

Eastern Area Planning Committee 11 March 2026

Agenda Item 5:

Application Number: P/FUL/2022/01095

Location: Land at Blaneys Corner To the east of Wareham Road and south of Wimborne Road. Lytchett Matravers

Description: Erect 25 dwellings (C3 use class), new vehicular and pedestrian access onto Wimborne Road and other associated works including landscaping and open space.

Decision:

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

A) grant, subject to the completion of a legal agreement under section 106 of the Town and Country Planning Act 1990 (as amended) in a form to be agreed by the Legal Services manager to secure:

- a Scheme for the provision and promotion of Suitable Alternative Natural Green space (SANG)
- provision of public open space

And the conditions set out below.

(Pre commencement conditions have been agreed in writing by the agent).

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:

120-DI-09 13 Site Layout Plan

120-DI-11 2 Site Location Plan 1to500@a1

120-DI-13 4 Parking Layout Plan

120-DI-15 4 Roof Plan

120-DI-16 4 Block Plan

120-DI-21 4 Scheme Masterplan

813.11/40 D Illustrative Landscape Masterplan (813.11 40 Rev C)(1)

Ibb-BF-C-V Plans and Elevations (Plot 1) - Ibb-BF-C-V 3-1207-Ibberton-BF-Cottage-Variant

Bry-R-C & Kno-B-C-V Plans And Elevations (plots 2 And 3) Bry R C And Kno B C V 2
845Bryanstone R Cottage And 3 1349 Knowlton B Cottage(1)
Bry-R-C & Kno-B-C-V Plans And Elevations (plots 4 And 5) Bry B C And Bri R C V 2
845Bryanstone B Cottage And 2 830 Bridport R Cottage Variant(1)
Gla-B-C Plans and Elevations (Plot 6) - Gla-B-C 3-1136-Glanvilles-B-Cottage
Mor-B-I Plans and Elevations (Plot 7) - Mor-B-I 4-1403-Morden-B-Infomal
Mor-BF-C Plans and Elevations (Plot 8) - Mor-BF-C 4-1403-Morden-BF-Cottage
Sil-B-C Plans And Elevations (plot 9) Sil B C 4 1669 Silton B Cottage(1)
Ibb-B-C Plans And Elevations (plot 10) Ibb B C 3 1207 Ibberton B Cottage(1)
Edm-BF-C Plans And Elevations (plots 11 And 12) Edm Bf C 3 1082 Edmondsham Bf
Cottage(1)
Mor-B-C-V Plans And Elevations (plot 13) Mor B C V 4 1403 Morden B Cottage
Variant(1)
Spe-B-1 Plans and Elevations (Plot 14) - Spe-B-I 4-1825-Spetisbury-B-Infomal.pdf
Ibb-BF-C Plans And Elevations (plot 15) Ibb Bf C 3 1207 Ibberton Bf Cottage(1)
875-HA-PB-V A Plans And Elevations (plot 16 And 17)
FBT 3-HA-B-V Plans And Elevations (plots 18 And 19) Fbt 3 Ha B V Flat Block Type 3
Ha B Variant(1)
1006-HA-B-V Plans And Elevations (plots 20 And 21) 894 Ha B 3 5 894 Ha B(1)
BarB-HA-BC A Plans And Elevations (plots 22-25)
TwG2-B Twin Garage Plan (ref. Twg2 B)(1)
DGHO-B Typical Double Garage With Home Office (ref. Dgho B)(1)
DG2-B Double Garage Plan (ref. Dg2 B)(1)
SG2-B Single Garage Plan (ref. Sg2 B)(1)
PHL-101 G Proposed Site Access Plan
PHL-102 C Pedestrian access onto Wareham road - amended plan
PHL-201 D Preliminary Site Levels
PHL-202 B Preliminary Road Profiles

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

3. Prior to commencement of development hereby approved a Construction Traffic Management Plan and programme of works shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall include construction vehicle details (number, size, type and frequency of movement), vehicular routes, delivery hours and contractors' arrangements (compound, storage, parking, turning, surfacing, drainage and wheel wash facilities). The development shall thereafter be carried out strictly in accordance with the approved Construction Traffic Management Plan.

Reason: In the interests of road safety.

4. No development, including any preparatory works of ground clearance, tree works, or demolition shall commence until:

1. A site meeting has taken place between the Local Planning Authority's (LPA's) Tree Officer, the appointed Arboricultural Consultant and Site Manager, and the outcomes of the meeting have been agreed in writing by the LPA, and
2. An Arboricultural Supervision and Monitoring Statement, which has been informed by the agreed outcomes of the site meeting, has been submitted to and agreed in writing by the LPA.

