

Strategic and Technical Planning Committee
Thursday 16th October 2025
Decision List

Application: P/FUL/2025/00485

Application Site: Land At Cruxton Farm, Cruxton Lane, Cruxton

Proposal: Construction of a temporary solar farm, to include the installation of solar photovoltaic panels, with substations, inverters, perimeter fencing, landscaping and other associated works.

Recommendation: Refuse planning permission for the following reasons:

1. The proposed development by reason of its appearance, scale and positioning would have a detrimental impact upon the character, landscape and visual quality of the Dorset National Landscape and existing public rights of way. The impacts would not be sufficiently mitigated contrary to policies ENV1, COM7 and COM11 of the West Dorset, Weymouth and Portland Local Plan (2015). The proposal constitutes major development in the Dorset National Landscape and exceptional circumstances to justify the development have not been demonstrated, and, owing to the impacts on the National Landscape, granting of the proposals is not considered to be in the public interest, in conflict with Para. 190 of the National Planning Policy Framework (2024). The benefits of the proposal are not considered to outweigh the harm of the development, failing to comply with Local Plan policy COM11 and the Dorset AONB Management Plan 2019-2024.

Decision: Refuse planning permission for the following reasons:

1. The proposed development by reason of its appearance, scale and positioning would have a detrimental impact upon the character, landscape and visual quality of the Dorset National Landscape and existing public rights of way. The impacts would not be sufficiently mitigated contrary to policies ENV1, COM7 and COM11 of the West Dorset, Weymouth and Portland Local Plan (2015). The proposal constitutes major development in the Dorset National Landscape and exceptional circumstances to justify the development have not been demonstrated, and, owing to the impacts on the National Landscape, granting of the proposals is not considered to be in the public interest, in conflict with Para. 190 of the National Planning Policy Framework (2024). The benefits of the proposal are not considered to outweigh the harm of the development, failing to comply with Local Plan policy COM11 and the Dorset AONB Management Plan 2019-2024.

Informatives:

1. Informative: Plans

The plans that were considered by the Council in making this decision are:

P007005-12-SiteLocation Rev B Site Location Plan

P007005-02-PlanningLayout Rev H Planning Layout

P007005-04-ArraySections Rev A Array Section Views

P007005-13-CustSubSections Rev B Customer Substation Section Views

P007005-14-DNOSSubSections Rev A DNO Substation Section Views

P007005-15-FenceSections Rev A Fence Section Views

P007005-16-TXStationSections Rev B Transformer Station Section Views

P007005-17-CCTVSections Rev A CCTV Section Views

E206/01 Rev C Preliminary Drainage Arrangements

P24-2775_12-1 Rev B Landscape Strategy (Sheet 1 of 4)

P24-2775_12-2 Rev B Landscape Strategy (Sheet 2 of 4)

P24-2775_12-3 Rev B Landscape Strategy (Sheet 3 of 4)

P24-2775_12-4 Rev B Landscape Strategy (Sheet 4 of 4)

2. Informative: National Planning Policy Framework

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 applications/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

In this case:

- Pre-application advice was provided.
- The applicant was advised that the proposal did not accord with the development plan and that there were no material planning considerations to outweigh these concerns.
- The applicant and council have worked together to minimise the reasons for refusal.

Application: P/VOC/2023/02551

Application Site: Lyme Regis Golf Club Timber Hill Lyme Regis Dorset DT7 3HQ

Proposal: Modification of conditions of planning permission 1/D/13/000972 for improvements to existing golf driving range and practice area including amended scheme for the re-profiling of the playing surface through the importation and placement of uncontaminated sand, naturally occurring soils and inert waste (Variation of condition 3 of p.p. WD/D/17/000991– (Time Limit – Completion of Development) to extend the end date to 18/08/2023).

Recommendation: Grant planning permission subject to conditions set out in section 17.

