

Eastern Area Planning Committee
14 January 2025

Application Number:	P/FUL/2025/06049
Webpage:	Planning application: P/FUL/2025/06049 - dorsetforyou.com
Site address:	Corfe Castle Sports Field, Hollands Close, Corfe Castle, BH20 5HE
Proposal:	Erection of outdoor gym equipment and new gate in existing fence enclosure
Applicant name:	Mr Colin Fuller
Case Officer:	Cari Wooldridge
Ward Member(s):	Cllr Wilson

1. Reason application is going to committee:

Part of the application site is land owned by Dorset Council.

2. Summary of recommendation:

GRANT subject to conditions.

3. Key planning issues

Issue	Conclusion
Principle of development	Acceptable.
Scale, design, impact on character and appearance of the area and the Dorset National Landscape	Acceptable -subject to condition. The proposal appropriately responds to its context and would not have a harmful impact on the National Landscape.
Impact on heritage assets	Acceptable- no harm to the Conservation Area
Impact on neighbouring amenity	Acceptable.
Flood risk and drainage	Acceptable.
Highway impacts, safety, and parking	Acceptable.
Community benefits and user accessibility	Acceptable subject to condition.

4. Description of site

- 4.1 The application site forms part of the Corfe Castle playing field which is located on the western edge of the village and accessed off Hollands Close. The field is owned by the

National Trust and the grass verge along Hollands Close is owned by Dorset Council. The facility is used by the local community, primarily for ball games, and is also served by a Sports Pavillion and a small parking area which were constructed in 2000. It is understood that both the field and the pavilion are managed by the Corfe Castle Sports Trust who have submitted the current application.

- 4.2 The sports field is level in topography and relatively well screened by boundary hedging and trees on its boundaries with the wider countryside. The eastern boundary is defined by the pavilion, a Purbeck Stone boundary wall adjacent to the parking area, and a mixture of timber and post and wire fencing to the inside of the grass verge. Existing vehicular and pedestrian access to the field is through a timber gate near the pavilion.
- 4.3 Surrounding uses are predominantly residential although other community facilities including a pay and display car park and Corfe Castle Health Centre are located to the northeast. Hollands Close which provides access to the playing field and smaller application site is a one-way road with a traffic direction of north to south. In terms of key constraints, the application site is partly within the settlement boundary and Conservation Area and is entirely within the Dorset National Landscape.

5. Description of development

- 5.1 It is proposed to provide a new pedestrian gate access to the playing field from Hollands Close in the southeast of the site. This will provide direct access to the outdoor gym which will consist of five pieces of gym equipment located to the southeast of the football pitch to be positioned in a linear layout parallel with the boundary fence.
- 5.2 The five pieces of equipment will include an Air Walker, Ski Stepper, Twister, Step Up and Trinity Cycle. Each piece of equipment will be set approx. two metres apart from the neighbouring piece and the tubular frames will be finished in green, grey and black.
- 5.3 Rubber grass matting (as detailed on amended Outdoor Gym Plan) is to be provided across the grass verge to the new entrance gate and directly surrounding each piece of gym equipment to protect the grass and enable year-round access.

6. Background and relevant planning history

6/1988/0419 - Use land as a sports field (football, cricket, athletics) – Granted 16/02/1990
6/1988/0780 - Site Portakabin for use as temporary changing rooms and storage of sports equipment – Granted 08/09/1988
Retain Portakabin for use as temporary changing rooms and storage of sports equipment (renewal): 6/1989/0655 - Granted 19/09/1989 6/1990/0588 - Granted 05/09/1990 6/1991/0498 - Granted 05/09/1991 6/1992/0449 - Granted 07/09/1992
6/2000/0787 - Erection of sports pavilion and equipment store – Granted 01/12/2000

6/2010/0779 - Install all weather multi use games area with flood lighting and cricket practice area – Granted 01/02/2011.

NB. This consent was not implemented on site and has now expired.