The development shall thereafter be carried out in accordance with the approved Arboricultural Supervision and Monitoring Statement and the Arboricultural Impact Appraisal and Method Statement.

Reason: To ensure that the development proceeds in accordance with the approved Arboricultural details and that appropriate protective measures are implemented before any works commence.

5. No development shall commence until the necessary nutrient mitigation credits to mitigate the impacts of the development on the Poole Harbour (SPA) and Ramsar have been secured from an accredited nutrient provider and a copy of the Nutrient Credit Certificate demonstrating that purchase, has been submitted to and approved in writing by the Local Planning Authority.

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

6. Prior to the commencement of development, a detailed surface water management scheme for the site, based upon the hydrological and hydrogeological context of the development, and providing clarification of how drainage is to be managed during construction and a timetable for implementation of the scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme should have regard to the guidance set out in the current DEFRA national standards Sustainable Drainage Systems (SuDS). The surface water scheme shall be implemented in accordance with the approved details including the timetable for implementation.

Reason: To prevent the increased risk of flooding and to protect water quality and to take into account current national standards for SuDS.

7. Prior to the commencement of development on the site, a Construction Environmental Management Plan (CEMP) (Biodiversity) must be submitted to and approved in writing by the local Planning Authority. The CEMP must include the following:
 - a) Risk assessment of potentially damaging construction activities.
 - b) Identification of "biodiversity protection zones".
 - c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).

- d) The location and timing of sensitive works to avoid harm to biodiversity features.
 - e) The times during construction when specialist ecologists need to be present on site to oversee works.
 - f) Responsible persons and lines of communication.
 - g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
 - h) Use of protective fences, exclusion barriers and warning signs
- The development shall take place strictly in accordance with the approved CEMP.

Reason: To protect biodiversity during the construction phase.

8. No works shall commence on site (other than those required by this condition) on the development hereby permitted until the first 15 metres of the proposed access road, including the junction with the existing public highway, has been completed to at least binder course level.

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.

9. Prior to development above damp proof course level, details (including colour photographs) of all external facing materials for the wall(s) and roof(s) shall have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall proceed in accordance with such materials as have been agreed.

Reason: To ensure a satisfactory visual appearance of the development.

10. Prior to the commencement of any development hereby approved, above damp course level, full details of both hard and soft landscape works shall be submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include:
- (i) proposed finished levels or contours;
 - (ii) means of enclosure;
 - (iii) car parking layouts;
 - (iv) other vehicle and pedestrian access and circulation areas;
 - (v) hard surfacing materials;
 - (vi) minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting, etc);
 - (vii) proposed and existing functional services above and below ground (eg drainage, power, communications cables, pipelines, etc indicating lines, manholes, supports, etc);
 - (viii) retained historic landscape features and proposals for restoration.

If within a period of 5 years from the date of the planting of any tree/plant, that tree/plant or any tree/plant planted in replacement for it, is removed, uprooted or destroyed or dies

(or becomes in the opinion of the Local Planning Authority seriously damaged or defective) another tree/plant of the same species and size as that originally planted shall be replanted in the first available planting season.

Reason: Landscaping is considered essential in order to preserve and enhance the visual amenities of the locality.

11. Details of measures to limit the potential consumption of wholesome water use by persons occupying the new dwelling to 120 litres per person per day as measured in accordance with regulation 36 of the Approved Document for Part G2 of the Building Regulations 2010 (or any equivalent regulation revoking and/or re-enacting that Statutory Instrument) shall be submitted to and approved by the Local Planning Authority before any of the dwellings are 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

12. A Landscape Management Plan, including long term design objectives, management responsibilities, maintenance schedules and a timetable for implementation and/or phasing; for all landscape areas (other than small, privately owned domestic gardens,) shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development. Thereafter the Landscape Management Plan shall be implemented as approved.

Reason: To ensure that due regard is paid to the continuing enhancement and maintenance of amenity afforded by landscape features of communal, public, nature conservation or historical significance.

13. A landscape and ecological management plan (LEMP) shall be submitted to, and be approved in writing by, the local planning authority prior to occupation of the development. The content of the LEMP shall include the following:
 - a) Description and evaluation of features to be managed.
 - b) Ecological trends and constraints on site that might influence management.
 - c) Aims and objectives of management.
 - d) Appropriate management options for achieving aims and objectives.
 - e) Prescriptions for management actions.
 - f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).

- g) Details of the body or organization responsible for implementation of the plan.
- h) Ongoing monitoring and remedial measures.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery.

The LEMP shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.

The approved LEMP must be implemented in accordance with the approved details and adhered to thereafter.

Reason: To protect the landscape character of the area and to mitigate, compensate and enhance/provide net gain for impacts on biodiversity.

