

Northern Area Planning Committee
30th June 2026
Decision List

Application Reference: P/Ful/2024/04104

Application Site: Land South Of, Athelhampton Road, Puddletown.

Proposal: Erect 28 dwellings including access, parking, landscaping & associated infrastructure and ancillary works.

Recommendation: GRANT subject to conditions as set out at the end of this report to delegate authority to the Corporate Director for Planning, the Service Manager for Development Management & Enforcement or the Development Management Northern Area Manager to

A) grant planning permission subject to conditions as set out at the end of this report and the completion of a Section 106 Planning Obligation under Section 106 of the Town and Country Planning Act 1990 (S106 agreement) to secure: - An offsite contribution to affordable housing - The nutrient neutrality mitigation - Viability mechanism - Option to transfer the Parish Council or management company the Public Open Space

Or

B) Refuse planning permission for the reasons set out below if the S106 agreement is not completed by 6 months of the date of the permission or such extended time as agreed by the Corporate Director for Planning, the Service Manager for Development Management and Enforcement or the Development Management Northern Area Manager. The reasons for refusal for failure to secure the necessary obligations are set out in full at the end of this report.

Decision: A) grant planning permission subject to conditions as set out at the end of this report and the completion of a Section 106 Planning Obligation under Section 106 of the Town and Country Planning Act 1990 (S106 agreement) to secure: - An offsite contribution to affordable housing - The nutrient neutrality mitigation - Viability mechanism - Option to transfer the Parish Council or management company the Public Open Space.

To delegate authority to the Corporate Director for Planning, the Service Manager for Development Management & Enforcement or the Development Management Area Manager (Northern Area) 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:

- Nutrient Neutrality offsite mitigation
- Affordable Housing Contribution
- Viability mechanism to provide a greater contribution to affordable housing if viability

improves. The viability scheme would only apply to the assessed use and there would be

the ability to reassess the viability upon an application for change of use class

- Option to transfer the Parish Council or management company the Public Open Space

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:

172_DI_11.5 A Location plan

172_DI_19.2 3 Block plan

172_DI_15.14 15 Site Layout Plan

FOG T2-HA-B A Plot 8-9 - Plans and Elevations

QrG5-B-V Quadruple Garage plans and elevations

Bra-B-C Plot 15 - Plans and elevations

Gla-B-C Plot 16 - Plans and elevations

Pul-BF-I A Plot 17 - Plans and elevations

4-2679-Spec2-B-Plot 18 Plot 18 - Plans and elevations

4-2292-Barn-BF A Plot 19 - Plans and elevations

Bry-B-C-Bra-BF-C-Spe Plot 20-22 Plans and elevations

Kno-B-C-lwe-B-l1-V A Plot 23-24 Plans and elevations

TwG2-B-V Twin Garage Plans and elevations

Ibb-B-C-Kin-B-C-V Plot 25-26 Plans and elevations

Reg-B-C-V Plot 27 Plans and elevations
Mor-BF-C-V Plot 28 Plans and elevations
FB-HA-B-Spec A Plot 1-4 Plans and elevations
Kno-BF-C-Gla-B-C-CP-Gla-BS-C Plot 10-12 Plans and elevations
Bry-B-C Plot 13-14 Plans and elevations
SG2-B Single garage plans and elevations
1036-HA-BF-822-HA-R Plot 5-7 Plans and elevations
172_DI_18.3 4 Boundary Materials Plan
172_DI_21.2 3 Building Heights Plan
172_DI_22.2 3 Dwelling Mix Plan
172_DI_20.2 3 Parking Layout Plan
172_DI_17.4 5 Roof Plan
172_DI_23.4 5 Scheme Masterplan
01-PDL-1001 B Preliminary drainage layout
01-PDL-1002 B Preliminary off-site stormwater outfall
813.44 / 09G Landscape General Arrangement
01-PHL-2001 C Preliminary Access Plan
01-ATR-101 B Vehicular Swept Path Analysis - Refuse
01-PHL-3003 B Preliminary site levels - highway profiles
01-PHL-3002 D Preliminary site levels - Sheet 2 of 2
01-PHL-3001 D Preliminary site levels - Sheet 1 of 2
01-ATR-102 B Vehicular swept path analysis - fire tender
01-PHL-2002 B Proposed highway adoption plan

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

3. Before the development hereby approved commences a Construction Traffic Management

Plan (CTMP) must be submitted to and approved in writing by the Planning Authority. The

CTMP must include:

- construction vehicle details (number, size, type and frequency of movement)
- a programme of construction works and anticipated deliveries

- timings of deliveries so as to avoid, where possible, peak traffic periods
- a framework for managing abnormal loads
- location of construction site access
- contractors' arrangements (compound, storage, parking, turning, surfacing and drainage)
- wheel cleaning facilities
- vehicle cleaning facilities
- inspection of the highways serving the site (by the developer (or his contractor) and Dorset

Highways) prior to work commencing and at regular, agreed intervals during the construction phase

- a scheme of appropriate signing of vehicle route to the site
- a route plan for all contractors and suppliers to be advised on
- temporary traffic management measures where necessary

The development must be carried out strictly in accordance with the approved Construction Traffic Management Plan.

Reason: To minimise the likely impact of construction traffic on the surrounding highway network and prevent the possible deposit of loose material on the adjoining highway.

4. Prior to the commencement of the development, hereby approved, 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 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.

5. Prior to the commencement of the development, hereby approved, details of maintenance & management of both the surface water sustainable drainage scheme and any receiving system shall be submitted to and approved in writing by the local planning authority. 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.

