

Eastern Area Planning Committee
Wednesday 4th June 2025
Decision List

Application: P/FUL/2024/06284

Application Site: 47 Woolsbridge Road, St Leonards and St Ives, BH24 2LT

Proposal: Demolition of existing built form and the erection of three dwellinghouses with associated parking and landscaping. As amended by plan received 14.3.25 to obscure glaze part of bedroom window on rear elevation and insert additional first floor window on NE elevation.

Recommendation:

- A. GRANT, subject to receipt of a satisfactory legal agreement to provide the necessary mitigation for the proposal's impact on the New Forest National Park Special Protection Area, Special Area of Conservation, Site of Special Scientific Interest & Ramsar site and the conditions as set out at the end of this report.

Or

- B. REFUSE permission for the reason set out below if the agreement is not completed by 4 December 2025 (6 months from the date of committee) or such extended time as agreed by the Head of Planning.

Decision: To delegate authority to the Service Manager for Development Management and Enforcement to:

- A) Grant, subject to conditions and the completion of a legal agreement under section 106 of the Town and Country Planning Act 1990 (as amended) in a form to be agreed by the Legal Services Manager to secure the following:
- Mitigation for the net increase in dwellings on the New Forest National Park Special Conservation Area, Site of Special Scientific Interest, Special Protection Area and RAMSAR

And 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:

ARC Architects Ltd Drawings 9767/200C; 201A; 202D; 203A; 204B; 205A

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

3. Notwithstanding the submitted Bellamy Roberts Drainage Strategy Drawing 6094/001 Rev C, prior to the commencement of development a detailed surface water management scheme for the site, based upon the hydrological and hydrogeological context of the development, and providing clarification of how drainage is to be managed during construction and a timetable for implementation of the scheme shall be submitted to and approved in writing by the Local Planning Authority. The surface water scheme shall be implemented in accordance with the approved details including the timetable for implementation.

Reason: To prevent the increased risk of flooding and to protect water quality.

4. Prior to the occupation of the development details of maintenance and management of the surface water sustainable drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. These should 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 the future maintenance of the surface water drainage system, and to prevent the increased risk of flooding.

5. Prior to commencement of development hereby approved a Construction Traffic Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall include vehicular routes, delivery hours and contractors' arrangements (compound, storage, parking, turning, surfacing, drainage and wheel wash facilities). The development shall thereafter be carried out strictly in accordance with the approved Construction Traffic Management Plan.

Reason: In the interests of road safety.

6. The development hereby permitted shall be implemented strictly in accordance with the recommendations and requirements in the ecology report titled Ecological Impact

Assessment by Cherry Tree Ecology Ltd v.3 and dated 25 October 2024, and certified by the Dorset Council Natural Environment Team on 31/12/2024.

The development hereby approved must not be first brought into use unless and until:

- i) the recommendations detailed in sections 4 & 7 of the approved ecology report have been completed in full, in accordance with any specified timetable, unless otherwise agreed in writing with the Local Planning Authority, and
- ii) evidence of compliance 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 ecology 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.

7. Prior to development above damp course level, a soft landscaping and planting scheme and hard landscaping scheme to include a 1.8m high close-boarded fence on the site's boundary with 45 Woolsbridge Road shall be submitted to, and approved in writing, by the Local Planning Authority. 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. The scheme shall include provision for the maintenance and replacement as necessary of the trees and shrubs for a period of not less than 5 years and the retention of the fencing for the lifetime of the development.

Reason: In the interest of visual amenity and to provide a suitable boundary treatment with 45 Woolsbridge Rd.

8. Before using any external facing and roofing materials in the construction of the development, details of their manufacturer, colour and type shall have been submitted to and approved in writing by the Local Planning Authority (LPA). All works shall be undertaken strictly in accordance with the details as approved, unless otherwise agreed in writing with the LPA.

Reason: To ensure the development uses external materials appropriate for its context.

9. 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 or C of Schedule 2 Part 1 of the 2015 Order shall be constructed in the rear (SE) elevations of the dwellings on Plots 2 & 3 hereby approved.

Reason: To protect the privacy of the occupants of 45 Woolsbridge Road.

10. Before the development is occupied or utilised the first 5.00 metres of each vehicular access, measured from the rear edge of the highway (excluding the vehicle crossing – see the Informative Note below), must be laid out and constructed to a specification submitted to and approved in writing by the Planning Authority.

Reason: To ensure that a suitably surfaced and constructed access to the site is provided that prevents loose material being dragged and/or deposited onto the adjacent carriageway causing a safety hazard.

