

Application Number:	P/LBC/2025/01488
Webpage:	Planning application: P/LBC/2025/01488 - dorsetforyou.com
Site address:	East Dorset Heritage Trust Allendale House Hanham Road Wimborne Minster BH21 1AS
Proposal:	Installation of electronic bollards to car park Electric supply from Allendale House to Bollards
Applicant name:	East Dorset Heritage Trust
Case Officer:	Kelly Allingham
Ward Member(s):	Cllr Bartlett and Cllr Morgan

1. Reason application is going to committee:

- 1.1 This application come before the planning committee due to Allendale House, being Dorset Council owned.

2. Summary of recommendation:

- 2.1 GRANT listed building consent subject to conditions as set out in section 13 of this report.

3. Key planning issues

Issue	Conclusion
Impact on heritage assets	Acceptable subject to conditions.

4. Description of site

- 4.1 Allendale House is situated within the Wimborne Minster Conservation Area and is a Grade II listed building, designed by Jeffry Wyattville for the Castleman family. The building is a large detached rendered villa in the classical style. The building and its grounds are now administered by the East Dorset Heritage Trust, an educational charity. There are two tall gate piers and a metal gate to the northwest of the principal building.
- 4.2 Vehicle access is gained from Hanham Road with a landscaped turning circle which is a private parking area to the west for exclusive use of staff and visitors to East Dorset Heritage Trust based within Allendale House. Allenvie Community Centre is to the east with a public car park to the north which is accessed from Allenvie Road. The existing parking arrangements will be retained with no change to parking space numbers

5. Description of development

- 5.1 This application proposes the installation of no.2 electronic bollards with the electric supply from Allendale House. The bollards are to be located opposite the turning circle, which is

north of Hanham Road, within the existing carpark and to the west of the existing rendered pillars. Listed building consent is required because securing the electricity supply requires work to the listed building.

5.2 This is a dual application alongside Planning Application ref: P/FUL/2025/01488.

6. Background and relevant planning history

6.1 Dual application ref: FUL/2025/01489 – Same description.

7. List of constraints

Grade: II Listed Building - List Entry: 1119570
Within the Wimborne Minster Conservation Area
Within the Settlement Boundary of Wimborne/Colehill
Within a Groundwater zone – Susceptibility to flooding
Within Environment agency Flood Zone 2,3,3a,3b
Contaminated Land

8. Consultations

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

Consultees

1. Dorset Council- Conservation Officers

No Objection

No Harm to designated assets subject to conditions

2. Wimborne Minster Town Council

No Objection

3. Wimborne Minster Ward Members

No comments received

Representations received

None received

7. 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.

Planning (Listed Buildings and Conservation Areas) Act 1990 – Section 16 sets out the duty to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses when considering whether to grant listed building consent.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of conservation areas.

10. Relevant policies

Development plan

Adopted Christchurch and East Dorset Local Plan:

The following policies are considered to be relevant to this proposal:

KS1: Presumption in favour of sustainable development

HE1: Valuing and conserving our historic environment

HE2: Design of new development

Made Neighbourhood Plans

N/A

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 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 plan should be accorded very limited weight in decision making.

Emerging neighbourhood plans

Wimborne Minster Neighbourhood Plan- In preparation – limited weight applied to decision making

National Planning Policy Framework 2024 (as amended 2025)

Paragraph 11 sets out the presumption in favour of sustainable development. 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 specific NPPF policies protecting areas or assets provide a strong reason for refusal and/or any adverse impacts of approval would significantly and demonstrably outweigh the benefits when assessed against the NPPF as a whole, with particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well designed places and providing affordable homes.

Other relevant NPPF sections include:

- Section 12 'Achieving well designed places' This 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 131 – 141 advise that:

- Section 16 'Conserving and Enhancing the Historic Environment'- Paragraph 212 says that when considering designated heritage assets, great weight should be given to the asset's conservation, irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. The effect of an application on the significance of non-designated heritage assets should also be taken into account (para 216).

Other material considerations

National Planning Practice Guidance

Including 'Historic Environment'

Supplementary Planning Guidance and Documents

Wimborne Minster Conservation Area Assessment - Supplementary Planning Guidance (SPG15) (15 April 2006)

Other

Historic England, Statements of Heritage Significance (2019), The Setting of Heritage Assets, 2nd edition (2017)

11. 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.

12. 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.

It is considered that the proposed development would not disadvantage persons with protected characteristics.

13. Planning Assessment

Design, Character and Heritage

- 13.1 Policy HE1 requires that the significance of all heritage assets and their settings will be protected and enhanced.

- 13.2 Allendale House, a late Georgian Grade II listed building located near the town centre of Wimborne within the Wimborne Minster Conservation Area, is surrounded by the Allendale Community Centre and its car park, which was developed on what were once the house's pleasure grounds extending to the river as noted within the Conservation Area Appraisal. Subject to conditions, the positioning of the bollards on this already developed land will cause no harm to Allendale House or the character of the Conservation Area
- 13.3 The two proposed retractable bollards are automatic electromechanical, requiring a control box and cabling to be routed along the listed building; Allendale House. The control box is to be located behind the existing free-standing pier to the east of the bollards which will be retractable. The power cabling will then run towards the building southeast and be buried in the existing tarmac to the house. The cabling will then run behind the rainwater pipe and up along the top of the cornice detailing to the front of the building.
- 13.4 The Council's Conservation officer has no objection to the application subject to a condition requiring the control box to be finished in a similar colour to the gate pier and new cabling to be fixed tightly to the building in a neutral colour to minimise the visual impact of the works. The control box will be secured to the rear of the existing gate pier and not visible from the principal view of the Grade II listed building. The bollards, when retracted will be all but invisible and when raised they are modest in scale and the black colour is appropriate.
- 13.5 In summary of the above, the bollards will be positioned in an already developed location and will be viewed against the backdrop of the Allendale Centre. Subject to conditions mentioned above, the works are considered to preserve the character or appearance of the Wimborne Minster Conservation area and would not harm the designated heritage asset (grade II) Listed Building Allendale House, so the proposal accords with the NPPF section 16 and Local Plan policy HE1.

14 Summary of issues and the planning balance

For the above reasons, the application is judged to accord with the development plan and there are no material considerations indicating that listed building consent should be refused.

15. Recommendation

Grant listed building, subject to the following conditions:

1. The work to which this listed building consent relates must be begun not later than the of three years beginning with the date on which the consent is granted.

Reason: This condition is required to be imposed by reason of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

2. The works hereby permitted shall be carried out in accordance with the following approved plans:
1643.01 Site Plan
1643.02 Block plan of the site
1643.03 Proposed side(north and south) elevation plans

- 1643.04 The Location Plan
- 1643.05 Proposed front(west) elevation plans
- 1643.06 Proposed Bollard plans

Reason: To preserve the architectural and historical qualities of the building.

3. Notwithstanding details submitted, the new control box shall be finished to match the existing rendered pier, and the new power cable shall not be enclosed, of neutral colour and securely fixed to the building using minimal fixings unless otherwise agreed with by the Local Planning Authority and to remain as such thereafter.

Reason: To conserve a satisfactory visual appearance of the Listed Building.

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 application was acceptable as submitted and no further assistance was required.
2. This permission should be read in conjunction with the associated planning application P/FUL/2025/01489 and its conditions.