

Eastern Area Planning Committee
Wednesday 03 September 2025
Decision List

Application: P/FUL/2024/04629

Application Site: 26 Canford Bottom Colehill BH21 2HE

Proposal: Demolish existing buildings and construct a Class E(a) retail store and associated parking, servicing arrangements and landscaping.

Recommendation: Refuse - Inappropriate development in the Green Belt (see full reasons for refusal in section 18 of this report).

Decision: Resolution to grant subject to planning conditions and a S106 agreement with authority delegated to the Head of Planning and the Service Manager for Development Management and Enforcement to agree the wording of conditions with the Chair and the Vice-Chair of the Eastern Area Planning Committee; and referral to the Secretary of State.

Application: 6/2021/0282

Application Site: Land east of Wareham Road Lytchett Matravers

Proposal: Residential development of site for 95 dwellings, new vehicular and pedestrian access onto Wareham Road and other associated works including landscaping and open space.

Recommendation: Grant subject to conditions as set out at the end of this report and the completion of a legal agreement to secure:

- 40% affordable housing
- Education contribution
- Special education needs contribution
- GP surgery contribution
- Public right of way contribution
- Nutrient neutrality requirements
- Local equipped area for play requirements.

Or, if no agreement is completed then refuse for failure to secure the necessary obligations.

Decision: The application was deferred as the meeting was not quorate.

Application: 6/2018/0228

Application Site: Binnegar Hall, Binnegar, Wareham, BH20 6AT

Proposal: Redevelopment for 48 Dwellinghouses & Village Hall including access improvements, parking & landscaping.

Recommendation:

- a. Grant planning permission subject to conditions and the completion of a section 106 legal agreement,

Or,

- b. Refuse planning permission if within six months from the day of this Committee the section 106 legal agreement is not completed.

Decision: The application was deferred as the meeting was not quorate.

Application Number: P/FUL/2023/07467

Application Site: Land South Of A352 (Wareham Road) Binnegar, East Stoke Purbeck

Proposal: Use of land as Suitable Alternative Natural Greenspace (SANG) with associated access, landscaping, infrastructure and alterations to road.

Recommendation:

a. To grant permission for the creation of this SANG subject to conditions and the signing of a S106 legal agreement to secure its delivery prior to the occupation of any dwelling approved under planning application ref. 6/2018/0228 and continued availability in perpetuity.

Or

b. Refuse planning permission if within six months from the day of this Committee the section 106 legal agreement is not completed.

Decision: The application was deferred as the meeting was not quorate.