11. Before the development hereby approved is occupied or utilised the turning/manoeuvring and parking shown on Drawing Number 9767/200 C must have been constructed. 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 and to ensure that highway safety is not adversely impacted upon.

12. Both in the first instance and upon all subsequent occasions, the first-floor window serving a bedroom in the rear side (southeast) elevation of the dwelling at Plot 2 shall be glazed with obscure glass to the maximum level of obscurity. This window shall be hung as shown on ARC Architecture Ltd Drawing No. 9767/202 D with the lower section fixed closed and the upper section openable.

Reason: To preserve the amenity and privacy of the occupants of the adjoining property at 45 Woolsbridge Road.

13. Both in the first instance and upon all subsequent occasions, the first-floor windows serving bathrooms & ensuites in the rear (southeast) elevations of all the dwellings shall be glazed with obscure glass to the maximum level of obscurity. These windows shall either be fixed closed or have a top opening fanlight with the sill of the opening part at least 1700mm above the floor level they serve and the lower section fixed shut.

Reason: To preserve the amenity and privacy of the occupants of the proposed dwellings and adjoining property at 45 Woolsbridge Road.

Informative Notes:

1. 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 the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition)" that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) 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. These are listed below.

Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements listed below are considered to apply.

Read more about Biodiversity Net Gain and Biodiversity Gain Plans at <https://www.dorsetcouncil.gov.uk/w/biodiversity-net-gain> and <https://www.gov.uk/guidance/submit-a-biodiversity-gain-plan>

2. In addition to this permission, the vehicle crossing serving this proposal (that is, the area of highway land between the nearside carriageway edge and the site's road boundary) must be constructed to the specification of the Highway Authority in order to comply with Section 184 of the Highways Act 1980. The applicant should contact Dorset Highways by telephone at 01305 221020, by email at dorsethighways@dorsetcouncil.gov.uk, or in writing at Dorset Highways, Dorset Council, County Hall, Dorchester, DT1 1XJ, before the commencement of any works on or adjacent to the public highway.
3. The applicant is advised that prior to the development being brought into use, it must comply with the requirements of Building Regulations Approved Document S: Infrastructure for the charging of electric vehicles.

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.

5. 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.

6. This application is subject to Biodiversity Net Gain. A Section 106 Agreement is likely to be required to secure the maintenance and monitoring of any Biodiversity Gain Plan or Habitat Management and Monitoring Plan (HMMP) approved by the Council.

7. It is advised that further on-site surface water attenuation in the form of water butts to buildings is provided to further slow the surface water runoff from the site.

8. The applicant is strongly encouraged to consider the inclusion of solar panels on the houses together with rainwater harvesting. The inclusion of solar panels will require the consent of the Local Planning Authority.

B) **REFUSE** permission for the reason set out below if the agreement is not completed by 4 December 2025 9 months from the date of committee) or such extended time as agreed by the Head of Planning:

1. The site lies within 13.8km of the New Forest Special Conservation Area, Special Protection Area and Ramsar. Within this area impacts from additional residential

units have been identified to result in likely significant effects from recreational impact. New green infrastructure needs overlap with Dorset Heathlands Framework requirement, but Strategic Access Management and Monitoring is required as the measures relate to different sites and issues. No SAMM contribution has been secured so the proposal is contrary to policy set out in paragraphs 193 of the National Planning Policy Framework 2024 and the Conservation of Habitats and Species Regulations 2017.

Application: P/FUL/2024/04192

Application Site: 113 Wimborne Road, Corfe Mullen, BH21 3DU

Proposal: Demolish existing conservatory and garage/outbuilding, erect new garage/outbuilding and internal alterations. Erect 4no detached dwellings with associated garages, access and landscaping.

Recommendation: GRANT subject to conditions as set out at the end of this report.

Decision: Refuse for the following reason:

1. The proposed access, due to its narrow width for a substantial length, is inadequate for the quantum of development proposed, would fail to provide safe access for drivers, pedestrians and cyclists and may lead to conflict due to the presence of other accesses close to the site frontage. The development is therefore contrary to policies KS11 and HE2 of the Christchurch and East Dorset Local Plan 2014 and paragraph 135 of the National Planning Policy Framework.

Informative Notes:

1. National Planning Policy Framework

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 applications/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

In this case:

- The applicant and council have worked together to minimise the reasons for refusal.

Application: P/FUL/2024/05148

Application Site: Lonnen Nurseries, Lonnen Road, Colehill, Wimborne,
BH21 7AZ

Proposal: Partially demolish the existing storage building and erect one dwelling with associated access and parking, including the temporary siting of a static caravan at the site (to be occupied by the applicant during the construction phase)

Recommendation: GRANT subject to a legal agreement and the conditions as set out at the end of this report.

