

Northern Area Planning Committee
27th May 2025
Decision List

Application Reference: P/LBC/2025/01068

Application Site: Benville Bridge Benville Lane, Corscombe, Rampisham Dorset

Proposal: Masonry repairs and scour protection works

Recommendation: Grant subject to conditions

Decision: To grant planning permission *with conditions* for the reasons set out in the officer's report.

1. The work to which this listed building consent relates must be begun not later than the expiration 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: PP-13781669v1 Location Plan BS0102-701-01 General Arrangements Reason: To preserve the architectural and historical qualities of the building.

3. The development hereby approved shall be carried out in strict accordance with the schedule of works/conclusions set out within the submitted Design, Access & Heritage Statement produced by James Statham dated February 2025. Reason: To preserve the special interest of and to prevent harm to the designated heritage asset.

4. Prior to their installation detailed drawings and specification for conservation focused brick replacement, Helibar number and suggested positions shall be submitted to the Local Planning Authority and agreed in writing. Thereafter, the development shall be carried out in accordance with the agreed details. Reason: To preserve or enhance the character and appearance of the heritage asset. Page 12

5. Prior to its first use on site, a full mortar specification for preparation, repointing, mortar finish/colour and aftercare works shall be submitted to and approved in writing by the Local Planning Authority. Work shall proceed in accordance with the approved specification only. Reason: in the interests of preserving the character and appearance of the listed building.

6. Prior to its first use on site, samples of replacement brick and mortar finish shall be submitted to and approved in writing by, the Local Planning Authority. 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.

Application Reference: P/RES/2024/07321

Application Site: Land At E 377825 N 113305 A357 Access To Woodlands Farm To Glue Hill Rolls Mill Sturminster Newton

Proposal: Erect 48 No. dwellings, form vehicular access, public open space and carry out ancillary works. (Reserved Matters application following the grant of Outline Planning Permission No. P/OUT/2021/02316 to determine appearance, landscaping, layout and scale).

Recommendation: Approve subject to condition.

Reason for the recommendation:

- The location has previously been considered to be sustainable under the outline permission thereby establishing this to be an acceptable location for a development of this scale and nature.
- The access arrangements have previously been agreed as part of the outline consent.
- The design, appearance, scale and layout of the development respects the character of the area and is in all other regards considered to be acceptable visually.
 - The proposal would allow future occupiers to have an acceptable level of amenity without causing any significant harm to the amenity of existing neighbouring properties.
- The proposal complies with the details and requirements of the outline consent, including the provisions of the planning obligations set out within the associated. S106 agreement (i.e. provision of policy compliant affordable housing, provision of onsite public open space and equipped play area).
- There are no material considerations which would warrant refusal of this application

Decision: To grant planning permission *with conditions* for the reasons set out in the officer's report.

1.The development hereby permitted shall be carried out in accordance with the following approved plans: LP.01 A Location Plan; ESP.01 Existing Site Plan; AHL.01 B Affordable Housing Layout; SL.01 B Site Layout; CSL.01 B Coloured Site Layout; CSE.01 B Coloured Street Elevations; SE.01 B Street Elevations; DML.01 B Dwelling Materials Layout; BML.01 C Boundary Materials Layout; PSL.01 A Parking Strategy Layout; RSL.01 A Refuse Strategy Layout; CP-1.pe A Car Port 1 (Plots 36-37) Floor Plan & Elevations; CP-2.pe A Car Port 1 (Plot 38) Floor Plan & Elevations; ESS.pe A Electricity Sub-Station Floor Plan & Elevations; SH.01-1.pe A Garden Shed 1.8m x 2.4m Floor Plan & Elevations; SH.01-E.pe A Garden Shed 2m x 3m