14. Prior to the occupation of the development details of maintenance and management of the surface water sustainable drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall have regard to the guidance set out in the current DEFRA national standards Sustainable Drainage Systems (SuDS). The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. These shall include a plan for the lifetime of the development, the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime.

Reason: To ensure the future maintenance of the surface water drainage system, and to prevent the increased risk of flooding and to take into account current national standards for SuDS.

15. The development hereby approved shall not be occupied unless and until following works must have been constructed to the specification of the Planning Authority:

Pedestrian access and uncontrolled pedestrian crossing with tactile paving onto Wareham Road. See Drawing 01-PHL-102 C (or similar scheme to be agreed in writing with the Planning Authority).

Proposed footway works either side of the site access and a new uncontrolled pedestrian crossing with tactile paving (noting that the pedestrian access to the west as in drawing 0904-PHL-102 has been superseded by 01-PHL-102 C). See Drawing PHL-101 G (or similar scheme to be agreed in writing with the Planning Authority).

Reason: These specified works are seen as a pre-requisite for allowing the development to proceed, providing the necessary highway infrastructure improvements to mitigate the likely impact of the proposal.

16. The development permitted shall not be occupied unless and until the the Suitable Alternative Natural Greenspace (SANG) permitted pursuant to planning permission reference 6/2019/0530, located at Land off Flowers Drove, Lytchett Matravers has been laid out and made publicly accessible as per the requirements of that consent. Prior to the first occupation of the development a strategy for promotion of the SANG as open access land to the occupiers and visitors of the development shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall proceed in accordance with the approved strategy.

Reason: to ensure adequate mitigation of the impacts of the development on the Dorset Heathlands habitat sites.

17. Prior to first occupation of the development hereby permitted the access, geometric highway layout, turning and parking areas shown on drawing number 120_DI_09.13 shall be constructed; thereafter these areas shall be maintained, kept free from obstruction and available for the purposes specified.

Reason: In the interests of highway safety and to ensure the proper and appropriate development of the site.

18. Before the development hereby approved is first occupied or utilised the visibility splay areas as shown on the approved plans 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: To ensure that a vehicle can see or be seen when existing the access.

19. The development hereby permitted shall be implemented strictly in accordance with the recommendations and requirements in section 5 of the ecology report titled 'Land at Blaneys Corner, Lytchett Matravers: Bat Survey Report', by HDA, dated 2022, and in sections 5.6.6, 5.8.4, 5.9.4, 5.9.5, 6.3, 6.5-6.9, section 7 and Annex 2(Ecological opportunities plan) of the report titled 'Land at Blaneys Corner, Technical note' by HDA, Dated 9 January 2026.

The development hereby approved must not be first brought into use unless and until:

- i) the recommendations detailed in the sections of the approved ecology reports listed above have been completed in full, in accordance with any specified timetable, and
- ii) written evidence demonstrating compliance has been submitted to and approved in writing by the LPA.

The development shall subsequently be implemented entirely in accordance with the approved ecology report and thereafter the approved mitigation, compensation and enhancement 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.

20. 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 as approved 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.

21. No retained tree shall be cut down, uprooted, destroyed, pruned, cut or damaged in any manner during the development phase and thereafter within 5 years from the date of occupation of the building for its permitted use, other than in accordance with the approved plans and particulars or as may be permitted by prior approval in writing from the local planning authority.

If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

Reason: To safeguard and enhance the character and amenity of the area.

22. The development hereby permitted shall be undertaken in accordance with the approved Arboricultural Method Statement (AMS) Reference no. 17156-AA-CA and Tree Protection Plan (TPP) 17156-2 . All tree protection shall be retained until the development is

complete and nothing shall be placed within the fencing, nor shall any ground levels be altered or excavations made without the written consent of the Local Planning Authority.

Reason: required to safeguard and enhance the character and amenity of the site and locality and to avoid any irreversible damage to retained trees.

23. 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 dwellings identified as plots 7, 8, 9, 11 & 12 hereby approved, permitted by Class A and Class B of Schedule 2 Part 1 of the 2015 Order, shall be erected or constructed.

Reason: In the interest of protected trees within or adjacent to the dwelling curtilages.

24. 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 garages, sheds or other outbuildings permitted by Class E of Schedule 2 Part 1 of the 2015 Order shall be erected or constructed within the curtilage of the dwellings identified as plots 7, 8, 9, 11 and 12.

Reason: In the interest of protected trees within or adjacent to the dwelling curtilages.

25. No construction work in relation to the development, including preparation prior to operations, shall take place other than between the hours of 08.00 hours to 18.00 hours Monday to Friday and 09.00 hours to 13.00 hours on Saturdays and at no time on Sundays or Public or Bank Holidays.

