

## Decision List 22 January 2025

Application Number: P/HOU/2024/05845

Location: 77A Elmhurst Road West Moors BH22 0DG

Description: Erect oak framed single garage

Recommendation: Grant.

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:

Location Plan Location Plan

Block Plan Block Plan

31654 Proposed Garage Elevation and Floor Plans

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

3. The development hereby permitted shall be constructed of and maintained in accordance with the materials detailed below unless any minor variation is agreed in writing by the Local Planning Authority.

Brick Plinth:- Wienerberger blue engineering bricks

Tiles:- Etex Thrutone - blue/black in colour

Larch Cladding

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

### 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.

Application Number: P/FUL/2024/00196

Location: Dunromin Uddens Drive Colehill Dorset BH21 7BJ

Description: Retention of Solar PV panels

Recommendation: Grant.

Decision: Grant subject to the following conditions:

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

Paul Day Architectural Designs Ltd Drawing 7439 - 01 dated 31/01/2024

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

2. Within 3 months of the date of this permission a mixed native species hedge shall be planted in the position shown with a grey rectangle on the approved Proposed Partial Site Plan 1:500. Any plants found damaged, dead or dying in the first 5 years shall be replaced and the whole scheme thereafter retained.

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

3. This permission is limited to a period expiring 20 years from the date of this planning permission by which time the solar panels hereby permitted shall have been removed and the land reinstated to grassland.

Reason: To reserve to the Local Planning Authority control over the long-term use of the land in the interests of Green Belt openness.

### **Informatives:**

1. Informative: National Planning Policy Framework Statement

In accordance with paragraph 39 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. 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 development of land in England is deemed to have been granted subject to the condition (biodiversity gain condition) that development may not begin unless:

- a Biodiversity Gain Plan has been submitted to the planning authority, and
- 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.

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because the application for planning permission was made before 12 February 2024 and is exempt.

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