

Eastern Area Planning Committee 20 May 2026

Agenda Item 5:

Application Number: P/FUL/2023/07270

Location: 12 Golf Links Road Ferndown BH22 8BY

Description: Erection of 8no. flats (demolition of existing dwelling)

Decision:

That authority be delegated to the Corporate Director for Planning, the Service Manager for Development Management & Enforcement or the Eastern Team Development Management Area Manager 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 the following:

- New Forest SAMM Mitigation in the form of £400 per unit

And 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:

1877R1/100 I Proposed site plan

1877R1/101 Location plan & block plan

1877R1/104 F Proposed floor plans

1877R1/106C C Proposed cycle store floor plans & elevations

1877R1/107a P Proposed bin store floor plans & elevations

1877R1/108b P Proposed outbuilding floor plans & elevations

1877R1/105 F Proposed Elevations

1877R1/109 P Site Sections

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

3. Prior to the commencement of development, a detailed surface water management scheme for the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall

- (a) be based upon the site specific hydrological and hydrogeological context of the development
- (b) incorporate sustainable drainage principles in accordance with the current DEFRA non-statutory technical standards for Sustainable Drainage Systems (SuDS)
- (c) demonstrate that surface water will be managed during construction and for the lifetime of the development without increasing flood risk on or offsite and
- (d) include details of future maintenance and management arrangements.

The approved scheme shall be implemented in full prior to first occupation and thereafter maintained in accordance with the approved details.
Reason: To prevent the increased risk of flooding and to protect water quality and to take into account current national standards for SuDS.

4. Prior to the commencement of development, a Construction Method Statement (CMS) shall be submitted to and approved in writing by the Local Planning Authority. The CMS must include:
- the parking of vehicles of site operatives and visitors
 - loading and unloading of plant and materials
 - storage of plant and materials used in constructing the development
 - Routing of construction and delivery vehicles.
 - Measures to control dust, noise and vibration; and
 - Hours of demolition and construction work.

The approved Construction Method Statement shall be adhered to throughout the construction period for the development.

Reason: To minimise the likely impact of construction traffic on the surrounding highway network.

5. Prior to development above damp course level, a soft landscaping and planting scheme including trees shall be submitted to, and approved in writing, by the Local Planning Authority. The approved scheme shall be implemented in full during the planting season November - March following commencement of the development or within a timescale to be agreed in writing with the Local Planning Authority. If any plants are found to be damaged, dead or dying within the first 5 years then these shall be replaced in the next planning season.

Reason: In the interest of visual amenity and the character of the area.

6. Before any equipment, materials or machinery are brought onto the site for the purposes of development, a pre-commencement site meeting between the Tree Officer, Arboricultural Consultant and Site Manager shall take place to:
- a) confirm the protection of trees on and adjacent to the site in accordance with the Arboricultural Impact Appraisal and Method Statement prepared by Hayden's Arboricultural Consultants ref: 10597 dated 20.12.2023, and

b) agree the contents of an arboricultural supervision statement including notification requirements.

The tree protection shall be positioned as shown on the Tree Protection Plan, ref: 10597-D-AIA dated 15.12.2023 before any equipment, materials or machinery are brought onto the site for the purposes of the development

Reason: This meeting is required prior to commencement of development in the interests of tree protection.

7. The tree protection shall be retained on site until the development is completed. 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. The development shall be undertaken in accordance with the arboricultural supervision statement approved at the pre-commencement meeting which shall be submitted to and approved in writing by the Local Planning Authority on completion of development.

Reason: In the interests of tree protection.

8. The development hereby permitted shall be implemented strictly in accordance with the recommendations and requirements in the ecology report titled Ecology & Biodiversity Net Gain Assessment by ABR Ecology dated 8 October 2024, and certified by the Dorset Council Natural Environment Team on 10 June 2025.

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

- i) the recommendations detailed in section 5 of the approved ecology report have been completed in full, in accordance with any specified timetable, unless otherwise agreed in writing with the Local Planning Authority (LPA), 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.

