details of the method of enclosure shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the enclosure shall be retained and maintained in accordance with the approved details.

Reason: To ensure a single access to Mushroom Field in the interests of highway safety.

9. Before the development hereby approved is first utilised, full details of the hedgerow replacement planting along the new vehicular access and new hedgerow planting along the closed 'access space' shall be submitted to and approved in writing by the local planning authority. The details shall include the planting species, height, number / density, and the proposed timetable for planting. Thereafter, the hedgerow planting shall be carried out in accordance with the approved details and times. Any plants that within a period of five years after planting are removed, die, or become, in the opinion of the Local Planning Authority, seriously damaged or defective shall be replaced as soon as it is reasonably practical with others of species, size and number as originally approved.

Reason: In order to preserve and enhance the visual amenity of the Dorset National Landscape and to ensure that the right hedgerow species is planted in the right place.

Informatives:

1. 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, to ensure that the appropriate licence(s) and or permission(s) are obtained.

2. 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 County Highway Authority in order to comply with Section 184 of the Highways Act 1980. The applicant should contact Dorset Highways by telephone at Dorset Direct (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.

3. A contravention of the Wildlife and Countryside Act 1981, the Conservation of Habitats and Species Regulations 2017 (as amended) and the Protection of Badgers Act 1992 may constitute a criminal offence to particular plants and animals. The grant of this consent does not override any requirements to notify Natural England or to comply with the legislation. All buildings and especially roof spaces can support bat roosts which may be damaged or disturbed by demolition, building works or timber treatment. Please note that all bats and their roosts are fully protected under law. It is a requirement of the legislation to notify Natural England of any operation which may affect bats or their roosts, even when the bats are apparently absent. The grant of this planning permission does not override any relevant statutory species protection provision contained within such legislation. For further advice on a particular species please contact Natural England or the Dorset Council Natural Environment Team: Tel: 01305 224931; Email: [net@dorsetcouncil.gov.uk](mailto:net@dorsetcouncil.gov.uk)

4. 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/VOC/2024/00411

**Application Site:** 33 Corfe View Road Corfe Mullen BH21 3LY

**Proposal:** Application to Vary Condition 2 of Approved P/A P/HOU/2022/04740 (Bungalow Conversion - extensions to form 2 storey dwelling) to amend plans.

**Recommendation:** Grant, subject to conditions

Decision: Refuse for the following reason:

1. The proposed cladding of the first-floor extensions in a dark colour would amplify the visual impact of the enlarged building to the detriment of local visual amenity resulting in harm to the character of the area contrary to policy HE2 of the Christchurch and East Dorset Local Plan: Part 1, Core Strategy.

Informative Notes:

1. The plans that were considered by the Council in making this decision are:  
TDB-157-DD06 C Proposed Ground Floor Layout  
TDB-157-DD07 D Proposed First Floor Layout  
TDB-157-DD08 E Proposed Elevations Sheet 1  
TDB-157-DD09 E Proposed Elevations Sheet 2

**Application Reference:** P/HOU/2024/01422

**Application Site:** Alexander House 33 Stoborough Meadow Wareham BH20 5HP

**Proposal:** Grey cladding above the dado line, replacement of UPVC soffits and fascias on porch with same cladding, new aluminium white double glazed windows.

**Recommendation:** The committee be minded to GRANT planning permission subject to conditions set out in section 18.

Decision: Refuse for the following reason:

1. The proposed cladding of the entire first floor of the dwelling would be unsympathetic with the property and estate design, would not reflect local distinctiveness and would not truly integrate with its surroundings, given its prominent location, contrary to Policy E12 of the Purbeck Local Plan, Policy 2 of the Arne Neighbourhood Plan and the Purbeck District Design Guide.

Informatives:

1. The plans that were considered by the Council in making this decision are:  
Location Plan The location plan  
RPW/234/01/01 A Block plan, elevations & floor plan  
RPW/234/01/02 33 Stoborough Meadow - Planning Cladding Details.pdf

**Application Reference:** P/FUL/2024/01190

**Application Site:** St Ives County First School Sandy Lane St Leonards And St Ives Dorset BH24 2LE.

**Proposal:** Proposed annexe to create additional classrooms.

**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:
  - 24-936-002 C – Amended Location and Site Plan
  - 24-936-001 B - Amended Proposed Floor Plan and Elevations

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

3. The external materials to be used for the walls and roof shall be those stated in the application form, namely:
  - Walls: Red Grandis cladding
  - Roof: Single ply membrane finish
  - Windows: Anthracite windows and doors.

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

4. Prior to occupation the development shall be completed in accordance with the proposed works detailed in the Amended Flood Risk Assessment dated July 2024 (received on 02/07/2024), and details of the following:
  - Finalised attenuation sizing based on the designed drained area using FEH22 rainfall data, +45% CC and a 100yr return period
  - Buoyancy/flotation calculations
  - Layout plan showing SuDS features and point of connection with WW asset, any connecting pipe runs and any other drainage details that are not otherwise controlled under H:3 of the Building Regs
  - Timetable for implementation
  - Maintenance scheduleand shall be maintained as such thereafter.

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

5. The development hereby approved shall not be first brought into use unless and until the enhancement measures as detailed in the Preliminary Ecological Appraisal, by KJF Consultancy Ltd, dated 26 April 2024, have been completed in full. Thereafter the enhancement measures shall be permanently maintained and retained in accordance with the approved details, unless otherwise first agreed in writing by the Local Planning Authority.

Reason: In the interests of nature conservation.

**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. Please check that any plans approved under the building regulations match the plans approved in this planning permission or listed building consent. Do not start work until revisions are secured to either of the two approvals to ensure that the development has the required planning permission or listed building consent.