Decision: That planning permission be GRANTED subject to the following conditions:

1. Unless otherwise required by the conditions of this permission, the development hereby permitted shall be carried out in accordance with the approved plans and documents comprising:

- 'Hansford Construction Ltd Dust Management Plan for Lyme Regis Golf Club';
- Drawing No. GDR/3/13 Rev A titled 'DRIVING RANGE SURFACING REPROFILING PROPOSALS – LOCATION PLAN' dated MAR 2017;
- Drawing No. GDR/4/13 titled 'DRIVING RANGE SURFACE REPROFILING PROPOSALS - AREA PLAN' dated APR 2017;
- Drawing No. GDR/1/10 Rev. F titled 'DRIVING RANGE SURFACE REPROFILING PROPOSALS – PLAN' dated MAR 2017;
- Drawing No. GDR/2/10 Rev. F titled 'DRIVING RANGE SURFACE REPROFILING PROPOSALS – SECTIONS' dated MAR 2017;
- Drawing No. GDR/9/24 Rev A titled "DRIVING RANGE FILL – PROPOSED NEW ACCESS TRACK TO FACILITATE TIPPING IN FINAL PHASE OF SITE' dated JULY 2025; and
- Drawing No. GDR/10/25 titled 'UPDATED LANDSCAPE PLAN dated JUN 2025.
- Drawing No. GDR/10/25A titled 'UPDATED LANDSCAPE PLAN WITH AREAS dated JUN 2025.

and in accordance with the details set out in the Planning Statement dated April 2017 submitted in support of the application including Figure 2 showing proposed site arrangements.

Reason

For the avoidance of doubt and to control the approved development in the interests of amenity and the environment having regard to saved Policies 1, 3, 4, 13, 21 and 41 of the Bournemouth, Dorset and Poole Waste Local Plan and Policies INT1, ENV1, ENV2, ENV5, ENV7, ENV9, ENV10 and COM7 of the adopted West Dorset, Weymouth & Portland Adopted Local Plan 2015.

Notification of Progress of Operations

2. The developer shall notify the Waste Planning Authority in writing within one week of the date of each of the following:
 - The commencement of work on phase 3 as shown on Dwg. No. GDR/9/24 Rev A dated July 2025 submitted in support of the application;
 - The completion of the deposit of imported material in each phase; and
 - The completion of the replacement of site soils in each phase.

Reason

To assist the Waste Planning Authority in monitoring the approved development having regard to saved Policies 1, 3 and 4 of the Bournemouth, Dorset and Poole Waste Local Plan and Policies INT1 and ENV1 of the adopted West Dorset, Weymouth & Portland Adopted Local Plan 2015.

Time Limit - Completion of Development

3. The development hereby permitted shall, subject to condition 30 be completed and landscaped in accordance with the Landscape Proposals detailed on approved Drawing No. GDR/10/25 no later than 31st December 2028, by which time the importation and deposit of material shall have ceased and the site shall have been cleared of all items of plant and machinery.

Reason

To limit the impact of the development on the surrounding area which is part of the Dorset National Landscape having regard to saved Policies 1, 3 and 4 of the Bournemouth, Dorset and Poole Waste Local Plan and Policies INT1 and ENV1 of the adopted West Dorset, Weymouth & Portland Adopted Local Plan 2015.

Means of Access

4. Notwithstanding the details shown on the approved reprofiling proposals plan (Drawing N0. GDR/1/10 Rev. F) vehicular access to the reprofiling works shall be by means on the existing northern access from the A3052 outlined in green on approved area plan (Dwg. No. GDR/413) and the connecting internal Temporary Access Track (Dwg No. GDR/9/24 Rev. A) dated July 2024 submitted in support of the application only and no new temporary access to the A3052 shall be constructed.

Reason

For the avoidance of any doubt and to minimise disturbance to the established roadside boundary having regard to saved Policies 1, 3 and 4 of the Bournemouth, Dorset and Poole Waste Local Plan and Policies INT1, ENV1 and ENV10 of the adopted West Dorset, Weymouth & Portland Adopted Local Plan 2015.

Construction of Internal Temporary Access Track

5. Prior to the stripping on any soils within phase 3 within the AREA FOR REPROFILING as shown on approved Drawing No. GDR/9/24 Rev A, that part of the Temporary Access Track shown on Dwg No. GDR/9/24 Rev. A as required to access and egress the site and any associated access track shall be constructed in accordance with approved details. The Temporary Access Track and associated platforms shall thereafter be maintained as necessary to provide access in accordance with the approved details.

