

Application number:	P/FUL/2026/02367
Webpage:	https://planning.dorsetcouncil.gov.uk/
Site address:	Littlemoor Youth Centre, Louviers Road, Weymouth, DT3 6AY
Proposal:	Insert new doors and windows; erect external canopy; install 2m high enclosure; install air-source heat pumps; and install new path
Applicant name:	Dorset Council
Case officer:	Steve Tapscott
Ward member(s):	Councillors Dickenson and O'Leary

1. Reason application is going to committee

- 1.1 In accordance with the Council's scheme of delegation, this application is brought to committee for determination because Dorset Council is the landowner and the applicant.

2. Summary of recommendation

- 2.1 GRANT, subject to conditions.

3. Key planning issues

Issue	Conclusion
Principle of development	Acceptable: other than the proposed air-source heat pumps, the proposals are considered by officers to constitute Permitted Development. Nevertheless, an application has been made, and extensions/alterations and renewable energy schemes are acceptable in this location in principle under Policy SUS2 of the local plan and Policy S5 of the NPPF.
Compliance with policies relating to community facilities	Acceptable: no conflict is identified with policies S5 or HC4 of the NPPF.
Compliance with policies relating to renewable energy development	Acceptable: no conflict is identified with Policy COM11 of the local plan, Policy W34 of the neighbourhood plan or Policy W3 of the NPPF.
Scale, design and impact on character and appearance of the area	Acceptable: no adverse impacts identified. The character of the site as a modern community building would be largely unchanged. No conflict is identified with policies ENV1, ENV10, ENV12 of the local plan, policies W06, W15, W34 and W44 of the neighbourhood plan and policies DP3, N2 and N3 of the NPPF.

Issue	Conclusion
Impact on the living conditions of neighbouring properties	Acceptable: the key issue for consideration is noise from the air-source heat pumps. No objection is raised by Environmental Protection. No conflict is identified with Policy W34 of the neighbourhood plan and Policy P3 of the NPPF.
Highway impacts, safety, access and parking	Acceptable: no objection is raised by Highways. No conflict is identified with Policy COM7 of the local plan, Policy W46 of the neighbourhood plan and Policy TR4 and TR6 of the NPPF.
Ecology and Biodiversity Net Gain	Acceptable: no objection is raised by the National Environment Team. BNG is not applicable because the proposals are de minimis in this respect. No conflict is identified with Policy ENV2 of the local plan, policies W02, W03, W04 and W05 of the neighbourhood plan and Policy N2 of the NPPF.

4. Description of site

- 4.1 The site comprises the Littlemoor Youth Centre, located to the south of residential properties at Littlemoor. The Defined Development Boundary passes along the northern edge of Louviers Road, meaning that the site lies within the countryside for planning purposes. To the immediate south is Lorton Valley Nature Park.
- 4.2 The site is part of an established community area, which includes a multiuse games area, play park and skate park to the west, with playing fields to the east. Access is established from Louviers Road.
- 4.3 Land levels slope gently downwards to the southeast. The site is open on three sides, but it is enclosed to the south by mature vegetation.

5. Description of development

- 5.1 The application seeks to undertake various works to the building, including inserting new doors and windows, installing a 2m high enclosure at the rear, erecting two entrance canopies on the north and east sides of the building and installing a new path to the west of the building. Six cycle hoops (12 spaces) are proposed outside the building in the northeast corner, next to a small section of 85cm high gabion wall. Three air-source heat pump units are proposed to the rear (south).
- 5.2 Officers are of the opinion that some aspects, i.e. the enclosures, path and cycle hoops, constitute Permitted Development under Schedule 2, Part 12, Class A ('development by local authorities') of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

6. Relevant planning history

- 6.1 Records are unclear, but it appears that the building and amenity space were established in the early 1980s.

- 6.2 The building was extended pursuant to planning permission ref. 87/00851/FUL, then again further to consent ref. 92/00170/FUL, but no online records are available. Planning permission was later granted in 1996 under ref. 06/00328/DCC3 to allow for roller shutters to be permanently installed.

