

Application Number:	P/FUL/2024/05639		
Webpage:	Planning application: P/FUL/2024/05639 - dorsetforyou.com		
Site address:	St Catherines Roman Catholic First School Cutlers Place Colehill BH21 2HN		
Proposal:	Creation of a Multi-Use Games Area (MUGA), erection of a dining canopy, boundary treatments, hardstanding for bin storage, installation of air source heat pump equipment, hard standing and enclosure for electric substation, water storage for the sprinkler system, ancillary equipment, reconfiguration of parking and circulation space. Hard and soft landscaping.		
Applicant name:	Dorset Council		
Case Officer:	Victoria Chevis		
Ward Member(s):	Cllr Atwal and Cllr Todd		
Publicity expiry date:	15 November 2024	Officer site visit date:	4 th November 2024
Decision due date:	20 December 2024	Ext(s) of time:	20 th December 2024
No of Site Notices:	5		
SN displayed reasoning:	All erected on lampposts, 4 on Cutlers Place in front of the School entrance and in front of numbers 147-193, 187-193, 195-213 and 215-247 Cutlers Place and 1 in front of 25 Jessopp Road, secures visibility for all adjoined properties.		

1.0 Reason application is going to committee

The application site is land owned by Dorset Council.

2.0 Summary of recommendation:

GRANT subject to conditions.

3.0 Reason for the recommendation: as set out in paragraph 16 at the end of the report

- The location is considered to be sustainable and the proposal is acceptable in its design and general visual impact.
- 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.

4.0 Key planning issues

Issue	Conclusion
Principle of development	Acceptable- No objection to the principle of development within the settlement boundary.
Scale, design, impact on character and appearance	Acceptable- The design elements are functional and given the surrounding context no objection is raised.
Impact on the living conditions of the occupants and neighbouring properties	Acceptable- There are no substantial amenity impacts for the neighbouring properties.
Community benefits	The proposal will allow the school site to be reutilised providing additional school places for the local area which accords with Government advice in the NPPF which gives great weight to the need to create, expand or alter schools.
Impact on trees	Acceptable subject to conditions

5.0 Description of Site

- The school is located centrally within the Colehill urban area.
- The main entrance is located to the north off Cutlers Place. There is a maintenance vehicle access to the southeast also off Cutlers Place.
- Olivers Park and Recreation Ground is located on the school's west boundary.
- Established residential properties of a variety of designs and sizes lie to the north, east and south of the school.
- The site is surrounded by an established woodland on the south and west boundary with a less dense coverage of trees on the east and north boundary.

6.0 Description of Development

This proposal is for the redevelopment of the outside areas of the school site. Individual elements of the proposal are listed below:

- Creation of a Multi-Use Games Area (MUGA)
- Erection of a external dining area canopy
- New boundary and area fencing
- Hardstanding areas for bin storage, air source heat pump equipment, an electric substation and a water storage area for a sprinkler system
- The reconfiguration of the parking area to accommodate a new disabled access ramp, taxi drop off and waiting area and additional parking provision

- Hard and soft landscaping across the site
- A new play area
- External safety lighting on the main buildings

7.0 Relevant Planning History

03/00/0026/FUL - Decision: GRA - Decision Date: 10/02/2000

Extension To Provide Improved School Office And Entrance & Reclad Existing Building.

03/00/0990/FUL - Decision: GRA - Decision Date: 16/10/2000

Erect Two Timber Framed Buildings For Use As Classroom & Kinder Garten.

03/87/0652/FUL - Decision: GRA - Decision Date: 08/07/1987

Extension And Alterations

03/92/0076/FUL - Decision: GRA - Decision Date: 03/03/1992

Detached Storage Building,

03/92/0833/FUL - Decision: GRA - Decision Date: 13/01/1993

Single Storey Extension, As Amended By Plans Rec. 9 Nov 92

03/93/0637/FUL - Decision: GRA - Decision Date: 26/08/1993

Formation Of A Rear Dormer,

3/06/1497/FUL - Decision: GRA - Decision Date: 18/01/2007

Extension to School Classroom and a Covered Play Area

3/11/0488/FUL - Decision: GRA - Decision Date: 19/07/2011

Construction of raised paths, decking and seating as part of prayer garden within school playing field - part retrospective. Additional information received on 22/06/11.

