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STRATEGIC AND TECHNICAL PLANNING COMMITTEE

MINUTES OF MEETING HELD ON FRIDAY 14 MARCH 2025

Present: Cllrs Duncan Sowry-House (Chair), Dave Bolwell (Vice-Chair), Belinda Bawden, Craig Monks, Pete Roper, David Taylor and David Tooke

Apologies: Cllrs Toni Coombs, Richard Crabb, Spencer Flower, David Morgan, David Northam and Belinda Ridout

Officers present (for all or part of the meeting):

Alastair Beaven (Definitive Map Technical Officer), Philip Crowther (Legal Business Partner - Regulatory), Tony Cosgrove (Lead Project Officer (Minerals & Waste), Joshua Kennedy (Democratic Services Officer), Rob McDonald (Senior Planning Officer), Carol McKay (Senior Definitive Map Technical Officer), Vanessa Penny (Definitive Map Team Manager), Megan Rochester (Senior Democratic Services Officer) and Hannah Smith (Development Management Area Manager (North))

Officers present remotely (for all or part of the meeting):

Eleanor Godesar (Senior Planning Officer)

72. Minutes

The minutes of the previous meeting held on Monday 27th January 2025 were confirmed and signed.

73. Declarations of Interest

No declarations of disclosable pecuniary interests were made at the meeting.

74. Registration for public speaking and statements

Representations by the public to the Committee on individual planning applications are detailed below. There were no questions, petitions or deputations received on other items on this occasion.

75. Application to divert part of Footpath 11, Compton Abbas at Compton Abbas Airfield

The Case Officer presented a visual presentation, including plans and photographs, to identify the site and explain the proposal and relevant legislation to members. The Case Officer focused on the proposed footpath diversion and the current route of Footpath 11 to be diverted. The proposed route required clearing of some vegetation and the presentation included different viewpoints from across and beyond the end of the runway on the current and proposed routes. Although not part of the proposal, the applicant also committed to replacing stiles with

kissing gates at both the southern and northern ends. As part of the proposal the barbed wire fence along the first section and the stile onto the airfield would be removed. The panoramic views from both the current and proposed routes were compared, with the new route offering a slightly more expansive view. There were no objections from the initial consultees, however after the Order was published Dorset Council received one objection from the Parish Council. The order-making legal tests were summarized by the Case Officer, however, due to the objection, the council could not confirm the order itself and, if the Committee approved the recommendation, it would be sent to the Secretary of State for determination and that the Council supports confirmation of the Order. The diversion aimed to increase safety for users of the airfield, providing excellent sightlines for landing and departing aircraft, despite being a longer route and therefore is not substantially less convenient, is an enjoyable route and, as the proposal affects only the applicants land, officers consider that the legal tests for confirming the order have been met.

Public Participation

Mr Hammond introduced himself and noted that the original submission and response to objections was detailed. He emphasized the importance of a deep understanding of aviation requirements in the context of the proposal and was happy to support the case officer if there were any further queries.

Members questions and comments

- Members thanked the officer for his detailed report.
- Clarification regarding sufficient runway area for take-off.
- Cllr Took queried how much further the proposed diverted route was to the existing footpath.

Having had the opportunity to discuss the merits of the application and an understanding of all this entailed; having considered the officer's report and presentation; the written representatives; and what they had heard at the meeting, a motion to **APPROVE** the officer's recommendation to submit the Public Path Order to the Secretary of State and that the Council supports confirming the Order, as recommended, was proposed by Cllr David Taylor, and seconded by Cllr Belinda Bawden.

Decision: Submit the Public Path Order for the diversion of part of footpath 11, Compton Abbas, to the Secretary of State and that the Council supports confirming the Order, per the officer recommendation.