6. Prior to the commencement of the development, hereby approved, a site-specific Construction Environmental Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The plan must demonstrate the adoption and use of the best practicable means to reduce the effects of noise, vibration, dust, emissions and site lighting. The plan shall include, but not be limited to:

1. Procedures for maintaining good public relations including complaint management, public consultation and liaison
2. Arrangements for liaison with the Council's Pollution Control Team
3. All works and ancillary operations which are audible at the site boundary, or at such other place as may be agreed with the Local Planning Authority, shall be carried out only between the following hours:
 - 08:00 Hours and 18:00 Hours on Mondays to Fridays
 - 08:00 Hours and 13:00 Hours on Saturdays
 - at no time on Sundays and Bank/Public Holidays.
4. Deliveries to and removal of plant, equipment, machinery and waste from the site must only take place within the permitted hours detailed above.
5. Mitigation measures as defined in BS 5228-1:2009+A1:2014 shall be used to minimise noise disturbance from construction works.
6. Procedures for emergency deviation of the agreed working hours.
7. Control measures for dust and other air-borne pollutants. This must also take into account the need to protect any local resident who may have a particular susceptibility to air-borne pollutants.
8. Measures for controlling the use of site lighting whether required for safe working or for security purposes.

Reason: To mitigate, and reduce to a minimum, adverse impacts on health and quality of life arising from pollution as described within paragraphs 198-201 of the National Planning Policy Framework (December 2024).

7. Prior to the commencement of development above damp-proof course level, details (including colour photographs) of all external facing materials for the walls and roofs of the proposed dwellinghouses shall be 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.

8. Prior to the commencement of development above damp-proof course level, details (including colour photographs) of all boundary treatments shall be 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.

9. Prior to the commencement of development above damp course level, hereby approved, a soft landscaping and planting scheme shall be submitted to, and approved in writing, by the Local Planning Authority. The approved scheme shall be implemented in full during the first planting season November - March following commencement of the development or within a timescale to be agreed in writing with the Local Planning Authority. The scheme shall include provision for the maintenance and replacement as necessary of the trees and shrubs for a period of not less than 10 years.

Reason: In the interest of visual amenity.

10. Prior to the commencement of development above damp course level, hereby approved full details of hard landscape proposals shall be submitted to and approved in writing by the Local Planning Authority. These details shall include where appropriate : proposed finished levels or contours, means of enclosure, car parking layout, other vehicular and pedestrian access and circulation areas, hard surfacing materials, minor artefacts and structures (e.g. furniture, play equipment, signs, lighting, refuse or other storage units, proposed and existing functional services above and below ground (e.g. drainage, power, communication cables, pipelines, etc, indicating lines, manholes, supports etc), retained historic landscape features and proposals for their restoration where relevant. The development shall be carried out in accordance with the approved details.

Reason: To ensure the provision of amenity afforded by appropriate landscape design and maintenance of existing and/or new landscape features.

11. Prior to the installation of the proposed air source heat pumps, details of the noise levels of the proposed air source heat pumps should be submitted and approved in writing by the Local Planning Authority. The details shall confirm whether the proposed heat pumps comply with MCS Standards and the exact positions of the proposed air source heat pumps should be provided.

Reason: In order to protect the living conditions of surrounding residential properties.

12. Prior to the first occupation of the development, hereby approved, 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 in writing by the Local Planning Authority. 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 for the lifetime of the development.

Reason: To secure nutrient neutrality through effective mitigation in the interests of protected Habitat Sites

13. Before the development is occupied or utilised the access, geometric highway layout, turning and parking areas shown on Drawing Number 172_DI_15.16 must be constructed. Thereafter, these must be maintained, kept free from obstruction and available for the purposes specified.

Reason: To ensure the proper and appropriate development of the site.

14. Before the development hereby approved is occupied or utilised the following works must have been constructed to the specification of the Planning Authority:

- Footway widening along the site frontage;
- Enhancement of the Athelhampton Road gateway feature and traffic calming measures;
- Relocation and upgrading of bus stops, including shelters and passenger facilities;
- Provision of pedestrian crossing facilities on Athelhampton Road; and
- Improvements to the Milom Lane junction, including narrowing of the bellmouth and pedestrian crossing provision. (broadly in accordance with drawings 01-PHL-2001 B and agreed 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.

15. Before the development hereby permitted is occupied, details of the tactile paving at pedestrian crossing points within the internal layout of the estate road shall be submitted to and approved in writing by the Local Planning Authority, implemented in accordance with the approved details.

Reason: To provide safe and suitable crossing points within the internal layout of the estate road to align with Inclusive Mobility guidance.

16. Before the development hereby approved is occupied or utilised, the submitted Travel Plan must be implemented and operational.

Reason: In order to reduce or mitigate the impacts of the development upon the local highway network and surrounding neighbourhood by reducing reliance on the private car for journeys to and from the site.

17. The development hereby permitted shall be implemented strictly in accordance with the recommendations and requirements in the ecology report titled Ecological Appraisal, by Hankinson Duckett Associates and dated July 2024.

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

i) the recommendations detailed in section 8 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.

18. No works shall commence on site (other than those required by this condition) on the development hereby permitted until the first 15.00m 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.

Informative Notes:

1. In addition to this permission, the junction works referred to in the 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.

2. 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.

3. The applicant should be advised that the Advance Payments Code under Sections 219 225 of the Highways Act 1980 may apply in this instance. The Code secures payment towards the future making-up of a private street prior to the commencement of any building works associated with residential, commercial and industrial development. The intention of the Code is to reduce the liability of potential road charges on any future purchasers which may arise if the private street is not made-up to a suitable standard and adopted as publicly maintained highway. Further information is available from Dorset Council's Highways Development team. They

can be reached by email highwaysdevelopment@dorsetcouncil.gov.uk, or in writing at Highways Development team, Economic Growth and Infrastructure, Dorset Council, County Hall, Dorchester, DT1 1XJ.