Reason

To limit impact on the landscape having regard to saved Policies 1, 3 and 4 of the Bournemouth, Dorset and Poole Waste Local Plan and Policies INT1, ENV1 and ENV10 of the adopted West Dorset, Weymouth & Portland Adopted Local Plan 2015.

Installation of Protective Fencing

6. Prior to the stripping of any soils within the Phase 3 area, as shown on Drawing GDR/9/24, dated July 2024, protective fencing shall be installed to protect existing trees and hedgerows. The protective fencing shall be maintained in a condition that will prevent vehicles entering the protected area between the fencing and any adjacent hedgerow for the duration for the reprofiling and improvement works hereby permitted.

Reason

To protect existing boundary vegetation from damage having regard to saved Policies 1, 3 and 4 of the Bournemouth, Dorset and Poole Waste Local Plan and Policies INT1, ENV1 and ENV10 of the adopted West Dorset, Weymouth & Portland Adopted Local Plan 2015.

Retention of Control Stations

7. The two spot levels identified as STN 1 and STN 2 on approved Drawing Number GDR/1/10 Rev. F shall be retained and left undisturbed throughout the life of this permission.

Reason

To provide two identifiable fixed reference points to use in the monitoring of the site having regard to saved Policies 1, 3 and 4 of the Bournemouth, Dorset and Poole Waste Local Plan and Policies INT1, ENV1 and ENV10 of the adopted West Dorset, Weymouth & Portland Adopted Local Plan 2015.

Soil Stripping

8. All soil stripping shall only be undertaken when the soil is in a dry and friable condition and stockpiled in a location within the phase 3 area, in accordance with approved plan Dwg. No. GDR/9/24 Rev A.

Reason

To protect site soils and ensure that resultant levels accord with the approved scheme and blend in with the surrounding landscape having regard to saved Policies 1, 3 and 4 of the Bournemouth, Dorset and Poole Waste Local Plan and Policies INT1, ENV1 and ENV10 of the adopted West Dorset, Weymouth & Portland Adopted Local Plan 2015.

Survey on Completion of Reprofilng

9. On completion of the reprofiling of each phase as numbered 1 to 3 on Dwg. No. GDR/9/24 Rev A dated July 2025 submitted in support of the application, the surface levels of that phase shall be ascertained by a competent surveyor and any discrepancy between actual levels and those approved shall be immediately made known to the local planning authority. Any remedial action requested in writing by the local planning authority shall be implemented in full within 1 month of that request.

Reason

To ensure that the resultant landform blends in with the surrounding landscape having regard to saved Policies 1, 3 and 4 of the Bournemouth, Dorset and Poole Waste Local Plan and Policies INT1, ENV1 and ENV10 of the adopted West Dorset, Weymouth & Portland Adopted Local Plan 2015.

Topsoil Storage

10. Stripped topsoil that is not directly placed on reprofiled areas shall be stockpiled in the locations indicated on Dwg. No. GDR/9/24 Rev A submitted in support of the application. No topsoil shall be removed from the application site. The stockpiled soil shall be permanently retained on site for the purposes of restoration, and stockpiles shall not exceed 2m in height above ground level.

All stockpiles shall be kept free of pernicious agricultural weeds (such as thistle, dock, Japanese knotweed and ragwort).

Reason

To ensure that any available topsoil is saved for use as part of the reprofiling scheme having regard to saved Policies 1, 3 and 4 of the Bournemouth, Dorset and Poole Waste Local Plan and Policies INT1, ENV1 and ENV10 of the adopted West Dorset, Weymouth & Portland Adopted Local Plan 2015.

Dust Management

11. During the stripping of soils, placing of imported soils and other operations within all Phase areas of the site, as illustrated on Drawing GDR/9/24, dated July 2024, the dust control measures and management details, as set out in Hansford Construction Ltd 'Dust Management Plan for Lyme Regis Golf Club', shall be implemented throughout the duration of the reprofiling and improvement works hereby permitted. In the event that significant levels of dust are raised, the operations shall be halted until such time as the site or weather conditions change so as to reduce the generation of dust.