76. P/VOC/2024/05918 - North Dairy Farm Access To North Dairy Farm, Pulham, DT2 7EA

The Case Officer presented a visual overview, including plans and aerial photographs, to identify the site and explain the proposal, alongside relevant planning policies. The proposal had previously been brought before the committee in July 2023, and this return was necessary as the officer recommendation contradicted the Mappowder Parish Council's stance. The key change was the

proposed rewording of condition 2, extending the reference from 35 to 40 years, with no other amendments. The site context within Dorset was reviewed, including the approved site plan, elevations for the solar arrays, and the substation area. Ancillary structures were also considered as part of the development.

The main planning considerations highlighted included the principle of extending the development by an additional 5 years, and the environmental effects, particularly regarding visual and landscape impacts, flood risks and ecology. Public benefits were noted, including the extension of permanent jobs and the generation of additional power to support homes, assisting the council's aim to be carbon neutral by 2040. Similar solar farms for a 40-year period have been granted planning permission. The environmental effects also considered flood risks and visual impacts, with localized visual effects along the footpath passing through the site and photomontages from the nearby bridleway. The site was within the setting of the Dorset National Landscape. In terms of visual and landscape impact it would remain challenging to fully mitigate the impact.

Biodiversity considerations included a requirement to review the landscape and ecological landscape management plan after 5 years of operation and thereafter every 5 years. A slightly reworded condition (Condition 5) was proposed to address extend the lifetime compliance period of the Landscape and Ecological Management Plan (LEMP) to align with the proposed variation of condition 2. Highway and transport colleagues raised no objections, and there were no additional effects on residential amenity. No harm to heritage assets was identified, and the site was covered by a Tree Preservation Order (TPO) that included all trees, with none proposed for removal on the site. The LEMP also included management for veteran trees. The overall public benefits of the proposal were considered substantial and would outweigh any adverse impacts on the local landscape and the setting of the Dorset National Landscape. The recommendation was to grant planning permission subject to conditions set out in the officer report.

Public Participation

Mr Brian, representing 'Save Hardy's Vale', spoke in objection to the proposal. He stated that in 2021, the applicant assured the council that the solar development would not have caused harm to the landscape. However, Mr Brian argued that it would cause prolonged harm that could never be fully mitigated in a designated area, which was highly sensitive to solar development. Mr Brian pointed out that the applicant had previously claimed flooding was not an issue and that it was unnecessary to calculate the existing greenfield runoff rates. He emphasized that, in light of recent developments, comprehensive pre-commencement drainage conditions were now necessary. He referred back to the 2023 committee, Mr Brian noted that members were told it was unimaginable for solar panels to increase peak flows of surface runoff and flooding, but he questioned whether the opinion-holder held a hydrological qualification. He expressed concern that the committee was wrongly advised, believing that the drainage needed only to match the existing rates of surface runoff and flooding. Mr Brian referred to the NPPF to support his case and noted that, in July 2023, the committee had asked for the area of the solar panels, which had not been provided. He requested that the application be deferred until the applicant submitted drainage and flooding proposals to the council.

Ms Fogarty thanked the committee for allowing her to speak in support of the application. British Solar Renewables was a British company who created accessible renewable energy. Under the existing consent, granted by the planning committee in July 2023, the solar park would power 13,000 homes each year making a significant contribution to the council's aim to be carbon neutral by 2040. The proposed additional five years would allow the Solar Park to continue to power thousands of homes and maximise the energy generating capabilities of the existing infrastructure. An addendum to the approved Environmental Statement was submitted alongside the application which confirmed that the assessments, findings and recommendations within the Environmental Statement remained unchanged. The proposed 5-year extension would not impact upon the construction phase as there would be no additional traffic or materials, nor would it affect the duration of the construction period. If granted, the approval would be subject to several planning conditions which Ms Fogarty outlined, highlighting a surface water management scheme. BSR remained committed to returning the site back to its original condition. The additional five years of operation would allow for the maximisation of renewable energy generation and support Council ambitions. She requested the committee's support.