4. 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. available

5. The developer is responsible for coordinating and booking their own road space for utilities and construction works to minimise disruption to the highway network. Guidance is here: <https://www.dorsetcouncil.gov.uk/w/highway-works-for-newB>

Application Reference: Wd/D/19/002710

Application Site: Land At The George Albert Hotel & Southern Counties Leisure, Long Ash Lane, Wardon Hill, Dorchester, DT2 9PW.

Proposal: Change of use of the land & erection of Holiday Lodges & Staff Accommodation units, together with installation of infrastructure to form a Holiday Lodge Park in lieu of the current land use of motor racing circuit, shooting ground & static caravan park.

Recommendation: To grant planning permission subject to conditions, as set out in para 16 of the report.

Decision: To grant planning permission subject to the following conditions:

Conditions added by the Planning Committee:

A revised condition 35 Prior to first use of the holiday park, final floor plans for the holiday park facilities building (the former racetrack clubhouse) shall have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the facilities shall be provided on site and made available for use prior to occupation of the holiday units hereby approved.

Reason: For the avoidance of doubt and to ensure facilities are made available to support the use as a holiday park.

36. Prior to the occupation of the holiday lodges hereby approved, details of the layout of the car park serving the site (located immediately west of the George Albert

Hotel) and the vehicular access route to the lodges within the southern portion of the site, shall first have been submitted to and agreed in writing by the Local Planning Authority. These details shall accord with the hard landscape details agreed at condition 19. Thereafter, and prior to occupation of the units hereby approved, the car park and access route shall be laid out in accordance with the details as have been agreed, and shall be kept free from obstruction and made available for its intended use for the lifetime of the development.

Reason: In the interests of highway safety.

37. On cessation of the use of the site as a holiday park, the lodges hereby permitted shall be removed from the land in accordance with a timetable to be submitted to and agreed in writing by the Local Planning Authority.

Reason: In the interests of the visual amenity of the area.

38. Prior to the occupation of the holiday lodges hereby approved, a Maintenance Schedule for the lodges shall first be submitted to and agreed in writing by the Local Planning Authority. Thereafter, the development shall proceed in strict accordance with such details as have been agreed.

Reason: In the interests of the visual amenity of the area.

Conditions 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, drawing no. LP/1.3, received 04 Mar 21

Proposed Holiday Lodge Layout Plan, over existing topography plan, drawing no. GAH/C2.9-2, received 16 Jun 25

Proposed Holiday Lodge Layout Plan, drawing no. GAH/C2.9, received 16 Jun 25

Land Survey: Buildings and Structures to be demolished, received 10 Mar 26

Artisan Lode 3 Bed (staff accommodation) Floor Plans and Elevations, received 16 Sep 21

Bella Vista 2Bed Floor Plans and Elevations, received 1 Nov 19

Bella Vista 3Bed Floor Plans and Elevations, received 1 Nov 19

Waste Water Treatment Plant - Plan, drawing no. BB1466-22-101-001, received 09 Mar 26

Waste Water Treatment Plant - Section, drawing no. BB1466-22-101-001, received 09 Mar 26

Cross Sections O-O, R-R, drawing no. GAH/CS5.2, received 03 Feb 21

Cross Sections E-E, F-F, G-G, drawing no. GAH/CS2.2, received 03 Feb 21

Cross Sections A-A, B-B, C-C, D-D, drawing no. GAH/CS1.2, received 03 Feb 21

Pond Section Details, Rev V1, received 23 June 21

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

2. 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).

3. The lodges hereby approved shall be occupied for holiday purposes only (save for those subject to condition 4); shall not be occupied as a person's sole, or main place of residence; and the owners/operators must maintain an up-to-date register of the names of all owners/occupiers of the lodges, their main home addresses, and the date of occupancy of the lodge, and must make this information available within 24 hours of a request by a duly authorised officer of the Local Planning Authority.

Reason: To ensure that the approved lodges are not used for permanent residential occupation.

4. The 2x lodges identified on drawing GAH/C2.9-2 as 'staff units' shall be limited to a person solely, or mainly, employed in the Warden Hill/George Albert holiday lodge park hereby approved (including any dependants of such a person residing with him/her).

Reason: The site is in an area where new dwellings would be contrary to the provisions of the approved Local Plan and normally would not be permitted except where there is an overriding need in the interests of a rural enterprise.

5. Prior to the siting of any lodge, details and samples of all external facing materials for the walls and roofs, and associated decking, balustrades, and any steps/ramps, including its finish and colour, shall be submitted to, and approved in writing by, the Local Planning Authority. Thereafter the external finish/colour of the lodge, and associated decking, balustrades and steps/ramps, shall be in strict accordance with the details as have been agreed, shall be completed prior to the first occupation of the lodge, and shall be retained as such thereafter.

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

6. The lodges hereby approved, together with any replacement lodge in the future, shall accord in size, siting and appearance with the drawings as set out in condition 1 (plans list), and their external appearance shall be in accordance with those details agreed under condition 5 (external appearance).

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

7. There shall be no more than 226 holiday lodges on the site at any one time.

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

8. Before the development is first occupied or utilised the access, geometric highway layout, turning and parking areas shown on the submitted plans must be constructed. Thereafter, these must be maintained, kept free from obstruction and available for the purposes specified.

Reason: To ensure the proper and appropriate development of the site.

9. Before the development is first occupied or utilised the existing access points on Wardon Hill Road (Dorset Council designation D20701) must be permanently closed and the existing highway vehicular crossings must be expunged and the verges reinstated, in accordance with a landscape scheme to be approved as part of the Landscape and Environmental Management Plan required under condition 17.

Reason: To ensure the proper and appropriate reinstatement of the adjacent highway.