Reason: To safeguard the amenity of existing residents

Informative Notes:

1. The applicant is advised that, notwithstanding this consent, if it is intended that the highway layout be offered for public adoption under Section 38 of the Highways Act 1980, the applicant should contact Dorset Council's Highways Development team. They can be reached by telephone at 01305 225401, by email at highwaysdevelopment@dorsetcouncil.gov.uk, or in writing at Highways Development, Economic Growth and Infrastructure, Dorset Council, County Hall, Dorchester, DT1 1XJ.
2. In addition to this permission, the highway improvement(s) referred to in the recommended condition above must be carried out to the specification and satisfaction of the Highway Authority in consultation with the Planning Authority and it will be necessary to enter into an agreement, under Section 278 of the Highways Act 1980, with the

Highway Authority, before any works commence on the site. The applicant should contact Dorset Council's Highways Development team. They can be reached by email at highwaysdevelopment@dorsetcouncil.gov.uk, or in writing at Highways Development team, Economic Growth and Infrastructure, Dorset Council, County Hall, Dorchester, DT1 1XJ.

3. In addition to this permission, the junction works referred to in the recommended condition above must be carried out to the specification and satisfaction of the Highway Authority in consultation with the Planning Authority and it will be necessary to enter into an agreement, under Section 278 of the Highways Act 1980, with the Highway Authority, before any works commence on the site. The applicant should contact Dorset Council's Highways Development team. They can be reached by email at highwaysdevelopment@dorsetcouncil.gov.uk, or in writing at Highways Development team, Economic Growth and Infrastructure, Dorset Council, County Hall, Dorchester, DT1 1XJ.
4. If the applicant wishes to offer for adoption any highways drainage to DC, they should contact DC Highway's Development team at DLI@dorsetcouncil.gov.uk as soon as possible to ensure that any highways drainage proposals meet DCC's design requirements.
5. The applicant is advised to have early discussions with Wessex Water in relation to the possible adoption of SuDS features in order to ensure that the final design of the basin is in line with their design requirements.
6. Prior Land Drainage Consent (LDC) may be required from DC's FRM team, as relevant LLFA, for all works that offer an obstruction to flow to a channel or stream with the status of Ordinary Watercourse (OWC) – in accordance with s23 of the Land Drainage Act 1991. The modification, amendment or realignment of any OWC associated with the proposal under consideration, is likely to require such permission. We would encourage the applicant to submit, at an early stage, preliminary details concerning in-channel works to the FRM team. LDC enquires can be sent to floodriskmanagement@dorsetcouncil.gov.uk.
7. Please check that any plans approved under the building regulations match the plans approved in this planning permission or listed building consent. Do not start work until revisions are secured to either of the two approvals to ensure that the development has the required planning permission or listed building consent.

8. 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.

9. 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.

10. Informative Note: Trees on or adjoining this site are protected by virtue of Tree Preservation Order TPO/2022/0068. Wilful damage to the trees is an offence under the Town and Country Planning Act 1990. Failure to comply with the tree protection conditions above is likely to result in damage to the trees and may lead to the prosecution of those undertaking the work and those causing or permitting the work.

11. Street Naming and Numbering

The Council is responsible for street naming and numbering within our area. This helps to effectively locate property to deliver post and for access by emergency services. New or changed addresses must be registered with the Council. This link has more information. <https://www.dorsetcouncil.gov.uk/planning-buildings-land/street-naming-and-numbering/street-naming-and-numbering>

12. Informative: This permission is subject to an agreement made pursuant to Section 106 of the Town and Country Planning Act 1990 dated ## ## relating to provision of SANG and Public Open Space.

13. 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 application for planning permission was made before 12 February 2024.
- 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.
- 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.
- The permission which has been granted is for development which is exempt being:
 - 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) the application for planning permission was made before 2 April 2024;
- ii) 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).

* "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.

• 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).

• 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).

• Self and Custom Build Development, meaning development which:

- i) consists of no more than 9 dwellings;
- ii) is carried out on a site which has an area no larger than 0.5 hectares; and
- iii) 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).

Read more about Biodiversity Net Gain at

<https://www.dorsetcouncil.gov.uk/w/biodiversity-net-gain>

14. The applicant is encouraged to explore the possibility of providing a new connection from the site to footpath SE17/23, to the east of the site in the interests of promoting accessibility to the village as encouraged by the Lytchett Matravers Neighbourhood Plan.

- B. Refuse for the reason set out below if the agreement is not completed by 11 September 2026, or such extended time as agreed by the Service Manager for Development Management and Enforcement or Development Management Area Manager East.