7. List of constraints

Corfe Castle Conservation Area (*partly within*)

Corfe Castle settlement boundary

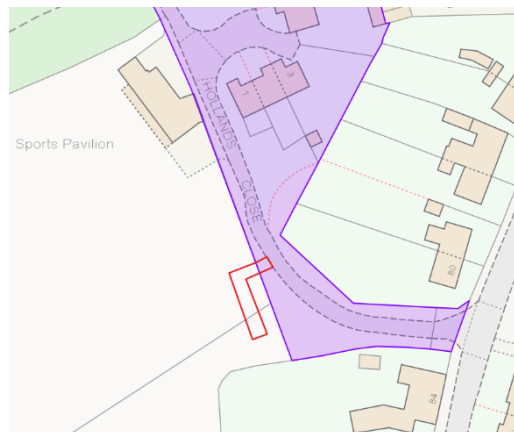
Site of Special Scientific Interest (SSSI) impact risk zone

Natural England Designation - Nutrient Neutrality Catchments

Poole Harbour Recreation Zone

Wessex Water Treatment Works Catchment Impacts on designated SAC/SPA/Ramsar - Enhancement scheme at WRC (2020-25)

Dorset Council Land Freehold: West Street Car Park and roadway and 1 to 5 Holland Close, Corfe Castle, Wareham - Reference FH003588:



Dorset National Landscape (Area of Outstanding Natural Beauty)

Poole Harbour Catchment Area

Radon: Class: 1.0 - *indicating a less than 1% probability of radon presence. This classification reflects a low level of constraint in relation to radon gas.*

Environment Agency Flood Map for Planning:

No surface water flood risk

Flood Zone 1

Dorset Council SFRA Flood Mapping: Area susceptible to groundwater flooding

Right of Way: Footpath SE11/64 - Distance: 1.4

Natural England - RAMSAR - Distance: 250.41

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Special Area of Conservation (SAC) (5km buffer): Dorset Heath (UK0019857); - Distance: 250.41

Special Area of Conservation (SAC) (5km buffer): Dorset Heath (Purbeck & Wareham) & Studland Dunes (UK0030038); - Distance: 1909.65

Special Area of Conservation (SAC) (5km buffer): Isle of Portland to Studland Cliffs (UK0019861); - Distance: 3418.67

Special Area of Conservation (SAC) (5km buffer): St Albans Head to Durlston Head (UK0019863); - Distance: 4379.52

Special Area of Conservation (SAC) (5km buffer): Studland to Portland (UK0030382); - Distance: 4537.05

Scheduled Monument: The Rings: a ringwork and bailey and a Civil War battery 400m south west of Corfe Castle (List Entry: 1011479); - Distance: 297.59

Scheduled Monument: Corfe Castle: a large enclosure castle, and 18th century Vineyard Bridge (List Entry: 1011487); - Distance: 453.11

8. Consultations

All consultee responses can be viewed in full on the website.

Consultees

1. Sport England

No objection.

Proposed location of the gym equipment does not negatively impact on the existing football pitch. Use can be considered as ancillary to the main use as a playing field. Would meet our planning policy exception 2 and paragraph 104 of the NPPF.

2. Ramblers Association

No comments received.

3. Dorset Council (DC) – Rights of Way Officer

No comments received.

4. DC – Highways Officer

Hollands Close has definitive footpath crossing its extent so motorists should be aware of this and access at suitable lower speed.

Public car park nearby although assume most people from the village will access equipment by foot.

To satisfy safe and suitable access to the site for all users, and align with Inclusive Mobility, the proposed path through the verge, from the nearby carriageway edge to the gate leading into the site, should be hardened in a suitable material for the area, and ideally to and around/under each gym point.

No objection.

5. DC - Conservation Officer

Given their location the proposed gym equipment and new gate will have no greater impact on the character or appearance of the Corfe Castle Conservation Area.

No objection from a heritage perspective.

6. DC – Assets and Property

No comments received.

7. Corfe Castle Parish Council

No objection.

8. Southeast Purbeck Ward Member

Fully support addition of outdoor gym equipment at this sports facility.

It is a shame that as a result of a planning technicality, the grass matting has been removed from the scheme as my only concern is the wear and tear of the bare ground around the equipment and the risk of mud build-up etc which might reduce the enjoyment of the facility. I would support the reintroduction of grass matting without the need for a BNG due to the public health benefits of this application.