Mr Moise represented Mappowder Parish Council. He stated that the application that was being considered sought to extend the life of a development approved with conditions in July 2023. He noted that the decision at that time was influenced by numerous factors. Referring to the authority's planning record, he highlighted that the Officer's report emphasized the need for the development to remain safe without increasing flood risk elsewhere. Mr. Moise stressed the importance of transparency and ensuring that the parishes were kept informed of the applicant's proposals, particularly to ensure that the installation of solar panels did not exacerbate current flooding levels. He also mentioned that a further condition should have been provided to detail soil management plans, outlining how soil compaction would be avoided. Additionally, he referenced a 2023 report from the Welsh Government regarding the impact of solar photovoltaic sites on agricultural soils and land.

Members questions and comments

- Cllr Taylor inquired about the extent of the solar panel coverage and the location of their installation. He also requested further clarification regarding the management of water runoff and its intended direction.
- Queried whether there would be energy benefits for the local area.
- Would there be an obligation for the applicant to replace existing solar panels with more modern efficient solar panels as technology developed.
- Reiterated that the committee were not being asked to consider the original application, but to consider whether members were content that an additional 5 years was acceptable.
- Becoming more common for solar farms to be granted permission to operate for 40 years.
- Thanked the members of the public and parish council for their representation.
- Members thanked the officer for the comprehensive report.

- Did not feel as though an additional 5 years would result in any significant harm.

Having had the opportunity to discuss the merits of the application and an understanding of all this entailed; having considered the officer's report and presentation; the written representatives; and what they had heard at the meeting, a motion to **APPROVE** the officer's recommendation to **GRANT** the planning application as recommended, was proposed by Cllr Belinda Bawden, and seconded by Cllr David Tooke.

Decision: Grant the application as per the officer recommendation.

77. **P/VOC/2024/03497 - Anaerobic Digester Plant Rainbarrow Farm Monkeys Jump Roundabout to Junction Below Alington Place, Martinstown, DT2 9JF**

The Case Officer provided members with the following update;

- Amendment to the wording of condition 2 on page 117 of the officer report.
- Amendment to the wording on page 2 of the update sheet which was circulated to members in advance of the meeting.

The Case Officer presented a visual overview, including plans and aerial photographs, to identify the site and explain the proposal, along with the relevant planning policies. The site context and access were discussed, noting that the site was within the Dorset National Landscape and included public rights of way. Site photographs were shown, highlighting the storage of feedstock, access, storage clamps, fermenter, and digestate store. The original application was approved in 2011, with an amended approval shown on a 2011 site plan and a 2017 approval for a fourth storage clamp. Figures depicting vehicle movements were provided, including observed movements in 2023 and predicted future vehicle movements, particularly peak HGV daily trips. The location of existing feedstock source sites was also presented.

No highways objection was raised due to the short distance between the site access and the main road network. Extracts from the submitted Delivery and Servicing Plan were presented, including the route between Winterborne Steepleton and Martinstown being identified as restricted. A condition was proposed to secure and log vehicular movements, which would require the applicant to make the log available to the planning authority with seven days' notice. The distance to the closest neighbouring property was also considered. The recommendation was for approval of the retrospective application, with the site already in operation.

Public Participation

Mr D Saunders, spoke as the planning agent for the application. He stated that the applicant had been supplying renewable gas for homes and CO2 to the drinks industry for over a decade, contributing millions of pounds to the local authority.

He emphasized that the applicant aimed to regularize operations and ensure compliance, while continuing to produce green gas and effectively utilizing waste. Mr Saunders noted that the transport statement indicated no adverse effects on highway safety or residential amenity and highlighted that organic fertilizers would be supplied to other local farms. He concluded by outlining the numerous benefits the site offers and hoped the committee would support the officer recommendation.