Floor Plan & Elevations; HT.3BW-A.p A Plots 1, 26 (House Type 3BW-A) Floor Plans; HT.3BW-A-2.e A Plot 1 (House Type 3BW-A) Elevations - Painted Brick; P.2-3.e A Plots 2-3 (House Types 2BH) Floor Plans; P.2-3.e A Plots 2-3 (House Types 2BH) Elevations; P.4-5.p A Plots 4-5 (House Types 2BH) Floor Plans; P.4-5.e A Plots 4-5 (House Types 2BH) Elevations; P.6-7.p A Plots 6-7 (House Types 2BH) Floor Plans; P.6-7.e A Plots 6-7 (House Types 2BH) Elevations; HT.2BB(2blk).p A Plots 8-9 (House Type 2BB - 2 Block) Floor Plans; HT.2BB(2blk).e A Plots 8-9 (House Type 2BB - 2 Block) Elevations; HT.3BB.p A Plots 10, 13, 18, 19, 22, 25 (House Type 3BB) Floor Plans; HT.3BB-1.e A Plots 10, 13, 18, 19, 22, 25 (House Type 3BB) Elevations – Brick; HT.2BBW-A.p A Plots 11-12, 16, 23-24 (House Type 2BBW-A) Floor Plans; HT.2BBW-A.e A Plots 11-12, 16, 23-24 (House Type 2BBW-A) Elevations – Render; HT.2BB.pe A Plots 14-15 (House Type 2BB) Floor Plans & Elevations; HT.2BBW-B.p A Plot 17 (House Type 2BBW-B) Floor Plans; HT.2BBW-B.e A Plot 17 (House Type 2BBW-B) Elevations – Brick; HT.2BBW-A(2blk).p A Plots 20-21 (House Type 2BBW-A - 2 Block) Floor Plans; HT.2BBW-A(2blk).e A Plots 20-21 (House Type 2BBW-A - 2 Block) Elevations; HT.3BB2.e A Plot 22 (House Type 3BB) Elevations – Render; HT.2BBW-A.2.e A Plot 23 (House Type 2BBW-A) Elevations – Brick; HT.2BH(3blk).p A Plots 28-30 (House Type 2BH - 3 Block) Floor Plans; HT.2BH(3blk).e A Plots 28-30 (House Type 2BH - 3 Block) Elevations; P.31-32.p A Plots 31-32 (House Types 2BH) Floor Plans; P.31-32.e A Plots 31-32 (House Types 2BH) Elevations; P.33-34.p A Plots 33-34 (House Types 3BH) Floor Plans; P.33-34.e A Plots 33-34 (House Types 3BH) Elevations; HT.4BW-A1.p A Plot 35 (House Type 4BW-A Option 1) Floor Plans; HT.4BW-A2.p A Plots 36, 38 (House Type 4BW-A Option 2) Floor Plans; HT.4BW-A2.e A Plots 36, 38 (House Type 4BW-A) Elevations - Brick & Flint; HT.3BW-C.p A Plot 37 (House Type 3BW-C) Floor Plans; HT.3BW-C.e A Plot 37 (House Type 3BW-C) Elevations; P.39-40.p A Plots 39-40 (House Types 3BH) Floor Plans; P.39-40.e A Plots 39-40 (House Types 3BH) Elevations; HT.3BH(2blk).p A Plot 41-42 (House Type 3BH - 2 Block) Floor Plans; HT.3BH(2blk).e A Plot 41-42 (House Type 3BH - 2 Block) Elevations; HT.4BW-C.p A Plot 43 (House Type 4BW-C) Floor Plans; HT.4BW-C.e A Plot 43 (House Type 4BW-C) Elevations; P.45-56.p A Plots 45-46 (House Types 2BH/3BH) Floor Plans; P.45-56.e A Plots 45-46 (House Types 2BH/3BH) Elevations; P.47-48.e A Plots 47-48 (House Types 3BH) Elevations; P.47-48.p A Plots 47-48 (House Types 3BH) Floor Plans; HT.3BW-A-1.e B House Type 3BW-A Elevations Brick; HT.3BW-B.e B House Type 3BW-B Elevations; HT.3BW-B.p B House Type 3BW-B Floor Plans; HT.4BW-A1.e B House Type 4BW-A Elevations Brick; Reason: For the avoidance of doubt and in the interests of proper planning.

2. Prior to development above dampproof course level, samples of materials to be used in the construction and finish of the buildings shall be made available on site and retained in that location for inspection by the Local Planning Authority. Any such samples shall be approved in writing by the Local Planning Authority and thereafter, the development shall proceed in accordance with such materials as have been agreed.

Reason: To safeguard the visual amenity of the locality.

3. Prior to the construction or installation of any boundary walls, samples of the materials to be used for the walls must be submitted to and approved in writing by the Local Planning Authority. Prior to the construction or installation of any boundary fences or railings, visual details of the fences and railings must also be submitted to the Local Planning Authority for approval in writing. The development shall thereafter be implemented in full accordance with the approved details.

Reason: In the interests of the amenities of the area.

4. All hard and soft landscape works must be carried out in accordance with the approved drawings number 566-1-R5, 566-2-R2, 566-3-R2 and 566-4-R2 received 17/03/2025 and 566-5 received 11/03/2025. The soft landscaping works detailed on the same approved drawings must be carried out in full during the first planting season (November to March) following commencement of the development. The soft landscaping shall be maintained in accordance with the agreed details and any trees or plants which, within a period of 10 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.

5. Where surface water drainage infrastructure is located within private property the following requirement applies. Prior to occupation of the development, evidence that property owners have been made aware of any SuDS/drainage features within their ownership boundary and their obligations to maintain such features has been submitted to and approved in writing by the Local Planning Authority. Such evidence shall take the form of confirmation of legal covenants associated with the deeds of the properties or similar documentation.

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

6. The development hereby approved shall be completed in accordance with the submitted Biodiversity Plan (BP) prepared by GE Consulting (signed and certified by Dorset Council 20/05/2025).

Reason: To mitigate impacts on ecology and provide enhancements biodiversity.

7. Prior to the implementation of the approved landscaping scheme, the existing field gateways leading onto the A357 and Hillcrest Close shall be stopped up in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The agreed details shall thereafter be fully implemented and permanently maintained in accordance with such details.

Reason: In the interests of highway safety and visual amenity.

8. Prior to the implementation of the approved landscaping scheme, details of replacement stiles serving Public Rights of Way N53/46 at the point of egress on to the A357 and Hillcrest Close shall be submitted to and approved in writing by the Local Planning Authority. The new stiles shall be designed to allow for improved accessibility for users of this Right of Way. The agreed details shall thereafter be fully implemented.

Reason: In the interests of the amenity and improved accessibility for users of the public right of way.

9. Prior to the first use or occupation of the development hereby permitted details of the Local Area of Play (LAP), to include its position, layout and details of the specific play equipment to be provided, shall be submitted to and agreed in writing by the Local Planning Authority. The agreed details shall thereafter be fully implemented and be available for use prior to first occupation of the development.

Reason: In the interests of the amenities of the future occupiers of the development.

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 increase in height or enlargement(s) to the roofs of the dwellinghouses, referred to as Plots 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24 and 25 on the approved plans hereby approved, as permitted by Class A, Class AA, and Class B of Schedule 2 Part 1 of the 2015 Order (as amended), shall be erected or constructed.

Reason: To protect the rural, edge of settlement character of the locality.

Informative note footpaths:

The applicant's attention is drawn to the comments provided by Dorset Council's Senior Ranger in respect of this application and in particular the need for the footpath crossing the application site to be diverted by legal order and for that order to be confirmed before any works obstructing the path are commenced. The applicant should acquaint themselves with the full comments made which are available to view on the Online Planning Register at <https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=410861>.