Representations received

Total - objections	Total - No objections	Total - comments
3	5	0

Summary of comments of objections:

- Original location in the fenced off area of the village playing fields is a much more central position to the village and has safer access than round the car park exit road.
- Gym equipment in better location of the play area was never used and upkeep to good standard. Equipment will be disused especially during winter.
- Sceptical equipment will meet community need – appropriate for urban sites where opportunities to exercise are limited.
- Access road has a blind corner prior to the intended entrance because of huge hedges.
- Concerned people will congregate around the equipment at night and dark evenings with impact on neighbours' privacy and peace. Enough noise already from year-round use of field.
- Not enough parking as it is during football season leading to parking on verges, clocked gates, traffic problems, emergency services struggling to pass on one way system.
- Artificial grass will not be installed and there is a drainage problem around proposed area.

Summary of comments of support:

- Comment of National Trust - The National Trust is a landowner within the village of Corfe Castle and is the custodian of the land subject of this application. Support proposal to provide gym equipment for local residents and visitors as it is sited within an existing playing field adjacent to the access road and the Sports pavilion. It is not considered to harm the natural beauty and qualities of the National Landscape or cause harm to the character and appearance of the Conservation Area.
- Surprised equipment was removed from recreation area and good that it is coming back.
- Vital for village as older and younger people could benefit from adult exercise equipment in fresh air.
- Sports field is good location.
- Nearest gym facility is in Wareham which is indoor facility and a long way with bus access.

9. Duties

s38(6) of the Planning and Compulsory Purchase Act 2004 requires that the determination of planning applications must be in accordance with the development plan unless material circumstances indicate otherwise.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of conservation areas.

Clause 85 of the Countryside and Rights of Way Act (2000) requires Local Planning Authorities to seek to further the purposes of conserving and enhancing the natural beauty of National Landscape (formerly known as Areas of Outstanding Natural Beauty) when making any decision which affects such land.

10. Relevant policies

Development plan

In this case the development plan comprises:

Local Plan - Adopted Purbeck Local Plan 2024:

The following policies are considered to be relevant to this proposal:

V1: Spatial strategy for sustainable communities

E1: Landscape

E2: Historic environment

E4: Assessing flood risk

E12: Design

Material considerations

Emerging local plans:

Paragraph 49 of the NPPF provides that local planning authorities may give weight to relevant policies in emerging plans according to:

- the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
- the extent to which there are unresolved objections to relevant plan policies (the less significant the unresolved objections, the greater the weight that may be given); and
- the degree of consistency of the relevant policies in the emerging plan to the NPPF (the closer the policies in the emerging plan are to the policies of the NPPF, the greater the weight that may be given).

The Dorset Council Local Plan

The Dorset Council Local Plan Options consultation took place between January and March 2021, with further consultation between 18 Aug – 31 October 2025. Being at a very early stage of preparation, the relevant policies in the draft plan should be accorded very limited weight in decision making.

National Planning Policy Framework 2024 (as amended 2025)

Paragraph 11 sets out the presumption in favour of sustainable development. Proposals that accord with the development plan should be approved without delay. Where the development plan is absent, silent or relevant policies are out-of-date then permission should be granted unless specific NPPF policies protecting areas or assets provide a strong reason for refusal and/or any adverse impacts of approval would significantly and demonstrably outweigh the benefits when assessed against the NPPF as a whole, with particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well designed places and providing affordable homes.

Other relevant NPPF sections include:

- Section 4 'Decision making': Para 39 - Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available...and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.
- Section 12 'Achieving well designed places' This indicates that all development to be of a high quality in design, and the relationship and visual impact of it to be compatible with the surroundings. In particular, and amongst other things, Paragraphs 131 – 141 advise that:

The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development.

Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design.