10. Prior to the siting of any lodge, details of the means of access including details of access ramps, steps, and a plan showing which lodges are accessed by which means, shall have first been submitted to and approved in writing by the Local Planning Authority. Thereafter, development shall proceed in strict accordance with such details as have been agreed.

Reason: In the interests of ensuring suitable access is provided to lodges having regard to Inclusive Mobility Guidance.

11. No development shall take place until 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, has been submitted to, and approved in writing by the local planning authority. The detailed design of the Surface Water Management Scheme shall be accompanied by supporting ground investigation and soakage testing. The approved Surface Water Management Scheme shall thereafter be implemented in accordance with the submitted details including the timetable for implementation.

Reason: To prevent the increased risk of flooding and to protect water quality.

12. No development shall take place until details of maintenance and management of the Surface Water Management Scheme, including any sustainable drainage features, have been submitted to and approved in writing by the local planning authority. 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 future maintenance of the surface water drainage system, and to prevent the increased risk of flooding.

13. Not with standing drawing 'pond section details, Rev V1, received 23 June 21' prior to works being carried out relating to the ponds hereby approved, additional 1:20 sections, showing the north, south, east, and west banks for each pond, and a Pond Maintenance Strategy for the bank edges shall be submitted to and approved in writing by the Local Planning Authority.

Thereafter, the ponds shall be provided in strict accordance with such details as have been agreed and shall be maintained in accordance with the Pond Maintenance Strategy thereafter.

Reason: In the interests of residential amenity, visual amenity, and biodiversity.

14. Prior to the installation of the Waste Water Package Treatment Plant (PTP) (to be installed prior to occupation of the holiday lodges hereby approved in accordance with condition 15), a layout plan showing its siting, and details, including materials, finish and colour, of the above ground structures associated with the PTP (including the tanks and kiosk), shall first have been submitted to and agreed in writing by the Local Planning Authority. Thereafter, development shall proceed in strict accordance with such details as have been agreed.

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

15. Prior to occupation of the holiday lodges hereby approved, the replacement Bio-Bubble Package Treatment Plant (PTP), as detailed within the submitted Nutrient Neutrality and Mitigation Strategy (NNMS) dated 12 Sep 2024, shall first be installed and made operational. Thereafter, the PTP shall be managed and maintained in accordance with a Waste Water Management Scheme (as required by condition 16) in perpetuity. In the event the PTP needs replacing or upgrading, the replacement PTP shall have an effluent discharge of no greater than 1.2mg/l total ammoniacal nitrogen, and nitrate of 35mg/l, unless otherwise agreed in writing.

Reason: To provide appropriate treatment to wastewater generated from the proposed use, in the interests of safeguarding European Protected sites, specifically Poole Harbour, from the harmful effects of development.

16. No development shall commence until a Waste Water Management Scheme, to include details of maintenance and management of the waste water treatment plant, shall have been submitted to and approved in writing by the Local Planning Authority. 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 Waste Water Management Scheme throughout its lifetime.

Reason: To provide appropriate treatment to wastewater generated from the proposed use, in the interests of safeguarding European Protected sites, specifically Poole Harbour, from the harmful effects of development.

17. Details of measures to limit the water use of the lodges in accordance with the optional requirement in regulation 36(2)(b) and 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 in writing by the Local Planning Authority before the lodges are occupied. The submitted details shall include a water consumption calculation for each lodge in accordance with the Approved Documents referred to above. The approved measures shall be implemented prior to occupation and maintained in accordance with the approved details thereafter.

Reason: To ensure nutrient neutrality in the Poole Harbour catchment, in the interests of protected habitats.

18. Prior to the commencement of any development hereby approved, an Arboricultural Method Statement (AMS) prepared by a qualified tree specialist providing comprehensive details of construction works in relation to trees and hedges that have the potential to be affected by the development must be submitted to and approved in writing by the Council. In particular, the method statement must provide the following:

- a) a specification for protective fencing to trees and hedges during both demolition and construction phases which complies with BS 5837 (2012) and a plan indicating the alignment of the protective fencing;
- b) a schedule of tree work conforming to BS3998;
- c) details of the area for storage of materials, concrete mixing and any bonfires;
- d) plans and particulars showing proposed cables, pipes and ducts above and below ground as well as the location of any soakaway or water or sewerage storage facility;
- e) details of any no-dig specification for all works within the root protection area for retained trees: f) details of the supervision to be carried out by the developer's tree specialist.

Thereafter, development shall proceed in strict accordance with the details as have been agreed and all safeguarding measures, including the provision of protective fencing, shall be installed prior to commencement of development and 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 and hedge protection zone(s).

Reason: This information is required to be submitted and agreed before any work starts on site to ensure that the trees and hedges deemed worthy of retention on-site will not be damaged prior to, or during the construction works.

19. Notwithstanding the submitted 'Detailed Landscape Design', prior to commencement of development, full details of hard landscape proposals shall be submitted to and approved in writing by the Local Planning Authority.

These details shall include where appropriate: existing and proposed finished levels or contours, means of enclosure, car parking layout, other vehicular and pedestrian access and circulation areas, hard surfacing materials and ancillary structures (eg; furniture, play equipment, refuse or other storage units). Thereafter, the development shall proceed in strict accordance with the details as have been approved.

Reason: To ensure the provision of amenity afforded by appropriate landscape design and maintenance of existing and/or new landscape features and to clarify the finished ground levels of the development in the interests of visual amenity.