Decision: To

A) GRANT planning permission, subject to the completion of a legal agreement under section 106 of the Town and Country Planning Act 1990 (as amended) in a form to be agreed by the Director of Planning to ensure that

i) the development accords with the definition of a self-build dwelling so as to benefit from the BNG exemption, and

ii) New Forest SAMM mitigation is secured

and 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:

5978/2 A Location Plan

5978-2 Floor plans

SF33556-101 Floor plans and elevations

8183-1 Topographical Survey

Tree constraints plan (proposed)

01 M Proposed Site Plan

02 A Proposed Site Plan

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

3. Prior to the commencement of development a detailed surface water management scheme for the site, based upon the hydrological and hydrogeological context of the development, and providing clarification of how drainage is to be managed during construction and a timetable for implementation of the scheme shall be submitted to and approved in writing by the Local Planning Authority. The surface water scheme shall be implemented in accordance with the approved details including the timetable for implementation.

Reason: To prevent the increased risk of flooding and to protect water quality.

4. Prior to development above damp proof course level, details (including colour photographs) of all external facing materials for the wall(s) and roof(s) 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.

5. The development hereby permitted shall be undertaken in accordance with the Arboricultural Impact Appraisal and Method Statement prepared by G Tree Consultancy ref: GH2453 revision 03 dated 11/02/2025 and Tree Protection Plan ref: GH2453 rev 03 dated 22/08/2024. 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 area

6. Prior to commencement of works samples of the cellular confinement system to be used, including the samples of the cell infill aggregate, which shall not be of a calcareous nature, rather a 4-20mm clean angular granite or flint shall be submitted and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.

Reason: To safeguard trees and natural features which are important to the visual amenities of the area

7. The development hereby permitted shall be implemented strictly in accordance with the recommendations and requirements in the ecology report titled Ecological Impact Assessment, by Cherry Tree ecology limited and dated 28 September 2024, and certified by the Dorset Council Natural Environment Team on 21 March 2025.

The development hereby approved must not be first brought into use unless and until:

- i) the recommendations detailed in section 4 of the approved ecology report have been completed in full, in accordance with any specified timetable, unless otherwise agreed in writing with the Local Planning Authority, and
- ii) evidence of compliance 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 ecology 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.

8. Prior to the first occupation of the dwelling hereby approved, a woodland management plan for the site which includes all areas of retained and proposed planting as shown on the plan at Appendix 1 of the ecology report titled Ecological Impact Assessment, by Cherry Tree ecology limited and dated 28 September 2024 shall be submitted to and approved in writing by the Local Planning Authority. The management plan shall include details of the establishment of new woodland (in the first available planting season after commencement) and ongoing management of the site for a minimum of 30 years.

Reason: Maintain and enhance existing biodiversity by protecting and managing important habitats

9. Prior to development above damp course level, a soft landscaping and planting scheme shall be submitted to, and approved in writing, by the Local Planning Authority. 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. The scheme shall include provision for the maintenance

and replacement as necessary of the trees and shrubs for a period of not less than 5 years.

Reason: In the interest of visual amenity.

10. Before the development hereby approved is occupied or utilised the turning/manoeuvring and parking shown on Drawing Number 01 rev M must have been constructed. 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 and to ensure that highway safety is not adversely impacted upon.

11. The static caravan shown on the approved plans shall only be used for residential purposes by the applicant and their dependents during the construction of the approved development. The static caravan shall cease to be used for residential purposes upon first occupation of the approved dwelling and shall be removed from the site within 1 month of occupation.

Reason: In the interests of Green Belt openness and to control the number of residential units on the site to protect Dorset Heathlands habitat sites.

12. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015 (as amended), or any subsequent re-enactment thereof, with or without amendments, no outbuildings shall be constructed under Class E without express permission.

Reason: To protect Green Belt openness and biodiversity

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.

2. 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.

3. 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) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) 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. These are listed below.

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 one or more of the statutory exemptions or transitional arrangements in the list below is/are considered to apply.

- Self and Custom Build Development, meaning development which:
 - i) consists of no more than 9 dwellings;
 - ii) is carried out on a site which has an area no larger than 0.5 hectares;
- and

iii) consists exclusively of dwellings which are self-build or custom housebuilding (as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015).

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

B) REFUSE if within 9 months (or longer period as agreed by the Corporate Director for Planning) the legal agreement set out at (A) is not secured:

1. The site lies within 13.8km of the New Forest Special Conservation Area and Special Protection Area and Ramsar. Within this area impacts from additional residential units have been identified to result in likely significant effects from recreational impact. New green infrastructure needs overlap with Dorset Heathlands Framework requirement, but Strategic Access Management and Monitoring is required as the measures relate to different sites and issues. No SAMM contribution has been secured so the proposal is contrary to policy set out in paragraphs 193 of the National Planning Policy Framework 2024.