Mr L Scarth, represented Winterborne St. Martin Parish Council, expressed concerns about the planning application. He highlighted that the expansion of the facility would further impact the designated National Landscape (formerly an A.O.N.B.), and traffic problems between Monkeys Jump and the Rainbarrow entrance had worsened in recent years. He pointed out the risk of accidents caused by McDonald's customers parking on the highway, forcing drivers to face fast oncoming traffic. Any increase in work vehicles would exacerbate these issues, causing further delays and potentially compromising the newly reintroduced bus service. Mr Scarth also noted errors in the Entran Report, such as trip numbers for the busy autumn period and the potential for changes in feedstock supply routes, which could give the developer unrestricted freedom to route vehicles as they wish. He requested a guarantee that traffic through Martinstown would not increase if planning consent was granted. Additionally, he raised concerns over the breach of the original feedstock quota, which had been exceeded by 65%, and urged Dorset Council to issue an enforcement notice. Mr Scarth emphasized the need for regular monitoring to prevent further violations and expressed concerns over the proposed increase to 100,000 tonnes of feedstock, which he believed would worsen traffic and environmental impacts. He concluded by strongly opposing the application.

Cllr R Holehouse, represented Winterborne Farringdon Parish Council, he expressed concerns about the potential adverse effects on transport movements, noting that the road was already very congested. He highlighted that tractor and trailer traffic created slow-moving congestion, which took time to clear. Cllr Holehouse also raised concerns about the transportation of feedstock from distant locations, pointing out the additional carbon and opportunity costs, which could offset the intended carbon reduction benefits. He referenced a global warming book that cited the relatively low environmental benefits of feedstocks, particularly due to their low energy input.

Members questions and comments

- Queuing arrangements which could potentially impact highway traffic flow.
- What measures would have been implemented to manage traffic flow?
- Additional controls or amendments to consider strengthening traffic management and movements.
- Can we reasonably limit the location of feed stock?
- Elaborate on what was controlled given the traffic problems.
- Needs to be collaboration between the parish councils and the applicant
- Members expressed concerns regarding the conditions outlined in the officer's report, particularly after reviewing the traffic management plans.

They were concerned about the potential use of unsuitable alternative routes by larger vehicles accessing the site.

The Committee adjourned to provide the Case Officer an opportunity to discuss the conditions with the applicant. Upon reconvening, the Case Officer recommended that the application be deferred to facilitate further collaboration between the planning team and the applicant. This would enable the application to be presented to the Committee at a later date.

Having had the opportunity to discuss the merits of the application and an understanding of all this entailed; having considered the officer's report and presentation; the written representatives; and what they had heard at the meeting, a motion to **DEFER** the officer's recommendation, was proposed by Cllr Duncan Sowry-House, and seconded by Cllr David Taylor.

Decision: To defer the application.

78. **Urgent items**

There were no urgent items.

79. **Exempt Business**

There was no exempt business.

Decision Sheet

Duration of meeting: 10.00 am - 12.42 pm

Chairman

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Strategic and Technical Planning Committee
Friday 14th March
Decision List

Application: Application to divert part of Footpath 11, Compton Abbas at Compton Abbas Airfield

Application Site: Salisbury, SP5 5AP

Proposal: This report considers representations received to the Dorset Council (Part of Footpath 11, Compton Abbas) Public Path Diversion Order 2024, whether or not to submit it to the Secretary of State for confirmation and the stance that the Council should take if submitted.

Recommendation: That:

- (a) The Order be submitted to the Secretary of State for determination
And
- (b) The Council supports the confirmation of the Order.

Decision: The Committee approved the recommendation to submit the Order to the Secretary of State for determination and that the Council supports confirming the Order.

Application: P/VOC/2024/05918

Application Site: North Dairy Farm Access to North Dairy Farm Pulham DT2 7EA

Proposal: Install ground-mounted solar panel photovoltaic solar arrays, substation, inverter stations, transformer stations, security fencing, gates and CCTV; form vehicular access, internal access track, landscaping and other ancillary infrastructure (with variation of Condition No. 2 of Planning Permission No. P/FUL/2021/01018 to extend the operational period of the site from 35 years to 40 years).