20. A Landscape and Ecological Management Plan (LEMP), which carries forward the recommendations of the Ecological Impact Assessment updated Feb 2025, shall be submitted to, and approved in writing by, the local planning authority prior to the commencement of any development. The content of the LEMP shall include the following:

- a) A soft landscaping scheme and planting schedule to include details of the size, species, and positions or density of all trees and plants to be planted;
- b) Protected Species Mitigation & Monitoring Strategy for all identified ecological receptors to cover the operational phase.
- c) Description, evaluation and conservation objectives of landscape and ecological features to be managed. These shall include a range of enhancement features and habitats for target species including tawny owl, skylark, reptiles, badgers, bats, birds, dormice and invertebrates.
- d) Detailed plans of the enhancement bat roost and swallow nesting features.
- e) Ecological trends and constraints on site that might influence management.
- f) Detailed design(s) and/or working method(s) & management prescriptions to achieve stated objectives.
- g) Details of the proposed ecological mitigation area to be provided at the southeast extent of the site, including a planting schedule detailing species composition and location of planting blocks, management prescriptions, and clear connectivity with the eastern boundary of the site and with Fishers Bottom Coppice.
- h) Type and source of materials to be used where appropriate, e.g. native species of local provenance.
- i) Details of site de-compaction, soil quality, ameliorants, and method statement relating to ground preparation
- j) Timetable for implementation demonstrating that works are aligned with the proposed phasing of development (to be agreed in line with condition 30).
- k) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period), to include a list of persons responsible for implementing the works and details of the body or organization responsible for the long-term management of the LEMP, to include ongoing monitoring of the plan and the carrying out of remedial measures.
- l) Details of initial aftercare and long-term maintenance, to include a schedule of landscape maintenance covering a minimum period of five years following

substantial completion of the development m) Details for disposal of any wastes arising from works.

The LEMP shall also set out (where the results from monitoring show that landscape and conservation aim 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 landscape and biodiversity objectives of the originally approved scheme.

Thereafter, the mitigation, compensation, enhancement measures and contingencies/remedial action set out in the LEMP shall be carried out in strict accordance with such details as have been agreed and shall be implemented in accordance with the Timetable for Implementation.

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

21. Prior to the first occupation of each phase of development a report, providing evidence of compliance with the LEMP (including photographic evidence), shall have first been submitted to, and agreed in writing by, the local authority.

Thereafter the approved mitigation, compensation and enhancement/net gain measures must be permanently maintained and retained in accordance with the approved details.

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

22. The off-site ecological mitigation area at the southeast extent of the site shall be no less than 0.83ha of wildlife habitat, located as shown on drawing

'Proposed Holiday Lodge Layout Plan, drawing no. GAH/C2.9. The southern end, as shown in orange on the above referred drawings will be managed for Skylark as per the prescriptions on p40 of the EclA, and the remainder will be planted and managed as wood pasture, as per the prescriptions on p41 of the EclA.

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

23. All hard and soft landscape works shall be carried out in accordance with the hard and soft landscaping details agreed under condition 19 & 20 and shall be carried out in full in the first planting season (November to March) following commencement of development of any one phase or within a timescale to be agreed in writing with the Local Planning Authority; and in any case not later than the end of the first planting season following the substantial completion of that particular phase of the development. In the five year period following the substantial completion of that particular phase of the development any trees or plants that are removed without the written consent of the Local Planning Authority or which die or become (in the opinion of the Local Planning Authority) seriously diseased or damaged, shall be replaced as soon as reasonably practical and not later than the end of the first available planting season, with specimens of such size and species and in such positions as may be agreed with the Local Planning Authority.

Reason: To ensure the provision, establishment, and maintenance of a reasonable standard of landscape in accordance with the approved designs.

24. Prior to the commencement of any approved phase of development a Construction and Environmental Management Plan (CEMP) in accordance with the specifications in clause 10.2 of the BS42020:2013 (or any superseding British Standard), and which carry forward the recommendations of the Ecological Impact Assessment updated Feb 2025, shall be submitted to, and agreed in writing by, the Local Planning Authority. As a minimum the CEMP shall include:

- a) A Protected Species Mitigation Strategy that covers all activities relating to pre-commencement and construction phases, making clear any phasing between remediation and movement of reptiles between different areas, and any further mitigation required as a result of further investigation into contamination. This shall include mitigation measures for reptiles, bats, badgers, dormice and wild birds and include a lighting strategy for the entirety of the construction phases. The protected Species Mitigation Strategy should accord with the Construction Phase Plan, drawing no. GAH/C2.9-3.
- b) Risk assessment of potentially damaging construction activities.
- c) Notwithstanding the 'Construction Phase Plan – Ecology', drawing no. GAH/C2.9-3, received 16 Jun 25, a final Construction Phase Plan identifying biodiversity protection zones, construction exclusion zones, water tower buffer, reptile donor site and reptile receptor sites taking into account a remedial strategy (as required by condition 22) to manage land contamination.
- d) Identification of areas where invasive species have been identified. An eradication programme for Japanese knotweed shall be provided.
- e) Inclusion of or reference to details for implementation of method statements required to achieve specific biodiversity outcomes, and particularly mitigation measures.
- f) Identification of practical measures, both physical measures and sensitive working practices to avoid impacts during development, for protecting biodiversity through the control or regulation of construction-type activities.
- g) An Implementation Timetable to include construction timeframes, the location and timing of sensitive works to avoid harm to biodiversity features, and a timetable of visits by specialists where required to be present to oversee works.
- h) A list of responsible persons and lines of communication.
- i) A section defining and communicating the role and responsibilities on site of an ecological clerk of works (ECoW), or appointed ecologist(s) responsible for managing biodiversity issues on site, and times and activities during construction or development implementation when they need to be present to oversee works.
- j) details of exclusion fences, protective barriers and warning signs.
- h) route of construction traffic

Thereafter the development shall proceed in strict accordance with the details as have been agreed, and in line with the Implementation Timetable set out within the CEMP. The Consultant Ecologist shall notify the Local Planning Authority in writing following implementation of the measures set out.

