

Application: P/FUL/2024/06189

Application Site: Hope Farm Mill Street Corfe Mullen BH21 3RQ

Proposal: Retention of a stable/rural building. Siting of a mobile home to be used as a temporary rural worker's dwelling with sheds for ancillary residential storage. Change of use of land to a mixed agricultural and alpaca trekking enterprise.

Recommendation: Grant planning permission subject to conditions.

Decision: That the application be granted subject to the following conditions:

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

Wills & Co. Drawings KC-JH-01; 02; 03; 04 & 0300

Godsell Arnold Partnership Ltd Project 24642-GAP-XX-XX-DR-C-9100 P01: Proposed parking layout

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

2. This permission, in so far as it relates to the siting of a mobile home to be used as a temporary rural worker's dwelling with sheds for ancillary residential storage and the change of use of land to a mixed use for agriculture and an alpaca trekking enterprise shall be limited to the period ending 3 years from the date of this decision. At the expiration of this time, the use of the mobile home as a dwelling shall cease and the mobile home, together with any associated structures/works including the ancillary shed, shall be removed from the site and the land reinstated in accordance with a scheme of works and timescale which shall first have been submitted to and approved in writing by Local Planning Authority. Thereafter the lawful land use shall be agricultural only.

Reason: In the interests of the Green Belt and because this permission is granted as it has been accepted that there is an essential requirement for a temporary agricultural worker's dwelling having regard to the husbandry needs of the agricultural holding whilst the business is established.

3. The occupation of the mobile home hereby approved shall be limited to a person who is solely, or mainly, employed, or last employed, in the rural business of agriculture and alpaca trekking operated at the site, or a widow or widower or surviving civil partner of such a person, and to any resident dependants

Reason: The site is in an area where new dwellings would be contrary to the provisions of the approved Local Plan and normally would not be permitted except where there is an overriding need in the interests of accommodating a rural worker.

4. Alpaca treks shall take place on weekends and Bank Holidays only, and no treks shall utilise the site access onto the A31 trunk road.

Reason: In the interest of the safe and efficient operation of the A31 trunk road in accordance with DfT Circular 01/2022, and to ensure the traffic impact of the development remains in line with that for which information has been provided.

5. Within 3 months of this decision, the turning and parking shown on Godsell Arnold Partnership Ltd Drawing 24642-GAP-XX-XX-DR-C 9100 P01: Proposed parking layout shall be 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 in the interest of highway safety.

6. Within one month of the date of this planning permission being granted, any signage or vehicles/items associated with the proposed development on the A31 trunk road verge between the site's north boundary and the A31 carriageway must be removed. Thereafter there shall be no parking signage or siting of items on the verge.

Reason: To ensure the verge functions as a visibility splay in the interests of the safe and efficient operation of the A31 trunk road.

7. Notwithstanding the provisions of the Town and County Planning (General Permitted Development) (England) Order 2015 (as amended), the building marked as 'Rural General Purpose Building' on the approved site plan shall be used for agricultural purposes only and for no other purpose.

Reason: In the interest of the safe and efficient operation of the A31 trunk road in accordance with DfT Circular 01/2022, and to ensure the traffic impact of the development remains in line with that for which information has been provided.

8. There shall be a minimum of 30 minutes between the end of one trek and the start of another.

Reason: To ensure that sufficient time is allowed between arriving and departing vehicles, to minimise the potential for conflicting vehicle movements at the development site access onto the A31 trunk road, and to ensure that on-site parking and turning provision remains sufficient to accommodate predicted demand.

9. No external lighting shall be installed at the site without details first having been submitted to and approved in writing by the Local Planning Authority. The lighting shall be designed to direct light downwards and be motion sensitive and shall be installed in accordance with the approved details and maintained as such thereafter.

Reason: to prevent harm to commuting bats from external lighting.

10. Within 2 months of the date of this permission bat boxes and bird nest boxes shall be installed on appropriate buildings on the site in accordance with the applicants' ecologist's recommendations set out in Section 6 of the Wessex Ecology Preliminary Roost Assessment February 2024. Photographs of the installations together with a site plan to show their locations with ecologist approval shall be submitted to the Local Planning Authority and the features shall thereafter be retained for the lifetime of the development.

Reason: To enhance biodiversity at the site.

Informative Notes:

1. In the interest of the safe and efficient operation of the A31 trunk road in accordance with DfT Circular 01/2022, the applicant/operator is advised that National Highways require there to be no parking of development-related vehicles or placing of signs within the A31 trunk road verge, which shall be maintained as a visibility splay and free from obstruction at all times.
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. 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.