Recommendation: Grant planning permission

Decision: Grant planning permission, subject to the same conditions (aside from amended conditions 2 and 5) as the original permission:

1. The development hereby permitted shall be begun before 14/01/2027.

Reason: This condition is required by Section 73 of the Town and Country Planning Act 1990 because the time limit for implementation cannot be changed.

2. This permission is limited to a period of 40 years from the date of first export of electricity to the grid. Written notice shall be given to the Local Planning Authority within 14 days of the date when electricity is first exported to the grid by the development hereby permitted. Thereafter, the development (including all ancillary equipment and buildings) hereby permitted shall be removed in its entirety and the land restored to its former condition within 40 years and six months of the date of first export to the grid, or within 18 months of the cessation of generation of electricity if the development fails to generate electricity for 12 consecutive months, whichever is the sooner. The land shall be restored in accordance with a scheme of decommissioning works and land restoration (including timescales) pursuant to condition 18 of this consent.

Reason: The ensure the impacts of the development exist only for the lifetime of the development.

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

Site Location Plan 1641 0200 05

Planning Layout 1641 0201 01 Iss15

LEEP 12761/P11 Rev K

Construction Compound Plan 13823-HYD-XX-XX-DR-TP-0002 Rev P02

Passing Space Plan 13823-HYD-XX-XX-DR-TP-0001 Rev P01

HV Compound Elevation Views 1641-0208-81 Iss04

HV Compound Plan View 1641-0208-80 Iss04

Aux Transformer Detail 1641-0207-02 Iss02

Access Road Sections 1641-0208-10 Iss02

Welfare Container Detail 1641-0207-41 Iss02

Fence Detail 1641-0205-01 Iss02
PV Mounting System 1641-0201-28 Iss02
Transformer Station Detail 1641-0207-00 Iss01
Spares Container Detail 1641-0207-40 Iss02

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

4. Prior to commencement of development a detailed Arboricultural Method Statement (AMS), prepared by a qualified tree specialist, providing comprehensive details of construction works in relation to trees that have the potential to be affected by the development must be submitted to and approved in writing by the local planning authority. All works must be carried out in accordance with the approved details. In particular, the method statement must provide the following:

- a) a specification for protective fencing to trees and hedges during both demolition and construction phases which complies with BS5837 (2012) and a plan indicating the alignment of the protective fencing.
- b) a specification for scaffolding of building works and ground protection within the tree protection zones in accordance with BS5837 (2012).
- c) a schedule of tree work conforming to BS3998.
- d) details of the area for storage of materials, concrete mixing and any bonfires;
- e) plans and particulars showing proposed cables, pipes and ducts above and below ground as well as the location of any soakaway or water or sewerage storage facility
- f) details of any no-dig specification for all works within the root protection area for retained trees
- g) details of the supervision to be carried out by the developers tree specialist.

Reason: This information is required to be submitted and agreed before any work starts on site to ensure that the trees and hedges to be retained will not be damaged prior to, or during the construction works.

5. Prior to commencement of the development hereby approved a final hard and soft landscaping scheme, showing precise details of all existing and proposed tree, shrub and hedgerow planting (including positions and/or density, species and planting size) and a schedule of materials and finishes to be used for all new areas of hard landscaping/surfacing/paths and means of enclosures must be submitted to and approved in writing by the Local Planning Authority. Thereafter the landscaping must be carried out in accordance with the approved details and, in the case of soft landscaping, carried out before the end of the first available planting season following substantial completion of the development. In the 39 year period following commencement of the development any existing and proposed trees, shrubs or hedgerows that are removed without the written consent of the Local Planning Authority or which die or become (in the opinion of the Local Planning Authority) seriously diseased or damaged, shall be replaced as soon as reasonably practical and not later than the end of the first available planting season, with specimens of

such size and species and in such positions as shall first be agreed in writing with the Local Planning Authority.

