

**Eastern Area Planning Committee**  
**Wednesday 9<sup>th</sup> October**  
**Decision List**

**Application Reference:** P/FUL/2023/05479

**Application Site:** Unit 5 The Barn Little Lions Farm, Lions Hill, Ashley Heath, BH24 2EU

**Proposal:** Change of use of land and buildings to an animal rescue centre with ancillary offices and storage; the demolition of a hay store and silage clamp; the provision of 2 no. single storey extensions to existing buildings; retention of a mobile home for animal welfare; parking; and associated works.

**Recommendation:** REFUSE for the following (summarised) reasons:

1. Inappropriate development in the Greenbelt which would be harmful to openness and would result in encroachment into the countryside
2. Adverse impact on Lion's Hill Site of Special Scientific Interest which is part of the Dorset Heathlands.

**Decision:** Refuse

1. The application site lies within the Southeast Dorset Green Belt. The proposed disproportionate extension to the existing Barn building and change of use of land to provide an enclosed yard would represent inappropriate development in the Green Belt which is harmful to openness and would represent encroachment into the countryside contrary to the purposes of including land within the Green Belt. No very special circumstances have been identified that would outweigh the harm arising to the Green Belt and any other harm. The proposal is contrary to paragraphs 142-143 and 152-155 of the National Planning Policy Framework (2023).
2. At its closest point, the application site boundary is immediately adjacent to Lions Hill Site of Special Scientific Interest (SSSI) which is also designated as part of the Dorset Heathlands Special Protection Area (SPA) and Ramsar and Dorset Heaths Special Area of Conservation (SAC). It is not possible to reasonably conclude with any certainty that the mitigation offered in the form of the submitted Management Plan would prevent an adverse impact on the designated site from the proposed animal & dog rescue use of the site arising from the future exercising of dogs on the SSSI. Therefore, the proposal is contrary to Policy ME1 of the Christchurch and East Dorset Core Strategy (2014) and paragraph 186b) of Section 15 of the National Planning Policy

Framework December 2023 as it cannot be concluded that there would be no adverse effect on the integrity of the Dorset Heathlands from the proposal.

**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.

2. The plans that were considered by the Council in making this decision are Provision Drawings:

51259-P1-01-SLP A Location Plan

51259-E1-01 A Existing Block Plan

51259-E1-02 Existing Ground Floor Plan

51259-E1-02 Existing Roof Plan

51259-E3-02 Existing Elevations

51259-E3-02 Existing Inner Elevations

51259-P5-01 Existing & Proposed Section

51259-P1-01 A Proposed Block Plan

51259-P2-01 A Proposed Ground Floor Plan

51259-P2-02 A Proposed Roof Plan

51259-P3-01 A Proposed Elevations

51259-P3-02 A Proposed Inner Elevations

**Application Number:** P/FUL/2023/02520

**Application Site:** Land Adj to 142 Ringwood Road, Longham, Ferndown

**Proposal:** Erect two dwellings (amended plans)

**Recommendation:** Grant planning permission subject to conditions set out in section 18.

**Decision:** Grant

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:

466C 02 F1 Location, Proposed Site plan and view from allotments

466C 04 E1 House no 1 Layout and Elevations

466C 05 G2 House no. 2 Layout and Elevations

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

3. Prior to commencement of works (including site clearance and any other preparatory works) a pre-commencement site meeting between the Tree Officer, Arboricultural Consultant or Site Manager shall take place to confirm the protection specification for the affected trees. The protection of the trees shall be in accordance with the ref: 23110-AA2 DC dated 04.03.204. The tree protection measures shall be erected in accordance with BS5837:2012 and shall be positioned as shown on the Tree Protection Plan ref: 23110-2. This is to be erected before any equipment, materials or machinery are brought onto the site for the purposes of development (including demolition). The protection shall be retained until the development is completed and nothing shall be placed within the fencing, nor shall any ground levels be altered, or excavations made without the written consent of the planning authority.

Reason: In the interests of tree protection

4. Prior to the commencement of development a detailed 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 of the scheme shall be submitted to and approved in writing by the Local Planning Authority. The surface water scheme shall be implemented in accordance with the approved details including the timetable for implementation.