Reason

To protect the amenities of the surrounding area having regard to saved Policies 1, 3 and 4 of the Bournemouth, Dorset and Poole Waste Local Plan and Policies INT1, ENV1 and ENV16 of the adopted West Dorset, Weymouth & Portland Adopted Local Plan 2015.

Limitation on Type of Materials to be Brought onto Site

12. Only clean uncontaminated soils, sub-soils, sand, gravel, stones, aggregates and other inert wastes (including mixtures of inert waste with pre-crushed concrete, bricks, tiles and ceramics, shall be brought onto the site for use in the reprofiling works. Any waste brought to the site that is not inert shall be stored in a designated container prior to being removed off site as soon as is practicable.

Reason

In accordance with the application proposal and to ensure that the material deposited on the site does not present a pollution risk having regard to saved Policies 1, 3, 4 and 13 of the Bournemouth, Dorset and Poole Waste Local Plan and Policies INT1, ENV1, ENV9, ENV10 and ENV16 of the adopted West Dorset, Weymouth & Portland Adopted Local Plan 2015.

No Waste Processing on Site

13. No crushing, screening or recycling of imported waste materials shall take place on the site.

Reason

In accordance with the application proposal and to protect the receiving environment and local amenity having regard to having regard to saved Policies 1, 3, 4 and 13 of the Bournemouth, Dorset and Poole Waste Local Plan and Policies INT1, ENV1, ENV9, ENV10 and ENV16 of the adopted West Dorset, Weymouth & Portland Adopted Local Plan 2015.

Soil Handling

14. Soils shall not be removed or handled unless they are in a dry friable condition and contain sufficient moisture to prevent degradation of the soil structure.

Reason

To prevent soil damage and ensure satisfactory restoration of the site having regard to saved Policies 1, 3 and 4 of the Bournemouth, Dorset and Poole Waste Local Plan and Policies ENV1, ENV10 and ENV16 of the adopted West Dorset, Weymouth & Portland Adopted Local Plan 2015.

Daily Levelling of Imported Material

15. Any material imported for deposit on the site shall be spread and bladed out before the end of each working day and no imported material shall be left in spoil heaps overnight.

Reason

To limit landscape impact having regard to saved Policies 1, 3 and 4 of the Bournemouth, Dorset and Poole Waste Local Plan and Policies ENV1, ENV10 and ENV16 of the adopted West Dorset, Weymouth & Portland Adopted Local Plan 2015.

Layering of Deposited Material

16. No brick or concrete rubble shall be placed in any phase within a depth of 0.3 metres of the planned surface level.

Reason

To ensure satisfactory restoration of the site is achieved having regard to saved Policies 1, 3 and 4 of the Bournemouth, Dorset and Poole Waste Local Plan and Policies ENV1, ENV10 and ENV16 of the adopted West Dorset, Weymouth & Portland Adopted Local Plan 2015.

Maximum Importation of Material

17. The maximum amount of material imported to the site shall not exceed 30,000 tonnes in any one calendar year.

Reason

In accordance with the application proposal and to protect the amenities of the surrounding area having regard to saved Policies 1, 3 and 4 of the Bournemouth, Dorset and Poole Waste Local Plan and Policies ENV1, ENV10 and ENV16 of the adopted West Dorset, Weymouth & Portland Adopted Local Plan 2015.

Limitation on Extent of Disturbed Area

18. No more than one phase as numbered 1 to 3 on Dwg. No. GDR/9/24 Rev A dated July 2025 submitted in support of the application shall be subject to reprofiling with imported material at any one time and no other phase shall be stripped of topsoil unless within a period of 5 working days of the proposed

transition from one phase to the next. (If an remedial restoration scheme has been submitted under the terms of condition 31, this condition shall not apply).

Reason

To limit landscape impact having regard to saved Policies 1, 3 and 4 of the Bournemouth, Dorset and Poole Waste Local Plan and Policies ENV1, ENV10 and ENV16 of the adopted West Dorset, Weymouth & Portland Adopted Local Plan 2015.

Operating Hours

19. No deliveries of material to the site or the operation of machinery on the site shall take place outside the hours of 0700 to 1800 Monday to Friday and at no times during Weekends, Public or Bank Holidays. For the avoidance of any doubt, the operation of machinery shall be taken to include preparatory site work, topsoil stripping, the deposit and/or levelling of any imported materials and any subsequent landscaping work.