Reason: To safeguard biodiversity as set out by Conservation of Habitats and Species Regulations 2017, the Wildlife and Countryside Act 1981 (as amended), Natural Environment and Rural Communities Act 2006, and in the interests of highway safety

25. Prior to the commencement of any development within any one phase, full details of earthworks shall first be submitted to and approved in writing by the Local Planning Authority. These details shall include details of any proposed grading and mounding of land including the levels and contours to be formed, showing the relationship of the proposed mounding to the existing vegetation and surrounding landform. Thereafter, development for each phase shall proceed in strict accordance with such details as have been agreed for that phase. No development phase shall be occupied until the works are completed for that phase, in accordance with the approved details.

Reason: In the interests of maintaining the amenity value of the area.

26. No soil shall be imported to the site unless it has been tested for contamination and assessed for its suitability for the proposed development. A suitable methodology for testing this material must be submitted to and approved in writing by the Local Planning Authority prior to the soils being imported onto site. The methodology should include the sampling frequency, testing schedules, criteria against which the analytical results will be assessed (as determined by risk assessment) and source material information. The analysis shall then be carried out and a validation certificate or similar evidence should be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall proceed in strict accordance with the details as have been agreed.

Reason: To prevent pollution of the environment and in the interests of successful landscape establishment.

27. Prior to the commencement of the development hereby approved the following information shall be submitted to and agreed in writing by the Local Planning Authority:

1) a detailed scheme for remedial works and measures to be taken to avoid risk from contaminants/or gases when the site is developed. This shall be supported by a detailed soil management and waste management plan, and mitigation measures shall include the installation of a robust cover system, details of which shall first be submitted to and agreed in writing by the Local Planning Authority, consisting of a design with cover of not less than 600mm depth.

2) a detailed phasing scheme for the development (in line with the requirements of condition 30), defining distinct areas of the development site and the order in which development will be delivered, together with the agreed remedial works (including a time scale for completion).

3) a monitoring and maintenance scheme, overseen by a specialist consultant, to include monitoring the long-term effectiveness of the proposed remediation over a period of time and to determine and report on currently unknown issues with contamination and remediation during development. The scheme shall ensure that site work ceases in the event unexpected contamination is identified or where remediation measures are found to be unsuitable or ineffective, the Authority is

informed of any such discovery, and agreement is reached with the Authority concerning any remediation requirements that arise prior to the recommencement of site works.

The development shall, thereafter, proceed in strict accordance with the remediation scheme, and monitoring and maintenance scheme as has been agreed, which shall be fully implemented before the development hereby permitted first comes in to use or is occupied, and in strict accordance with the agreed phasing plan.

On completion of the development written confirmation and verification that all works were completed in accordance with the agreed details shall be submitted to the Local Planning Authority.

Reason: To ensure potential land contamination is addressed and to mitigate potential harm to health and safety, as well as ensuring the successful establishment of the landscape scheme.

28. 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 shall be carried out in accordance with the approved scheme 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.

29. Prior to the first occupation or use of the development hereby permitted a verification certificate to confirm that the site is fit for purpose following remediation shall be submitted to the Local Planning Authority.

Reason: To ensure potential land contamination is addressed.

30. Notwithstanding the submitted phasing plan, no development shall commence until a detailed phasing scheme (in line with the requirements of condition 20 and 27), defining distinct areas of the development site, the order and timing in which development commences within each of those development areas, and the order and timing that existing uses on site cease, shall have been submitted to and approved in writing by the Local Planning Authority.

Thereafter, the development hereby approved and the cessation of existing uses on site shall proceed in strict accordance with the agreed phasing plan.

Reason: In the interests of the amenity of existing and future occupiers.

31. Notwithstanding the submitted Lighting Strategy, no lighting shall be installed until a more detailed Lighting Strategy has been submitted to, and agreed in writing, by the Local Planning Authority. The strategy shall minimise impacts from lighting associated with pre-construction, construction, and operational activities, and demonstrate how the current best practice (BCT/ILP, 2018) guidance has been implemented. This shall include details such as the following: artificial lighting associated with public realm lighting and any other internal and external lighting

associated with the development. Thereafter development shall proceed in strict accordance with such details as have been agreed, and prior to occupation of each phase a report shall first be submitted to, and agreed in writing by the Local Planning Authority, providing evidence of compliance with the Lighting Strategy.

Reason: The purpose of the lighting strategy is to ensure the ecological mitigation areas and boundaries of the site function as dark corridors and bat flight lines (0.2 lux on the horizontal plane and 0.4 lux on the vertical plane), and to minimise light spill within the Dorset National Landscape skies.

32. Prior to the erection of any advertisement sign, where it does not require the express consent of the Local Planning Authority in its own right, details (including to scale plans of the sign, a block plan showing its precise siting, and details of colour, design, materials and any illumination) shall first be submitted to and agreed in writing by the Local Planning Authority. Any such advertisement shall only be erected in accordance with the approved siting and details and any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

Reason: In the interests of the visual amenity of the area.

33. Prior to first occupation of the lodges hereby approved, and notwithstanding drawing 178-01-03, received 04 Mar 21, a plan identifying the quantum and location of EV charging points, shall first be submitted to and agreed in writing by the Local Planning Authority. The EV charging points shall be provided prior to occupation and in accordance with the details as have been agreed and shall thereafter be maintained, kept free from obstruction and available for the purposes specified.

Reason: In the interests of supporting sustainable transport objectives. 34. The telecommunications mast and other structures on site proposed for removal, as indicated on drawing 'Land Survey: Buildings and Structures to be demolished, received 04 Aug 21', shall be removed from the land in accordance with a timetable to be submitted to and agreed in writing by Local Planning Authority prior to commencement of development.