3/12/0299/FUL - Decision: GRA - Decision Date: 12/07/2012

Demolition of existing wooden classrooms, construction of new multi-purpose classroom block. Erect two temporary classrooms during period of building works additional information received 19 June 2012 and 21 June 2012

03/78/1166/HST - Decision: GRA - Decision Date: 16/10/1978

Erect Games Hut for School

3/12/0299/FUL - Decision: GRA - Decision Date: 12/07/2012

Demolition of existing wooden classrooms, construction of new multi-purpose classroom block. Erect two temporary classrooms during period of building works additional information received 19 June 2012 and 21 June 2012

3/13/1036/NMC - Decision: GRA - Decision Date: 15/11/2013

Non-material minor amendment to 3/12/0299/FUL to relocate boiler room door in front elevation and to replace pitched glazed roof over courtyard with a straight glazed roof.

P/CLP/2024/02543 - Decision: GRA - Decision Date: 03/07/2024

The works include the erection of extensions and alterations to the existing school. Works include internal and external alterations for updating the school for educational purposes, to improve the energy efficiency of the building and to rationalise the layout for improved movement and circulation. The works proposed also include the erection of structures for outside educational purposes.

8.0 List of Constraints

Area Tree Protection Order

Adjacent to Olivers Park- Open Space

Dorset Council Land (freehold): Land for St Catherines Roman Catholic First School
Cutlers Place Colehill

Dorset Heathlands - 5km Heathland Buffer

Risk of Surface Water Flooding Extent 1 in 100

9.0 Consultations

All consultee responses can be viewed in full on the website.

Consultees

1. Sport England

The proposed development does not fall within either our statutory remit (Statutory Instrument 2015/595), or non-statutory remit (National Planning Policy Guidance (PPG) Par. 003 Ref. ID: 37-003-20140306) and, therefore, Sport England has not provided a detailed response in this case.

2. Dorset Council - Natural Environment Team

The submitted Ecological Impact Assessment has been certified as providing appropriate mitigation and enhancement.

3. Dorset Council - Highways

The Highway Authority considers that the submitted Transport Statement is satisfactory and robust and that the residual cumulative impact of the development cannot be thought to be "severe" when consideration is given to paragraphs 114 and 115 of the National Planning Policy Framework (NPPF) - December 2023.

Therefore, the Highway Authority considers that the proposal does not present a material harm to the transport network or to highway safety and consequently has NO OBJECTION, subject a condition to secure the manoeuvring, parking and loading areas.

4. Dorset Council - Trees (East & Purbeck)

While the loss of the JM would be regrettable, due to its form and size, it would be acceptable as it unfortunately offers little by way of amenity beyond the site.

The Birch is clearly the most visible tree when approaching the site and its loss would be very regrettable and should be avoided. But there seems little opportunity to construct access ramps from the carpark to the main building.

The Pine on the other hand is clearly retainable with smarter layout of the pad and construction, this was agreed on site and updated plans in this area are expected shortly showing the Pine to remain.

The only other issue was the incorporation of the Oak 08 into the rubber mulched area of the play area. I'm not convinced this is a good idea for a number of reasons, 1/ the ground around the tree will become impermeable and therefore water uptake will be reduced/lost

2/ at what heat is the mulch at when its laid and what ground works will be need in preparation taking into account it's in a play area?

These points aside the proposed works to the building and MUGA area acceptable subject to an Arb Method statement and construction method statement condition.

7. Dorset Council - Environmental Services – Protection

This noise impact assessment is based on the operational use of the proposed MUGA during school hours only, therefore Environmental Protection suggest a condition to restrict its use to Mon-Fri 9:00 – 15:00 and no use outside of the school term time. In our experience the time, frequency and duration of operation are related to MUGA noise complaints.