4. The applicant is advised that the site lies within 250 metres of land previously used for factory works not specified and any breaking into the ground may encounter contamination

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: That authority be delegated to the Service Manager for Development Management and Enforcement and Development Management Area Manager East to either:

a) Grant planning permission subject to the following 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, as a minimum:

- Policy compliant affordable housing (40% affordable provision).
- Increase the number of socially rented houses from 2 to 10 or proportionally there of should the build out numbers change.
- Education Contribution (Primary) £2,017.31 per dwelling of 2 or more beds.
- Special Educational Needs (SEN) Education Contribution £1,487.62 per dwelling.
- Nutrient Neutrality mitigation in perpetuity – Package Treatment Plant.
- Provide SANG provision to comply with Dorset Heathlands Planning Framework SPD (2020-2025)
- A LAP play area provided on site.
- A commuted sum for the maintenance of an onsite LAP if it is transferred to the parish or another body.
- Secure the provision of a new village hall on site.
- Commuted sum for future maintenance of village hall.

Conditions:

1. No part of the development hereby approved shall commence until details of all reserved matters (layout, scale, appearance, and landscaping) have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the satisfactory development of the site.

2. An application for approval of any 'reserved matter' must be made 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 92 of the Town and Country Planning Act 1990.

3. The development to which this permission relates must be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: This condition is required to be imposed by Section 92 of the Town and Country Planning Act 1990 (as amended).

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

- 8589/102 Location Plan
- 173370-PHL-01 Rev. D Binnegar Hall Preliminary Highway Layout Option 1 – West Access
- 173370/PD03.1 Rev A Proposed Over-runnable Pedestrian Refuge With Tank Transporter Travelling Over
- 173370B_PDL_03 Rev. P03 – Preliminary Foul Water Drainage Layout – Sheet 01
- 173370B_PDL_04 Rev. P02 – Preliminary Foul Water Drainage Layout – Sheet 02
- 173370B_PDL_01 Rev. P02 – Preliminary Surface Water Drainage Layout – Sheet 1
- 173370B_PDL_02 Rev. P02 – Preliminary Surface Water Drainage Layout – Sheet 2

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

5. Prior to commencement of the development hereby approved, a Construction Traffic Management Plan(CTMP) must be submitted to and approved in writing by the Planning Authority. The CTMP must include:
 - construction vehicle details (number, size, type and frequency of movement)
 - a programme of construction works and anticipated deliveries
 - timings of deliveries so as to avoid, where possible, peak traffic periods
 - a framework for managing abnormal loads
 - location of construction site access
 - contractors' arrangements (compound, storage, parking, turning, surfacing and drainage)
 - wheel cleaning facilities
 - vehicle cleaning facilities

- inspection of the highways serving the site (by the developer (or his contractor) and Dorset Highways) prior to work commencing and at regular, agreed intervals during the construction phase
- a scheme of appropriate signing of vehicle route to the site
- a route plan for all contractors and suppliers to be advised on
- temporary traffic management measures where necessary

The development must be carried out strictly in accordance with the approved Construction Traffic Management Plan.

Reason: To minimise the likely impact of construction traffic on the surrounding highway network and prevent the possible deposit of loose material on the adjoining highway and prevent the possible deposit of loose material on the adjoining highway.

6. Prior to occupation of any building hereby approved, details of an extension to the existing footway on the south verge and provision of a footway on the north verge of the A352 shall be submitted to and agreed in writing by the local planning authority. Thereafter, the footways shall be constructed in accordance with the agreed details.

Reason: to ensure the proper and appropriate pedestrian accessibility to the site and ensure that highway safety is not adversely impacted upon.

7. Prior to occupation of any dwelling on the site, the proposed vehicular access as detailed on drawing numbered 173370-PHL-01 Rev D (submitted with the Transportation Statement) shall be constructed in accordance with the approved detailed drawing including provision of visibility splays with the area in advance of the splay lines cleared of all obstructions to visibility between 0.6m and 2.1m above the adjoining carriageway and thereafter be similarly maintained in perpetuity.

Reason: To ensure that adequate visibility is provided for the duration of the use and maintained in the interests of highway safety.

8. The development shall be served by an access road(s) laid out and constructed in accordance with the approved reserved matters details, and no dwelling on the site shall be occupied until the road (including vehicular turning head(s), street lighting, drainage and footways where proposed) providing access to it from the nearest public road to that dwelling has been completed to at least binder course and footways to surface course level in accordance with the details so approved.