- Section 14 'Meeting the challenges of climate change, flooding and coastal change'
- Section 15 'Conserving and Enhancing the Natural Environment'- In National Landscapes (formerly known as Areas of Outstanding Natural Beauty), paragraph 189 requires great weight to be given to conserving and enhancing the landscape and scenic beauty. Paragraphs 192-195 set out how biodiversity is to be protected and encourage net gains for biodiversity.
- Section 16 'Conserving and Enhancing the Historic Environment'- Paragraph 212 says that when considering designated heritage assets, great weight should be given to the asset's conservation, irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. The effect of an application on the significance of non-designated heritage assets should also be taken into account (para 216).

Other material considerations

National Planning Practice Guidance

All of Dorset:

Dorset National Landscape Management Plan 2026 - 2031

Dorset Heathlands Planning Framework 2020-2025 Supplementary Planning Document

Dorset Council Interim Guidance and Position Statement Appendix B: Adopted Local Plan policies and objectives relating to climate change, renewable energy, and sustainable design and construction. December 2023.

Supplementary Planning Documents/Guidance for Purbeck area:

District Design Guide SPD

Corfe Castle Conservation Area Appraisal

11. Human rights

Article 6 - right to a fair trial.

Article 8 - right to respect for private and family life and home.

The first protocol of Article 1 protection of property.

This recommendation is based on adopted development plan policies, the application of which does not prejudice the human rights of the applicant or any third party.

12. Public Sector Equalities Duty

As set out in the Equalities Act 2010, all public bodies, in discharging their functions must have "due regard" to this duty. There are 3 main aims: -

- Removing or minimising disadvantages suffered by people due to their protected characteristics

- Taking steps to meet the needs of people with certain protected characteristics where these are different from the needs of other people
- Encouraging people with certain protected characteristics to participate in public life or in other activities where participation is disproportionately low.

Whilst there is no absolute requirement to fully remove any disadvantage the Duty is to have “regard to” and remove or minimise disadvantage and in considering the merits of this planning application the planning authority has taken into consideration the requirements of the Public Sector Equalities Duty.

The provision of the proposed exercise equipment within an accessible village location, with a new pathway formed of rubber grass matting, gated access and an inclusive piece of equipment (the Trinity Cycle) will ensure that the proposal is accessible to all and will support the health and wellbeing of the local community.

13. Public Benefits

- 13.1 The proposals would provide non-financial benefits, including public benefits. These are summarised in the table below:

What	Amount / value
Material considerations	
Contribution to inclusive community health and well-being	
Non-material considerations	
None	

14. Planning Assessment

Principle of development

- 14.1 The application site is partly located within the Corfe Castle settlement boundary where the principle of new development is acceptable in accordance with Policy V1: Spatial strategy for sustainable communities and the settlement hierarchy of the Purbeck Local Plan 2024. The remaining part of the site outside the settlement boundary is classed as countryside where new development is not generally supported. However, section 5 of Policy V1 advises that ‘*High-quality small-scale development on unallocated sites within the boundaries of settlements listed in the hierarchy or on small sites, outside the Green Belt, adjoining existing settlement boundaries of towns, key service villages, local service villages and other villages with a settlement boundary will be supported*’ where four criteria are met.
- 14.2 An officer assessment of the proposed development in respect of the four criteria is provided below:
- the scale of development is proportionate to the size and character of the existing settlement

The small scale of the outdoor gym equipment is proportionate to the size of the village and would have an acceptable impact on the character and appearance of the area given its siting within the immediate curtilage of the playing field.

- development does not harm the character and value of any landscape or settlement either individually or

The small scale of the gym equipment, light weight frames and use of grey and green painted finishes would not result in harm to the character and value of the landscape or settlement in local or wider range views. Following initial installation, the rubber grass matting will appear visually prominent across the grass verge and around the gym equipment. However, the areas of installation have been kept to the minimum required and as the grass grows through the matting it will become less visually intrusive.

- cumulatively through the size, appearance and layout of proposed homes; development contributes to a mix of different types and sizes of homes (as specified in relevant policies); and

Not applicable to current application for gym equipment. However, the cumulative impact of the proposed equipment, the existing football posts and the existing pavilion is not judged to result in harm to the character and value of the landscape or settlement in local or wider range views.