Environmental Protection have concerns regarding the adequacy of the noise survey to determine background sound levels (LA90) at night. Nighttime only accounted for approximately 5 hours out of the 12 hours of the survey used and the wind speed was still slightly above 5m/s during this time. Comments at 6.16 and 6.17 of the planning statement state that the final specification of plant is yet to be determined. Environmental Protection would be happy to agree an appropriate condition as suggested by the planning agent, however we would want to see further noise measurements undertaken to justify the LA90 used at night.

The applicant has now submitted a revised lighting report. I have no further adverse comments. I would suggest a condition is included to ensure the external lights are

installed as per the submitted report “Land at Former St Catherines, External Lighting Lux Levels Rev B, dated 19/11/2024, by DIALux”

8. Colehill Parish Council

No comment.

9. Colehill & Wimborne Minster East Ward Members- Cllr Jindy Atwal and Cllr Andrew Todd

No comments received.

Representations received

One neighbourhood objection received from 27 Cutlers Place related to hedging ownership. No planning objection was raised and tree removal plans have been amended to address the neighbour concerns.

10.0 Duties

s38(6) of the Planning and Compulsory Purchase Act 2004 requires that the determination of planning applications must be in accordance with the development plan unless material circumstances indicate otherwise.

11.0 Relevant Policies

Development Plan

Christchurch and East Dorset Local Plan: Part 1, Core Strategy 2012

KS1	- Presumption in favour of sustainable development
KS11	- Transport and Development
KS12	- Parking Provision
HE2	- Design of new development
HE3	- Landscape Quality
HE4	- Open Space Provision
LN7	- Community Facilities and Services
ME1	- Safeguarding biodiversity and geodiversity
ME5	- Sources of renewable energy
ME6	- Flood Management, Mitigation and Defence

Saved policies of the East Dorset Local Plan 2002

LTDEV1	- Criteria for external lighting on developments
DES2	- Criteria for development to avoid unacceptable impacts from types of pollution, of the East Dorset Local Plan 2002.
DES7	- Criteria controlling the loss of trees: Where express consent is needed, the felling of any tree or trees will only be

permitted where the loss to public amenity is outweighed by one or more special circumstances.

Material Considerations

Emerging Local Plans:

Paragraph 48 of the NPPF provides that local planning authorities may give weight to relevant policies in emerging plans according to:

- the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
- the extent to which there are unresolved objections to relevant plan policies (the less significant the unresolved objections, the greater the weight that may be given); and
- the degree of consistency of the relevant policies in the emerging plan to the NPPF (the closer the policies in the emerging plan are to the policies of the NPPF, the greater the weight that may be given).

The draft Dorset Council Local Plan

The Dorset Council Local Plan Options Consultation took place between January and March 2021. Being at a very early stage of preparation, the relevant policies in the draft Dorset Council Local Plan should be accorded very limited weight in decision making.

National Planning Policy Framework

Paragraph 11 sets out the presumption in favour of sustainable development. Development plan proposals that accord with the development plan should be approved without delay. Where the development plan is absent, silent, or relevant policies are out-of-date then permission should be granted unless any adverse impacts of approval would significantly and demonstrably outweigh the benefits when assessed against the NPPF or specific policies in the NPPF indicate development should be restricted.

Other relevant NPPF sections include:

- Section 4. Decision taking: Para 38 - Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available...and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.
- Section 8. Promoting healthy and safe communities- Paragraph 99 sets out the important that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They

should (a) give great weight to the need to expand schools through the preparation of plans and decisions on applications.

- Section 12 'Achieving well designed places indicates that all development to be of a high quality in design, and the relationship and visual impact of it to be compatible with the surroundings. In particular, and amongst other things, Paragraphs 126 – 136 advise that:

The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.

Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design.

- Section 14 'Meeting the challenges of climate change, flooding and coastal change' Paragraphs 152 - 158 advise that:

The planning system should support renewable and low carbon energy and associated infrastructure. It should help increase the supply of renewable energy and support community lead initiatives where impact are (or can be made) acceptable.

Other material considerations

Dorset Council Interim Guidance and Position Statement Appendix B: Adopted Local Plan policies and objectives relating to climate change, renewable energy, and sustainable design and construction. December 2023.

12.0 Human rights

Article 6 - Right to a fair trial.

Article 8 - Right to respect for private and family life and home.

