

Northern Area Planning Committee
10th February 2026.

Decision List

Application Reference: P/FUL/2025/05422

Application Site: Land And Buildings Known As Three Wishes Paddock Coles Lane Yetminster

Proposal: Retain use of land as a single Gypsy/Traveller pitch comprising; Retention of 1 No. building for use as Day Room, and siting of 1 No. mobile home and 1.No touring caravan, for residential occupation.

Recommendation: Grant permission subject to conditions and legal agreement

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

1. The development hereby permitted shall be carried out in accordance with the following approved plans: Location plan TRG-472/01 Dayroom Floor plan and elevations Block Plan Reason: For the avoidance of doubt and in the interests of proper planning.
2. The site shall not be occupied by any persons other than gypsies and travellers as defined in Annex 1 of Planning Policy for Traveller Sites, December 2024. Reason: This permission is only granted having regard to the special need for gypsy and traveller accommodation.
3. The site hereby approved shall be limited to one Gypsy/Traveller pitch which shall comprise of no more than one touring caravan and one static caravan. Reason: Given the size of the site and to accord with the terms of the application.
4. The Utility/ Day Room Building hereby approved shall be used solely in connection with the gypsy/traveller pitch and for no other purposes. Reason: In the interest of limiting the use to the occupier of the site.
5. 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). Should 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 remediation scheme shall be carried out in accordance with the approved details and on completion of the approved remediation scheme 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.

Informative Notes:

1. Council Tax: The applicant must contact the Council with regards to Council Tax: <https://www.dorsetcouncil.gov.uk/w/contact-details-council-tax>
<https://www.dorsetcouncil.gov.uk/council-tax/council-tax>

Building Regulations: The responsibility for ensuring the development complies with Building Regulations lies ultimately with the property or landowner and occupier. This is separate to any requirements for planning permission or listed building consent that you may need:

<https://www.dorsetcouncil.gov.uk/planning-buildings-land/building-control>

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: This permission is subject to an agreement made pursuant to Section 106 of the Town and Country Planning Act 1990 dated ## ## relating to securing waste removal to outside of nutrient catchments.

4. 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.

- i) Development below the de minimis threshold, meaning development which: 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>.

5. Statutory Exemptions and Transitional Arrangements in respect of the Biodiversity Gain Plan

1. The application for planning permission was made before 12 February 2024.

2. The planning permission relates to development to which section 73A of the Town and Country Planning Act 1990 (planning permission for development already carried out) applies.

3. The planning permission was granted on an application made under section 73 of the Town and Country Planning Act 1990 and (i) the original planning permission to which the section 73 planning permission relates* was granted before 12 February 2024; or (ii) the application for the original planning permission* to which the section 73 planning permission relates was made before 12 February 2024.

4. The permission which has been granted is for development which is exempt being:

4.1 Development which is not 'major development' (within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015) where: i) ii) iii) the application for planning permission was made before 2 April 2024; planning permission is granted which has effect before 2 April 2024; or planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 where the original permission to which the section 73 permission relates* was exempt by virtue of (i) or (ii).

4.2 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).

4.3 Development which is subject of a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. A "householder application"

means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

4.4 Development of a biodiversity gain site, meaning development which is undertaken solely or mainly for the purpose of fulfilling, in whole or in part, the Biodiversity Gain Planning condition which applies in relation to another development, (no account is to be taken of any facility for the public to access or to use the site for educational or recreational purposes, if that access or use is permitted without the payment of a fee).

4.5 i) ii) iii) Self and Custom Build Development, meaning development which: consists of no more than 9 dwellings; is carried out on a site which has an area no larger than 0.5 hectares; and consists exclusively of dwellings which are self-build or custom housebuilding (as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015).

4.6 Development forming part of, or ancillary to, the high speed railway transport network (High Speed 2) comprising connections between all or any of the places or parts of the transport network specified in section 1(2) of the High Speed Rail (Preparation) Act 2013. * "original planning permission means the permission to which the section 73 planning permission relates" means a planning permission which is the first in a sequence of two or more planning permissions, where the second and any subsequent planning permissions are section 73 planning permissions.

6. 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.