Reason

To protect the character of the surrounding area having regard to saved Policies 1, 3 and 4 of the Bournemouth, Dorset and Poole Waste Local Plan and Policies ENV1, ENV10 and ENV16 of the adopted West Dorset, Weymouth & Portland Adopted Local Plan 2015.

Noise

20. The residual noise level (LAeq 1 hour) at any noise sensitive receptor shall not exceed +10 decibel (dB) of the background noise level (LA90) but in any event shall not exceed an absolute level of 42 dB (LAeq, 1 hour) freefield at any noise sensitive property at any time during permitted operational hours. Within 28 days of a reasoned written request to the operator from the local planning authority following a justifiable noise complaint, the operator shall undertake noise monitoring and submit for approval a detailed noise scheme detailing procedures to be adopted for noise suppression and mitigation to ensure that the maximum permitted noise levels are not exceeded. The noise scheme as

approved by the local planning authority shall be implemented in full for the remaining duration of the reprofiling works.

Reason

To enable compliance with the proposed noise limits to be monitored having regard to having regard to saved Policies 1, 3 and 4 of the Bournemouth, Dorset and Poole Waste Local Plan and Policies ENV1, ENV10 and ENV16 of the adopted West Dorset, Weymouth & Portland Adopted Local Plan 2015.

Reversing Alarms

21. All earth moving equipment and other plant and machinery operated on the site shall be fitted with white noise reversing alarms.

Reason

To protect the character of the surrounding area having regard to saved Policies 1, 3 and 4 of the Bournemouth, Dorset and Poole Waste Local Plan and Policies ENV1, ENV10 and ENV16 of the adopted West Dorset, Weymouth & Portland Adopted Local Plan 2015.

Retention of Hedgerow

22. The existing hedgerows and trees marking the boundaries of the site shall not be felled or cut back for the duration of the reprofiling works.

Reason

To maintain visual screening of the site and limit impact on the visual amenity of the surrounding area having regard to saved Policies 1, 3 and 4 of the Bournemouth, Dorset and Poole Waste Local Plan and Policies ENV1, ENV10 and ENV16 of the adopted West Dorset, Weymouth & Portland Adopted Local Plan 2015.

Exclusion of Vehicles from Site

23. Except from within a period of 5 working days of the proposed transition from one sub-phase to the next, other than plant required to spread and blade out

imported material on a daily basis, no plant or machinery shall be kept on any part of the application site overnight.

Reason

To limit landscape impact having regard to saved Policies 1, 3 and 4 of the Bournemouth, Dorset and Poole Waste Local Plan and Policies ENV1, ENV10 and ENV16 of the adopted West Dorset, Weymouth & Portland Adopted Local Plan 2015.

Agreed Location for Overnight Parking of Plant

24. Any plant kept on the site overnight shall be parked in the location shown on Dwg. No. GDR/9/24 Rev A dated July 2025 submitted in support of the application. For the avoidance of any doubt, overnight parking shall be taken to include any parking outside the approved working hours for the site.

Reason

To limit landscape impact having regard to saved Policies 1, 3 and 4 of the Bournemouth, Dorset and Poole Waste Local Plan and Policies ENV1, ENV10 and ENV16 of the adopted West Dorset, Weymouth & Portland Adopted Local Plan 2015.

Limit on Loaded Vehicles Accessing the Site

25. No more than 30 loaded vehicles shall enter the site on any one day.

Reason

To control the impact of the development having regard to saved Policies 1, 3, 4, 20 and 21 of the Bournemouth, Dorset and Poole Waste Local Plan and Policies ENV1, ENV10, ENV16 and COM7 of the adopted West Dorset, Weymouth & Portland Adopted Local Plan 2015.

Record of Vehicle Movements and Volumes

26. The site operator shall maintain a record of the vehicle numbers and of the weight of material delivered to the site. This record shall be retained for a period

of not less than 2 years and shall be made available to the local planning authority within 14 days of a written request.

