

**Northern Area Planning Committee**  
**5<sup>th</sup> November 2024**  
**Decision List**

**Application Reference: P/OUT/2023/06654**

**Application Site: LAND AT SANDWAYS FARM, NEW ROAD, BOURTON**

**Proposal:** Demolition of barns & erection of up to 30no. dwellings & provision of site for village hall with parking area, wildlife area, attenuation pond & public open space (outline application to determine access only)

**Recommendation:** Grant

**Decision:** REFUSE

1. The proposed development site is located in the countryside outside of the settlement boundary in the adopted Local Plan and would not be addressing local housing need contrary to Policies 2 and 5 of the Bourton Neighbourhood Plan, Policies 2, 6, 8 and 20 of the adopted North Dorset Local Plan Part 1 (2016), and the National Planning Policy Framework.
2. The proposed development would likely have an adverse impact resulting in less than substantial harm to the setting of Sandways Farm which would not be outweighed by public benefits contrary Policy 5 of the adopted North Dorset Local Plan Part 1 (2016), and the National Planning Policy Framework.
3. In the absence of completed and signed Section 106 legal agreement to secure affordable housing, allotments, NHS infrastructure, education, pre-school provision, community leisure and sport facilities, land for village hall, land for amenity space/open space, amenity space maintenance, formal outdoor sports facilities, libraries, bus service and sustainable transport, and rights of way the proposal would be contrary to Policies 4, 8, 13, 14 and 15 of the adopted North Dorset Local Plan Part 1 (January 2016), and the National Planning Policy Framework.

**Application Reference: P/RES/2023/05407**

**Application Site: LAND SOUTH OF A30 AND EAST OF SHAFTESBURY,  
SALISBURY ROAD, SHAFTESBURY, DORSET**

**Proposal:** Erect 107 No. dwellings (reduced from 115), garages and electricity substation. Form roads, car parking, public open space and carry out ancillary development. (Reserved Matters application to determine access (in relation to accessibility and circulation within the site), appearance, landscaping, layout and scale; following the grant of Outline Planning Permission No. APP/D1265/W/20/3259308 (LPA Ref. 2/2018/1773/OUT).

**Recommendation:** Approve subject to condition.

**Decision:** To grant planning permission subject to conditions set out in the officer report and additional conditions set out below;

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

Location Plan - LP.01; Site Layout drawing no. SL.01 Rev E; Boundary Details drawing no. BD\_01; Proposed Streetscenes drawing no. 100 revision P1; Brick Structure Substation Rev A; Phasing Plan drawing no. PH.01; Proposed Levels and Contours Plan drawing no. P988/02 Rev G; Bin Collection Layout drawing no. BCL.01 Rev C; Green Energy PV and ASHP layout drawing no. GEL.01 Rev B; Heights Site Layout drawing no. HSL.01 Rev D; Materials Site Layout drawing no. MSL.01 Rev E; Tenure Plan drawing no. TL.01 Rev E; Infiltration Basin Plan drawing no. P988/42 Rev A;

House types dated 07/07/23: Grizdale HT shared ownership plots 58, 57; Rendlesham\_Mid HT shared ownership plots 38, 47; Rendlesham\_End HT shared ownership plots 37, 46, 39, 48; Haldon\_End HT affordable rent plots 71, 91, 93, 73, 92, 94; Haldon\_End HT shared ownership plots 35, 36; Apartments 01 (Plans) affordable rent plots 020-022, 023-025; Apartments 01 affordable rent plots 020-022, 023-025; Grizdale HT affordable rent plot 26; Rendlesham\_End HT affordable rent plots 27, 40, 43, 44, 28, 41, 42, 45; Haldon\_Mid HT affordable rent plot 72; Haldon\_End HT Plots 82, 101, 84, 102; Apartments 01 (plans) plots 011-013, 014-016; Apartments 01 plots 011-013, 014-016; Kielder HT plot 107; Kielder HT plot 107; Greenwood HT plots 87, 51; Barnwood\_Dt HT plots 74, 95, 17, 70; Barnwood\_Dt HT plots 74, 95, 17, 70; Knebworth HT plots 75, 80; Galloway DT plots 18; Barnwood HT Variant 1 plot 81; Barnwood HT plots 06, 50, 103, 07, 59, 88; Sherwood\_HT plots 31, 32, 49, 104; Saunton\_HT Variant 1 plots 77, 79, 76, 78; Saunton \_HT plots 61, 60; Galloway Mid HT plot 55; Galloway HT plots 29, 54, 64,

66, 68, 89, 30, 56, 65, 67, 69, 90; Chiltern HT Variant 1 plots 01, 53, 03, 85, 105; Chiltern HT plots 19, 97, 33, 63, 99; Danbury Mid HT plot 2; Danbury HT Variant 1 plots 52, 86, 106; Danbury HT plots 8, 62, 96, 9; Redhill HT plots 10, 98; Redhill HT plots 10, 98; Haldon\_Mid HT plot 83; Alnmouth HT plots 4, 5, 34, 100.

