

Northern Area Planning Committee

4/08/26

Decision List

Application Reference: P/OUT/2025/06076

Application Site: Land off Manston Road Sturminster Newton DT10 1AF

Proposal: Erection of up to 50 no. dwellings, including provision of public open space, drainage & ancillary works (outline application to determine access only)

Recommendation: To delegate authority to the Service Manager for Development Management and Enforcement or the Development Management Northern Area Manager to either:

A) GRANT planning permission following completion of a S106 Planning Obligation to secure:

- Affordable housing on site
- NHS infrastructure financial contribution
- Education (secondary and SEN provision) financial contribution
- Pre-school provision financial contribution
- Community, leisure and sports facilities financial contribution
- Allotments financial contribution • Informal open space on site
- Informal open space maintenance financial contribution
- Destination play facilities financial contribution
- LAP/LEAP on site
- LAP/LEAP maintenance financial contribution
- Formal outdoor sports facilities financial contribution
- Formal outdoor sports facilities maintenance financial contribution
- Public rights of way and Trailway financial contribution
- Library financial contribution
- Bus and sustainable transport financial contribution
- General monitoring fee and subject to the following conditions:
- Reserved Matters time limits
- Approved plans Page 5
- Surface water management and drainage designs – pre commencement and preoccupation
- Foul drainage – pre commencement
- Construction Traffic Management Plan (CTMP) – pre-commencement
- Arboricultural Method Statement – pre commencement
- Construction Environmental Management Plan (CEMP) – pre-commencement
- Vehicle crossing construction – pre-construction of dwellings and internal estate roads
- Footway connecting site to recreation ground – Grampian style pre-occupation
- Cycle parking details – pre-occupation
- Finalised EclA – pre-occupation

- Visibility splays – compliance condition
- Unexpected potential land contamination and an informative stipulating that a finalised Habitat Management and Monitoring Plan (HMMP) should be submitted to ensure the statutory 'Biodiversity Gain Plan condition' can be satisfied.

or

B) Refuse permission for the reasons set out below if the s106 agreement is not completed by 17 September 2026 or such extended time as agreed by the Service Manager for Development Management and Enforcement or the Development Management Northern Area Manager.

Reason for refusal: In the absence of a legally binding mechanism to ensure the delivery of affordable housing and grey, green and social infrastructure the proposal is contrary to Policies 8, 13, 14 and 15 of the North Dorset Local Plan Part 1.

Decision: To refuse planning permission for the reasons set out below:

1. The site lies on a greenfield site outside the settlement boundary for Sturminster Newton. The site is not allocated for housing development in either the adopted Local Plan or Sturminster Newton Neighbourhood Plan. The proposed development would not represent a type of development that would be appropriate in the countryside, or otherwise have a demonstrable overriding need for a countryside location. The development of the site would therefore represent a speculative and unsustainable form of development, contrary to the spatial strategy of the adopted development plan, specifically Policies 2, 19 and 20 of the North Dorset Local Plan Part 1, as well as with Policy 7 of the Sturminster Newton Neighbourhood Plan. It would also conflict with paragraphs 83 and 110 of the National Planning Policy Framework 2024 (as amended).
2. The proposed development would be on a greenfield site outside of the settlement boundary, clearly at odds with the spatial pattern of development within the Rixon and Eastern Fringe area and wider town. It would represent an obvious breakage of the strong demarcation between town and country character and form a harmful encroachment into the open, rural, sloping countryside and Chivrick's Brook floodplain. The proposed development would intrude into the clearly defined character of the eastern slopes of the settlement causing substantial harm to the local and wider landscape character. It has not been clearly demonstrated that the impact of the proposed development on the landscape would be mitigated. As such, the proposed development would be contrary to Policies 4, 19 and 24 of the North Dorset Local Plan Part 1, as well as Policy 7 of the Sturminster Newton Neighbourhood Plan and paragraphs 135 and 187 of the National Planning Policy Framework 2024 (as amended).

Application Reference: P/FUL/2025/05229

Application Site: Pleydells Farm Lower Street Okeford Fitzpaine DT11 0RQ

Proposal: Erection of 19no. dwellings & amenity space with access from Lower Street.

Recommendation: 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 affordable housing and financial contributions.