The first protocol of Article 1 Protection of property.

This recommendation is based on adopted Development Plan policies, the application of which does not prejudice the Human Rights of the applicant or any third party.

13.0 Public Sector Equalities Duty

As set out in the Equalities Act 2010, all public bodies, in discharging their functions must have "due regard" to this duty. There are 3 main aims:-

- Removing or minimising disadvantages suffered by people due to their protected characteristics
- Taking steps to meet the needs of people with certain protected characteristics where these are different from the needs of other people
- Encouraging people with certain protected characteristics to participate in public life or in other activities where participation is disproportionately low.

Whilst there is no absolute requirement to fully remove any disadvantage the Duty is to have “regard to” and remove or minimise disadvantage and in considering the merits of this planning application the planning authority has taken into consideration the requirements of the Public Sector Equalities Duty.

14.0 Financial benefits

None relevant.

15.0 Environmental Implications

The proposal will lead to a reduced carbon footprint by decarbonising the school estate.

16.0 Planning Assessment

16.1 The main planning considerations for this application are:

- Principle of development
- Scale, design and impact on character and appearance
- Impact on amenity
- Community Benefits
- Impact on trees

Principle of development

16.2 As this site lies within the settlement boundary of Wimborne/Colehill the principle of development is acceptable under policy KS2.

16.3 The school site was closed in 2021 and remains vacant. A recent certificate of lawfulness application has confirmed that alterations to the building’s layout, to better facilitate its use as a new school, do not require planning permission. The current proposal is for additional alterations where permission is required. This proposal will secure an additional 59+ school places within the newly re-developed site so accords with paragraph 99 of the National Planning Policy Framework (NPPF). This explains that the Government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities and that local planning authorities should give great weight to the need to create, expand or alter schools.

Scale, design and impact on character and appearance

16.4 The character of the site is defined by mature trees and grassland with a collection of single storey school buildings.

- 16.5 All majority of the elements of the proposal are contained well within the school grounds, where the mature trees and hedges will remain a dominant feature and additional planting is proposed.
- 16.6 The new 2.4m high boundary fencing around the site is to be constructed of weldmesh incorporating timber slat infills. This will be more visually prominent than existing boundary treatment, particularly where it fronts the highway to the north of the site, but the length of the section adjacent to the highway is limited (approx. 23m) and trees will remain the dominant feature when viewed from neighbouring properties. The fencing is required to ensure the site is safe and secure, meeting current regulations.
- 16.7 The character of the area will be maintained and enhanced by the rejuvenation of the school site being brought back into use. The proposal accords with design and landscaping local plan policies HE2 and HE3.

Impact on neighbouring amenity

- 16.8 The site's historical use was as a mainstream school with a higher pupil capacity than now anticipated.
- 16.9 The proposed Multi Use Games Area (MUGA) is to be located upon an existing grass sports pitch, which is surrounded on three sides by a playing field. Its installation will allow the school children to play outside sports more often than would be the case on a grass pitch, which becomes waterlogged after heavy rainfall. The MUGA is to be surrounded by sports fencing to reduce the likelihood of stray balls. Whilst it is likely there will be an increase in use of the area because of this, it is not considered that this would be to such a scale that it would detrimentally impact upon the residential amenity of nearby houses.
- 16.10 Dorset Council's Environmental Protection Team suggested applying a restriction on use of the MUGA to term time use within certain hours only, however considering the historic use of the site and the anticipated lower pupil capacity, the restriction is not considered reasonable or necessary to make the development acceptable. The application is accompanied by a lighting plan which is limited to safety lighting in the car park and near exits which can be secured by condition (no. 10). There is no proposed lighting to serve the MUGA therefore its use will be restricted to daylight hours only. Officers consider that a lighting restriction condition would provide the necessary control to ensure any further expansion in use was appropriately assessed if required (condition 11).
- 16.11 The Environmental Protection team had concerns regarding the adequacy of the noise survey provided to support the proposal for mounted plant on the site. The issues relate to how the background sound levels (LA90) at night were calculated due to limited assessment hours and wind speeds. The planning statement confirmed that the final specification of plant is yet to be determined therefore Environmental Protection suggest a condition is applied to secure details and further assessments of equipment due to be installed prior to its use to protect neighbouring amenity. Officers agree that although neighbours are some distance away this is necessary in the interest of their amenity (condition 6).