Reason: To ensure a satisfactory means of access for occupants of the development.

9. Prior to commencement of development, details of a scheme for the manoeuvring, parking, loading and unloading of vehicles must be submitted to and agreed in writing by the Planning Authority. Thereafter, the agreed scheme shall be constructed before any dwelling hereby

approved is occupied or utilised, and these areas must be maintained, kept free from obstruction and made available for the purposes specified unless otherwise agreed in writing.

Reason: To ensure the proper and appropriate development of the site and to ensure that highway safety is not adversely impacted upon

10. In accordance with the details hereby approved, the eastern site access from the A352 shall be maintained as an 'emergency only' access to the site. The access shall be signposted accordingly through the provision of a sign located off of public highway detailing 'Emergency Access Only'. Details of the specification and location of the signage shall be submitted to and agreed in writing by the local planning authority. Thereafter, the development shall be completed in accordance with agreed details and permanently maintained as such unless otherwise agreed in writing.

Reason: To prevent the use of the eastern access as a primary vehicular access highway at a location that is considered to be inappropriate, except in an emergency situation.

11. 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 scheme shall have regard to the guidance set out in the current DEFRA national standards Sustainable Drainage Systems (SuDS). 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 and to take into account current national standards for SuDS.

12. 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 have regard to the guidance set out in the current DEFRA national standards Sustainable Drainage Systems (SuDS). The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. These shall 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 and to take into account current national standards for SuDS.

13. The development hereby approved shall be carried out in accordance with the recommendations set out in Section 7 of the Ecosupport (Revised 16/11/2023) (ecological impact assessment) and in accordance with the approved Biodiversity Mitigation and Enhancement Plan signed by Dorset Natural Environment Team (DC NET) and subject to DC NET Certificate of Approval dated 2nd January 2025, unless otherwise agreed in writing by the local planning authority.

Reason: in the interest of biodiversity and the setting of the Dorset National Landscape.

14. The development shall be carried out in accordance with the details of the Nutrient Neutrality Mitigation Strategy - Nutrients Technical Note V4_2024.08.15 - Ref. 416.065312.00001" prepared by SLR and dated 15th August 2025, which details mitigation from the impact of phosphorous arising from the development on the Poole Harbour Special Protection Area (SPA) and Ramsar shall be delivered on site.

Should the details of the development change at the reserved matters stage, the Applicant shall submit to the Local Planning Authority an updated Nutrient Neutrality Mitigation Strategy, providing an updated nutrient budget calculation for the development as a whole and detailing how it is proposed to secure mitigation from the impact of phosphorous arising from the development on the Poole Harbour Special Protection Area (SPA) and Ramsar.

Once approved in writing by the Local Planning Authority, the development of each phase must be undertaken in accordance with the approved Nutrient Neutrality Mitigation Strategy.

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

15. Prior to occupation of any dwelling hereby approved, details of measures to limit the potential consumption of wholesome water use by persons occupying the new dwelling to 120 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 in writing by the Local Planning Authority. The submitted details shall include a water consumption calculation for each of the dwellings in accordance with the Approved Documents referred to above. Thereafter, the approved measures shall be implemented and maintained in perpetuity unless otherwise agreed in writing by the local planning authority.

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

16. Prior to the commencement of any development hereby approved, all existing trees and hedges shown on Tree protection plan 16074 - 12 to be retained, shall be fully safeguarded in accordance with BS 5837:2005 (Trees in relation to construction -

recommendations) or any other Standard that may be in force at the time that development commences and these safeguarding measures shall be retained for the duration of construction works and building operations. No unauthorised access or placement of goods, fuels or chemicals, soil or other material shall take place within the tree protection zone(s) or construction exclusion zone.

Reason: To ensure that trees and hedges to be retained are adequately protected from damage to health and stability throughout the construction period and in the interests of amenity

17. In the event that contamination is found at any time when carrying out the approved development, it must be reported in writing immediately to the Local Planning Authority and an investigation and risk assessment must be undertaken in accordance with requirements of BS10175 (as amended). If any contamination be found requiring remediation, a remediation scheme, including a time scale, shall be submitted to and approved in writing by the Local Planning Authority. The approved remediation scheme shall be completed in accordance with the approved details and on completion a verification report shall be prepared and submitted within two weeks of completion and submitted to the Local Planning Authority.

Reason: To ensure risks from contamination are minimised.