Reason: in the interests of the visual amenity of the site.

35. Prior to first use of the holiday park, final floor plans for the holiday park facilities building (the former racing track clubhouse) shall have been submitted to and approved in writing by the Local Planning Authority.

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

36. Prior to the occupation of the holiday lodges hereby approved, details of the layout of the car park serving the site (located immediately west of the George Albert Hotel) and the vehicular access route to the lodges within the southern portion of the site, shall first have been submitted to and agreed in writing by the Local Planning Authority. These details shall accord with the hard landscape details agreed at condition 19. Thereafter, and prior to occupation of the units hereby approved, the car park and access route shall be laid out in accordance with the details as have

been agreed, and shall be kept free from obstruction and made available for its intended use for the lifetime of the development.

Reason: In the interests of highway safety.

37. On cessation of the use of the site as a holiday park, the lodges hereby permitted shall be removed from the land in accordance with a timetable to be submitted to and agreed in writing by the Local Planning Authority.

Reason: In the interests of the visual amenity of the area.

38. Prior to the occupation of the holiday lodges hereby approved, a Maintenance Schedule for the lodges shall first be submitted to and agreed in writing by the Local Planning Authority. Thereafter, the development shall proceed in strict accordance with such details as have been agreed.

Reason: In the interests of the visual amenity of the area.

Informatives:

1. NPPF Informative: National Planning Policy Framework Statement In accordance with paragraph 38 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 updating the 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.

2. 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 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 is considered to apply.

In this case, the application for planning permission was made before 12 February 2024.

Read more about Biodiversity Net Gain at

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

3. NS Biodiversity Gain Plan - Exempt 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.

4. Land Contamination

Any work carried out to comply with conditions relating to land contamination must be conducted in accordance with DEFRA and the Environment Agency’s ‘Model Procedures for the Management of Land Contamination, CLR 11’.

5. Land Contamination

The applicant is reminded that to safeguard the site from contaminants condition 23 seeks a robust cover system of not less than 600mm depth be installed. Where permitted development is proposed that could impact the cover system in place, the applicant is advised to seek specialist advice prior to works going ahead to ensure

land contamination is suitably addressed and to mitigate potential harm to health and safety.

6. Invasive Plants

The applicant is advised that there is an area of the site colonised by the invasive plant Japanese Knotweed. Certain plants are listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended). This places a duty on anyone undertaking relevant operations such as ground work to prevent the spread of invasive species. Advice should be taken from the Environment Agency / Natural England with regard this species. More information is available on the following website: Invasive non-native (alien) plant species: rules in England and Wales - GOV.UK (www.gov.uk)

7. Reinstatement of verge

The reinstated verge at the expunged access (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

8. Badgers

Badgers are protected under the Badger Act 1992. Section 3 of the Act states:

"A person is guilty of an offence... by doing any of the following things... - a) damaging a badger sett or any part of it;

b) destroying a badger sett;

c) obstructing access to, or any entrance of, a badger sett;

d) causing a dog to enter a badger sett; or

e) disturbing a badger when it is occupying a badger sett, intending to do any of these things or being reckless as to whether his actions would have any of those consequences" If a badger(s) or badger sett is discovered during works; all work should stop and advice sought from Natural England by calling 0300 060 3900 or Dorset Council Natural Environment

Team by calling 01305 221697 / net@dorsetcouncil.gov.uk, before proceeding.

9. Bats

The applicant is advised to obtain either the appropriate licence for Bats issued by Natural England pursuant to Regulation 55 of the Conservation of Habitats and Species Regulations 2017 (as amended) authorising the works to go ahead, or written confirmation from Natural England that such a licence is not required. This is in recognition 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).

Further information about the law and bats may be found on the following

website <https://www.gov.uk/guidance/bats-protection-surveys-and-licences>.

10. Informative: This permission is subject to an agreement made pursuant to Section 106 of the Town and Country Planning Act 1990 dated ## ## relating to: - A replacement Bio-Bubble Package Treatment Plant (PTP); - The submission of a Wastewater Management Scheme; - Any future replacement PTP; - A monitoring fee.

11. A replacement Bio-Bubble Package Treatment Plant (PTP), as detailed within the submitted Nutrient Neutrality and Mitigation Strategy (NNMS) dated 12 Sep 2024, to be installed prior to occupation of any holiday lodge; the submission of a Wastewater Management Scheme; any replacement PTP; and a monitoring fee.

Application Reference: P/Ful/2026/01516

Application Site: Julia's House 34 South Street, Dorchester DT1 1DD.

Proposal: Siting of a statue depicting Susie the cat on a low plinth.

Recommendation: GRANT subject to conditions as set out at the end of the of the officer's report.

Decision: GRANT of planning permission 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:

PP-14787438v4 Location Plan

Susie statue plinth installation

Susie statue site illustrations

Susie statue location outside Julias House shop

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

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.

- 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/biodiversitynet-gain>

2. 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.

3. Informative: National Planning Policy Framework Statement

In accordance with paragraph 39 of the NPPF the council, as local planning authority, takes a positive approach to development proposals and is focused on providing sustainable development.

The council works with applicants/agents in a positive and proactive manner by: - offering a pre-application advice service, and - as appropriate updating applicants/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

In this case: - The applicant was provided with pre-application advice.

Application Reference: P/Hou/2026/01352

Application Site: Black Oaks, 301 Bournemouth Road, Charlton Marshall.

Proposal: Erect garden summer house

Recommendation: Grant planning permission subject to conditions as set out in the officer's report.