9. Before the development is 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.

10. Before the development hereby approved is occupied or utilised the turning/manoeuvring and parking shown on Drawing Number 1877R1/100 rev I must have been constructed. Thereafter, these areas must be permanently maintained, kept free from obstruction and available for the purposes specified. Parking spaces must remain unallocated.

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

11. Before the development is occupied or utilised the cycle parking facilities shown on Drawing Number 1877R1/100 rev I must have been constructed. Thereafter, these must be maintained, kept free from obstruction and available for the purposes specified.

Reason: To ensure the proper construction of the parking facilities and to encourage the use of sustainable transport modes.

12. Notwithstanding the notation on the approved elevation plans, prior to first occupation the glass in the following windows shall be obscured to a minimum equivalent of industry standard level 3 up to 1.7m in height from the finished floor level of the room the window serves:

- i) the ground floor window on the southwest side elevation serving communal space
- ii) all first floor windows in the southwest side elevation
- iii) the first floor window on the northeast side elevation serving bedroom 2 of flat 5
- iv) the first floor window on the northeast side elevation serving the ensuite of flat 6

And glass in the following windows shall be obscured to a minimum equivalent of industry standard level 3 up to 1.5m in height from the finished floor level of the room the window serves:

- v) the second floor dormer windows in the southwest side elevation

All the windows listed above shall be fixed shut or hung so that they open in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority. The windows shall be retained to accord with this condition thereafter.

Reason: In the interests of neighbouring amenity

13. Prior to the first occupation of the balcony serving flat 5, a 1.8m high obscure glazed privacy screen shall be installed along the depth of the northeast side elevation of the balcony. The screen shall thereafter be retained.

Reason: To limit the impact of overlooking on neighbouring amenity

14. There shall be no external lighting of the site unless a lighting scheme that accords with details set out at 4.30 of the ecology report titled Ecology & Biodiversity Net Gain Assessment by ABR Ecology dated 8 October 2024 has first been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of protected species

Informative notes

To include:

1. Biodiversity Net Gain

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition (biodiversity gain condition) that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan, if one is required in respect of this permission would be Dorset Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are listed in full in a subsequent informative below.

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements are considered to apply.

- The permission which has been granted is for development which is exempt being:
- Development 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;

Read more about Biodiversity Net Gain at
<https://www.dorsetcouncil.gov.uk/w/biodiversity-net-gain>

2. The applicant is advised that trees T003 and T004 are confirmed highway trees. Management of the trees has already been identified and no works will be required by the developer.

To ensure compliance with statutory protections, the developer must not store materials, plant, or park vehicles on the highway verge during construction or during any consented tree works, as this could result in damage to the root protection areas of both highway trees and protected trees, contrary to:

- Regulation 5 of the Town and Country Planning (Tree Preservation) (England) Regulations 2012, which prohibits damage to protected trees, and
- Section 148 of the Highways Act 1980, which protects highway land from obstruction and damage.

Any access required from the public highway, specifically if needed for the removal of T001, would require the developer to obtain the appropriate Road Space Licence from the Dorset Council Traffic Team, in accordance with the New Roads and Street Works Act 1991.

For avoidance of doubt, all works must also adhere to the principles of BS 5837:2012, Trees in relation to design, demolition, and construction, particularly in respect of root protection areas and construction impacts.

3. In relation to condition 5, it is anticipated that the trees to be planted will include a Whitebeam.

OR

B) Refuse permission for the reasons set out below if the agreement is not completed by 20 November 2026 or such extended time as agreed by the Corporate Director for Planning, the Service Manager for Development Management & Enforcement or the Eastern Area Development Management Area Manager.

1. The site is within the recreational impact zone for the New Forest Special Area of Conservation (SAC), Special Protection Area (SPA), and Ramsar where the proposed additional residential accommodation, in combination with other development, is likely to have a significant effect on the integrity of the protected sites. A commuted sum secured via a s106 legal agreement is required to accord with the New Forest SAMM Strategy 2025. No legal agreement has been signed and in the absence of mitigation, the Council cannot be satisfied that there would be no harm to the New Forest SAC, SPA, and Ramsar so the proposal is contrary to policy ME1 of the Christchurch and East Dorset Local Plan and paragraph 193 of the National Planning Policy Framework.

