

Northern Area Planning Committee
8th July 2025

Decision List

Application Reference: P/FUL/2024/04528

Application Site: Garages at Wingfield Road Sherborne DT9 3HH

Proposal: Demolition of existing garage block and redevelopment with two dwellings including landscaping and associated works.

Recommendation: Grant planning permission, subject to conditions.

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

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: AT278 001 Location Plan A/3358/04 Proposed Site Plan A/3358/01 Plot 1 Proposed Floor & Roof Plans A/3358/02 Plot 2 Proposed Floor & Roof Plans A/3358/01 Proposed Elevations & Sections.

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 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. The development hereby permitted shall not be commenced until an Allocation Certificate has been submitted to and approved in writing by the Local Planning Authority which addresses the additional nutrient input arising from the development within the fluvial catchment area upstream of the Somerset Levels and Moors Ramsar site and on the same hydrological pathway. The Allocation Certificate shall be a written certificate issued by the phosphate credit provider confirming the allocation of the full phosphate credit requirement generated by the development, thereby mitigating the additional nutrient load imposed on the Somerset Levels and Moors Ramsar site by the development when fully occupied enabling the local planning authority to conclude on the basis of the best available scientific evidence that such additional nutrient loading will not have an adverse effect on the integrity of the protected site, having regard to the conservation objectives for the site.

Reason: To ensure that the proposed development is phosphate neutral in perpetuity.

6. Details of measures to limit the potential consumption of wholesome water use by persons occupying the new dwelling to 110 litres per person per day as measured in accordance with regulation 36 of the Approved Document for Part G2 of the Building Regulations 2010 (or any equivalent regulation revoking and/or re-enacting that Statutory Page 25 Instrument) shall be submitted to and approved by the Local Planning Authority before the dwelling is occupied. The submitted details shall include a water consumption calculation for the dwelling in accordance with the Approved Documents referred to above. The approved measures shall be implemented and maintained to the satisfaction of the Local Planning Authority thereafter.

Reason: To secure nutrient neutrality through effective mitigation in the interests of protected Habitat Sites

7. The development hereby approved must not be first brought into use unless and until the detailed biodiversity mitigation, compensation and enhancement measures set out within the submitted Ecological Impact Assessment (HalpinRobbins Ltd, 23.04.2024) have been completed in full, in accordance with any specified timetable. Thereafter, the approved mitigation, compensation and enhancement measures must be permanently maintained and retained in accordance with the submitted details.

Reason: To mitigate and compensate for impacts on ecological receptors, and to provide biodiversity gains.

8. Before the development hereby approved commences a Construction Method Statement (CMS) must be submitted to and approved in writing by the Planning Authority. The CMS must include: • the parking of vehicles of site operatives and visitors • loading and unloading of plant and materials • storage of plant and materials used in constructing the development • delivery, demolition and construction working hours The approved Construction Method Statement shall be adhered to throughout the construction period for the development.

Reason: To minimise the likely impact of construction traffic on the surrounding highway network.

9. Before the development hereby approved is occupied or utilised, the visibility splay must have 25m to the north and 43m to the south of clear and unobstructed line of sight in both directions. Any obstruction on the verge both sides of the access must be cleared/excavated to a level not exceeding 0.6 metres above the relative level of the adjacent carriageway. The splay areas must thereafter be maintained and kept free from all obstructions.

Reason: to ensure that a vehicle can see or be seen when exiting the access.

10. Before the development hereby approved is occupied or utilised the turning/manoeuvring and parking shown on Drawing Number A/3358/04 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. Before the development is occupied or utilised the first 5.00 metres of the vehicle access, measured from the rear edge of the highway (excluding the vehicle crossing - see the Page 26 Informative Note below), must be laid out and constructed to a specification submitted to and approved in writing by the Local 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.

12. 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.

13. Prior to the commencement of any development hereby approved 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.

14. 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 and Class B of Schedule 2 Part 1 of the 2015 Order, shall be erected or constructed. Reason: To protect amenity and the character of the area.

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 roof enlargement(s) or alteration(s) of the dwellinghouse hereby approved, permitted by Class B and Class C 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. As the works affects a Council maintained structural asset the applicant should contact the Bridge and Structures Team by telephone at 01305 225366 or by email at j.burridge@dorsetcc.gov.uk, before the commencement of any works on or adjacent to the structural asset in question, to ensure that the appropriate licence(s) and or permission(s) are obtained.

2. These garages may contain asbestos. It is recommended the developer submits a detailed plan for the removal of asbestos that could be, Crocidolite asbestos, also known as blue asbestos, or Amosite asbestos otherwise known as brown asbestos. This will require specialists to remove this type of asbestos providing this is found in the building. Page 27 The more common will be Chrysotile asbestos or white asbestos which can be removed by non-specialists but will still need to be disposed of in a safe manner.