- development would not have an adverse effect on the integrity of sites within the national site network (including European sites)

The proposed development would not have an adverse effect on nature conservation sites.

- 14.3 Policy I4: Recreation, sport and open space of the Purbeck Local Plan 2024 does not include provision for new recreation facilities unless they are linked directly to new residential development. However, the policy wording seeks to safeguard existing provision and encourage replacement facilities. The policy supporting text also notes that existing facilities are adequate but outdated and that opportunities to identify and enhance existing provision will be identified. The proposal to provide additional local facilities in the village is judged to align with the general objectives of this policy.
- 14.4 Policy I7: Community facilities and services of the Purbeck Local Plan 2024 encourages new community facilities and services to be located within a defined settlement boundary. The application site lies partly within the settlement boundary and partly outside. However, the site is entirely within the grounds of the playing field which forms a sensible location for the development and is in an accessible location directly adjoining the settlement edge. The small scale of the gym equipment, colour finishes and positioning close to the highway ensures that impact on the landscape, local character and the environment is minimised, and several consultation responses indicate a local need for external gym equipment which is easily accessible to villagers without the need to travel to nearby towns. As such, the proposal is judged to conform with the requirements of Policy I7.
- 14.5 In summary, the provision of the outdoor gym equipment is judged to be acceptable in principle in accordance with policies V1: Spatial strategy for sustainable communities and I7: Community facilities and services of the Purbeck Local Plan 2024.

Scale, design and impact on the character and appearance of the area and the Dorset National Landscape

- 14.6 Policy E12: Design of the Purbeck Local Plan 2024 requires that all development demonstrates a high quality of design that positively integrates with its surroundings, avoids adverse impacts on local amenity and supports the efficient use of land, taking into account the local area's prevailing character and the requirement to deliver high quality buildings and places.
- 14.7 The application site is also located within the Dorset National Landscape (DNL) (formerly known as AONB). Section 85 of the Countryside and Rights of Way Act (2000) requires that relevant authorities now seek '*to further the purposes of conserving and enhancing the natural beauty of National Landscape (AONB)*'. Policy E1: Landscape of the Purbeck Local Plan 2024 requires that development in the DNL should conserve and enhance the natural beauty of the area and be appropriate in terms of appearance, scale, height, layout and other effects on the landscape character and visual quality. It states that '*development that significantly adversely affects the character, or visual quality, of the local landscape or seascape, in protected areas will not be permitted*'.
- 14.8 The application site is located on the settlement edge and partly within the settlement boundary. The proposed development would therefore relate well to the built development of the village, minimising impacts on the countryside and national landscape.
- 14.9 Details of each piece of equipment have been submitted with the application as summarised below.

Name	Length	Width	Height
Air Walker	1.15m	0.53m	1.21m
Ski Stepper	1.31m	0.54m	1.53m
Twister	1.28m	0.66m	1.46m
Trinity Cycle	1.91m	0.67m	1.49m
Step Up	1.03m	0.98m	2.5m

- 14.10 Each piece of equipment would be set apart from the neighbouring piece at a sufficient distance to meet the recommended safety area widths. This would retain a gap of approx. 2m between each piece of equipment and a further gap of approx. 2m to the playing field boundary fence. Black, hollow rubber grass matting directly around each piece of equipment and across the verge to the new gated access will have some visual impact on the character and appearance of the area when initially laid but this will reduce as the grass grows up. The matting will prevent the wearing of the grass and the potential build-up of mud during the winter months which might otherwise affect the visual appearance. Overall, the open character of the playing field and green views on the settlement edge and into the wider landscape to the west would be retained.
- 14.11 Given the small scale of the equipment, the lightweight frames, use of grey and green painted finishes, hollow rubber grass matting and positioning on the eastern boundary of the field nearest the built development of the village and Hollands Close, the proposal is not judged to harm the character and appearance of the area or the visual appearance of the Dorset National Landscape. However, given the sensitive siting, it is considered reasonable to include a condition (Condition 4) on the decision requiring the removal of

the equipment and grass matting, and reinstatement of the site to its original condition should the equipment fall into future disrepair and cease to be used. Subject to this condition, the proposal is judged to further the purposes of the National Landscape Designation and demonstrate a high quality of design that positively integrates with the surroundings in accordance with Policies E1: landscape and E12: Design of the Purbeck Local Plan 2024.