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

2. Prior to development above dampproof course level, samples of materials to be used in the construction and finish of the development shall be made available on site and retained in that location for inspection by the Local Planning Authority. Any such samples shall be approved in writing by the Local Planning Authority and thereafter, the development shall proceed in accordance with such materials as have been agreed.

Reason: To safeguard the visual amenity of the locality.

3. Prior to the construction or installation of any boundary walls, samples of the brick and stone to be used for the walls must be submitted to and approved in writing by the Local Planning Authority. Prior to the construction or installation of any boundary fences or railings, visual details of the fences and railings must also be submitted to the Local Planning Authority for approval in writing. The development shall thereafter be implemented in full accordance with the approved details.

Reason: In the interests of the amenities of the area.

4. All hard and soft landscape works must be carried out in accordance with the approved drawings number PERSC2412011 (sheets 1 to 7) and Soft Landscape Specification received 04/11/2024. The soft landscaping works detailed on the same approved drawing must be carried out in full during the first planting season (November to March) following commencement of the development. The soft landscaping shall be maintained in accordance with the agreed details and any trees or plants which, within a period of 10 years from the completion of the development, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, 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.

5. The development hereby permitted shall be undertaken in accordance with the details set out in the Arboricultural Method Statement ref. PERSC24120amsA Rev A:27/07/2023 and Tree Protection Plans ref. PERSC24120-03a Sheets 1 to 5. All trees and hedges shown to be retained on the approved Tree Protection Plans shall be fully safeguarded during the course of site works and building operations.

Reason: To ensure that trees and hedges to be retained are adequately protected from damage to health and stability throughout the construction period and in the interests of amenity.

6. A Landscape Management Plan shall be submitted to and agreed in writing by the local planning authority prior to construction of any part of the development above dampproof course level, covering landscaping, including long term design objectives, management responsibilities, maintenance schedules and a timetable for implementation and/or all landscape areas (other than small, privately owned domestic gardens). Thereafter the Landscape Management Plan shall be implemented as approved.

Reason: To ensure the satisfactory landscaping of the site and enhance the biodiversity, visual amenity and character of the area.

7. Prior to construction of any part of the development above dampproof course level, an amended biodiversity improvement plan shall be submitted to the local planning authority for approval, including a timetable for implementation. The improvement measures shall be implemented in accordance with the agreed measures as set out in the approved timetable.

Reason: To mitigate, compensate and enhance/provide net gain for impacts on biodiversity.

8. Prior to the construction of any part of the development above dampproof course level an amended landscape and ecological management plan (LEMP) shall be submitted to and agreed in writing by the local planning authority. The content of the LEMP shall include the following: description and evaluation of features to be managed, ecological trends and constraints on site that might influence management, aims and objectives of management, appropriate management options for achieving aims and objectives, prescriptions for management actions, preparation of a work schedule (including an annual work plan capable of being rolled forward over

a 5 year period), details of a body or organisation for implementation of the plan, ongoing monitoring and remedial measures. The LEMP shall also include the legal and funding mechanism(s) by which the long term implementation of the plan will be secured by the developer with the relevant management body(ies) responsible for its delivery. The plan shall set out where the results from monitoring show that the conservation aims and objectives are not being met, how contingencies and/or remedial action will be identified, agreed and implemented so that development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The above shall be implemented in accordance with timescales submitted to and approved by the local planning authority.

Reason: To mitigate, compensate and enhance/provide net gain for impacts on biodiversity.

9. The construction of the development hereby approved shall be limited to between the hours of 07:00hrs – 19:00hrs on Mondays to Fridays, 08:00hrs – 13:00hrs on Saturdays, with no activity on Sundays or Public Holidays.

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

**Application Reference: P/FUL/2024/03951**

**Application Site: SHORTWOOD FARM, HAMMOND STREET FROM  
BROCKHAMPTON BRIDGE, MAPPOWDER, DT10 2EW**

**Proposal:** Construction of a slurry lagoon with 1.3m high fence.

**Recommendation:** GRANT subject to conditions

Decision: GRANT

Reason for recommendation: as set out in paras 15 at end

- Para 11 of the National Planning Policy Framework (NPPF) sets out that permission should be granted for sustainable development unless specific policies in the NPPF indicate otherwise
- The location is considered to be sustainable, and the proposal is acceptable in its design and general visual impact.
- The development will not harm the environment or have an adverse impact on protected sites in the impact risk zone.
- There is not considered to be any significant harm to neighbouring residential amenity.
- There are no material considerations which would warrant refusal of this application

**Application Reference: P/LBC/2024/04880**

**Application Site: WILKINS FARM, BOZLEY HILL, CANN, SP7  
OBH**

**Proposal:** Retain work to the roof and the structural steel beam in the cellar.

**Recommendation:** GRANT listed building consent subject to conditions as set out in section 18 of this report.

Decision: GRANT

Reason for recommendation:

- This is a retrospective application to regularise works done many years ago
- There is not considered to be any significant harm to the listed building