Decision: To delegate authority to the Service Manager for Development Management and Enforcement or the Development Management Northern Area Manager to: A) GRANT planning permission following completion of a S106 Planning Obligation to secure:

- Affordable housing on site
- Contribution towards other affordable housing projects in the area,
- NHS infrastructure financial contribution,
- Education financial contribution,
- Pre-school financial contribution,
- Community facilities financial contribution,
- Leisure and Sports Facilities financial contribution,
- Rights of Way financial contribution,
- Informal Open Space Maintenance financial contribution,
- Destination Play Facilities financial contribution
- Destination Play Facilities Maintenance financial contribution,
- Formal Outdoor Sports Facilities financial contribution
- Formal Outdoor Sports Facilities Maintenance financial contribution,
- Library and Bus and Sustainable Transport financial contribution. and 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:

5842-WLA-2ZZ-XX-DR-A-0010 Location plan & block plan
5842-WLA-2ZZ-XX-DR-A-0111 11 Proposed site layout plan
5842-WLA-208-XX-DR-A-1008 Type A floor plans & roof plan
5842-WLA-211-ZZ-DR-A-1009 Type A elevations
5842-WLA-210-XX-DR-A-1010 Type B/C floor plans & roof plan
5842-WLA-211-ZZ-DR-A-1011 Type B/C elevations
5842-WLA-220-XX-DR-A-1020 Type C floor plans
5842-WLA-220-ZZ-DR-A-1021 Type C front & rear elevations
5842-WLA-220-ZZ-DR-A-1022 Type C elevations & roof plan
5842-WLA-204-XX-DR-A-1030 Type D floor plans & roof plan
5842-WLA-204-XX-DR-A-1031 Type D elevations sheet 1
5842-WLA-204-XX-DR-A-1032 Type D elevations sheet 2
5842-WLA-205-XX-DR-A-1040 Type E floor plans & roof plan
5842-WLA-205-XX-DR-A-1041 Type E elevations
5842-WLA-206-XX-DR-A-1050 Type F floor plans & elevations
5842-WLA-207-XX-DR-A-1060 Type G floor plans & elevations
5842-WLA-208-XX-DR-A-1070 Type H floor plans & elevations
5842-WLA-209-XX-DR-A-1080 Type J floor plans & elevations
5842-WLA-210-XX-DR-A-1090 Type K floor plans & roof plan
5842-WLA-211-ZZ-DR-A-1091 Type K elevations
5842-WLA-2ZZ-XX-DR-A-1100 Triple garage floor plans & elevations
5842-WLA-2ZZ-XX-DR-A-1101 Single garage floor plans & elevations

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

3. Prior to the commencement of development, a detailed surface water management scheme for the site shall be submitted to and approved in writing by the Local Planning Authority.
The scheme shall (a) be based upon the site specific hydrological and hydrogeological context of the development (b) incorporate sustainable drainage principles in accordance with the current DEFRA non statutory technical standards for Sustainable Drainage Systems (SuDS) (c) demonstrate that surface water will be managed during construction and for the lifetime of the development without increasing flood risk on or offsite and (d) include details of future maintenance and management arrangements. The approved scheme shall be implemented in full prior to first occupation and thereafter maintained in accordance with the approved details.

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

4. Prior to the occupation of the development details of maintenance and management of the surface water sustainable drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme should have regard to the guidance set out in the current DEFRA national standards Sustainable Drainage Systems (SuDS).

The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. These should include a plan for the lifetime of the development, the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime. #

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

5. Prior to the commencement of any works on site, a detailed foul drainage scheme shall be submitted to and agreed in writing by the Local Planning Authority. Thereafter the development must be carried out in accordance with the agreed details prior to occupation or use of any dwelling hereby permitted.

Reason: To prevent flood risks and effluent issues on and off the site.

6. Prior to the commencement of any development above damp proof course details and samples of all external facing building 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 the approved materials.

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

7. Prior to the commencement of any development above damp course level, a soft landscaping and planting scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the hedgerow translocation along the western and southern boundaries of the site. 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.

8. Prior to the commencement of any development above damp course level, 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, boundary walls and fences to the site, car parking layout, other vehicular and pedestrian access and circulation areas, hard surfacing materials, minor artefacts and structures (eg; furniture, play equipment, signs, lighting, refuse or other storage units, proposed and existing functional services above and below ground (eg; drainage, power, communication cables, pipelines, etc, indicating lines, manholes, supports etc), retained historic landscape features and proposals for their restoration where relevant. Thereafter, 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.

9. Prior to commencement of the development hereby approved a final Biodiversity Plan must be submitted to and approved in writing by the Local Planning Authority. Thereafter, the Biodiversity Plan must be implemented in full in accordance with the specified timescales in the Plan and the approved requirements and recommendations shall be retained and maintained for the lifetime of the development.

Reason: To mitigate and enhance biodiversity and ecology, including protected species.

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

Reason: In the interests of road safety.

11. Prior to any commencement of the development a Construction Environment Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The CEMP should demonstrate mitigation

strategies to be used on site during development and shall include details of the following:

- Measures to control the emission of dust, dirt and smoke during construction, together with a scheme to control noise and vibration during the construction phase of the development;

- Measures to protect all retained and newly created hedgerows and trees with an appropriate buffer for the duration of the construction period in line with BS 5827:2012; and

- Avoidance measures in relation to the potential presence of nesting birds, badgers, hedgehogs, dormice and reptiles for the duration of the construction period. The approved CEMP shall be adhered to throughout the construction period for the development.