Application Reference: P/FUL/2025/06711

Application Site: Land East of Hermitage Village Hall Hermitage Lane Hermitage

Proposal: Carry out external alterations to barn and change of use to office - Use Class E (g) (i).

Recommendation: Grant permission subject to conditions

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

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission. Reason: This condition is required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The development hereby permitted shall be carried out in accordance with the following approved plans: 19141 - 1 D Location Plan 23/133/01 A Site Plan 23/133/02 Existing Floor Plans and Elevations 23/133/03 D Proposed Site Plan 23/133/05 Block Plan 23/133/06 Proposed Floor Plans and Elevations Reason: For the avoidance of doubt and in the interests of proper planning.

3. Prior to the commencement of any development hereby approved, all existing trees and hedges shown on approved plan 23/133/03 Rev C to be retained, shall be fully safeguarded in accordance with BS 5837:2005 (Trees in relation to construction - recommendations) or any other British 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). 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.

4. The development shall proceed in accordance with details as shown on the approved plans, application form and schedule of materials as shown on the document "Proposed wall and roof cladding", namely black coloured corrugated metal sheeting, powder coated aluminium-anthracite windows and powder coated aluminium-anthracite and timber doors Reason: To ensure a satisfactory visual appearance of the development.

5. Before the development is first occupied or utilised the first 5.00 metres of the vehicle access, measured from the rear edge of the highway (excluding the vehicle crossing - see the Informative Note below), must be laid out and constructed to a specification submitted to and approved in writing by the Local Planning Authority. Reason: To ensure that a suitably surfaced and constructed access to the site is provided that prevents loose material being dragged and/or deposited onto the adjacent carriageway causing a safety hazard.

6. Before the development hereby approved is first occupied or utilised, the turning/manoeuvring and parking shown on Drawing Number 23/133/03 must have been constructed. Thereafter, these areas, must be permanently maintained, kept free from obstruction and available for the purposes specified. Reason: To ensure the proper and appropriate development of the site and to ensure that highway safety is not adversely impacted upon.

7. Before the development hereby approved is first occupied or utilised the visibility splay areas as shown on Drawing Number 23/133/05 must be cleared/excavated to a level not exceeding 0.6 metres above the relative level of the adjacent carriageway. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015, or any Order revoking or re-enacting that Order, the visibility splay areas shall thereafter be maintained and kept free from all obstruction above this height. Reason: In the interest of highway safety.

8. Before the development hereby approved is occupied or utilised any entrance gates must be set back a minimum distance of 5.00 metres from the edge of the carriageway and hung so that the gates can only open inwards. Thereafter, the gates must be retained at their approved position, maintained, and kept free from obstruction. Reason: To enable a vehicle to be parked clear of the public highway whilst the gates are opened or closed, preventing possible interruption to the free flow of traffic.

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended, and the Town and Country Planning Use Classes Order 1987 as amended (or any order revoking and re-enacting those Orders with or without modification) the premises the subject of this permission shall not be used other than Use Class E (g) (i) Office use, unless planning permission is granted following application to the Local Planning Authority. Reason: In the interests of amenity and to ensure that the use remains compatible with surrounding land uses in the area.

10. The development shall not be commenced until a Habitat Management and Monitoring Plan (the HMMP) has been prepared in accordance with the approved Biodiversity Gain Plan and submitted to and approved in writing by the Local Planning Authority. The HMMP shall include:

- i) A non-technical summary;
- ii) The roles and responsibilities of the people or organisation(s) delivering the HMMP;
- iii) The planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan and a timetable for implementation;
- iv) The management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of the habitat and enhancement works as set out in the HMMP.

v) The monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the Local Planning Authority. Thereafter the development shall be carried out, along with the management and monitoring of habitat, in accordance with the approved HMMP. Reason: In the interests of biodiversity to secure the monitoring and management of significant onsite habitats.

11. Notice in writing shall be given to the Local Planning Authority within one month of the habitat creation and enhancement works as set out in the approved HMP having been completed. The notice shall include a completion report evidencing the completed habitat enhancements. Reason: In the interests of biodiversity to secure the monitoring and management of significant onsite habitats.