Agenda Item 6:

Application Number: P/FUL/2025/06825

Location: 168 Springdale Road Corfe Mullen BH21 3QN

Description: Change of use of an existing residential bungalow (Use Class C3) to a Children's Day Nursery (Use Class E(f)) including erection of secure boundary fencing to rear.

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:

Location Plan at 1:1250 scale

Amended Block Plan

Drawing No. 168SR/001: Existing & proposed floor plans

Drawing 002: Existing & proposed elevations

Play area, parking and fencing plan

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

3. Before the children's day nursery use hereby approved commences, the mitigation measure of acoustic fencing as set out in Sections 3 & 8 of the submitted Noise Impact Assessment (NIA) by IJO Consulting: Acoustic Report March 2026 shall be erected in the position shown on the submitted Play area, parking & fencing plan and thereafter shall be retained for the lifetime of the use.

Reason: To mitigate against the impact from noise on the occupants of the adjacent properties.

4. The use of the site as a children's nursery must at all times be undertaken in accordance with the mitigation measures and Noise Management Plan set out in Sections 3, 4 & 5 of the submitted Noise Impact Assessment (NIA) by IJO

Consulting: Acoustic Report Rev C 24/4/2026, unless any minor variation to this has been submitted to and agreed in writing by the Local Planning Authority.

Reason: To mitigate against the impact from noise on the occupants of the adjacent properties.

5. The use hereby approved shall be operated in accordance with the Mini Munchkins Day Nursery Traffic Management Plan dated 5th March 2026, unless any minor variation to this has been agreed in writing by the Local Planning Authority.

Reason: In the interests of the amenity of occupants of adjacent dwellings.

6. The premises, building and land shall only be used as a children's day nursery and for no other purpose whatsoever (including any other purpose in Class E of the Schedule to the Town and Country Planning (Use Classes) Order 2025, as amended, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order.

Reason: The Council considers an unrestricted Class E use may not be compatible with the amenity of surrounding residential properties or highway safety.

7. The premises shall not be attended by children using the children's day nursery outside the hours of 08:00 to 18:00 Mondays to Fridays and at no time on Saturdays or Sundays.

Reason: To safeguard the character and amenity of the area and living conditions of any surrounding residential properties.

8. There shall be no more than 24 children (including babies) in attendance at the nursery for day care at any one time and no more than 10 children playing outside at any one time.

Reason: In the interests of the amenity of the occupants of the adjacent dwellings.

9. Before the site is first used as a children's day nursery, full details of both hard and soft landscape works (to include boundary fencing and outdoor surfaces for play) shall have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved before

occupation unless otherwise agreed in accordance with a programme submitted to the local planning authority.

Reason: In the interests of visual amenity and to ensure the approved landscaping scheme is implemented correctly.

10. Before the development hereby approved is occupied or utilised the parking shown on Drawing Number 168SR/004 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.

11. Before the development is occupied or utilised the cycle parking facilities shown on Drawing Number 168SR/004 must have been constructed.

Thereafter, these must be maintained, kept free from obstruction and available for the purposes specified.

Reason: To ensure the proper construction of the parking facilities and to encourage the use of sustainable transport modes

12. Before the new access hereby approved is first used, the first 5m of the vehicular access, 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.

Informative Notes:

1. Biodiversity Net Gain

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition (biodiversity gain condition) that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan, if one is required in respect of this permission would be Dorset Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are listed in full in a subsequent informative below.

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements are considered to apply.

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

- Development below the de minimis threshold, meaning development which:
 - i) does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and
 - ii) impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric).

Read more about Biodiversity Net Gain at
<https://www.dorsetcouncil.gov.uk/w/biodiversity-net-gain>

2. Informative: 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.