

Eastern Area Planning Committee Decision List 02 April 2025

Application Number: P/HOU/2024/06282

Location: 6 Cobbs Road Colehill Dorset BH21 2RL

Proposal: Erect extensions and create off road parking with modified access.

Recommendation: Grant subject to conditions.

Decision: That the application be granted 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:
22130-20 C Location and Block Plans
22130.24 B Proposed Ground Floor Plan
22130.25 B Proposed First Floor Plan
22130.26 B Proposed Elevations (Sheet 1 of 2)
22130.27 B Proposed Elevations (Sheet 2 of 2)
22130.28 B Proposed Site Plan

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

3. Prior to development above damp proof course level, details (including colour photographs) of all external facing materials for the walls and roofs 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.

4. Prior to the commencement of development (including demolition), a full schedule of works/specification detailing the extent of the works required to repair and refurbish the building, including materials, features, finishes, fixings and fittings (to be retained, modified, removed, replaced or otherwise affected by the building works), shall be submitted to and approved in writing by the Local Planning Authority.
Thereafter, the development shall be completed in accordance with the agreed details.

Reason: To safeguard the character of the building and in the interests of the appearance of the development.

5. The development hereby permitted shall be undertaken in accordance with the Arboricultural Impact Appraisal, and Method Statement prepared by Richard Nicholson ref: 659/AIA/AMS/1 (dated 18.10.2024) and the Tree Protection Plan ref: RNapc/659/TPP/1 revision A (dated 29.01.2025). This condition shall not be discharged until an arboricultural supervision and monitoring statement, the contents of which are to be confirmed at a PRE-COMMENCEMENT meeting between the Tree Officer, Arboricultural Consultant and Site Manager, is submitted to and approved in writing by the Local Planning Authority on completion of development.

Reason: To safeguard trees which are important to the visual amenities of the conservation area.

6. Prior to commencement of development (including site clearance and any other preparatory works), a site plan showing all service routes, including the position of soakaways shall be submitted to and agreed in writing by the Local Planning Authority. Thereafter, the services shall be installed in accordance with the approved details.

Reason: To safeguard trees which are important to the visual amenities of the conservation area.

7. Prior to the commencement of works (excluding demolition), details of external services in relation to the dwelling shall be submitted to and agreed in writing by the Local Planning Authority. Details shall include all external services (including the new flue), locations, fittings and finishes. Thereafter, the development shall be carried out in accordance with the approved details.

Reason: To safeguard the character of the non-designated heritage asset within the Conservation Area, and in the interests of the appearance of the development.

8. Prior to the installation of any windows or doors, a schedule and detailed drawings and sections (at a scale of 1:5, 1:10 or 1:20 as appropriate) of all new windows/doors in the development; including additional information relating to:
 - (i) the method of opening, and
 - (ii) the depth of the reveal from the face of the wall, and
 - (iii) the product number where the window is supplied from a manufacturers standard range (copy of catalogue to be included) shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall proceed in accordance with the approved details for the windows and doors.

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

9. Prior to any development above damp proof course level, details of hard and soft landscape proposals shall be submitted to and approved in writing

by the Local Planning Authority. These details shall include: hard surfacing materials, any hard boundary enclosure and planting plans including species and density.

Planting plans shall include details of existing boundary planting to be retained, and reinforced planting where necessary. The approved scheme shall be implemented in full during the planting season November - March following commencement of the development or within a timescale to be agreed in writing with the Local Planning Authority. Any plants found to be damaged, dead or dying in the first 5 years shall be replaced in the following planting season (November to March).

The development shall be carried out in accordance with the approved details.

Reason: To ensure the provision of amenity afforded by appropriate landscape design and maintenance of existing and/or new landscape features.

10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) (with or without modification), no new boundary enclosures permitted by Class A of Schedule 2 Part 2 of the 2015 Order shall be erected or constructed forward of the principal elevation of the dwelling without express planning permission.

Reason: To protect amenity and the character of the Conservation area.