Informative Notes:

1. The vehicle crossing serving this proposal (that is, the area of highway land between the nearside carriageway edge and the site's road boundary) must be constructed to the specification of the Highway Authority in order to comply with Section 184 of the Highways Act 1980. The applicant should contact Dorset Highways by telephone at 01305 221020, by email at dorsethighways@dorsetcouncil.gov.uk, or in writing at Dorset Highways, Dorset Council, County Hall, Dorchester, DT1 1XJ, before the commencement of any works on or adjacent to the public highway.

2. The applicant is reminded that, under the Wildlife and Countryside Act 1981, as amended (section 1), it is an offence to remove, damage or destroy the nest of any wild bird while that nest is in use or being built. Planning consent for a development does not provide a defence against prosecution under this act. The Natural Environment Team, Dorset Council recommends that vegetation, hedge, shrubs and tree removal; translocation or cutting back avoids the bird nesting season which runs from mid-February to 31st August. This is in order to avoid impacts to nesting birds and infringement of the legislation. Vegetation or site clearance as a result of this development should be undertaken outside of the nesting season specified above. In some seasons the nesting period may start before or extend beyond these dates, so the applicant should be aware that the dates are a guide only. If clearance work has to be undertaken during the nesting season, a breeding bird survey needs to be carried out by a suitably qualified person no more than 48 hours before clearance /cutting works commence. Any active nests identified should be protected by a 5m exclusion zone until the young have left the nest. As a general rule, it should be assumed that birds will be nesting in trees, scrub, reeds or substantial ditch side vegetation during the core breeding period, unless a survey had shown this not to be the case. In addition, some species are ground nesting, such as the skylark and lapwing, both of which can occur on grassland areas and cleared sites where there is a time lapse between demolition and development.

3. As the proposed use will be office space, all waste and recycling materials generated will be treated as commercial waste and must be paid for using a licenced contractor. Waste and recycling materials will need to be presented for collection at the entrance to the site where it joins Hermitage Lane.

4. 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 was provided with pre-application advice.

Application Reference: P/FUL/2025/03608

Application Site: Store Adjacent Glenthorne Bristol Road Sherborne

Proposal: Convert building into 1 No. dwelling (Remove roof, increase height of walls, erect new roof)

Recommendation: Approve subject to conditions.

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

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission. Reason: This condition is required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The development hereby permitted shall be carried out in accordance with the following approved plans: 1 A Location Plan 2 A Block Plan 6 Existing elevations and floor plan 4A B Proposed elevations 5B Proposed Floor Plans 3A A Proposed Front and Rear Elevations 7A Proposed elevations SECTION street scene 5A Proposed planting Reason: For the avoidance of doubt and in the interests of proper planning.

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

4. Prior to commencement of development hereby approved a Construction Management Plan, Method Statement and programme of works shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall include a method statement for re-building the rear wall (including arrangements to retain access to rear), construction vehicle parking details, delivery hours and contractors' arrangements (compound, storage, parking, turning, surfacing, drainage). The development shall thereafter be carried out strictly in accordance with the approved Construction Management Plan. Reason: In the interests of amenity and highways safety.

5. Prior to rebuilding existing walls, and prior to installation of new walls and roof(s), a method statement detailing retention and re-use of existing materials, and details and samples of new wall and roof materials, shall be submitted to and approved by the Local Planning Authority. Thereafter the scheme shall proceed in accordance with the details as approved Reason: To ensure suitable visual appearance of the development.

6. Prior to the installation of any new or replacement windows or external doors, a schedule and detailed drawings demonstrating proposed materials and design shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall proceed in accordance with such details as have been agreed. Reason: To ensure a satisfactory visual appearance of the development.

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

8. Prior to first use or occupation of the dwelling hereby permitted, details of a minimum of 1 No. bird box and 1 No. bat box/tube/tile to be installed on the dwelling shall be submitted to and approved in writing by the Local Planning Authority, and thereafter erected and maintained in perpetuity prior to first use of the dwelling.

9. 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). Should 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 shall be carried out in accordance with the approved details and on completion of the approved remediation scheme 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.

