

Eastern Area Planning Committee Decision List

Wednesday 22 July 2026

Item 5:

Application Number: P/MPO/2026/00670

Location: Land to the South of Howe Lane, Verwood, Dorset, BH31 6JF

Description: Modification of legal agreement dated 15 January 2016 on application 3/13/0674/OUT to remove obligation relating to affordable housing

Resolution: To refuse the application for the following reason:

Reason: Section 106A of the Town and Country Planning Act 1990 requires the Council to consider whether the planning obligation continues to serve a useful purpose or would serve that purpose equally well if modified in the manner proposed. In this case, the provision of affordable housing remains a useful planning objective. While viability evidence has been submitted that indicates the affordable housing requirement renders the development unviable, on balance, the loss of affordable housing is not outweighed by the wider public benefit arising from the delivery of the development given the recognised need in the Dorset Council area.

Item 6:

Application Number: P/HOU/2026/01416

Location: Saltwinds Belle Vue Road Swanage BH19 2HP

Description: Proposed extensions and alterations to provide ground and first floor accommodation, new hipped roof providing a second-floor loft room and covered balcony, and refurbishment of outbuildings.

Resolution: To grant in accordance with the officer recommendation

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:

25147.01 A Location & Block Plan

25147.09 C Proposed Site Plan

25147.10 C Proposed Cellar & Ground Floor Plans

25147.11 C Proposed First & Loft Floor Plans

25147.12 C Proposed West Elevation

25147.14 C Proposed East Elevation

25147.15 C Proposed North Elevation

25147.16 A Proposed South Elevation

25147.02 A Topographical Plan

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

3. Prior to first use, details and samples of all external facing materials for the walls and roofs 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.

4. Before the first-floor ensuite and bathroom are brought into first use, the windows serving both rooms must be glazed with obscure glass to a minimum industry standard privacy level 3. Thereafter the obscure glazing shall be retained as such.

Reason: To safeguard the amenity and privacy of the occupiers of adjoining residential properties.

5. The obscure glazed privacy screen to the approved rear deck shall be erected before first use of the deck area and shall thereafter be retained and maintained in perpetuity. The screen shall have an obscurity of at least industry standard level 3

Reason: To protect neighbour amenity.

6. The development hereby permitted shall be implemented strictly in accordance with the recommendations and requirements in the ecology report titled 'Bats & Nesting Birds Report' by ABR Ecology Ltd and dated 9th March 2026.

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

- i) the recommendations detailed in sections 4.6 and 4.7 of the 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 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.

7. The development hereby permitted shall be undertaken in accordance with the approved Arboricultural Method Statement (AMS) ref. SW/AMS/517a/26, dated 11th March 2026 and Tree Protection Plan (TPP) (Appendix 1b to report SW/AMS/517a/26, dated 11th March 2026). All tree protection shall be retained until the development is complete and nothing shall be placed within the fencing, nor shall any ground levels be altered or excavations made without the written consent of the Local Planning Authority.

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

8. The flat roof area of the host dwelling, located to the north of the loft / store and external terrace at second floor level as hereby approved, shall not be used as a balcony, roof terrace/garden or amenity area.

Reason: To protect the amenity and privacy of the neighbouring residential properties.

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended (or any order revoking and re-enacting that Order with or without modification), no additional window(s) or other opening(s) permitted by Class A of Schedule 2 Part 1 of the 2015 Order shall be constructed in the east and west elevations of the extensions hereby approved.

Reason: To protect neighbouring amenity.

Informative Notes:

1. This site lies within an area where there is evidence of unstable land. The responsibility and subsequent liability for safe development and secure occupancy of the site rests with the developer and/or landowner.
2. The applicant is advised that bats are protected in the UK by Schedule 5 of the Wildlife and Countryside Act 1981 and Part 3 of Conservation of Habitats and Species Regulations 2017 (as amended). Work should proceed with caution and if any bats are found, all work should cease, the area in which the bats have been found should be made secure and advice sought from Natural England (tel: 0300 060 3900), website www.naturalengland.org.uk before proceeding.

Further information about the law and bats may be found on the following website <https://www.gov.uk/guidance/bats-protection-surveys-and-licences>

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

<https://www.wessexwater.co.uk/services/building-and-developing/building-a-new-house-or-extension>

4. The applicant(s) is (are) advised that the proposed development is situated in close proximity to the property boundary and "The Party Wall etc. Act 1996" is therefore likely to apply.

5. INFORMATIVE NOTE: Contact Dorset Highways

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, to ensure that the appropriate licence(s) and or permission(s) are obtained.

6. Informative: National Planning Policy Framework Statement

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

The council works with applicants/agents in a positive and proactive manner by:

- offering a pre-application advice service, and

- as appropriate updating applicants/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

In this case:

- The applicant/agent was updated of any issues and provided with the opportunity to address issues identified by the case officer.
- The applicant was provided with pre-application advice.

Item 7

Application Number: P/LBC/2026/03245

Location: Museum of East Dorset High Street Wimborne Minster Dorset BH21 1HR

Description: Alteration to existing fascia sign and add new painted fascia sign

Resolution: To grant in accordance with the officer recommendation

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:

P-01 Location and Block

P-02 Altered and Additional Signage (Proposed)

Proposed Fascia Signage

Reason: To preserve the architectural and historical qualities of the building.

Informatives:

1. Informative: National Planning Policy Framework Statement

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

The council works with applicants/agents in a positive and proactive manner by:

- offering a pre-application advice service, and

- as appropriate updating applicants/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

In this case:

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

2. This permission/consent does not permit the display of any advertisements that require consent under the Town and Country Planning (Control of Advertisements) (England) Regulations, 2007 or under any Regulation revoking and re-enacting or amending those Regulations, including any such advertisements shown on the submitted plans

Item 8

Application Number: P/ADV/2026/02975

Location: Museum of East Dorset High Street Wimborne Minster Dorset BH21 1HR

Description: Alteration to existing fascia sign and add new painted fascia sign

Resolution: To grant in accordance with the officer recommendation

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

P-01 Location and Block Plan

P-02 Altered and Additional Signage (Proposed)

Proposed Fascia Signage

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

2. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

Reason: As is required by Regulation 14 and Schedule 2 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

3. No advertisement shall be sited or displayed so as to; a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military); b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or c) hinder the operation of any device used for

the purposes of security or surveillance or for measuring the speed of any vehicle.

Reason: As is required by Regulation 14 and Schedule 2 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

4. 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: As is required by Regulation 14 and Schedule 2 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

5. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.

Reason: As is required by Regulation 14 and Schedule 2 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

6. Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

Reason: As is required by Regulation 14 and Schedule 2 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

Informatives:

1. Informative: National Planning Policy Framework Statement

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

The council works with applicants/agents in a positive and proactive manner by:

- offering a pre-application advice service, and
- as appropriate updating applicants/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

In this case:

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

2. The applicant is advised that in accordance with Part 3, 14(7) of the Town and Country Planning (Control of Advertisements) Regulations 2007, the consent expires after a period of 5 years.