3. 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.

4. 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.

5. 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 Reference: P/FUL/2023/01247

Application Site: 10 High East Street Dorchester DT1 1HS

Proposal: Erect first floor extension to provide 1 No. unit of residential accommodation

Recommendation: Grant, subject to the conditions set out below:

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: 12673-01 Location Plan.pdf 12673-02 A Existing Plans, Elevations & Sections.pdf 12673 - 106 G Proposed plans and elevations Dec 2024 12673-107 Existing and Proposed Rear Elevations 12673-108 C Lobby Section Reason: For the avoidance of doubt and in the interests of proper planning. Page 44

3. No development shall commence until the necessary nutrient mitigation credits to mitigate the impacts of the development on the Poole Harbour Catchment have been secured from an accredited nutrient provider and a copy of the Nutrient Credit Certificate demonstrating that purchase, has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that sufficient mitigation is provided against any impact which may arise from the development on the Poole Harbour.

4. Prior to construction of the extension hereby approved, a detailed method statement detailing abutment and construction methodology to include details of (but not limited to) tying in/connections with adjacent buildings, surface water drainage, rainwater goods, conservation of vents and flues shall be submitted to and agreed in writing by the Local Planning Authority. The development shall thereafter proceed in accordance with the approved details.

Reason: In the interests of the appearance of the development and protecting adjacent heritage assets.

5. Before the development hereby approved commences a Construction Method Statement (CMS) must be submitted to and approved in writing by the Planning Authority. The CMS must include: - the parking of vehicles of site operatives and visitors - loading and unloading of plant and materials - storage of plant and materials used in constructing the development - delivery, demolition and construction working hours. The approved Construction Method Statement shall be adhered to throughout the construction period for the development.

Reason: To minimise the likely impact of construction traffic on the surrounding highway network.

6. Prior to installation of first floor extension brickwork, a sample panel of the proposed external facing material measuring at least 1 metre by 1 metres, demonstrating the proposed brick, 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.

Reason: To ensure a satisfactory visual appearance of the development and in the interests of the heritage asset.

7. Prior to installation of new pitched roof, 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 and in the interests of the heritage assets.

8. Prior to the installation of new external windows, detailed drawings (at a scale of 1:5 section and 1:20 elevation) showing the design, materials, colour, finish and construction specifications of all new windows (and passageway door if proposed) shall be submitted to and approved in writing by the Local Planning Authority and the development shall thereafter be completed in accordance with the approved details.

Reason: To safeguard the character of the locality and in the interests of the appearance of the development and in the interests of the heritage asset.

9. Before installation of any extraction plant and associated ductwork, vents and flues, details of equipment, methodology, installation details, operating procedure and a management and maintenance schedule shall be submitted and approved in writing by the Local Planning Authority. The extract system must be designed in accordance with the recommendations contained in reports prepared by Impact Acoustics and Greenavon, and details outlining mitigation to prevent loss of amenity and prevent creeping noise & odour levels for neighbouring residents and occupants of the new flat must be provided. Thereafter, the installation of the equipment must proceed fully in strict accordance with the agreed details prior to the development hereby approved being first occupied or brought into use, and subject thereafter to routine maintenance and cleansing in accordance with the agreed details and manufacturers' instructions.

Reason: In order to protect the living conditions of surrounding residential properties.

10. Prior to first occupation of the development hereby approved, one No bird box and one No bat box shall be installed in accordance with recommendations contained in Abbas Ecology PRA and thereafter maintained in perpetuity. Reason: to provide biodiversity enhancements

11. Details of measures to limit the potential consumption of wholesome water use by persons occupying the new dwelling to 110 litres per person per day as measured in accordance with regulation 36 of the Approved Document for Part G2 of the Building Regulations 2010 (or any equivalent regulation revoking and/or re-enacting that Statutory Instrument) shall be submitted to and approved by the Local Planning Authority before the dwelling is occupied. The submitted details shall include a water consumption calculation for the dwelling in accordance with the Approved Documents referred to above. The approved measures shall be implemented and maintained to the satisfaction of the Local Planning Authority thereafter.

Reason: To secure nutrient neutrality through effective mitigation in the interests of protected Habitat Sites.

Decision: To refuse planning permission for the reasons set out below:

Reasons for refusals:

The proposal would lead to a significant adverse effect on the living conditions of 10A High East Street due to inadequate daylight to the living space of the adjacent property due to the proximity height and design of the proposed development, contrary to Policy ENV16 of the West Dorset and Weymouth Local Plan.