Reason: To ensure that adequate mitigation for the landscape and visual impact of the proposals and the provision of an appropriate landscaping scheme has been agreed.

6. Prior to commencement of the development a detailed surface water management scheme for the site, based upon the hydrological and hydrogeological context of the development, and including clarification of how surface water is to be managed during construction and the party responsible, must have been submitted to and approved in writing by the local planning authority. The scheme must provide mitigation measures to intercept turbid flows and reduce erosion risk. Thereafter, the surface water scheme shall be fully implemented in accordance with the submitted details before the development is completed.

Reason: To prevent the increased risk of flooding, to improve and protect water quality, and to improve habitat and amenity.

7. Prior to commencement of the development details of maintenance and management of both the surface water sustainable drainage scheme and any receiving system must have been submitted to and approved in writing by the local planning authority. The details must include a Soil Management Plan which considers measures to avoid over compaction of soils, during and post construction, as well as maintenance and protection of grass cover. The maintenance and management scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. The scheme shall include a plan for the lifetime of the development, the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime.

Reason: To ensure future maintenance of the surface water drainage system, and to prevent the increased risk of flooding.

8. Prior to commencement of the development a detailed drainage design for the access roads, any areas of hardstanding and swales must have been submitted to and approved in writing by the local planning authority. Thereafter, the drainage schemes must be implemented and thereafter managed and maintained in accordance with the approved details.

Reason: To ensure future maintenance of the surface water drainage system, and to prevent the increased risk of flooding.

9. Prior to the installation of the transformers, inverters, CCTV equipment & poles, all fencing and other ancillary equipment a plan showing the locations of these structures and details of the external material finish of each of these structures must be submitted to and approved in writing by the Local Planning Authority. Thereafter the development must be carried out in accordance with the approved details.

Reason: To mitigate the wider visual impact of the development, including the setting of the Dorset AONB.

10. Prior to commencement of the development the submitted Construction Environmental Management Plan (CEMP) must be implemented and adhered to fully for the full length of the construction period.

Reason: to minimise the likely impact of construction traffic on the surrounding highway network and prevent the possible deposit of loose material on the adjoining highway.

11. The development hereby approved shall be carried out in accordance with the details set out in the Flood Risk Assessment and Drainage Strategy, dated 18 March 2021. Thereafter, the scheme shall be managed and maintained for the lifetime of the development in accordance with the approved details.

Reason: To ensure adequate facilities are provided in the interests of flooding and pollution.

12. The long-term mitigation and protocols in the event of a flood event shall be carried out in accordance with the details set out in the Flood Warning and Evacuation Plan, dated 22 July 2022 for the lifetime of the development in accordance with the approved details.

Reason: To ensure public safety in the event of flooding.

13. The long-term management, maintenance and monitoring of the landscape and environment of the site shall be implemented in full and in accordance with the details and timescales within the approved Landscape and Ecological Management Plan (LEMP) dated September 2022 throughout the lifetime of the development.

Reason: To ensure impacts upon the local landscape, nature conservation interests and biodiversity are satisfactorily mitigated and enhanced.

14. In the event that contamination is found at any time during the construction of 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). If any contamination is found requiring remediation, a remediation scheme, including a time scale, shall be submitted to and approved in writing by the Local Planning Authority. Remediation shall be carried out in accordance with the approved scheme and 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.

15. All new and existing healthy native hedgerows on and around the application site shall be maintained at a height of at least 3 metres above ground level.

Reason: To mitigate the wider visual impact of the development within the setting of the Dorset AONB.

16. Prior to the installation of any CCTV poles, a plan confirming the height of the CCTV poles must be submitted to and approved in writing by the Local Planning Authority. The development must be carried out in accordance with the approved plan and the CCTV poles shall be no taller than 3.5 metres in height above ground level.

Reason: To allow for the detailed design of CCTV to ensure full site coverage and consideration of impacts upon the local landscape character.