Application Number: P/FUL/2024/07471

Application Site: South Hyde, The Hyde, Langton Matravers, BH19 3HE

Proposal: Demolish existing bungalow and erect replacement dwelling

Decision: To delegate authority to the Service Manager for Development Management and Enforcement to:

A) Grant, subject to the completion of a legal agreement under section 106 of the Town and Country Planning Act 1990 (as amended) in a form to be agreed by the Legal Services manager to secure the following:

- (i) The Biodiversity Net Gain (BNG) self-build exemption and
- (ii) A payment of £4,826 as financial compensation for the loss of trees and scrub habitat on the site.

And the following conditions (and their reasons):

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:

068-012 B Location Plan
068-006 L Site Plan
068-013 C Proposed Floor Plans
068-016 C Proposed Elevations
068-017 A Typical Section
068-018 A Typical Sections
068-019 B Proposed Roof Plan
8160 Topographical Survey

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

3. Prior to commencement of works (including site clearance and any other preparatory works) the scheme for the protection of trees in accordance with the submitted, revised Arboricultural Impact Appraisal, Arboricultural Method Statement and Tree Protection Plans ref: 8160-south hyde topo (2) and 068-006 by Steven Crowley(Sc-tree surveys) and dated 29th January 2025 shall be implemented and at least 5working days' notice shall be given to the Local Planning Authority that it has been installed. The protective fencing shall be as specified in Chapter 6 of BS5837:2012 and detailed in Figure 2, unless otherwise agreed in writing with the Local Planning Authority.

Reason: To safeguard trees and natural features which are important to the visual amenities of the area.

4. Prior to development above damp-proof course level, details and samples of all external facing materials for the wall(s) and roof(s) 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.

5. Prior to development above damp-proof course level, a sample panel of the proposed external facing Purbeck Stone finish measuring at least 1 metre by 2 metres, demonstrating the proposed coursing, mortar mix and pointing detail, shall be erected on site, and approved in writing by the Local Planning Authority. Thereafter, the development shall proceed in accordance with details of the sample panel as have been agreed and the sample panel shall remain on site until the external walls have been constructed to eaves height.

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

6. The Surface Water Drainage Strategy Option 1 detailed on Drawing No. 6215/001 Rev: C by Bellamy Roberts shall be completed before occupation of the dwelling.

Reason: To avoid drainage problems as a result of the development with consequent pollution or flood risk.

7. Prior to the occupation of the dwelling details of maintenance and management of the surface water sustainable drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. These should 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 the future maintenance of the surface water drainage system, and to prevent the increased risk of flooding.

8. Before the development hereby approved is first occupied 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.

9. Before the development hereby approved is first occupied, details of the means of enclosure to the plot boundaries of the dwelling including height and materials of any hard boundary treatment shall be submitted to and approved in writing by the Local Planning Authority and the approved boundary treatment shall be installed in accordance with the approved details and thereafter maintained.

Reason: In the interests of visual and residential amenity.

10. The development hereby permitted shall be implemented strictly in accordance with the recommendations and requirements in the ecology report titled Preliminary Ecological Assessment v8 by David Leach Ecology Ltd. and dated February 2025 and certified by the Dorset Council Natural Environment Team on 24th February 2025.

The development hereby approved must not be first brought into use unless and until:

- i) the recommendations detailed in sections 5.4 and 5.5 of the approved ecology report have been completed in full, in accordance with any specified timetable, unless otherwise agreed in writing with the Local Planning Authority, and
- ii) evidence of compliance 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 ecology 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.

11. No external lighting shall be installed until details of the lighting scheme have been submitted to and agreed in writing by the Local Planning Authority. Thereafter the lighting scheme shall be installed, operated, and maintained in accordance with the agreed details.

Reason: To protect visual amenities and the character of the Dorset National Landscape.

12. The tree planting shown on plan 068-006 (Revision I) of the Arboricultural Impact Assessment and Method Statement by Steven Crowley and dated 29th January 2025 shall be carried out in full in 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; and in any case not later than the termination of the first planting season following the substantial completion of the development. In the five year period following the substantial completion of the development, any trees 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 may be agreed with the Local Planning Authority.

Reason: To ensure that, in the interests of visual amenity, the landscaping is undertaken as the development progresses

13. 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 enlargement(s) of the dwellinghouse hereby approved, permitted by Class A of Schedule 2 Part 1 of the 2015 Order, shall be erected or constructed.