11. The detailed biodiversity mitigation, compensation and enhancement strategy set out within the approved Phase 1 and Phase 2 Bat Report (produced by LC Ecological Services & dated October 2024), certified by the Dorset Council Natural Environment Team on 30/10/2024, 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 measures detailed in the approved Biodiversity Plan have been completed in full, in accordance with any specified timetable.
 - ii) evidence of compliance, including photographic evidence, in accordance with the 'Conclusions and Recommendations' section at paragraphs 4.0, 4.1.2, 4.1.3, 4.2 and 4.3 of the approved Phase 1 and Phase 2 Bat Report 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 Phase 1 and Phase 2 Bat 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.

Informative Notes:

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.
 - The applicant was provided with pre-application advice.
2. The applicant(s) is(are) advised that there is a National Trust covenant covering land within the application site.
3. The applicant is advised that bats are protected in the UK by Schedule 5 of the Wildlife and Countryside Act 1981 and Part 3 of Conservation of Habitats and Species Regulations 2017 (as amended). Work should proceed with caution and if any bats are found, all work should cease, the area in which the bats have been found should be made secure and advice sought from Natural England (tel: 0300 060 3900), website www.naturalengland.org.uk before proceeding.
Further information about the law and bats may be found on the following website <https://www.gov.uk/guidance/bats-protection-surveys-and-licences>
4. Informative: 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.

Application Number: P/HOU/2024/07587

Location: 63 Sandy Lane Upton BH16 5EJ

Proposal: Raise the ridge of the roof and convert the loft space to form living accommodation with dormer window and rooflights.

Recommendation: Refuse.

Decision: That the application be granted 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:

63/SL/PA/BR/01 Location Plan

63/SL/PA/BR/02 Block Plan

63/SL/PA/BR/07 Proposed Elevations

63/SL/PA/BR/08 Proposed Roof Plan

63/SL/PA/BR/05 Proposed FF Plan Received 14 February 2025

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

3. Prior to first occupation of the first floor extension hereby approved, the first floor windows in the dormer and the rooflights serving the rear bedroom (bedroom 2) shall be obscure glazed to a minimum industry standard privacy level 3 or equivalent and fixed closed up to a height of 1.7 metres above the floor level of the rooms served with any opening parts more than 1.7 metres above the floor of the room in which the windows are installed; and these windows shall be retained as such thereafter.

Reason: To safeguard the amenity and privacy of the occupiers of adjoining residential properties.

Application Number: P/HOU/2024/03895

Location: 9 Caesars Way Corfe Mullen BH18 9DP

Proposal: Erect single storey front, side and rear extension.

Recommendation: Grant subject to conditions.

Decision: That the application be refused for the following reason:

1. The minimal set back of the extension from the front boundary creates an intrusive and overbearing impact on the streetscene that is harmful to the spacious character of the area contrary to policy HE2 of the Christchurch and East Dorset Local Plan 2014 and National Planning Policy Framework 2024 paragraph 135.

Application Number: P/FUL/2023/00864

Location: Blue Waters and Lichen Haven, Glebe Estate, Studland, Swanage, BH19 3AS

Proposal: Erect 3 no. dwellings with associated parking, access and landscaping. (demolish existing dwellings)

Recommendation: That the committee GRANT planning permission subject to conditions and completion of a s106 Legal Agreement to secure a financial contribution towards the provision of affordable housing as set out in Section 18 of this report

or REFUSE if no s106 Legal Agreement is completed within 2 months of the date of the decision (or any reasonable extension agreed by the Corporate Director for Planning).

Decision: Resolved to Grant subject to the following conditions and completion of the s106 legal agreement to secure the affordable housing financial contribution:

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:
 - 011 B Proposed Block and location Plan
 - 012 B Proposed Site Plan
 - 013 Proposed Ground Floor Plan Plot 1
 - 014 Proposed First Floor Plan Plot 1