Reason for refusal:

In the absence of a legally binding agreement for the provision of public open space, the development fails to make appropriate provision for public open space and is therefore contrary to policies I3 and I4 of the Purbeck Local Plan (adopted 2024).

Agenda Item 6:

Application Number: P/FUL/2025/06295

Location: 10 Weston Road Colehill BH21 2SF

Description: Erect single storey rear extension & bin store, demolish existing garage and conservatory. Change of use of residential property (Use Class C3) to pharmacy (Use Class E).

Decision: That the application be granted subject to conditions, the full details of which were to be delegated to officers.

Agenda Item 7:

Application Number: P/FUL/2025/06017

Location: 50 - 51 Churchill Close Sturminster Marshall BH21 4BH

Description: Demolish garage and outbuilding and erect 2 No 2 bedroom bungalows with parking. Creation of new parking area to No 50 & 51

Decision: That the application be granted 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:

- 9802/300 Site, Block, Location Plan & Indicative Scene
- 9802/301 Unit 1 - Proposed Floor Plan & Elevations
- 9802/302 Unit 2 - Proposed Floor Plan & Elevations

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

3. Prior to commencement of development details of the surface water drainage works shall be submitted to and approved in writing by the Local Planning Authority and the approved drainage scheme shall be completed before occupation of the development. The works shall have regard to the guidance set out in the current DEFRA national standards Sustainable Drainage Systems (SuDS)

Reason: To avoid drainage problems as a result of the development with consequent pollution or flood risk and to take into account current national standards for SuDS.

4. Prior to development above damp proof course level, details (including colour photographs) of all external facing materials for the wall(s) and roof(s) shall have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall proceed in accordance with such materials as have been agreed.

Reason: To ensure a satisfactory visual appearance of the development.

5. Prior to development above damp course level, full details of both hard and soft landscape works shall be submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include:
- (i) proposed finished levels;
 - (ii) means of enclosure;
 - (iii) hard surfacing materials;
 - (iv) planting plans including plant/tree size(s) and densities.

If within a period of 5 years from the date of the planting of any tree/plant, that tree/plant or any tree/plant planted in replacement for it, is removed, uprooted or destroyed or dies (or becomes in the opinion of the Local Planning Authority seriously damaged or defective) another tree/plant of the same species and size as that originally planted shall be replanted in the first available planting season unless the Local Planning Authority agrees in writing to any variation.

Reason: Landscaping is considered essential in order to preserve and enhance the visual amenities of the locality.

6. 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 roof enlargement(s) or alteration(s) of the dwellinghouse hereby approved, pursuant to Class B and Class C of Schedule 2 Part 1 of the 2015 Order, shall be erected or constructed.

Reason: To protect amenity and the character of the area.

7. Before the development hereby approved is first occupied the first 5.0 Metres of the vehicular access(es), measured from the nearside edge of the carriageway, including the visibility splays, shall have been laid out, constructed, and surfaced, to a specification which shall have been submitted to, and agreed in writing by, the Local Planning Authority.

Reason: In the interest of highway safety.

8. Before the development hereby approved is occupied or utilised the turning/manoeuvring and parking shown on Drawing Number 9802/300 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.

9. Prior to use or occupation of development hereby approved, the cycle parking facilities shown on drawing number 9802/300 shall be constructed and made available. Thereafter, these shall be maintained, kept free from obstruction and available for the purposes specified.

Reason: To ensure provision of adequate cycle parking to support sustainable transport; in the interests of highway safety and residential amenity.

10. Prior to the first occupation of the dwellings hereby approved, a bee brick and bird box shall be installed on each of the new dwellings and thereafter maintained and retained.

Reason: To provide net gains for nature.

Informative Notes:

1. 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.
2. The applicant is advised that Wessex Water have published guidance notes about their surface water policy for minor development. The policy encourages developers to consider the most effective methods of directing surface water back to the environment in accordance with the Sustainable Drainage Systems hierarchy. Where necessary, applications to Wessex Water for a surface water connection can be made online.

<https://www.wessexwater.co.uk/services/building-and-developing/building-a-new-house-or-extension>
3. Please check that any plans approved under the building regulations match the plans approved in this planning permission or listed building consent. Do not start work until revisions are secured to either of the two approvals to ensure that the development has the required planning permission or listed building consent.

4. The Council is responsible for street naming and numbering within our area. This helps to effectively locate property to deliver post and for access by emergency services. New or changed addresses must be registered with the Council. This link has more information.
<https://www.dorsetcouncil.gov.uk/planning-buildings-land/street-naming-and-numbering/street-naming-and-numbering>

5. Informative: 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 County Highway Authority in order to comply with Section 184 of the Highways Act 1980. The applicant should contact Dorset Highways by telephone at Dorset Direct (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.