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

14. 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 Classes A or C of Schedule 2 Part 1 of the 2015 Order shall be constructed in the building hereby approved.

Reason: To protect amenity and the character of the National Landscape.

15. 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 garages, sheds or other outbuildings permitted by Class E of Schedule 2 Part 1 of the 2015 Order shall be erected or constructed.

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

Informative Notes:

1. 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) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) 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. These are listed below.

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 one or more of the statutory exemptions or transitional arrangements in the list below is/are considered to apply.

- Self and Custom Build Development, meaning development which:
 - i) consists of no more than 9 dwellings;
 - ii) is carried out on a site which has an area no larger than 0.5 hectares; and
 - iii) consists exclusively of dwellings which are self-build or custom housebuilding (as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015).

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

- 2. Informative: This permission is subject to an agreement made pursuant to Section 106 of the Town and Country Planning Act 1990 dated ## ## relating to Biodiversity Net Gain Self Build Exemption and a compensatory sum for the loss of trees and scrub habitat and the cost of off-site tree planting.
- 3. 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.

4. Informative Note: Rights of Way

The safe free passage of the public on all rights of way must not be obstructed at any time. If the public are unlikely to be able to exercise their public rights on a right of way, then a Temporary Path Closure Order must be obtained. This can be applied for through Rights of Way at Dorset Council see <https://www.dorsetcouncil.gov.uk/w/changing-the-definitive-map>, but the application must be completed and returned at least thirteen weeks before the intended closure date. It should be noted that there is a fee applicable to this application. This application and legal order must be confirmed before any works obstructing the path are commenced.

Any damage to the surface of the footpath attributable to the development must be repaired to Dorset Council's specification, in accordance with Section 59 of the Highways Act 1980 by the applicant.

5. Electric vehicle charging points

The applicant is advised that prior to the development being brought into use, it must comply with the requirements of Building Regulations Approved Document S: Infrastructure for the charging of electric vehicles.

6. Trees - Your attention is drawn to the requirement for a pre-commencement site meeting with the Arboricultural Consultant, Local Authority Tree Officer and Site Manager in attendance.

7. Informative Note: Trees on this site or adjoining this site are covered by a Tree Preservation Order (TPO) which may be affected by this proposed development. A TPO prohibits the cutting down, uprooting, topping, lopping, wilful damage or wilful destruction of trees without the Local Authority's consent. Before commencement of any work, you must contact the Council's tree team and seek the necessary advice/consent. It is an offence to damage any part of a protected tree both above and below ground, without appropriate consent. Contact details for your Tree Team and more information can be found on the Council's website <https://www.dorsetcouncil.gov.uk/countryside-coast-parks/countryside-management/tree-management/tree-preservation-orders/tree-preservation-orders>

8. 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.

Or

B) **REFUSE** permission for the reasons set out below if the agreement is not completed by 4 February 2026 (6 months from the date of committee) or such extended time as agreed by the Head of Planning:

1. In the absence of a legal agreement to secure the payment of a compensatory financial contribution of £4,826 for the loss of trees and scrub habitat on the site the proposal is contrary to Policy E10: Biodiversity and geodiversity of the Purbeck Local Plan 2024 and paragraph 193 of the National Planning Policy Framework.

Application: P/HOU/2025/01603

Application Site: 46 West Street, Wareham, BH20 4JZ

Proposal: Erect single garage as extension to existing outbuilding over car parking space.

Recommendation: To GRANT planning permission subject to conditions as set out at the end of this report.

Decision: To grant 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:

drawing number 3 OPD (location plan and proposed block plan),

drawing number 2 OPD (proposed elevations) and

drawing number 4 OPD (proposed floor plan and roof plan)

submitted as part of the application.

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

3. The materials to be employed on the external faces of the extension to the outbuilding hereby permitted shall be as detailed on drawing number 2 OPD (proposed elevations) submitted as part of the application.

Reason: To ensure the satisfactory visual relationship of the new development with the existing outbuilding, the property and the character of the Wareham Conservation Area.

Informatives:

1. Informative note - Matching plans.

Please check that any plans approved under the building regulations match the plans approved in this planning permission. Do not start work until revisions are secured to either of the two approvals to ensure that the development has the required planning permission.

2. 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 applications/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.

3. The agent and the applicant(s) is (are) advised that the proposed development is situated in proximity to the property boundary and "The Party Wall etc. Act 1996" is therefore likely to apply.

Application: P/LBC/2025/01488

Application Site: 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

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

Decision: 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:

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.

Application: P/FUL/2025/01489

Application Site: 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.

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

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

5. 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.