015 Proposed Second Floor Plan Plot 1
 016 Proposed Roof Plan Plot 1
 017 A Proposed Front Elevation Plot 1
 018 A Proposed Side Elevation Plot 1
 019 A Proposed Rear Elevation Plot 1
 020 A Proposed Side Elevation Plot 1
 021 B Proposed Section Plot 1
 022 Proposed Ground Floor Plan Plot 2
 023 Proposed First Floor Plan Plot 2
 024 Proposed Second Floor Plan Plot 2
 025 Proposed Roof Plan Plot 2
 026 A Proposed Front Elevation Plot 2
 027 A Proposed Side Elevation Plot 2
 028 A Proposed Rear Elevation Plot 2
 029 A Proposed Side Elevation Plot 2
 030 B Proposed Section Plot 2
 031 Proposed Basement/Ground Floor Plans Plot 3
 032 B Proposed First and Roof Plans Plot 3
 033 B Proposed Front Elevation Plot 3
 034 A Proposed Side Elevation Plot 3
 035 C Proposed Rear Elevation Plot 3
 036 B Proposed Side Elevation Plot 3
 037 B Proposed Section Plot 3
 040 B Proposed Site Section AA
 042 B Proposed Street Scene 01
 043 B Proposed Street Scene 02
 LANDP001 2 Landscaping Plan
 22728-GAP-XX-XX-DR-C-9000 P02 Drainage Outline Scheme.pdf
 22728-GAP-XX-XX-RP-C-DSS V2 Drainage Strategy.pdf
 Reason: For the avoidance of doubt and in the interests of proper planning.

3. No development shall commence until the necessary nutrient mitigation credits to mitigate the impacts of the development on the Poole Harbour Special Protection Area and Ramsar have been secured from a nutrient provider accredited by Dorset Council and a copy of the Nutrient Credit Certificate demonstrating that purchase, has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that sufficient mitigation is provided against any impact which may arise from the development on the Poole Harbour Spa and Ramsar.

4. Before any groundworks commence on the site, a Construction Management Plan (CMP) must be submitted to and approved in writing by the Council. The CMP must include:

- the parking of vehicles of site operatives and visitors
- loading and unloading of plant and materials
- storage of plant and materials used in constructing the development
- dust, noise and vibration suppression
- site safety and security
- delivery, demolition, construction and working hours.

The approved Construction Management Plan shall be adhered to throughout the construction period for the development.

Reason: To minimise the likely impact of the proposed development on the amenity of neighbouring properties.

5. Prior to the commencement of any groundworks on the site, the following reports must be submitted to the Council and formally approved in writing.

A Site Investigation Report including:

- (a) Full details of ground conditions across the site;
- (b) Identification of any likely ground instability;
- (c) Detailed design of all retaining walls / retention of excavations;
- (d) Detailed design of all foundations;
- (e) Full drainage plans.

A Site Excavation Plan including details of:

- (i) all temporary excavation supports;
- (ii) ongoing monitoring of the site to identify any localised ground movement or ground water seepage;
- (iii) measures to immediately deal with any identified localised ground movement or ground water seepage;
- (iv) design details / plans / drawings that identify the impact of slope unloading as a result of the excavation works and future building loadings;

All geotechnical aspects of the above reports must be designed by an experienced geotechnical engineer or equivalent competent person. Following written approval, the implementation of all works must be carried out as approved by the Council and under the supervision of a Geotechnical Engineer or equivalent competent person.

Reason: In the interest of protecting the site from issues relating to land instability.

6. Prior to development above damp-proof course level, details and samples of all external facing materials for the walls, roofs, and balconies shall be 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. Prior to the commencement of any development hereby approved, above damp course level, full details of hard landscape works shall be submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include where relevant: (i) proposed finished levels or contours; (ii) means of enclosure and new boundary treatments; (iii) hard surfacing materials; and (iv) proposed and existing functional services above and below ground (eg drainage, power, communications cables, pipelines, etc indicating lines, manholes, supports, etc).

Reason: Landscaping is considered essential in order to preserve and enhance the visual amenities of the locality.

8. Prior to installation, full details of all extracts, flues, vents, etc. shall be illustrated on plans / elevations and submitted to the Local Planning Authority for agreement in writing. Thereafter, the development shall be carried out in accordance with the agreed details.

Reason: To preserve the character and appearance of the area.

9. Prior to first occupation or use of the development hereby approved the drainage scheme as detailed in the Foul and Surface Water Drainage Strategy by GAP Ltd (22728-GAP-XX-XX-RP-C DSS v2 submitted on 15th May 23) and Drainage Strategy Plan 22728-GAP-XX-XX-DR-C 0001/P02 (submitted on 15th May 23) shall be implemented in full and thereafter maintained and retained.