Decision: GRANT planning permission 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:

P1155-001 B Location/Site Plan

P1155-002 B Proposed Floor Plan

P1155-003 B Proposed Elevations

0500-P2 0500-P2 Drainage Strategy

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

3. The development hereby permitted shall be undertaken in accordance with the approved Arboricultural Impact Assessment and Method Statement reference DS/55126/AC, dated 26th February 2026. All tree protection shall be retained until the development is completed 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.

Dated photographic evidence of the erected tree protective measures fencing must be supplied to the Local Planning Authority at least 5 days prior to the commencement of works.

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

4. The external materials to be used for the walls and roof shall be similar in colour and texture to the existing building.

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

5. Surface water drainage shall be installed in accordance with Drawing No. 0500-P2 and the Drainage Strategy prepared by Thetis Engineering Ltd dated April 2024. Once implemented, the scheme shall be maintained and retained in perpetuity.

Reason: To ensure adequate facilities are provided in the interests of flooding and pollution.

6. The development hereby permitted shall not be occupied or used at any time other than for purposes ancillary to the existing use of the site as a residential dwelling known as Black Oaks, 301 Bournemouth Road, Charlton Marshall, Blandford Forum, DT11 9NQ.

Reason: The Local Planning Authority does not consider the establishment of a separate unit to be appropriate in this location.

7. Prior to first use of the building hereby permitted, the use of the caravan sited on the adjacent land shall cease and the caravan and any associated structures/works shall be permanently removed from the site.

Reason: To preserve the appearance of the Conservation Area.

Informative Notes:

1. The applicants are reminded that the lawful use of the outbuilding hereby approved is limited to purposes ancillary to the use of the dwellinghouse. Other uses of the building, for example, for independent occupation by persons with no/minimal reliance on the main dwelling or as self-contained holiday accommodation, would be very likely to represent a material change of use that requires full planning permission.

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.

3. Informative: Trees on or adjoining this site are protected by virtue of the Charlton Marshall Conservation Area. Any pruning of the trees to provide clearance for the approved development will require the submission of a Section 211 notice to the

Local Planning Authority at least six weeks before any work is carried out, unless an exemption applies.

You are encouraged to consult with the Local Planning Authority Tree Team or a qualified Arborist before submitting a notice. Failure to submit a Section 211 notice can result in penalties for unauthorised work on protected trees.

Application Reference: TPO/2026/0004

Application Site: Church Of The Holy Rood, Church Road, Shillingstone.

Proposal: To give long-term protection to the Silver Birch tree shown as T1 on the Tree Preservation Order (TPO) map and schedule The tree is considered to enhance the amenity of the area.

Recommendation: To confirm the Tree Preservation Order without modification

Decision: That the TPO be confirmed.

Application Reference: P/Lbc/2026/02523

Application Site: Keynston Mill Lane Bridge, Tarrant Keynston.

Proposal: Take down the partially collapsed masonry arch and replace with a reinforced concrete arch (underneath the track) / reinforced masonry underneath the building wall.

Recommendation: GRANT listed building consent subject to conditions as set out in section 18 of the officer's report.

Decision: Grant listed building consent subject to the following conditions:

1. The work to which this listed building consent relates must be begun not later than the expiration of three years beginning with the date on which the consent is granted.

Reason: This condition is required to be imposed by reason of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

2. The works hereby permitted shall be carried out in accordance with the following approved plans:

- Location Plan
- Existing and proposed plans BS2171-706-01
- Temporary propping BS2171-703-01

3. The works hereby permitted shall be carried out in accordance with the following approved documents:

- Design, access and heritage statement – April 2026

4. The detailed biodiversity mitigation, compensation and enhancement strategy set out within the Bridge Ecology and Biodiversity Mitigation Report, conducted by the Dorset Council Natural Environment Team on 8/06/26, must be strictly adhered to during the carrying out of the works. The works hereby approved must not be first brought into use unless and until:

i) the mitigation, compensation and enhancement measures detailed in the Bridge Ecology and Biodiversity Mitigation Report have been completed in full, in accordance with any specified timetable.

ii) evidence of compliance, including photographic evidence, in accordance with section B of the Bridge Ecology and Biodiversity Mitigation Report has been supplied to the Local Planning Authority. The development shall subsequently be implemented entirely in accordance with the Bridge Ecology and Biodiversity Mitigation 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.

5. During the works to take down the arch, a historic record of the arch shall be made and submitted to and agreed in writing with the Local Planning Authority.

This record shall include, amongst other relevant details, photographs and description of the construction of the arch.

Reason: To ensure that an adequate record is made in the interests of historic information.

6. Prior to the commencement of work to the brick wall and arch, a sample panel of brickwork for both areas shall be constructed on site and shall be inspected and approved in writing by the Local Planning Authority. The sample panel shall be approximately 2 square meters in size. Once approved the panel shall remain on site until the completion of works and brickwork shall be constructed to match the approved sample panel.

Reason: For the avoidance of doubt and the interests of preserving the character and appearance of the listed building.

7. Prior to works to the headwall, a method statement/ schedule of works shall be submitted to and approved in writing by the Local Planning Authority. Details shall include a full and detailed specification of all materials and finishes to be used in the works. The development shall be carried out only in accordance with the approved method statement/ schedule of works.

Reason: To preserve the special architectural and historic interest of the listed building.

8. Prior to the reconstruction of the arch, details of a breathable backing to be installed between the concrete and brickwork for the protection of historic brickwork and shall be submitted and agreed in writing by the Local Planning Authority. Thereafter the scheme shall be completed in accordance with the agreed scheme.

Reason: To protect the retained historic buildings(s) from deterioration by adverse weather conditions.

Informative:

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. Case Officer: Sarah Baines NB For full details of all papers submitted with this application please refer to the relevant Public Access pages on the council's website.

The conditions set out in the report may be subject to such reasonable change as is necessary to ensure accuracy and enforceability.