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

5. Prior to commencement of development hereby approved a Construction Traffic Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall include details of how deliveries will be managed, delivery hours and contractors' arrangements (compound, storage, parking, turning, surfacing, drainage and wheel wash facilities). The development shall thereafter be carried out strictly in accordance with the approved Construction Traffic Management Plan.

Reason: In the interests of road safety.

6. 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.

7. 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 06.07.2023 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:

i) the mitigation, compensation and enhancement/net gain measures detailed in the approved biodiversity plan have been completed in full, unless any modifications to the approved Biodiversity Plan 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

ii) evidence of compliance in accordance with section J of the approved Biodiversity Plan 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.

8. All hard and soft landscape works shall be carried out in accordance with the approved drawing numbered 466C 02 F1. No part of the development shall be occupied until work has been completed in accordance with the approved details. Any trees or 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: To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs.

9. Before the development hereby approved is occupied or utilised the turning and parking shown on drawing number 466C 02 F1 must have been constructed. 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.

10. Prior to the development being first occupied a Refuse Management Plan shall have been submitted to and approved in writing by the Local Planning Authority. The plan shall include: details of the management company to be set up; the employment of a private contractor to collect the refuse; measures to be taken if no private contractor is available at any time in the future (such as the employment of a person or persons to ensure bins are wheeled to the collection point); and that bins will not be stored in the open or at the collection point apart from on the day of collection. Prior to occupation the refuse management plan shall be implemented and subsequently carried out for the lifetime of the development in accordance with the approved details.

Reason: To ensure that the proposed development includes a long-term management plan for the collection of refuse in the interests of visual and residential amenities.

### **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/FUL/2024/00324

**Application Site:** Land at Oak Tree Paddock, Batchelor's Lane, Holtwood Wimborne

**Proposal:** Convert existing building into dwelling house.

**Recommendation:** GRANT subject to conditions set out in section 18.

**Decision:** Grant

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:

Location Plan 2023 – 10 - 21

Block Plan 2023 – 10 - 22

Site Plan 2023 – 10 – 23A

Proposed floor plans 2023 – 10 – 25A

Proposed elevations 2023 – 10 - 27

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

3. Before any equipment, machinery or materials are brought on to the site for the purposes of the development, tree protection measures, details of which have first

been submitted to and agreed in writing by the Local Planning Authority shall be

installed. The approved tree protection shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be

stored or placed in any area fenced in accordance with this condition and the ground

levels within those areas shall not be altered, nor shall any excavation be made,

without the written consent of the Local Planning Authority.

Reason: In order to prevent damage during construction to the oak tree that contributes to the amenity of the area.

4. Prior to commencement of development details of the surface water drainage works shall be submitted to and approved in writing by the Local Planning Authority and the approved drainage scheme shall be completed before occupation of the development.

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

5. Prior to commencement of development hereby approved a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall include hours of operation, vehicular routes, details of how deliveries will be managed to avoid highway congestion. The development shall thereafter be carried out strictly in accordance with the approved Construction Management Plan.

Reason: In the interests of road safety and neighbouring amenity.

6. Prior to their first use on site, details of all external wall, roof and window materials shall be submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken and thereafter maintained in accordance with the approved details.

Reason: In the interests of protecting the setting of Horton Tower and the character of the area.

7. No air source heat pump shall be installed on the dwelling unless one of the following applies:

- i) the air source heat pump shall comply 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, 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.

8. 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. 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.

9. Prior to first occupation of the dwelling hereby approved, soft landscaping and planting shall be carried out in accordance with details first submitted to, and approved in writing, by the Local Planning Authority. If within the first 5 years any trees or plants are found damaged, dead or dying then they shall be replaced and the whole scheme thereafter retained.

Reason: In the interest of the amenity of the area and biodiversity

10. Prior to first occupation of the dwelling hereby approved, details of boundary fencing and gate(s) to separate the residential use from the remaining paddock shall be submitted to and agreed by the Local Planning Authority. The boundary treatment shall be installed as approved prior to first occupation and thereafter retained.

Reason: In the interests of the character of the area and to protect the openness of the Green Belt.

11. Prior to the first occupation of the dwelling the ecological enhancements set out in section 6.0 of Preliminary Roost Appraisal (KP Ecology, 04.12.2023) shall be implemented in full. The enhancement features shall thereafter be maintained and retained.