6. Electric vehicle charging points

The applicant is advised that prior to the development being brought into use, it must comply with the requirements of Building Regulations Approved Document S: Infrastructure for the charging of electric vehicles.

7. 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 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>

8. 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) the application for planning permission was made before 2 April 2024;

ii) 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 Self and Custom Build Development, meaning development which:

i) consists of no more than 9 dwellings;

ii) is carried out on a site which has an area no larger than 0.5 hectares; and

iii) 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.

9. This application is subject to Biodiversity Net Gain. A Section 106 Agreement is likely to be required to secure the maintenance and monitoring of any Biodiversity Gain Plan or Habitat Management and Monitoring Plan (HMMP) approved by the Council.

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

Agenda Item 8:

Application: P/VOC/2025/07020

Location: Quarterjack Park Development Leigh Road Wimborne Minster BH21 2DA

Description: Variation of Condition 1 of application 3/19/2426/RM (approval of reserved matters application in respect of appearance, layout, scale and landscaping following outline planning application 3/15/0789/COU for residential development of 305 dwellings) to revise the landscaping and drainage (resubmission of previously refused and withdrawn applications)

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

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

1. Proposed Site Layout Ref: SL-01 Rev. P
2. Proposed Site Layout Sheets 1 and 2 Ref: SL-02 Rev. P
3. Composite Plan Ref: SL-04 Rev P
5. House type Booklet (19 November 2019)
6. Storey Heights Plan Ref: SH-01 Rev. M
7. Proposed Materials Plan Ref: MP-01 Rev. N
8. Chimney Location Plan Ref: CP-01 Rev. M
9. Boundary Treatment Plan Ref: BT-01 Rev. R
10. LAP Proposals Ref: BDWS21671 20 Rev C (ACD Environmental)
- 11. Soft Landscape Proposals (August 2018) Ref: BDWS21671 11 Rev. O (Sheets 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12)**
12. Hard Landscape Proposals (October 2018) Ref: BDWS21671 12 Rev. EE (Sheets 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12)
13. Engineering Layout Ref: 17-184/310 Rev. G Sheets 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 and 15
14. Landscape and Ecological Management Plan Ref: BDWS21671 10 Rev G
15. Bin and Storage Plan Ref: BC-01 Rev. M
16. Affordable Layout Plan Ref: AP-01 Rev. M
17. SANG Car Park Plan Ref: SG-01 Rev. G
18. Adoptable Area Layout Sheet 1 of 2 Ref: 17-184-SK210 Rev. F (1:500@A1)
19. Adoptable Area Layout Sheet 2 of 2 Odyssey Consulting Ref: 17-184-SK210 Rev. F (1:500@A1)
20. Preliminary Finish Floor Levels Layout Sheet 1 of 2 Odyssey Consulting Ref: 17-184-SK200 Rev. F (1:500@A1)
21. Preliminary Finish Floor Levels Layout Sheet 2 of 2 Odyssey Consulting Ref: 17-184-SK200 Rev. F (1:500@A1)
22. Visibility Splays Layout Sheet 1 of 2 Odyssey Consulting Ref: 17-184-SK110 Rev. G (1:500@A1)

22. Visibility Splays Layout Sheet 2 of 2 Odyssey Consulting Ref: 17-184-SK111 Rev. G (1:500@A1)
23. Pantechicon Tracking Layout Sheet 1 of 2 Odyssey Consulting Ref: 17-184-SK104 Rev. F (1:500@A1)
24. Pantechicon Tracking Layout Sheet 2 of 2 Odyssey Consulting Ref: 17-184-SK105 Rev. G (1:500@A1)
25. Refuse Vehicle Swept Path Analysis Sheet 1 of 2 Odyssey Consulting Ref: 17-184-SK102 Rev. G (1:500@A1)
26. Refuse Vehicle Swept Path Analysis Sheet 2 of 2 Odyssey Consulting Ref: 17-184-SK102 Rev. G (1:500@A1)
27. Fire Tender Swept Path Analysis Sheet 1 of 2 Odyssey Consulting Ref: 17-184-SK100 Rev. G (1:500@A1)
28. Fire Tender Swept Path Analysis Sheet 2 of 2 Odyssey Consulting Ref: 17-184-SK101 Rev. F (1:500@A1)
29. Proposed Retail Unit – Plans and Elevations Ref: RU-01 Rev. A

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

2. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, or any subsequent re-enactment thereof, the garages and off-road parking spaces for residential vehicular parking hereby approved shall be retained at the dimensions shown on the approved plans and shall not be altered, including conversions to domestic living accommodation, so as to result in a loss of parking availability.

Reason: To ensure that off-street car parking is retained in the interests of highway safety and in a visually acceptable manner.