Impact on heritage assets

- 14.12 The site is partially located within Corfe Castle Conservation Area. The Council's Conservation Officer has raised no objection to the proposal noting that given the location, the proposed gym equipment and new gate will have no greater impact on the character or appearance of the Corfe Castle Conservation Area. As such there is no objection from a heritage perspective. The proposal is judged to comply with Policy E2: Historic environment of the Purbeck Local Plan 2024.

Impact on neighbouring amenity

- 14.13 The playing field site provides an established community use within a village edge location. Residential properties neighbour the field to the east and southeast, and objections have been received in relation to increased disturbance and loss of privacy from the use of the equipment and possible antisocial behaviour at nighttime. Whilst the gym equipment would widen the variety of recreational use at the playing field, the limited level of equipment proposed is not judged to result in a significant intensification of recreational use that would result in demonstrable harm to neighbouring amenity over and above the existing level of use at the site. Notwithstanding this, issues of antisocial behaviour and statutory noise nuisance can be investigated outside of the planning system should they become problematic in the future.
- 14.14 The siting of the equipment within the grounds of the playing field is not judged to result in additional loss of privacy to the neighbouring properties above that of the existing use and the movement of vehicles and pedestrians along Hollands Close which also serves as a public right of way (footpath).
- 14.15 The application has also been subject of local support with residents noting that the adult gym equipment is needed and that the playing field is a suitable location for it to be located without requiring travel further afield. In conclusion, there is judged to be no demonstrable harm to the neighbouring amenity, and the proposal is considered to accord with Policy E12: Design of the Purbeck Local Plan 2024.

Flood risk and drainage

- 14.16 The application site is located within Flood Zone 1 (Low Risk) and is outside areas of surface water flood risk as identified on the Environment Agency Flood Map for Planning. However, it is within an area susceptible to groundwater flooding as identified on Dorset Council SFRA Mapping. Given that the mapping is indicative only, there is a lack of evidence of surface water pooling at the site, and the proposed use is less vulnerable in nature, it is judged that flood risk to the proposal is low and the development is acceptable in respect of Policy E4: Assessing Flood Risk of the Purbeck Local Plan 2024.
- 14.17 Consultation comments have raised concerns that the area has a drainage problem and that without the installation of artificial grass matting, there will be a build-up of mud, and

the use of the equipment will be impacted. In response to the concerns raised the proposals have been amended to include areas of rubber matting around the equipment and across the grass verge to the pedestrian gate. The matting will protect the grass from wear and tear and reduce the potential build-up of mud over winter and wet periods. Given that the structure of the equipment is limited in surface area and drainage to the ground would be no worse than existing and would not increase flooding elsewhere, officers judge that the proposal is acceptable in respect of drainage impacts and Policy E5: Sustainable Drainage Systems of the Purbeck Local Plan 2024.

Highway impacts, safety and parking

- 14.18 The playing field is accessed off Hollands Close by vehicles and pedestrians with limited parking provision provided adjacent to the pavilion. No additional parking provision is proposed as part of the application. However, pay and display parking is provided to the northeast of the site within a very short walking distance. Given the level of nearby parking provision, and the accessibility of the site to the local community, the provision of additional parking to serve the limited gym equipment is not judged necessary.
- 14.19 Concerns have been raised over safe access to the provision along Hollands Close. The Council's Highway Engineer has been consulted on the proposals and notes that Hollands Close already has a definitive public footpath along its extent which is a well-established walker's route so that motorists should already be aware of pedestrians and access the route at suitable lower speed. No objection is raised on highway grounds subject to the inclusion of an informative note on the decision in respect of the existing public right of way. On this basis, the proposal is judged to comply with Policy I2: Improving accessibility and transport.

Biodiversity

- 14.20 There are no priority habitats on the application site, and the proposed development – including the installation of the matting - will require the removal of less than 25sqm of on-site habitat. As such the proposal is subject of the de minimis BNG exemption.