Reason: To minimise impacts on and provide opportunities for biodiversity enhancement.

12. There shall be no external lighting of the dwelling hereby approved unless details have first been submitted to and approved in writing by the Local Planning Authority. Thereafter the lighting shall be installed and maintained in accordance with the approved details.

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

13. The parking and turning area shown on the approved plan 2023-10-23 rev A shall be kept available for parking and turning associated with the dwellinghouse for the lifetime of the development.

Reason: To secure adequate parking in the interests of the character of the area.

14. Notwithstanding the Town and County Planning (General Permitted Development) (England) Order 2015, or any subsequent reenactment thereof, there shall be no windows or other openings in the north (rear) or north-east side elevation of the building nor any windows installed in its roof.

Reason: In the interests of the character of the area and to protect the setting of Horton Tower.

15. Notwithstanding the Town and County Planning (General Permitted Development) (England) Order 2015, or any subsequent reenactment thereof, there shall be no further outbuildings under Schedule 2, Part 1, Class E on the site.

Reason: In the interests of the openness of the Green Belt and to protect the setting of Horton Tower.

### **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.

2. Street Naming and Numbering

The Council is responsible for street naming and numbering within our area. This helps to effectively locate property to deliver post and for access by emergency services. New or changed addresses must be registered with the

Council. This link has more information.

<https://www.dorsetcouncil.gov.uk/planning-buildings-land/street-naming-and-numbering/street-naming-and-numbering>

3. Due to the countryside location and potential harm to protected bats from artificial light, the applicant is encouraged to fit and use blinds on the rooflights to prevent light spill.

**Application Reference:** P/FUL/2024/02697

**Application Site:** Barn Opposite Old Quarry Close Worth Matravers

**Proposal:** Partial demolition and conversion of existing barn to form three dwellings, with associated landscaping and parking

**Recommendation:** The committee REFUSE planning permission.

**Decision:** Refuse

Reason:

1. The proposal, by reason of its siting outside a settlement boundary of a small village with a limited range of facilities and within the countryside, would not promote sustainable and accessible development or provide rural housing in a location where it would enhance or maintain the vitality of rural communities. As such, the proposal is contrary to Policy V1: Spatial strategy for sustainable communities of the Purbeck Local Plan 2024 and paragraphs 82 – 84 of the National Planning Policy Framework.

**Informative Notes:**

1. The plans that were considered by the Council in making this decision are:

LP01 P3 Location Plan

BP01 P3 Existing Block Plan

SL01 P5 Proposed Block Plan

FP01 P4 Proposed Floor Plans

E01 P4 Proposed Elevations

MM01 P3 Massing Model

6082/001 Access Visibility Plan

AC01 P1 Area Calculations 01

AC02 P1 Area Calculations 02

2. If planning permission is subsequently granted for this development at appeal, it will be subject to the Community Infrastructure Levy (CIL) introduced by the Town and Country Planning Act 2008. A CIL liability notice will then be issued by the Council that requires a financial payment, full details of which will be explained in the notice.

3. National Planning Policy Framework

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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 was advised that the proposal did not accord with the development plan and that there were no material planning considerations to outweigh these concerns.

**Application Reference:** P/FUL/2024/02407

**Application Site:** 51 North Street, Wareham, BH20 4AD

**Proposal:** Change of use of ground floor to residential dwelling. Replace existing single storey lean-to extension and internal alterations ensuring all heritage features are preserved.

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

**Decision:** Grant

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:

drawing number 001 (location plan and block plan),

drawing number 002 (site plan),

drawing number 010 (proposed location plan and block plan),

drawing number 011 (proposed site plan) and

drawing number 014 (proposed cross section)

submitted as part of the application, plus

drawing number 012 – revision B (proposed ground floor plan, first floor plan and second floor plan)

received on 28 August 2024 and

drawing number 013 - revision B (proposed rear elevation)

received on 3 September 2024.

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

Informative Notes:

1. Informative - Community Infrastructure Levy (CIL).

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.

2. Informative note - Matching plans.

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.

3. Informative - National Planning Policy Framework Statement.

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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.

4. Informative note - Refer to listed building consent.

This planning permission should be read in conjunction with the associated grant of listed building consent, including the conditions and informative notes upon the grant of listed building consent.