10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) (with or without modification) no enlargement(s) of the dwellinghouse including its roof or new openings, other than those hereby approved, shall be erected or constructed. Reason: To protect amenity and the character of the area.

Informative Notes:

1. If development is commenced without supplying the Local Planning Authority with an Allocation Certificate in respect of P-credits, then the implementation of your planning permission may be rendered unlawful. This requirement is considered to go to the heart of the permission and therefore you must obtain formal discharge of the condition prior to commencing any works on site.

2. The applicant is reminded that any openings in first floor side elevations would require planning permission, and that the flat roof area of the dwelling hereby approved would not suitable be used as a balcony, roof terrace/garden or amenity area to protect amenity and privacy.

3. Informative: The applicant is advised that licences from the Local Highway Authority must be obtained for the erection of any columns on highway land and for any structure overhanging the public footway. They should be consulted to agree on the detailed specification. They can be contacted by telephone at 01305 221000, by email at customerservices@dorsetcouncil.gov.uk, or in writing at Dorset Highways, Dorset Council, County Hall, Dorchester, DT1 1XJ.

4. Informative: Any retaining wall(s) will require the approval of the Local Highway Authority in accordance with Section 167 of the Highways Act 1980 and the applicant/developer is required to submit plans, sections and specifications of any proposed retaining wall(s) for approval, prior to construction works commencing to the Local Highway Authority.

5. 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.

6. The applicant is advised that bats are protected in the UK by Schedule 5 of the Wildlife and Countryside Act 1981 and Part 3 of Conservation of Habitats and Species Regulations 2017 (as amended). Work should proceed with caution and if any bats are found, all work should cease, the area in which the bats have been found should be made secure and advice sought from Natural England (tel: 0300 060 3900), website www.naturalengland.org.uk before proceeding. Further information about the law and bats may be found on the following website <https://www.gov.uk/guidance/bats-protection-surveys-and-licences>.

7. The applicant is reminded that, under the Wildlife and Countryside Act 1981, as amended (section 1), it is an offence to remove, damage or destroy the nest of any wild bird while that nest is in use or being built. Planning consent for a development does not provide a defence

against prosecution under this act. The Natural Environment Team, Dorset Council recommends that vegetation, hedge, shrubs and tree removal; translocation or cutting back avoids the bird nesting season which runs from mid-February to 31st August. This is in order to avoid impacts to nesting birds and infringement of the legislation. Vegetation or site clearance as a result of this development should be undertaken outside of the nesting season specified above. In some seasons the nesting period may start before or extend beyond these dates, so the applicant should be aware that the dates are a guide only. If clearance work has to be undertaken during the nesting season, a breeding bird survey needs to be carried out by a suitably qualified person no more than 48 hours before clearance /cutting works commence. Any active nests identified should be protected by a 5m exclusion zone until the young have left the nest. As a general rule, it should be assumed that birds will be nesting in trees, scrub, reeds or substantial ditch side vegetation during the core breeding period, unless a survey had shown this not to be the case. In addition, some species are ground nesting, such as the skylark and lapwing, both of which can occur on grassland areas and cleared sites where there is a time lapse between demolition and development.

8. Biodiversity Net Gain – Biodiversity Gain Plan Required The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the 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 below. Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements listed below are considered to apply. Read more about Biodiversity Net Gain and Biodiversity Gain Plans at <https://www.dorsetcouncil.gov.uk/w/biodiversity-net-gain> and <https://www.gov.uk/guidance/submit-a-biodiversity-gain-plan>.

9. Statutory Exemptions and Transitional Arrangements in respect of the Biodiversity Gain Plan 1. The application for planning permission was made before 12 February 2024. 2. The planning permission relates to development to which section 73A of the Town and Country Planning Act 1990 (planning permission for development already carried out) applies. 3. The planning permission was granted on an application made under section 73 of the Town and Country Planning Act 1990 and (i) the original planning permission to which the section 73 planning permission relates* was granted before 12 February 2024; or (ii) the application for the original planning permission* to which the section 73 planning permission relates was made before 12 February 2024.

