

Strategic and Technical Planning Committee
Monday 30th June 2025
Decision List

Application: P256

Application Site: Footpath 46, Okeford Fitzpaine at Darknoll Farm

Proposal: Application to divert part of Footpath 46, Okeford Fitzpaine at Darknoll Farm

Recommendation: That:

- a) The application to divert part of Footpath 46, Okeford Fitzpaine as shown on drawing P256/25/1 attached as Appendix 1, be accepted and the diversion order made;
- b) The order includes provisions to modify the definitive map and statement to record the changes made as a consequence of the diversion; and
- c) If the Order is unopposed and is considered to meet the legal tests it is confirmed by the Council.
- d) If the Order is opposed, and the objections to the order are of a similar nature to those already considered by the Committee, it be submitted to the Secretary of State without further reference to the Committee.

Decision: That:

- a) The application to divert part of Footpath 46, Okeford Fitzpaine as shown on drawing P256/25/1 attached as Appendix 1, be accepted and the diversion order made;
- b) The order includes provisions to modify the definitive map and statement to record the changes made as a consequence of the diversion; and
- c) If the Order is unopposed and is considered to meet the legal tests it is confirmed by the Council.
- d) If the Order is opposed, and the objections to the order are of a similar nature to those already considered by the Committee, it be submitted to the Secretary of State without further reference to the Committee.

Application: P/FUL/2023/03982

Application Site: Land at Hurst Farm and Station Road, Moreton, Dorchester DT2 8RA

Proposal: Extraction of approximately 11.5 million tonnes of sand and gravel, in phased working, together with importation of aggregates and cement, construction of a car park, internal haul road, bridged conveyor crossing, erection of a site office, aggregate processing plant, aggregate bagging plant, ready mix concrete plant, and ancillary buildings. Restoration to water bodies and agriculture and biodiversity enhancements together with public access and use of retained site office as a Visitor Centre.

Recommendation: GRANT PLANNING PERMISSION, subject to conditions and to the completion of a satisfactory Section 106 Legal Agreement

Decision: The item was deferred to a later date due to unforeseen circumstances.

Application: P/VOC/2024/03497

Application Site: Anaerobic Digester Plant, Rainbarrow Farm, Monkeys Jump Roundabout to Junction Below Alington Place, Martinstown, DT2 9JF

Proposal: The construction and operation of an Anaerobic Digestion and Combined Heat and Power Plant and associated infrastructure including a new site access road at Rainbarrow Farm (Site 1) and underground service corridor linking to a new Combined Heat and Power engine in existing Engine House (Site 2) at Poundbury to supply Poundbury with renewable heat and power (Revised proposal) (Changes to proposed plant, infrastructure and land profiling at Rainbarrow Farm (Site 1)) and as varied by 1/D/2011/2113 to include repositioning of flare and CHP container, and additional equipment to include standby generator, switch gear, back up boiler, DMT Membrane Plant, transformer, 3 tank propane store and new gas pipeline to site boundary, to enable the majority of the gas produced by the Anaerobic Digester Plant to be fed directly into the public gas supply network at the pressure regulating station adjacent Monkeys Jump Roundabout (with variation of conditions 27 and 28 of planning permission 1/D/2011/2113 to regularise the existing development by increasing traffic levels, annual feedstock throughput and feedstocks).

Recommendation: Grant planning permission subject to conditions set out in section 8.

Decision: Grant planning permission subject to the following conditions.

1. Plans List - Approved

The development hereby permitted shall be carried out in accordance with the following approved plans:

Planning Application Boundary drawing number 02 dated December 2010
Access and Site Road Details drawing number 9100 revision P2 dated April 2010
Proposed Site Access and Access Road drawing number 003 dated April 2010
Proposed Site Access & Typical Cross Section Detail drawing 004 dated April 2010
Drainage Layout Drawing number 16569/006 as agreed on 22 February 2012
Ground Levels Plan 8 dated 10 July 2017
Feedstock Locations and Routes received 18 November 2024

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

2. Delivery and Servicing Plan

Imports and exports of the Anaerobic Digester Plant shall be implemented in accordance with the Delivery and Servicing Plan (Entran, January 2025). In

particular, the site operator shall comply with paragraphs 4.13-4.21 of the Delivery and Service Plan. The Delivery and Servicing Plan, along with the approved Feedstock Locations and Routes plan, shall be reviewed annually by the site operator to consider updates to the approved scheme. The annual review and any updates shall be submitted to, and agreed in writing by, the Minerals Planning Authority.