Reason: To protect the local environment and amenity of the area.

12. Prior to the commencement of any development hereby approved, all existing trees and hedges shown on approved plan 5842-WLA-2ZZ-XX-DR-A-0111 to be retained, shall be fully safeguarded in accordance with BS 5837:2005 (Trees in relation to construction - recommendations) or any other Standard that may be in force at the time that development commences and these safeguarding measures shall be retained for the duration of construction works and building operations. No unauthorised access or placement of goods, fuels or chemicals, soil or other material shall take place within the tree protection zone(s).

Reason: To ensure that trees and hedges to be retained are adequately protected from damage to health and stability throughout the construction period and in the interests of amenity.

13. Prior to occupation of any dwelling hereby permitted, the car parking areas (and any turning space required to be provided) shall be laid out and surfaced in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. These parking facilities shall be retained permanently thereafter for that purpose.

Reason: To ensure provision of adequate parking facilities in the interest of highway safety.

14. Before the development is occupied or utilised the access, geometric highway layout, turning and parking areas shown on Drawing Number 5842-WLA-2ZZ-XX-DR-A-0111 (Revision 11) must be constructed, unless otherwise agreed in writing by the Planning Authority. 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.

15. Prior to first occupation of any dwelling hereby approved a scheme showing cycle parking facilities must be submitted to and approved in writing by the Local Planning Authority. Thereafter, these areas must be maintained, kept free from obstruction and available for the purposes specified.

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

16. No external lighting, including street lighting, shall be installed on site until details of the lighting scheme have been submitted to and agreed in writing by the Local Planning Authority. Thereafter any lighting scheme shall be installed, operated and maintained in accordance with the agreed details.

Reason: To protect the rural character of the area and to avoid nuisance to adjoining properties.

17. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment shall be submitted to and approved by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To safeguard the living conditions of future and neighbouring occupiers and to protect the water environment and other sensitive receptors.

18. Before installation of any air source heat pumps or similar equipment, a noise report from a suitably qualified/experienced person shall be submitted to and agreed in writing by the Local Planning Authority. The written report shall follow the BS4142:2014 format and contain details of background sound measurements at times when the plant is likely to be in operation, against the operational plant sound level(s). The report shall predict the likely impact upon sensitive receptors in the area and all calculations, assumptions and standards applied shall be clearly shown. Where appropriate, the report shall set out appropriate measures to provide mitigation to prevent loss of amenity and prevent creeping background noise levels. The agreed mitigation measure shall be fully implemented and permanently retained thereafter.

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

Informative Notes:

1. In addition to this permission, the vehicle crossing serving this proposal (that is, the area of highway land between the nearside carriageway edge and the site's road boundary) must be constructed to the specification of the Highway Authority in order to comply with Section 184 of the Highways Act 1980. The applicant should contact Dorset Highways by telephone at 01305 221020, by email at dorsethighways@dorsetcouncil.gov.uk, or in writing at Dorset Highways, Dorset Council, County Hall, Dorchester, DT1 1XJ, before the commencement of any works on or adjacent to the public highway.
2. The applicant is 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 Development team. They can be reached by telephone at 01305 225401, by email at customerservices@dorsetcouncil.gov.uk, or in writing at Development team, Dorset Highways, Environment and the Economy, Dorset Council, County Hall, Dorchester, DT1 1XJ.
3. Electric vehicle charging points The applicant is advised that prior to the development being brought into use, it must comply with the requirements of Building Regulations Approved Document S: Infrastructure for the charging of electric vehicles.
4. Informative: National Planning Policy Framework Statement In accordance with paragraph 39 of the NPPF the council, as local planning authority, takes a positive approach to development proposals and is focused on providing sustainable development. The council works with applicants/agents in a positive and proactive manner by: - offering a pre-application advice service, and - as appropriate updating applicants/agents of any issues that may arise in the processing of their application and where possible suggesting solutions. In this case: - The applicant/agent was updated of any issues and provided with the opportunity to address issues identified by the case officer. - The applicant was provided with pre-application advice. -The application was acceptable as submitted and no further assistance was required.

Application Reference: P/MPO/2026/01652

Application Site: West Of Shaftesbury Road At Land South Of Gillingham
Shaftesbury Road Gillingham

Proposal: Modification of S106 Deed of Variation dated 2nd April 2024 to remove Clause 2.8 under Schedule 2 which reads 'no more than 30% of the Intermediate Units shall be Discounted Market Units'

Recommendation: To grant the proposed modification to the Section 106 agreement dated 3rd September 2021.

Recommendation: Approve the modification of the agreement.

Decision: To grant planning permission and approve the modification of the agreement.