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, or any subsequent re-enactment thereof, the off-road parking spaces for retail customer and staff vehicular parking hereby approved shall be retained at the dimensions shown on the approved plans and shall not be altered so as to result in a loss of parking availability.

Reason: To ensure that off-street retail car parking is retained in the interests of highway safety and in a visually acceptable manner.

4. Both in the first instance and upon all subsequent occasions the following WC, bathroom and en-suite bathroom window(s) for the residential dwelling types, as set out in the House type Booklet (19 November 2019), shall be glazed with obscure glass and shall either be a fixed light or hung in such a way as to prevent the effect of obscure glazing being negated by reason of overlooking:-

- 'Roseberry' – Rear Elevation 1st Floor Bathroom (Plots 36, 63, 67, 69, 71, 80, 91, 93, 111, 119, 145, 146, 148, 151, 153, 155, 157, 159, 206, 208, 228, 252, 254, 265, 267, 269, 278, 285, 35, 50, 68, 70, 72, 81, 92, 94, 112, 120, 147, 149, 150, 152, 156, 158, 160, 164, 207, 209, 253, 255, 264, 266, 268, 279, 288)
- 'Roseberry' Variant – Rear Elevation 1st Floor Bathroom (Plots 76, 115, 121, 261, 275, 280, 281, 77, 116, 122, 262, 276, 282)
- 'Roseberry' Variant – Rear Elevation 1st Floor Bathroom (Plots 52, 53, 54)
- 'Moresby' (Det) – Front Elevation 1st Floor Bathroom and 1st Floor En-suite Bathroom (Plots 37, 173, 256, 144, 196, 205, 240, 277)
- 'Moresby' (Det) Variant 1 – Front Elevation 1st Floor Bathroom and 1st Floor En-suite Bathroom (Plots 40, 56, 246, 74, 90, 212)
- 'Moresby' (End) – Front Elevation 1st Floor Bathroom and 1st Floor En-suite Bathroom (Plots 55, 64, 154, 270, 286, 51, 60, 61, 163, 287)
- 'Moresby' (End) Variant 1 – Front Elevation 1st Floor Bathroom and 1st Floor En-suite Bathroom (Plots 229, 263)
- 'Kingsville' – Side Elevations 1st Floor En-suite Bathroom and 2nd Floor Bathroom (Plots 165, 167, 169, 171, 197, 199, 201, 203, 213, 214, 243, 166, 168, 170, 172, 198, 200, 202, 204, 215, 244, 245)
- 'Kingsville' Variant 1 - Side Elevations 1st Floor En-suite Bathroom and 2nd Floor Bathroom (Plot 41)
- 'Kingsville' Variant 2 - Side Elevations 1st Floor En-suite Bathroom and 2nd Floor Bathroom (Plots 42 and 43)
- 'Maidstone' – Rear Elevation 1st Floor Bathroom and Side Elevation 1st Floor En-suite Bathroom (Plots 65, 78, 117, 241, 59, 62, 66, 79, 118, 242)
- 'Maidstone' Variant – Rear Elevation 1st Floor Bathroom and Side Elevation 1st Floor En-suite Bathroom (Plots 38, 39, 57, 58)
- 'Alderney' – Side Elevation 1st Floor En-suite Bathroom (Plot 73)
- 'Alderney' Variant 1 – Side Elevation 1st Floor En-suite Bathroom (Plot 110, 123)
- 'Hadley' - Side Elevation 1st Floor Bathroom and Front Elevation 1st Floor En-suite Bathroom (Plots 18, 34, 100)