**Application Reference:** P/FUL/2024/02944

**Application Site:** Moors Valley Railway, Moors Valley Country Park, Ashley Heath, Ringwood, BH24 2ET

**Proposal:** Removal of existing roof to main station and sheds. Replace with a new, insulated, cladding with an open, covered ridge. Front, brick elevation of shed number 0043 to be partly demolished and re-built to match the front elevation of the adjacent shed (0042) in a saw-tooth design. Window to be bricked up to workshop 0050. Front elevation of brick to store areas 0088, 0089 & 0090 to be extended vertically to allow for the continuation of the roof line from store area 0091.

**Recommendation:** GRANT subject to conditions

**Decision:** GRANT

Removal of existing roof to main station and sheds. Replace with a new, insulated, cladding with an open, covered ridge. Front, brick elevation of shed number 0043 to be partly demolished and re-built to match the front elevation of the adjacent shed (0042) in a saw-tooth design. Window to be bricked up to workshop 0050. Front elevation of brick to store areas 0088, 0089 & 0090 to be extended vertically to allow for the continuation of the roof line from store area 0091.

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:

24-222-003 0 Proposed Elevations

24-222-004 0 Proposed Layouts

24-222-006 0 1:5000 Location Plan

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 similar in colour and texture to the existing building and/or as per the materials shown on approved drawing ref: 24-222-003 0 (Proposed Elevations).

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



4. Prior to commencement of development, a Construction Environmental Management Plan (CEMP) shall be submitted to and agreed in writing by the Local Planning Authority. The CEMP shall include measures to control lighting during construction, shall detail how hedgerows & trees will be protected, will detail measure to avoid any harmful impacts on the quality of watercourses or bodies, and will confirm how dust will be controlled during construction. Thereafter, the development must be carried out in accordance with the approved CEMP.

Reason: To protect vegetation and the Moors Valley River System SSSI.

5. The development hereby permitted shall be implemented strictly in accordance with the recommendations and requirements within the Preliminary Roost Assessment (dated 08.07.2024) and the Bat Emergence and Re-Entry Surveys (BERS) dated 21.08.2024) produced by Arbtech Consulting Ltd.

The development hereby approved must not be first brought into use unless and until:

- i) the recommendations, mitigation & enhancement detailed on pages 17 and 18 of the Preliminary Roost Assessment, and also the recommendations, mitigation & enhancement detailed on pages 3, 22 and 23 of the Bat Emergence and Re-Entry Surveys (BERS), have all been completed in full, in accordance with any specified timetable, unless otherwise agreed in writing with the Local Planning Authority, and
- ii) evidence of compliance has been supplied to the Local Planning Authority 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 ecology report and thereafter the approved mitigation, compensation and enhancement measures must be permanently maintained and retained in accordance with the approved details.

Reason: To mitigate and compensate for impacts on ecological receptors, and to provide biodiversity gains.

6. 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. 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.

Informatives:

1. Informative: National Planning Policy Framework Statement

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- 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 is advised that any new lighting should adopt a low impact lighting strategy which follows guidance from the Bat Conservation Trust (Bats and Artificial Lighting in the UK' Guidance Note GN 08/23):  
<https://www.theilp.org.uk/documents/guidance-note-8-bats-and-artificial-lighting/>

3. 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.

4. 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.

**Application Reference:** P/FUL/2024/03747

**Application Site:** Bere Regis Primary School, Southbrook, Bere Regis, BH20 7LQ

**Proposal:** To site a temporary container classroom for a period of up to 5 years

**Recommendation:** GRANT subject to conditions.

**Decision:** GRANT

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:

Proposed container location submitted 18/07/2024

Location plan submitted 14/07/2024

Site plan submitted 14/07/2024

Landscape plan submitted 14/07/2024

Elevation visuals submitted 14/07/2024

P02 - Proposed floor plans and elevations submitted 14/07/2024

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

3. This permission is limited to the period expiring 5 years after the decision date, when the building/container and any associated structures/works hereby permitted shall be removed.

Reason: To reserve to the Local Planning Authority control over the long term use of the land where a permanent development has not yet been permitted.

### **Informative Notes:**

1. Informative: National Planning Policy Framework Statement

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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.