4. The permission which has been granted is for development which is exempt being:

4.1 Development which is not 'major development' (within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015) where: i) ii) the application for planning permission was made before 2 April 2024; planning permission is granted which has effect before 2 April 2024; or iii) planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 where the original permission to which the section 73 permission relates* was exempt by virtue of (i) or (ii).

4.2 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).

4.3 Development which is subject of a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. A "householder application" means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

4.4 Development of a biodiversity gain site, meaning development which is undertaken solely or mainly for the purpose of fulfilling, in whole or in part, the Biodiversity Gain Planning condition which applies in relation to another development, (no account is to be taken of any facility for the public to access or to use the site for educational or recreational purposes, if that access or use is permitted without the payment of a fee).

4.5 i) ii) iii) Self and Custom Build Development, meaning development which: consists of no more than 9 dwellings; is carried out on a site which has an area no larger than 0.5 hectares; and consists exclusively of dwellings which are self-build or custom housebuilding (as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015).

4.6 Development forming part of, or ancillary to, the high speed railway transport network (High Speed 2) comprising connections between all or any of the places or parts of the transport network specified in section 1(2) of the High-Speed Rail (Preparation) Act 2013. * "original planning permission means the permission to which the section 73 planning permission relates" means a planning permission which is the first in a sequence of two or more planning permissions, where the second and any subsequent planning permissions are section 73 planning permissions.

10. Informative: National Planning Policy Framework Statement In accordance with paragraph 39 of the NPPF the council, as local planning authority, takes a positive approach to development proposals and is focused on providing sustainable development. The council works with applicants/agents in a positive and proactive manner by: - offering a pre-application advice service, and - as appropriate updating applicants/agents of any issues that may arise in the processing of their application and where possible suggesting solutions. In this case: - The applicant/agent was updated of any issues and provided with the opportunity to address issues identified by the case officer. - The applicant was provided with pre-application advice. - The application was acceptable as submitted and no further assistance was required.

Application Reference: P/HOU/2025/04198

Application Site: Linden Grove Manor Road Gussage St Michael BH21 5HX

Proposal: Erect two-storey front and side extensions, raise ridge height and erect porch.

Recommendation: GRANT planning permission subject to conditions.

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

Additional Condition was added by the Committee:

Prior to first use of the development, 1 no. swift box shall be installed on the site and thereafter retained.

Reason: To provide biodiversity gains.

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: 01 Location, Site, Existing Floor Plans & Elevations 02 B Proposed Floor Plans & Elevations Reason: For the avoidance of doubt and in the interests of proper planning.

3. The detailed biodiversity mitigation, compensation and enhancement strategy set out within the approved Biodiversity Plan, certified by the Dorset Council Natural Environment Team on 15/10/2025, must be strictly adhered to during the carrying out of the development. The development hereby approved must not be first brought into use unless and until: i) the mitigation, compensation and enhancement measures detailed in the approved Biodiversity Plan have been completed in full, in accordance with any specified timetable, unless any modifications to the approved Biodiversity Plan as a result of the requirements of a European Protected Species Licence have first been submitted to and agreed in writing by the Local Planning Authority, and ii) evidence of compliance, including photographic evidence, in accordance with section F of the approved Biodiversity Plan has been supplied to the Local Planning Authority prior to the substantial completion, or the first bringing into use of the development hereby approved, whichever is the sooner. The development shall subsequently be implemented entirely in accordance with the approved Biodiversity Plan and thereafter the approved mitigation, compensation and enhancement/net gain measures must be permanently maintained and retained in accordance with the approved details. Reason: To mitigate and compensate for impacts on ecological receptors, and to provide biodiversity gains.

4. Before the development is brought into first use, all windows in the north, south and west elevations serving bathroom and ensuite facilities must be glazed with obscure glass to a minimum industry standard privacy level 3. Thereafter the obscure glazing shall be retained in perpetuity. Reason: To safeguard the amenity and privacy of the occupiers of adjoining residential property.