- 16.12 The proposed replacement boundary fencing and additional hedge planting will increase privacy for both neighbouring properties and school users. The 2.4m high boundary fencing to replace existing fencing will be positioned on the southern boundaries of properties in Jessop Road and Cutler's Place so could contribute to shading but the gardens of the properties are sufficiently deep to avoid demonstrable harm. Other neighbours in Culter's Place will also be impacted by the visual change as palisade fencing is currently visually permeable, however, no harmful impacts on neighbouring amenity have been identified.
- 16.13 The taxi drop-off zone will provide a waiting area for vehicles during drop off and pick times and the increased parking provision will reduce the need for staff to park on surrounding roads ensuring no detrimental traffic impacts on neighbouring properties.
- 16.14 The proposal is judged to comply with local plan policy HE2 and saved policy DES2.

Community Benefits

- 16.15 The proposal will allow the school site to be re-utilised providing additional school places for the local area which accords with Government advice in the NPPF which gives great weight to the need to create, expand or alter schools.

Impact on trees

- 16.16 The site contains a significant number of trees which are the subject of a tree protection order. The original proposal resulted in the loss of five trees and two hedges. The applicant has worked with the Council's tree officer to reduce this to four trees, retaining a large pine tree (B2) within the area sectioned off for the water storage and air source heat pump equipment. The Council's Tree officer has no objection to the amended proposal subject to conditions (nos. 3-5 & 12). The remaining tree coverage will continue to contribute to the setting of the site and the amenity of the area.

Highway safety

- 16.17 The Highway Authority raises no objection to the scheme which includes the reconfiguration of the parking area with twenty parking spaces including 2 disabled and 2 minibus spaces and a long drop-off area. It is considered that the proposal is acceptable in terms of highway safety policy K11 and parking policy K12 subject to conditions.

Ecology

- 16.18 An ecological impact survey (EclA) for the site has been submitted as part of the application which found nesting birds were present on site. Mitigation and enhancement measures detailed within the assessment are currently being assessed by the natural environment team (NET). A condition will be applied to secure these measures (no. 7- with the date added when certification has been issued).

- 16.19 The development is subject to biodiversity net gain, the applicant has submitted a Biodiversity Metric Calculation Tool which indicates that net gain will be provided on site. In accordance with national legislation the final details of biodiversity net gain will be agreed by the submission of a biodiversity gain plan after permission has been granted (informative note 1).

Renewable Energy

- 16.20 The introduction of the air source heat pumps will provide a renewable energy source for the school. Local Plan Policy ME5 encourages the sustainable generation of energy from renewable and low carbon sources where adverse social, environmental and visual impacts have been minimised to an acceptable level. The air source heat pumps will be over 40m from the nearest residential property to the southwest with an established woodland between the boundaries. The Council's Environmental Protection team have raised no objection to the application; no harm to neighbouring amenity is anticipated.

Flood risk

- 16.21 The Council's Strategic Flood Risk Assessment identifies that a small section of the site in the northwest corner which has previously been used as car parking is at risk from surface water flooding in a 1 in 1000 event and potentially a 1 in 100 event. The use of the site will not change but a surface and drainage strategy is provided as part of the application which details appropriate mitigation measures to reduce the risk of flooding. These measures will be secured by condition therefore no harm from surface water flooding is anticipated and the application accords with policy ME6.

17.0 Conclusion

For the above reasons the proposal accords with the development plan as a whole and is recommended for approval subject to a condition.