Reason

To assist the local planning authority in monitoring the approved development having regard to saved Policies 1, 3 and 4 of the Bournemouth, Dorset and Poole Waste Local Plan and Policies INT1 and ENV1 of the adopted West Dorset, Weymouth & Portland Adopted Local Plan 2015.

Vehicle Cleaning

27. No commercial vehicle shall enter the public highway unless its wheels and chassis are sufficiently clean to prevent the deposit of material on the road.

Reason

To avoid mud or debris being carried onto the highway having regard to saved Policy 21 of the Bournemouth, Dorset and Poole Waste Local Plan and Policy COM7 of the adopted West Dorset, Weymouth & Portland Adopted Local Plan 2015.

Remedial Action to Remove Detritus from Highway

28. If any mud or debris is carried onto the highway by vehicles leaving the site the operator shall immediately employ measures to clean the carriageway.

Reason

In the interests of highway safety having regard to saved Policy 21 of the Bournemouth, Dorset and Poole Waste Local Plan and Policy COM7 of the adopted West Dorset, Weymouth & Portland Adopted Local Plan 2015.

Maintenance of Temporary Access Track

29. The surface of the access track shown on Dwg. No. GDR/9/24 Rev A dated July 2025 submitted in support of the application shall be maintained in a good state of repair and shall be kept clean and free of mud and other debris.

Reason

To avoid mud or debris being carried onto the highway having regard to Policy 21 (Transport Impact) of the Bournemouth, Dorset and Poole Waste Local Plan and Policy COM7 of the adopted West Dorset, Weymouth & Portland Adopted Local Plan 2015.

Progressive Landscaping

30. The site shall be landscaped in accordance with the details shown on approved Dwg. No. GDR/10/25 dated June 2025 and Dwg. No. GDR/10/25A dated June 2025. The planting for Area A shall be undertaken in winter 2025/2026. The planting for Area B shall be undertaken in the first planting season after importation to phase 3 is complete, within the AREA FOR REPROFILING as shown on approved Drawing No. GDR/9/24 Rev A. The wildflower margin shall be a minimum of 10 metres wide and shall be seeded in the first planting season following the completion of the development in accordance with the approved details.

Reason

To enhance the surrounding landscape having regard to saved Policies 1, 3 and 4 of the Bournemouth, Dorset and Poole Waste Local Plan and Policies ENV1, ENV2, ENV10 and ENV16 of the adopted West Dorset, Weymouth & Portland Adopted Local Plan 2015.

Remedial Restoration and Landscaping

31. At the end of every month, commencing 30th November 2025, the Applicant shall submit their importation log to the Waste Planning Authority. If the total quantity imported to the site for any three consecutive months totals less than 3,500 tonnes, a remedial amended restoration plan shall be submitted within 6 weeks of the most recent submission (of importation log) to the Waste Planning Authority for approval in writing. The amended remedial restoration plan shall include details of the new restoration levels, cross sections, landform, planting and wildflower areas. The amended remedial restoration plan shall be

implemented within 6 months of the date of its approval and instead of the scheme approved pursuant to condition 3.

Reason

To ensure the timely restoration of the site in accordance with the surrounding landscape having regard to saved Policies 1, 3 and 4 of the Bournemouth, Dorset and Poole Waste Local Plan and Policies ENV1, ENV2, ENV10 and ENV16 of the adopted West Dorset, Weymouth & Portland Adopted Local Plan 2015.

32. Timetable for Completion

Every year on the 31st of August 2026, 2027 and 2028 details of progression of the landfill to include quantity delivered and volume left to be filled shall be submitted to the Waste Planning Authority for information, and to ensure the applicant remains on target to complete the development on time.

Reason

To ensure the timely restoration of the site in accordance with the surrounding landscape having regard to saved Policies 1, 3 and 4 of the Bournemouth, Dorset and Poole Waste Local Plan and Policies ENV1, ENV2, ENV10 and ENV16 of the adopted West Dorset, Weymouth & Portland Adopted Local Plan 2015.

Landscape Maintenance

33. Any plants or seeding that within five years of the date of planting die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species.

Reason

To enhance the surrounding landscape having regard to saved Policies 1, 3 and 4 of the Bournemouth, Dorset and Poole Waste Local Plan and Policies ENV1, ENV2, ENV10 and ENV16 of the adopted West Dorset, Weymouth & Portland Adopted Local Plan 2015.