18. No soil shall be imported to the site unless it has been tested for contamination and assessed for its suitability for the proposed development. A suitable methodology for testing this material should be submitted to and approved by the Local Planning Authority prior to the soils being imported onto site. The methodology shall include the sampling frequency, testing schedules, criteria against which the analytical results will be assessed (as determined by risk assessment) and source material information. The analysis shall then be carried out and a validation certificate or similar evidence should be submitted to and approved in writing by the Local Planning Authority.

Reason: To prevent pollution of the environment.

19. Prior to commencement of work on the site, details of any proposed lighting shall be submitted to and approved in writing by the Local Planning Authority. The lighting strategy will reflect the need to avoid harm to protected species and to minimise light spill from lighting associated with pre-construction, construction and operational activities, and demonstrate how the current best practice guidance, including Guidance Note 8 Bats and Artificial Lighting (BCT/ILP, 2023) has been implemented. There shall be no lighting of the site other than in accordance with the approved strategy.

Reason: In the interests of biodiversity and character of the Dorset National Landscape.

20. Prior to commencement of the development hereby approved, a scheme for the removal of rhododendrons, management and removal of ash trees, and the replanting of these with native tree species which would accord with the area tree preservation (PDC/TPO 469) shall be submitted and agreed in writing by the local planning authority. Thereafter, the development and management of the site shall be carried out in accordance with the agreed scheme.

Reason: in the interest of flora and fauna, and the landscape character of the area.

Informative Notes:

1. INFORMATIVE NOTE: Junction

In addition to this permission, the junction works referred to in the recommended condition above must be carried out to the specification and satisfaction of the Highway Authority in consultation with the Planning Authority and it will be necessary to enter into an agreement, under Section 278 of the Highways Act 1980, with the Highway Authority, before any works commence on the site. The applicant should contact Dorset Council's Highways Development team. They can be reached by email at highwaysdevelopment@dorsetcouncil.gov.uk, or in writing at Highways Development team, Economic Growth and Infrastructure, Dorset Council, County Hall, Dorchester, DT1 1XJ.

2. INFORMATIVE NOTE: Development team

The applicant is advised that, notwithstanding this consent, if it is intended that the highway layout be offered for public adoption under Section 38 of the Highways Act 1980, the applicant should contact Dorset Council's Highways Development team. They can be reached by telephone at 01305 225401, by email at highwaysdevelopment@dorsetcouncil.gov.uk, or in writing at Highways Development, Economic Growth and Infrastructure, Dorset Council, County Hall, Dorchester, DT1 1XJ.

3. INFORMATIVE NOTE: Advance Payments Code

The applicant should be advised that the Advance Payments Code under Sections 219-225 of the Highways Act 1980 may apply in this instance. The Code secures payment towards the future making-up of a private street prior to the commencement of any building works associated with residential, commercial and industrial development. The intention of the Code is to reduce the liability of potential road charges on any future purchasers which may arise if the private street is not made-up to a suitable standard and adopted as publicly maintained highway. Further information is available from Dorset Council's Highways

Development team. They can be reached by email highwaysdevelopment@dorsetcouncil.gov.uk, or in writing at Highways Development team, Economic Growth and Infrastructure, Dorset Council, County Hall, Dorchester, DT1 1XJ.

4. This permission is subject to an agreement made pursuant to Section 106 of the Town and Country Planning Act 1990
5. The applicant is encouraged to use sustainable construction methods. Sustainable construction involves using renewable and recyclable materials on building projects to reduce energy consumption and toxic waste. The primary goal of this initiative is to decrease the construction industry's impact on the environment by utilizing sustainable construction procedures, practicing energy efficiency, and harnessing green technology.
6. In the interest of the Dorset National Landscape and character of the area generally, the final layout to be submitted as a reserved matter will be expected to omit existing trees from all private gardens. Private ownership could result in lopping, topping, or felling of trees to the detriment of the character of the area.

b) Refuse

Refuse permission for the reasons set out below if the S106 legal agreement is not completed by 3rd March 2026 or extended time as agreed by the Service Manager for Development Management and Enforcement and/or the Development Management Area Manager East.

Reason for refusal (summary points):

The application is contrary to Policies V1, E1, H11 and I1, I4 of the Purbeck Local Plan 2024 as there is no legal agreement in place to secure:

- landscape mitigation
- the appropriate affordable housing contribution,
- Suitable Alternative Natural Greenspace (SANG),
- a Package treatment plant upgrade,
- Poole Harbour mitigation (secured in perpetuity) ,
- Delivery of the community hall
- a commuted sum towards maintenance of a LAP not secured
- financial contributions towards education and special needs education

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: That the application be deferred to allow for changes to be made to the application, to accommodate parking within the site.