Informative Notes:

1. The works associated with this application require a European Protected Species (EPS) License or Low Impact Class (LIC) License to avoid unlawful harm to species

protected under the Conservation of Habitats and Species Regulations (2017) (as amended). Approval of an EPS/LIC License is a separate process from obtaining Planning Permission therefore the applicant is at risk of committing an offence where no License has been obtained. Planning Permission does not guarantee a licence, nor does in any way prejudice Natural England's decision on whether a licence should be issued, nor does it provide any legal defence against possible offences. It is relevant only to the purposes of consideration of the proposed development by the Local Planning Authority.

2. The applicant is reminded of their responsibility to submit photographic evidence of compliance with the Biodiversity Plan or LEMP to Dorset Natural Environment Team in order to comply fully with requirements of condition 3.

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.

Application Reference: P/HOU/2025/06200

Application Site: 8 Angel Lane Shaftesbury SP7 8DF

Proposal: Form opening in rear garden wall to install access gate

Recommendation: GRANT subject to conditions as set out at the end of this report

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

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission. Reason: This condition is required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The development hereby permitted shall be carried out in accordance with the following approved plans: PP-14419992v1 1 The location plan 1 Block plan of the site 03 Proposed rear/side garden wall 04 Proposed garden plan Reason: For the avoidance of doubt and in the interests of proper planning.

3. The development hereby approved shall be carried out in strict accordance with the Method Statement produced by Colin Avery Stonemasons dated September 2025. Reason: To preserve the special interest of and to prevent harm to the designated heritage asset.

4. Prior to the commencement of building work above ground level, a sample of mortar mix will be available to be shown on site. Following which, a full mortar

specification shall be submitted to and approved in writing by the Local Planning Authority. Work shall proceed in accordance with the approved specification only. Reason: in the interests of preserving the character and appearance of the listed building and conservation area.

Informative Notes:

1. Informative: National Planning Policy Framework Statement In accordance with paragraph 39 of the NPPF the council, as local planning authority, takes a positive approach to development proposals and is focused on providing sustainable development. The council works with applicants/agents in a positive and proactive manner by: - offering a pre-application advice service, and - as appropriate updating applicants/agents of any issues that may arise in the processing of their application and where possible suggesting solutions. In this case: - The applicant/agent was updated of any issues and provided with the opportunity to address issues identified by the case officer. -The application was acceptable as submitted and no further assistance was required.
2. The applicant is reminded that, under the Wildlife and Countryside Act 1981, as amended (section 1), it is an offence to remove, damage or destroy the nest of any wild bird while that nest is in use or being built. Planning consent for a development does not provide a defence against prosecution under this act. The Natural Environment Team, Dorset Council recommends that vegetation, hedge, shrubs and tree removal; translocation or cutting back avoids the bird nesting season which runs from mid-February to 31st August. This is in order to avoid impacts to nesting birds and infringement of the legislation. Vegetation or site clearance as a result of this development should be undertaken outside of the nesting season specified above. In some seasons the nesting period may start before or extend beyond these dates, so the applicant should be aware that the dates are a guide only. If clearance work has to be undertaken during the nesting season, a breeding bird survey needs to be carried out by a suitably qualified person no more than 48 hours before clearance /cutting works commence. Any active nests identified should be protected by a 5m exclusion zone until the young have left the nest. As a general rule, it should be assumed that birds will be nesting in trees, scrub, reeds or substantial ditch side vegetation during the core breeding period, unless a survey had shown this not to be the case. In addition, some species are ground nesting, such as the skylark and lapwing, both of which can occur on grassland areas and cleared sites where there is a time lapse between demolition and development.
3. The applicant(s) is (are) advised that the proposed development is situated on the property boundary and "The Party Wall etc. Act 1996" is therefore likely to apply.

4. The permission of the landowner should be obtained for the works detailed above and to gain access, if required, onto the landowner's property. For practical purposes, the landowner is Assets and Property, Dorset Council. #

This consent does not in any way imply that the Local Planning Authority has sought such permission from Assets and Property, Dorset Council or will condone the use of this consent to force any landowner to grant such a permission.

The applicant is advised that further information may need to be provided and agreed with the Assets and Property, Dorset Council. This includes, but is not limited to, the following: - Party wall legal agreement under Party Wall Act 1996 - Access license - Insurance documents - Construction design & management regulations 2015 compliance - Method Statement