18.0 Recommendation: Grant, subject to the 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:
 - 2001 P01 The location plan
 - 2100 P13 Proposed Block Plan
 - 2702 P01S2 Proposed Dining Canopy
 - 2710 P04S2 Proposed Habitats
 - 2711 P02S2 Ecology Feature Location Plan
 - 2750 P07S2 Proposed Planting Plan
 - 2751 P03S2 Proposed Planting Plan Continued
 - 9003 S4P02 External Services Layout
 - 9601 S4P02 External BWIC Proposed Layout
 - 6301 S4P03 External Lighting Layout

2100 P13S2 Proposed General Arrangement Plan
2001 P01S2 Location Plan
2110 P07S2 Proposed Fence Line
2113 P08S2 Tree and Hedge Removal Plan
2106 P02S2 Section & Elevation Location Plan - Proposed
2960 P04S2 Proposed Planting Schedule
2962 P02S2 Landscape Ecology Management Plan
2201 P03S2 Site Section & Elevation 1
2202 P03S2 Site Section & Elevation 2 and 3
631 P3 ASHP platform
2691 P1 External Details

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 Council's Tree Officer and the 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 Assured Trees Report dated 16th August 2024 and addendum dated 18th November 2024. The tree protection measures shall be erected in accordance with BS5837:2012 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 commencement of works (including site clearance and any other preparatory works) a full specification for the construction of any arboriculturally sensitive structures and sections through them, including the installation foundations and details of any no-dig specification shall be submitted to and agreed by the Local Planning Authority in writing. The development shall take place in accordance with the approved details.

Reason: To safeguard trees and natural features which are important to the visual amenities of the area

5. Prior to commencement of works samples of the cellular confinement system to be used, including the samples of the cell infill aggregate, which shall not be of a calcareous nature rather a 4-20mm clean angular granite or flint shall be submitted and approved in writing by the Local Planning Authority. The development shall thereafter take place in accordance with the approved details.

Reason: To safeguard trees and natural features which are important to the visual amenities of the area

6. Prior to the installation, details of any externally mounted plant shall be submitted to the Local Planning Authority (LPA) along with a noise assessment such as that conducted in accordance with BS4142:2014 (Methods for rating and assessing industrial and commercial sound) and/or its subsequent amendments. The assessment shall be submitted to and approved in writing by the LPA. The agreed scheme (together with any required measures) shall be installed to the agreed specification prior to the first use and maintained and operated in that condition thereafter unless agreed in writing by the LPA.

Reason: To protect neighbouring amenity.

7. The development hereby permitted shall be implemented strictly in accordance with the recommendations and requirements in the ecology report titled Land at Former St Catherine's Primary School, by Providence Ecological and dated July 2024 certified by the Dorset Council Natural Environment Team on 9 December 2024 and 2711 P02S2 Ecology Feature Location Plan produced and submitted by NVB Landscape.

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

- i) the recommendations detailed in section 4 and 5 of the approved ecology report have 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.

8. The landscaping shown on plan 2750 rev P07 S2 shall be fully implemented before the use of the building as a school re-commences unless an alternative timetable is agreed by the Local Planning Authority in writing. Any plants found to be damaged, dead or dying in the first five years shall be replaced in the next planting season (November- March).

Reason: In the interests of amenity and biodiversity.

9. Before the use of the building as a school re-commences the areas shown on Drawing Number 2307-NVB-XXXX-DR-L-2100 P12 S2 for the manoeuvring, parking, loading and unloading of vehicles must be surfaced, marked out and made available for these purposes. Thereafter, these areas must be 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. The lighting scheme shall be installed, operated and maintained in accordance with the submitted report "Land at Former St Catherines, External Lighting Lux Levels Rev B, dated 19/11/2024, by DIALux".

Reason: To protect visual amenities and avoid nuisance to adjoining properties.

11. No lighting shall be installed on or within the MUGA hereby approved unless details have first been submitted to and agreed in writing by the Local Planning Authority. Thereafter any lighting scheme shall be installed, operated and maintained in accordance with the agreed details.

Reason: To protect visual amenities and avoid nuisance to adjoining properties.

12. Notwithstanding the details on the approved Plans there shall be no hard surfacing within 1m of the centre of oak tree T08.

Reason: To safeguard the tree which contributes to local amenity.

Informative Notes:

1. Biodiversity Net Gain

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition)" that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Dorset Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are listed below.

Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements listed below are considered to apply.

Read more about Biodiversity Net Gain at
<https://www.dorsetcouncil.gov.uk/w/biodiversity-net-gain>

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.

3. 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.