Reason: To ensure that the proposal does not result in any adverse impact on highway safety and the amenities of the surrounding area and nearby residential properties and in accordance with Policies ENV16 and COM 7 of the West Dorset, Weymouth & Portland Local Plan 2015 and Policies 12 and 13 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan 2019.

3. Log of Vehicular Movements

A log of vehicular movements shall be kept, and these formal records shall be submitted annually to the Local Planning Authority until 30 June 2030. After this date, the log shall be made available for inspection by the Local Planning Authority at seven days' notice.

Reason: To ensure that the proposal does not result in any adverse impact on highway safety and the amenities of the surrounding area and nearby residential properties and in accordance with Policies ENV16 and COM 7 of the West Dorset, Weymouth & Portland Local Plan 2015 and Policies 12 and 13 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan 2019.

4. Feedstocks - Quantity and Type

Feedstock from supply farms imported to Rainbarrow Farm, that require transport on the public highway, shall be limited to a maximum of 60,000 tonnes per annum. The feedstocks shall be limited to maize, rye and oat crops.

Reason: To ensure that the proposal does not result in any adverse impact on highway safety and the amenities of the surrounding area and nearby residential properties and in accordance with Policies ENV16 and COM 7 of the West Dorset, Weymouth & Portland Local Plan 2015 and Policies 12 and 13 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan 2019.

5. Feedstock Source Sites

Any new feedstock source sites, which have not been shown on drawing 'Feedstock Locations and Routes' received 18 November 2024, shall be located within 15 miles of the site.

Reason: To ensure that the proposal does not result in any adverse impact on highway safety and the amenities of the surrounding area and nearby residential

properties and in accordance with Policies ENV16 and COM 7 of the West Dorset, Weymouth & Portland Local Plan 2015 and Policies 12 and 13 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan 2019.

6. Height of Storage within Feedstock Clamps

All feedstocks shall be stored within the silage clamp as identified on the approved plans. The maximum height of any settled material shall not exceed 5 metres above ground level in accordance with the details as submitted in paragraph 1.24 of the Planning Supporting Statement (Revised Proposal) revised December 2010 submitted as part of the planning application reference number 1/D/10/001372.

Reason: To minimise any impact on the surrounding landscape character and in accordance with Policy ENV1 of the West Dorset, Weymouth & Portland Local Plan 2015 and Policy 14 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan 2019.

7. Cover to feedstocks kept in silage clamp

Any feedstocks stored within any of the individual bays shall be covered by a dark green cover to RAL 6005 (Moss Green) or alternatively a black coloured cover. The feedstocks shall continue to be covered in accordance with the details outlined above so long as the silage clamps are in use.

Reason: To minimise any impact on the surrounding landscape character and in accordance with Policy ENV1 of the West Dorset, Weymouth & Portland Local Plan 2015 and Policy 14 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan 2019.

8. Colour of the Gas Storage Balloon

The gas storage balloon that is located on top of the digestate store shall be retained in a grey external colour (Window Grey RAL 7040) in accordance with the details sent to the Waste Planning Authority in the email from Nick Finding dated 27 January 2011 as part of application reference number 1/D/10/001372.

Reason: To minimise any impact on the surrounding landscape character and in compliance with Policy ENV1 of the West Dorset, Weymouth & Portland Local Plan 2015 and Policy 14 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan 2019.

9. Retention of Re-profiled Land

The re-profiled land (as shown on plan Ground Levels Plan 8, dated 10 July 2017) shall be retained for the duration of the development.

Reason: To protect the character of the landscape and in the interests of visual amenity in accordance with Policy ENV1 of the West Dorset, Weymouth & Portland Local Plan 2015 and Policy 14 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan 2019.

10. Visibility Splays

The visibility splay areas as shown on drawing number 003 titled Proposed Site Access and Access Road dated April 2010 submitted as part of planning application 1/D/10/001372 shall be retained and maintained free of any obstruction (including any growth) above 600 mm when measured from the level of the adjoining highway to enable a clear line of sight.

Reason: In the interests of highway safety and in compliance with Policy COM 7 of the West Dorset, Weymouth & Portland Local Plan 2015 and Policy 12 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan 2019.

11. Vehicle Access

All vehicles associated with the operation of the Rainbarrow Farm site shall access the facility via the roadway that approaches the main site from the east along the access approved as part of the development of the site under planning application reference number 1/D/10/001372.