- 'Hadley' Variant 1 - Side Elevation 1st Floor Bathroom and Front Elevation 1st Floor En-suite Bathroom (Plot 11)
- 'Hadley' Variant 2 - Side Elevation 1st Floor Bathroom and Front Elevation 1st Floor En-suite Bathroom (Plot 11)
- 'Hadley' Variant 3 - Side Elevation 1st Floor Bathroom and Front Elevation 1st Floor En-suite Bathroom (Plot 14)
- 'Hadley' Variant 4 - Side Elevation 1st Floor Bathroom and Front Elevation 1st Floor En-suite Bathroom (Plots 95, 99, 101, 105)
- 'Kennett' – 1st Floor Rear Elevation Bathroom (Plot 31)
- 'Kennett' Variant 1 – 1st Floor Rear Elevation Bathroom (Plots 30, 237, 248, 29, 238, 249)
- 'Bayswater' – 1st Floor Front Elevation Bathroom and 2nd Floor En-suite Bathroom rooflight (Plots 10, 124)
- 'Bayswater' Variant – 1st Floor Front Elevation Bathroom and 2nd Floor En-suite Bathroom rooflight (Plots 25, 26, 46, 47)
- 'Cornell' – 1st Floor Rear Elevation Bathroom and Side Elevation En-suite Bathroom (Plot 9)
- 'Cornell' Variant 1 – 1st Floor Side Elevation Bathroom and En-suite Bathroom (Plots 23, 235, 49, 251)
- 'Holden' – Ground Floor WC, 1st Floor Side Elevation En-Suite Bathroom and Rear Elevation Bathroom (Plots 20, 28, 48, 96, 102, 103, 19, 24, 44, 97, 98, 104, 127, 131)
- 'Holden' Variant 1 – Ground Floor WC, 1st Floor Side Elevation En-Suite Bathroom and Rear Elevation Bathroom (Plot 2)
- 'Holden' Variant 2 – Ground Floor WC, 1st Floor Side Elevation En-Suite Bathroom and Rear Elevation Bathroom (Plots 27, 45)
- 'Exeter' – 1st Floor Front Elevation En-Suite Bathroom and Rear Elevation Bathroom (Plots 8, 21, 130, 236, 247, 7, 12, 13, 22, 128, 129, 239, 250)
- HT1 & HT2 – Ground Floor Rear Elevation Bathroom and 1st Floor Rear Elevation Bathroom (Plots 142, 143, 174, 175, 182, 183, 220, 221, 259, 260, 273, 274, 140, 141, 180, 181, 194, 195, 257, 258, 271, 272)

- HT1 & HT2 Variant – Ground Floor Rear Elevation Bathroom and 1st Floor Rear Elevation Bathroom (Plots 86, 87, 88, 89)
- Type 38 and 39 - Ground Floor Rear Elevation Bathroom and 1st Floor Rear Elevation Bathroom (Plots 84, 85, 138, 139, 178, 179, 186, 187, 192, 193, 218, 219, 226, 227, 295, 296, 299, 300, 304, 305, 82, 83, 136, 137, 176, 177, 184, 185, 190, 191, 216, 217, 224, 225, 293, 294, 297, 298)
- Type 24 – 1st Floor Side Elevation Bathroom (Plots 188, 189, 210)
- Type 23 – 1st Floor Rear Elevation Bathroom (Plots 132, 134, 161, 301, 302, 133, 135, 162, 211, 303)
- Type 23 Variant 1 – 1st Floor Rear Elevation Bathroom (Plots 222, 223)
- ‘Alton’ – Rear Elevation Bathroom and En-suite Bathroom (Plots 283, 284, 289, 290, 291, 292)

Reason: In the interests of Local General Amenity

5. The proposed development will be constructed in accordance with the site specific Construction Phase Drainage Strategy The Proposed Site Drainage Strategy, Drawing Number DS-01 March 2019, **Phase 1 Drainage Redirection Plan BSO/E49271/1/494 Rev C**.

Reason: In the interests of the local ecology during the construction of the development.

6. The proposed development shall be built in accordance with:
- (i) the protected species mitigation set out in the Landscape and Ecological Management Strategy (WYG, October 2018)
 - (ii) The information provided in the Landscape and Ecological Management Strategy (WYG, October 2018), and the Bird and Bat Box Specification regarding the protected species mitigation, and the Bird and Bat Box Location Plan (drawing number Figure 1, Revision A) setting out the location of the mitigation.

Thereafter approved mitigations measures shall be permanently maintained and retained in accordance with the approved details, unless otherwise first agreed in writing by the local planning authority.

Reason: In the interests of Protected Species.

7. The tree protection for retained trees shall be undertaken in accordance with the approved plan (Amended Tree Protection Plan Rev. E November 2018) and the Arboricultural Impact Assessment & Method Statement, ACD Environmental, 6 July 2018 for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

Reason: In order to prevent damage during construction to trees that is shown to be retained on the site.

8. Unless within 2 months of the date of this decision an updated scheme for the Landscape Ecological Management Plan (including fencing details if required) is submitted in writing to the local planning authority for approval, and unless the approved scheme is implemented within 2 months of the local planning authority's approval, the use of the Sustainable Urban Drainage System (SuDS) shall cease and all equipment and materials brought onto the land for the purposes of such use shall be removed until such time as a scheme is approved and implemented.

The SuDS shall thereafter be maintained in accordance with the approved details.

Reason: To ensure the approved SuDS are maintained accordingly.

The following Informative Notes are drawn to the Applicant's attention:

1. The applicant is informed that this decision constitutes an approval of Reserved Matters under Condition 1 of planning permission granted on 05/01/2018 under Application 3/15/0789/COU and does not, but itself, constitute a planning permission.
2. For the avoidance of doubt, the applicant is informed that this decision does not allow for the diversion of the footpath. A footpath can only be diverted through the relevant legislation and legal process.