Maintenance of Visibility Splays

34. All visibility splay areas at the existing site entrance shall be maintained and kept free from obstruction for the duration of operations.

Reason

In the interests of highway safety having regard to saved Policies 20 and 21 of the Bournemouth, Dorset and Poole Waste Local Plan and Policy COM7 of the adopted West Dorset, Weymouth & Portland Adopted Local Plan 2015.

INFORMATIVES

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

Application: P/FUL/2024/03046

Application Site: Bladeley Hill, Court Farm, Buckland Newton, Dorset

Proposal: Retrospective application for construction of lagoon to store waste from septic tanks to be used as fertiliser in agriculture.

Recommendation: Grant Planning Permission subject to conditions.

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:

Location Plan - BP/241/P/03

Site Plan – BP/241/P/01

Section A-A - BP/241/P/02

Land Ownership Boundary - BP/241/P/04

Plan Showing Passing Places - BP/241/P/10

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

2. Air Quality Mitigation

A suitable impermeable lagoon cover which is an effective mitigation measure for air pollution must be fitted by the 31 March 2026, details of which will be submitted to the Waste Planning Authority for approval in writing within 1 month of the date of this permission.

Reason: To satisfactorily reduce the potential impact of airborne nutrients upon Cerne and Sydling Downs SAC.

3. Removal of Equipment

All above ground non mobile tanks shall be permanently removed from the site within 3 months of the date of this permission. Tanks/shipping containers that are not illustrated on Site Plan – BP/241/P/01 shall not be permitted within the site.

Reason: In the interest of protecting the setting of the Dorset National Landscape.

4. Restriction of Waste Storage

There shall be no tanks for the purpose of sewage sludge waste storage sited on the land edged blue outside of the land edged red on plan Land Ownership Boundary - BP/241/P/04.

Reason: In the interests of protecting the setting of the Dorset National Landscape and ensuring the low level permitted waste use is located solely on the application site.

5. Planting

A new hedge (native species), as illustrated on Site Plan BP/241/P/01, located on the southern boundary of the site shall be planted in the next available planting season by March 31st 2026.

With regard to this hedge and the recently planted hedge on the northern boundary of the site, these shall be maintained and replaced if any plants die or are removed within 5 years of the date of this permission.

Reason: In the interest of protecting the setting of the Dorset National Landscape.

6. Passing Place Details

The passing places as illustrated on plan Passing Places BP/241/P/10 shall be maintained for the duration of the development.

Reason: In interest of ensuring the integrity of Bridleway S10/44

7. Restriction of Vehicle movement numbers

The total number of daily sludge tanker movements depositing waste into the lagoon and underground tanks as marked on Plan Site Plan BP/241/P/01 shall be limited to 10 (5 in and 5 out). Records of these movements are to be maintained, and on receipt of reasonable notice, copies of these records are to be made available to the Waste Planning Authority for inspection.

Reason: To regulate the movement of heavy traffic associated with the lagoon in the interests of amenity for local residents and to protect users of the right of way.

8. Permitted Waste Quantity

A maximum of 1250 tonnes of sewage sludge shall be stored within the lagoon. A method and schedule for marking the maximum 1250 tonnes of Sewage Sludge permitted within the lagoon shall be submitted to the Waste Planning Authority for approval in writing within 3 months of the date of this permission.

Reason: To control the form of the development in the interests of amenity and in the interest of protecting the character of the Dorset National Landscape.

9. Equipment and Vehicle Storage

No commercial vehicles or HGV's shall be kept or stored on the site overnight.

Reason: In the interest of protecting the setting of the Dorset National Landscape.

10. Gate Lock

The field gate at the entrance to the sludge lagoon shall remain locked at all times, unless sludge deliveries or agricultural activity are taking place.

Reason: In the interests of public safety on site.

Informatives:

1. The 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 and manure storage and ensure compliance with the SSAFO Regulations.
2. The development must fully comply with the terms of S3 waste exemption: storing sludge of the Sludge (Use in Agriculture) Regulations 1989. All waste imported to the site should be stored and used in accordance with the Sludge (Use in Agriculture) Regulations 1989.