Community benefits and user accessibility

- 14.21 The proposal will provide outdoor adult gym equipment for the local community and will widen the existing recreation provision at the playing field in an accessible location. This accords with the objectives of Section 8: Promoting healthy and safe communities of the NPPF which seeks to enable and support healthy lives through the provision of safe and accessible sports facilities and green infrastructure, and plan positively for the use of shared spaces and community facilities.
- 14.22 Notwithstanding this, to satisfy safe and suitable access to the site for all users and align with Inclusive Mobility, the Highway Engineer recommended that the proposed access path through the verge from the nearby carriageway edge to the gate leading into the site, should be hardened in a suitable material for the area, and ideally to and around/under each gym point. Amended plans include rubber grass matting around each piece of equipment and across the grass verge to the new access gate. The grass matting will provide a sturdy surface for all users to access the gym equipment and the field whilst reducing impact on the grass and the potential for areas of soil / mud to form from wear and tear in areas of high use. A condition on the decision (Condition 3) will ensure installation of the matting before first use of the equipment.

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- 14.23 In terms of inclusive provision, the planning agent and applicant have also confirmed that the new gate hinge will be specified so that it can open and close either way so that dogs cannot enter the playing field by fault. This will also provide easier access to all users. The inclusivity of the gym equipment has also been fully considered and a wheelchair accessible piece of equipment is included in the gym - the 'Trinity Cycle' - which will be accessible from the pedal end enabling a wheelchair user to use the pedals with their arms to build upper body strength.
- 14.24 The provision of the outdoor gym equipment has been well considered as a community led project that will be funded by the Parish Council and Sports Trust Trustees to further the community use of the sports field and support health and wellbeing objectives. The applicants have sought to minimise disadvantage to those with protected characteristics through the installation of the rubber grass matting surface, an inclusive piece of gym equipment, and a gate that can be opened either way. As such, the proposal is judged to provide a benefit to the whole community in compliance with Policies E12: Design and I2: Improving accessibility and transport of the Purbeck Local Plan 2024 which support proposals that are accessible to all.

15. Environmental implications

- 15.1 The small-scale development will have minimal impacts on the environment.

16. Summary of issues and the planning balance

- 16.1 For the above reasons, the application is judged to accord with the development plan as a whole and there are no material considerations indicating that permission should be refused.

17. Recommendation

Grant, subject to the following conditions:

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:

AM022 - 01 a Location Plan

AM022 - 03 b AMENDED Outdoor Gym Plan - Elevation for Fence/Gate

8109643 Hags-Air Walker

8061235 Hags-Twister

8039055 Hags-Ski Stepper

8050386 Hags-Trinity Cycle

8036719 Hags-Step Up

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

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3. Prior to first use of the gym equipment, the rubber grass matting shall be installed around the equipment and across the grass verge from Hollands Close to the pedestrian access gate as detailed on approved plan AM022-03b.

Reason: To provide a suitable and safe access to all users and to reduce wear and tear of the grass around each gym point.

4. Should the gym equipment fall into future disrepair and cease to be used, the structures and associated rubber grass matting shall be removed from the site and the land reinstated to its original condition within a period of 3 months.

Reason: To conserve the visual appearance of the Dorset National Landscape over the long term.

Informative Notes:

1. Biodiversity Net Gain

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. These are listed in full in a subsequent informative below.

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>

2. Informative Note: Rights of Way

The safe free passage of the public on all rights of way must not be obstructed at any time. If the public are unlikely to be able to exercise their public rights on a right of way, then a Temporary Path Closure Order must be obtained. This can be applied for through Rights of Way at Dorset Council see <https://www.dorsetcouncil.gov.uk/w/changing-the-definitive->

map, but the application must be completed and returned at least thirteen weeks before the intended closure date. It should be noted that there is a fee applicable to this application. This application and legal order must be confirmed before any works obstructing the path are commenced.

Any damage to the surface of the footpath attributable to the development must be repaired to Dorset Council's specification, in accordance with Section 59 of the Highways Act 1980 by the applicant.

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.