The proposal would lead to a significant adverse effect on the living conditions of 5 Icen Mews due to overbearing and overshadowing of the garden area of the adjacent property due to the proximity height and design of the proposed

development, contrary to Policy ENV16 of the West Dorset and Weymouth Local Plan.

The proposal due to its size and layout would fail to make sufficient provision for bin stores, recycling facilities, drying areas, cycle parking, mobility scooter storage and private amenity/garden space and associated storage and composting facilities, which would adversely impact on the amenity of future occupiers of the proposed residential unit, contrary to policy ENV.11 and ENV16 of the West Dorset and Weymouth Local Plan.

Application Reference: P/LBC/2023/01251

Application Site: 10 High East Street Dorchester DT1 1HS

Proposal: Erect first floor extension to provide 1 No. unit of residential accommodation

Recommendation: Grant listed building consent subject to the conditions and reasons set out in the report.

Decision: To grant planning with the following conditions and reasons:

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: 12673-01 Location Plan.pdf 12673-02 A Existing Plans, Elevations & Sections.pdf 12673 - 106 Proposed plans and elevations 12673 - 106 G Proposed plans and elevations 12673 - 107 Existing and Proposed Rear Elevations 12673 - 108 C Lobby Section.

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

3. Prior to construction of the extension hereby approved, a detailed method statement detailing abutment and construction methodology to include details of (but not limited to) tying in/connections with adjacent buildings, surface water drainage, rainwater goods, shall be submitted to and agreed in writing by the Local Planning Authority. The development shall thereafter proceed in accordance with the approved details.

Reason: In the interests of protecting adjacent heritage assets

4. Prior to installation of first floor extension brickwork, a sample panel of the proposed external facing material measuring at least 1 metre by 1 metres, demonstrating the proposed brick, 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.

Reason: To ensure a satisfactory visual appearance of the development and in the interests of the heritage asset.

5. Prior to installation of new pitched roof, 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 and in the interests of the heritage assets

6. Prior to the installation of new external windows, detailed drawings (at a scale of 1:5 section and 1:20 elevation) showing the design, materials, colour, finish and construction specifications of all new windows (and passageway door if proposed) shall be submitted to and approved in writing by the Local Planning Authority and the development shall thereafter be completed in accordance with the approved details.

Reason: To safeguard the character of the locality and in the interests of the appearance of the development and in the interests of the heritage asset.

7. Prior to installation of any works to facilitate a new entrance lobby, a method statement including detailed annotated section drawings showing construction method, materials, details of abutment(s) and joinery details shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall proceed in strict accordance with the details as agreed.

Reason: In the interests of the heritage asset

8. No plumbing pipes or other services (other than those shown on the approved drawings) shall be located on the exterior of the building(s).

Reason: To preserve or enhance the character and appearance of the heritage asset.

Informative Notes:

1. Please ensure all conditions with regards to linked planning application ref P/FUL/2023/01247 are submitted and discharged, and thereafter works proceed in accordance with the agreed details as approved

2. 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 Reference: P/HOU/2024/06120

Application Site: Sunnydale White Lackington Piddletrenthide DT2 7QU

Proposal: Demolish store and erect a two Bay Garage / Workshop.

Recommendation: Grant, subject to conditions

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

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: 23/026/01 Location Plan 23/026/03 Proposed Block Plan 23/026/04 Existing Elevations/Floor Plans 23/026/05 Proposed Elevations/Floor Plans.

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

3. The development hereby approved shall proceed only in accordance with the details set out in the Arboricultural Impact Assessment, Arboricultural Method Statement by NB Tree Management Arboricultural Consultancy ref: Sunnydale– 29.5.25 date: 29th May 2025, setting out how the existing trees are to be protected and managed before, during and after development.

Reason: To ensure thorough consideration of the impacts of development on the existing trees.

4. The proposed car port shown on Drawing Number 23/026/05 Rev C hereby approved once constructed shall be maintained and available for the purpose of parking a motor vehicle. It shall not be converted to a use other than as a garage for the purpose of parking a motor vehicle by the provision of doors and/or walled enclosure.

Reason: To ensure that satisfactory on-site parking is provided in a form that allows a vehicle to freely turn within the site curtilage

5. The detailed biodiversity mitigation, compensation and enhancement strategy set out within the approved Biodiversity Plan, certified by the Dorset Council Natural Environment Team on 14/01/2025, must be strictly adhered to during the carrying out of the development. The development hereby approved must not be first brought into use unless and until: i) the mitigation, compensation and enhancement measures detailed in the approved Biodiversity Plan have been completed in full, in accordance with any specified timetable. ii) evidence of compliance, including photographic evidence, in accordance with section J of the approved Biodiversity Plan 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 Biodiversity Plan 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.

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