Reason: In the interests of highway safety in accordance with Policy COM 7 of the West Dorset, Weymouth & Portland Local Plan 2015 and Policy 12 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan 2019.

12. Noise levels

The development hereby permitted shall be undertaken and operate within the noise parameters as set out within the Noise Assessment document (Revised Proposals) dated June 2010 and revised December 2010 submitted as part of the planning application reference number 1/D/10/001372.

Reason: To ensure that the proposal does not result in any adverse impact on the amenities of the surrounding area and nearby residential properties and in accordance with Policy ENV16 of the West Dorset, Weymouth & Portland Local Plan 2015 and Policy 13 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan 2019.

13. Operating Hours

Excluding harvest times of the feedstocks to supply the Anaerobic Digester Plan hereby approved, the site shall only be open to receive or dispatch any vehicle

carrying feedstocks, digestate or any other material or equipment associated with the operation of the site between the hours of 07:00 to 18:00 hours Mondays to Fridays inclusive and 07:00 to 13:00 hours on Saturdays and at no time on Sundays, Bank, or Public Holidays.

Reason: To protect the amenities of nearby properties from harm and in accordance with Policy ENV16 of the West Dorset, Weymouth & Portland Local Plan 2015 and Policy 13 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan 2019.

14. Air Quality

The development hereby permitted shall be undertaken and operate within the air quality parameters as set out within the Air Quality Assessment document (Revised Proposals) dated June 2010 and revised December 2010 submitted as part of the planning application reference number 1/D/10/001372.

Reason: To ensure that the proposal does not result in any adverse impact on the amenities of the surrounding area and nearby residential properties and in accordance with Policy ENV16 of the West Dorset, Weymouth & Portland Local Plan 2015 and Policy 13 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan 2019.

15. Air Quality Mitigation Measures

The mitigation measures to ensure that there are no odour or emissions from any part of the site operation that would cause any amenity concerns or impact on the surrounding environment as detailed in the Air Quality Assessment document dated July 2010 submitted as part of the planning application reference number 1/D/10/001372 shall be implemented throughout the life of operation of the site.

Reason: To ensure that the proposal does not result in any adverse impact on the amenities of the surrounding area and nearby residential properties and in accordance with Policy ENV16 of the West Dorset, Weymouth & Portland Local Plan 2015 and Policy 13 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan 2019.

16. Remove plant if no production

Should the plant fail to generate any methane gas for a period in excess of 12 months then the fermenter, feed hopper, digestate store, gas storage balloon, biogas engine, CHP container, flare and the control building implemented as part of the planning application reference number 1/D/10/001372 and those items of plant above ground implemented as part of the current application 1/D/2011/2113 shall be removed from the site.

Reason: To minimise any impact on the surrounding landscape character and in accordance with Policy ENV1 of the West Dorset, Weymouth & Portland Local Plan 2015 and Policy 14 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan 2019.

17. Surface Water Drainage

The surface water drainage scheme as shown on the Drainage Layout Drawing number 16569/006 revision B and agreed in writing with the Waste Planning Authority in the letter dated 22 February 2012 shall be retained and maintained in effective order throughout the use of the site.

Reason: To prevent the increased risk of flooding, and to protect water quality for the benefit of the local habitat and in compliance with Policy ENV 5 and ENV 9 of the West Dorset, Weymouth & Portland Local Plan 2015 and Policy 17 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan 2019.

18. Floodlighting

No further external lights shall be installed on the application site unless details of their location, height above ground, power and measures to reduce light spillage including the use of movement sensors and timers are submitted to, and approved in writing by, the Local Planning Authority. Agreed lighting shall be implemented and maintained in accordance with the approved details.

Reason: To protect the amenity of the surrounding area in accordance with Policy ENV16 of the West Dorset, Weymouth & Portland Local Plan 2015 and Policy 13 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan 2019.

19. Community Liaison Group

Within one month of the date of this permission, the operator shall submitted to, and agree in writing with, the Local Planning Authority terms of reference for and membership of a Community Liaison Group. The group shall invite at least representatives from parish and town councils and members of the public as a minimum and shall meet at least twice a year until such time that the Local Planning Authority is notified in writing that the Anaerobic Digester Plant has ceased to be in use.

Reason: To protect the amenity of the surrounding area in accordance with Policy ENV16 of the West Dorset, Weymouth & Portland Local Plan 2015 and Policy 13 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan 2019.

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.