17. No construction or decommissioning works shall take place except between the following hours:

0700 to 1800 Monday to Friday

0700 to 1700 Saturday

No construction or decommissioning works shall take place at any time on Sunday or a Bank Holiday.

No construction deliveries shall be made to the site except between the following hours:

0900 to 1700 Monday to Saturday

No construction deliveries shall take place at any time on Sunday or a Bank Holiday.

Reason: In the interests of neighbouring amenity and local traffic generation.

18. Not later than 6 months before decommissioning of the whole development hereby approved is required a scheme for decommissioning and the restoration of the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall make provision for the removal of the solar arrays and all associated above ground structures, equipment, means of enclosures and foundations, to a depth of at least one metre below finished ground level. The scheme shall include the management and timing of any works; a traffic management plan; an environmental management plan including measures to protect wildlife and habitat; identification of access routes; restoration measures to return the site back to its condition at the time of the granting of planning permission; and a programme of implementation (to include timescales). Thereafter, decommissioning and restoration shall be carried out in accordance with the approved scheme.

Reason: To ensure that due regard is paid to the continuing enhancement and maintenance of amenity afforded by the landscape features of landscape, nature conservation or archaeological significance.

Informative Notes:

1. 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.
- The applicant was provided with pre-application advice.

2. Care should be taken to ensure that solar panels do not focus surface water flows, which could cause erosion and interrupt the site's natural hydrology.
3. If the applicant wishes to offer for adoption any highways drainage to DC, they should contact DC Highway's Development team at DLI@dorsetcouncil.gov.uk as soon as possible to ensure that any highways drainage proposals meet DCC's design requirements.
4. Prior Land Drainage Consent (LDC) may be required from DC's FRM team, as relevant LLFA, for all works that offer an obstruction to flow to a channel or stream with the status of Ordinary Watercourse (OWC) – in accordance with s23 of the Land Drainage Act 1991. The modification, amendment or realignment of any OWC associated with the proposal under consideration, is likely to require such permission. We would encourage the applicant to submit, at an early stage, preliminary details concerning in-channel works to the FRM team. LDC enquires can be sent to floodriskmanagement@dorsetcouncil.gov.uk.
5. An Environmental Permit may be required from the EA, as relevant regulator for all works to a designated Main River that take place in, under or over, or as prescribed under relevant byelaws in accordance with section 109 of the Water Resources Act 1991. To clarify the Environment Agency's requirements, the applicant should contact the relevant department by emailing floodriskpermit@environment-agency.gov.uk.
6. 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: P/VOC/2024/03497

Application Site: Anaerobic Digester Plant Rainbarrow Farm Monkeys Jump Roundabout to Junction Below Alington Place, Martinstown, DT2 9JF

Proposal: The construction and operation of an Anaerobic Digestion and Combined Heat and Power Plant and associated infrastructure including a new site access road at Rainbarrow Farm (Site 1) and underground service corridor linking to a new Combined Heat and Power engine in existing Engine House (Site 2) at Poundbury to supply Poundbury with renewable heat and power (Revised proposal) (Changes to proposed plant, infrastructure and land profiling at Rainbarrow Farm (Site 1)) and as varied by 1/D/2011/2113 to include repositioning of flare and CHP container, and additional equipment to include standby generator, switch gear, back up boiler, DMT Membrane Plant, transformer, 3 tank propane store and new gas pipeline to site boundary, to enable the majority of the gas produced by the Anaerobic Digester Plant to be fed directly into the public gas supply network at the pressure regulating station adjacent Monkeys Jump Roundabout (with variation of conditions 27 and 28 of planning permission 1/D/2011/2113 to regularise the existing development by increasing traffic levels, annual feedstock throughput and feedstocks).

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

Decision: To defer the application to facilitate further collaboration between the planning team and the applicant. This would enable the application to be presented to the Committee at a later date.