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

10. Before the dwellings are brought into use, the windows and balcony privacy panels identified on the approved plans as being obscure glazed must be glazed with obscure glass to a minimum industry standard privacy level 3 as identified on the submitted plans. Thereafter the obscure glazing shall be retained as such.

Reason: To safeguard the amenity and privacy of the occupiers of adjoining residential properties.

11. 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 17 January 2023 must be implemented in accordance with any specified timetable and completed in full (including photographic evidence of compliance being submitted to the Local Planning Authority in accordance with section J of the Biodiversity Plan) 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 details and the mitigation, compensation and enhancement/net gain measures shall be permanently maintained and retained.

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

12. Before the development hereby approved is first occupied or utilised the turning and parking shall be constructed in accordance with the approved plans. 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 in the interest of highway safety.

13. The development shall be carried out in accordance with the details of finished floor and ridge levels as included on the following approved plans: Proposed Section, Plot 1 021/B, Proposed Section, Plot 2 030/B and Proposed Section, Plot 3 037/B .

Reason: In the interests of visual and neighbouring amenity.

14. The dwelling on Plot 3 hereby approved shall only be occupied by persons as their sole or principal residence and verifiable evidence to demonstrate proof of compliance shall be made available to the Local Planning Authority within 14 days of receipt of its request.

Reason: To ensure that the approved properties are not used as second homes in accordance with policy H14 of the emerging Purbeck Local Plan in the interests of the sustainability of local communities and meeting local housing need.

15. The development hereby approved shall proceed only in accordance with the details set out in the Arboricultural Impact Assessment and Method Statement (Ref: DS/73323/SC) dated 27th June 2023, Plan TC1 - Tree Protection Plan & Arboricultural Method Statement (Ref: DS/73323/SC) dated 27th June 2023, and Plan TC2 - Tree Protection Plan & Arboricultural Method Statement (Ref: DS/73323/SC) dated 27th June 2023 all by Treecall Consulting Ltd, setting out how the existing trees are to be protected and managed before, during and after development.

Reason: To ensure thorough consideration of the impacts of development on the existing trees

16. The soft landscaping works detailed on approved drawing LANDP001/2 dated 29th August 2023 must be carried out in full during the first planting season (November to March) following commencement of the development or within a timescale to be agreed in writing with the Local Planning Authority. The soft landscaping shall be maintained in accordance with the agreed details and any trees or plants which, within a period of 5 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.

17. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended (or any order revoking and re-enacting that Order with or without modification), no additional window(s) or other opening(s) permitted by Class A of Schedule 2 Part 1 of the 2015 Order shall be constructed in the south elevation of Plots 1, 2 and 3 as hereby approved.

Reason: To protect neighbouring amenity.

18. The integral garages shall be retained for use as garages and shall not be incorporated into the living areas of any dwelling.

Reason: To retain garage provision in the interests of sufficient on-site parking provision.

19. There shall be no external lighting of the residential plots unless details have first been submitted to and approved in writing by the Local Planning Authority. The lighting shall be installed and maintained in accordance with the approved details.

Reason: To protect the character of the intrinsically dark Dorset National Landscape.

20. Details of measures to limit the potential consumption of wholesome water use by persons occupying the new dwelling to 120 litres per person per day as measured in accordance with regulation 36 of the Approved Document for Part G2 of the Building Regulations 2010 (or any equivalent regulation revoking and/or re-enacting that Statutory Instrument) shall be submitted to and approved by the Local Planning Authority before the dwelling is occupied. The submitted details shall include a water consumption calculation for the dwelling in accordance with the Approved Documents referred to above. The approved measures shall be

implemented and maintained to the satisfaction of the Local Planning Authority thereafter.

Reason: To secure nutrient neutrality through effective mitigation in the interests of protected Habitat Sites

Or REFUSE if within 2 months (or longer period as agreed by the Corporate Director for Planning):

- no policy compliant affordable housing contribution is secured via s106, and
- the applicants have failed to provide full justification of particular circumstances that prevent the provision of affordable housing on the site in accordance with policy H11 of the Purbeck Local Plan 2024.