Application: P/FUL/2025/00591

Application Site: Rainbarrow Farm, Anaerobic Digester Plant, Monkey Jump Roundabout to Junction Below Alington Place, Martinstown, DT2 9JF

Proposal: Retain digestate lagoon and hardstanding & install proposed lagoon cover

Recommendation: Grant planning permission subject to conditions set out in section 18.

Decision: Grant Planning Permission subject to the following conditions:

1. Plans List - Approved

The development hereby permitted shall be carried out in accordance with the following approved plans:

IXO_RF_00_001 0 Site Location Plan

IXO_RF_10_001 0 Site Layout Plan

003 Site Sections Plan

60349-CDY-XX-XX-DR-C-0050 C Proposed Drainage Layout

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

2. Colour of the Lagoon Cover

The lagoon cover shall be installed within 3 months of the date of this permission and be black in colour, as specified in the Planning Statement dated 28 January 2025, and shall be retained and maintained for as long as the lagoon is in use.

Reason: To minimise any impact on the surrounding landscape and in accordance with Policy ENV1 of the West Dorset, Weymouth & Portland Local Plan 2015 and Policy 14 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan 2019.

3. Noise Levels

The development hereby permitted shall be undertaken and operate within the noise parameters as set out within the Noise Assessment document (Revised Proposal) dated June 2010 and revised December 2010 submitted as part of the planning application reference number 1/D/10/001372.

Reason: To ensure that the proposal does not result in any adverse impact on the amenities of the surrounding area and nearby residential properties and in accordance with Policy ENV16 of the West Dorset, Weymouth & Portland Local Plan 2015 and Policy 13 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan 2019.

4. Operating Hours

Vehicle movements on the site shall only be undertaken between the hours of 07:00 to 20:00 hours on Mondays to Fridays and 07:00 to 13:00 hours on Saturdays and at no time on Sundays, Bank, or Public Holidays.

Reason: To protect the amenities of nearby properties from harm and in accordance with Policy ENV16 of the West Dorset, Weymouth & Portland Local Plan 2015 and Policy 13 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan 2019.

5. Floodlighting

No floodlighting or security lighting shall be installed on the application site surface unless details of its location, height, design, sensors, hours of proposed use and luminance have previously been submitted to, and approved in writing by, the Local Planning Authority. Any lighting shall be maintained in accordance with the approved details.

Reason: To protect the amenities of nearby properties from harm and in accordance with Policy ENV16 of the West Dorset, Weymouth & Portland Local Plan 2015 and Policy 13 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan 2019.

6. Flood Risk Mitigation

Recommendations and mitigation provided in the Flood Risk Assessment (ref. 14313-R01 dated March 2025) and Drainage Strategy (ref. 60349w0001c dated 15 January 2025) shall be carried out in accordance with the agreed details. The soakaway, as shown on Proposed Drainage Layout & Schedules drawing number 60349-CDY-XX-XX-DR-C-0050 Rev C updated on 15 January 2025 shall be retained and maintained in effective order throughout the use of the site.

Reason: To prevent the increased risk of flooding, and to protect water quality for the benefit of the local habitat and to comply with Policies ENV5 and ENV9 of the West Dorset, Weymouth & Portland Local Plan 2015.

Informative Notes:

1. 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 application was acceptable as submitted and no further assistance was required.

2. Surface Water Quality

The proposed development must fully comply with the terms of The Water Resources (Control of Pollution) (Silage, Slurry and Agricultural Fuel Oil) (England) (SSAFO) Regulations 2010 and as amended 2013. Environmental good practice advice is available in The Code of Good Agricultural Practice (COGAP) for the protection of water, soil and air (produced by DEFRA). The applicant is advised to review the existing on-farm slurry storage and ensure compliance with the SSAFO Regulations.

You must inform the Environment Agency, verbally (Tel: 03708 506 506) or in writing, of a new, reconstructed or enlarged slurry store, silage clamp or fuel stores at least 14 days before starting any construction work. The notification must include the type of structure, the proposed design and construction, and once an agreed proposal has been constructed, we will ask you to send us a completed WQE3 notification form before you start using the facility.

Further guidance is available:

Storing silage, slurry and agricultural fuel oil

Protecting our Water, Soil and Air: A Code of Good Agricultural Practice for farmers, growers and land managers

3. Biodiversity Net Gain – Exempt

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.

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 are considered to apply.

The permission which has been granted is for development which is exempt being:

- Development below the de minimis threshold, meaning development which:
 - i) does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and
 - ii) impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric).

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