

Application Number:	P/FUL/2025/01489
Webpage:	Planning application: P/FUL/2025/01489 - 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. Rebuild Wall.
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 the building, Allendale House, being Dorset Council owned.

2. Summary of recommendation:

- 2.1 GRANT planning permission subject to conditions as set out in section 13 of this report.

3. Key planning issues

Issue	Conclusion
Principle of development	Acceptable, within development boundary of Wimborne
Design, Character and Heritage Impacts	Acceptable as no harm is identified to the character and appearance of the Conservation area or Listed building.
Highway impacts	Acceptable, proposal does not present a material harm to the transport network or highway safety.
Flood Risk	Acceptable, No Flood Risk

4. Description of site

- 4.1 Allendale House is situated within the Wimborne Minster Conservation Area. It 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 set in grounds now in community use. 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. Allenview Community Centre is to the east with a public car park to the north which is accessed from Allenview 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. It is additionally proposed to rebuild the existing dilapidated, red brick protruding boundary wall, located to the west of the bollards which forms part of the landscaped boundary to this section of the car park.
- 5.2 The two bollards to be installed within the private car park are automatic electromechanical, requiring a control box and cabling to be routed along the listed building: Allendale house. The two bollards (manufacture name 'Stoppy B') are approx 1.8m in height when erect and are to be black in colour.
- 5.3 The control box for the bollards is to be located behind the existing free-standing pier to the east of the bollards. 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.
- 5.4 This is a dual application alongside Planning Application ref: P/LBC/2025/01488 which deals with the listed building consent application.

6. Background and relevant planning history

Dual application ref: P/LBC//2025/01488 – 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
Contaminated Land

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8. Consultations

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

Consultees

1. Dorset Council Highways

No objection – No material harm to the transport network

2. Dorset Council Conservation Officers

No Objection - No Harm to designated assets subject to conditions

3. Wimborne Minster Town Council

No objection

4. Wimborne Minster Ward Members

No Comments received

Representations received

None received

9. 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.

Section 66 of the Planning (Listed Building and Conservation Areas) Act 1990 requires that when considering whether to grant planning permission for a development which affects a listed building or its setting, there is a general 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. Section 72 of the above same Act 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

In this case the development plan comprises:

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

KS2: Settlement hierarchy

KS12: Parking provision

HE1: Valuing and conserving our historic environment

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HE2: Design of new development

ME6: Flood management, mitigation and defence

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:

The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development.

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

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- Section 14 'Meeting the challenges of climate change, flooding and coastal change'
- 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

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

Planning practice guidance s.v. 'Historic Environment'

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

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

Principle of development

- 13.1 The application site is located within the main urban area of Wimborne Minster where local policy KS2 allows development subject to accordance with all other relevant policies.

Design, Character and Heritage Impacts

- 13.2 Policy HE1 requires that heritage assets should be protected and enhanced. Policy HE2 requires that development should be compatible with its surroundings in relation to 11 criteria including materials and visual impact.
- 13.3 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.
- 13.4 The two proposed black bollards will be installed to regulate access to the private car park located beyond the property's landscaped front driveway. They will be embedded into the ground and can be raised automatically when needed, operated by authorised users via a mobile app.
- 13.5 The proposal includes rebuilding the collapsed walling to the west of the bollards to its original height of a max 1.8m with English bond and recycled bricks, which is a welcomed and acceptable enhancement to the Conservation Area. A condition can ensure that appropriate materials are used (no. 3).
- 13.6 The Council's Conservation Officer has no objection to the proposal, noting that the bollards when retracted are all but invisible. 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. A condition on the listed building application can ensure that the visual impact of the proposal is minimised by securing an appropriate colour for the control box and fixing of the cabling tightly to the building in a neutral colour.
- 13.7 The appropriate design and positioning of the new bollards, control box and cable route will not harm the special character of the Grade II listed building and its setting.
- 13.8 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 Local Plan policies HE1 and HE2.

Highways Impact

- 13.9 Dorset Council's Highways Officer considers that the proposal does not present a material harm to the transport network or to highway safety, concluding that Highways have no objection.

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- 13.10 Therefore the proposal accords with local policies KS11 and KS1 and with the policies of the NPPF.

Flood Risk

- 13.10 A Flood Risk Assessment (FRA) has been submitted (within the Design and Access statement) therefore the applicant is aware of the site's constraint that the council's Level 1 Strategic Flood Risk Assessment sets out, in terms of flood risk and the newly published Environment Agency mapping; in this instance the location of the bollards is within a groundwater susceptibility to flooding zone and Flood Zone 2.

- 13.11 Given the nature of the scheme it is considered to be acceptable in planning terms when applying a pragmatic approach and when assessed against ME6 with regards to flooding risk.

Economic Benefits

- 13.13 None

Environmental Impacts

- 13.14 The minor works will have no significant environmental impacts.

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 permission should be refused.

15 Recommendation

Grant planning permission, 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:

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

3. Prior to their first use on site, a sample of the proposed recycled bricks for the boundary wall shall be submitted to and approved in writing by, the Local Planning Authority.

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Thereafter, the work shall proceed only in accordance with such materials as have been agreed.

Reason: In the interests of preserving the character and 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 Listed building consent reference number P/LBC/2025/01488 and its attached conditions.