7. List of constraints

Neighbourhood Plan Area - Weymouth - Distance: 0

Landscape Character Area; Ridge and Vale; Osmington Ridge and Vale - Distance: 0

SUS 2; Land Outside DDBs; NULL - Distance: 0

ENV 3; Areas of Local Landscape Importance; Southdown Ridge Weymouth - Distance: 0

WEY16; Allocated as part of the Lorton Valley Nature Park; Lorton Valley Nature Park - Distance: 0

DESI - Mineral Strategy 2014 – Policy BS1, Other Building Stone - Corallian Limestone - Rock type: LIMESTONE, OOIDAL; - Distance: 0

PARISH - Littlemoor - Distance: 0

PARISH - Weymouth CP - Distance: 0

PARISH - Upwey & Broadway - Distance: 221.31

PARISH - Radipole & Southill - Distance: 301.24

PARISH - Preston - Distance: 386.92

PARISH - Bincombe CP - Distance: 608.32

WARD - Littlemoor & Preston Ward - Distance: 0

WARD - Upwey & Broadwey Ward - Distance: 221.32

WARD - Radipole Ward - Distance: 301.24

WARD - Winterborne & Broadmayne Ward - Distance: 570.73

PROW - Right of Way: Bridleway; - Distance: 13.58

SFRA - Groundwater – Susceptibility to flooding; - Distance: 0

Dorset Council Land Freehold: Bincombe Valley Children's Centre & Youth & Community Centre and adjoining recreation ground and land at Louviers Road and Littlemoor Community Centre, Canberra Road, Littlemoor, Weymouth - Reference FH004440 - Distance: 0

Higher Potential ecological network - Distance: 0

Dorset Wildlife Trust Reserve: Lorton Meadows - Distance: 0

High Opportunity Nature Areas - Distance: 0

Potential Activities (possible biodiversity improvements) - Distance: 0

Dorset National Landscape - Distance: 446.91

DESI - Special Area of Conservation (SAC) (5km buffer): Isle of Portland to Studland Cliffs (UK0019861); - Distance: 1857.73

DESI - Special Area of Conservation (SAC) (5km buffer): Crookhill Brick Pit (UK0030349); - Distance: 4466.28

Site of Special Scientific Interest (SSSI) impact risk zone; - Distance: 0

EA - Risk of surface water flooding: Low with confidence of 1 - Distance: 0

EA - Risk of surface water flooding: Low with confidence of 3 - Distance: 0

EA - Risk of surface water flooding : Very low with confidence of - Distance: 0

EA - Risk of surface water flooding : Very low with confidence of - Distance: 0

EA - Risk of surface water flooding : Very low with confidence of - Distance: 0

Portland heliport consultation zone (within 13km) - Distance: 8203.98

Radon: Class: 1.0 - Distance: 0

ONR Portland - 12km zone - Distance: 0

8. Consultations

8.1 All consultee responses can be viewed in full on the website.

1. **Dorset Wildlife Trust:** no response received.
2. **Ramblers Association:** no response received.
3. **Dorset Council – Rights of Way:** no response received.
4. **Dorset Council – Highways:** notes that the application form mentions the installation of 12 cycle spaces, but insufficient details are provided. The officer has since clarified that the end space would be too close to the wall and therefore unusable. Cycle racks tend to come in a standard size of five (10 spaces), and that would be acceptable here. This could be secured via a planning condition, or the issue could be drawn to the applicant's attention through an informative note.
5. **Dorset Council – Minerals and Waste:** no response received.
6. **Dorset Council – Environmental Protection:** no comments.
7. **Dorset Council – Early Years:** no response received.
8. **Dorset Council – Natural Environment Team:** further to receiving additional information in respect of the proposed vegetation clearance, no objections are raised. The officer concludes that the air-source heat pumps would not cause impacts or disturbance to protected species.
9. **Dorset Council – Tree Officer:** notes that some pruning of existing trees will be necessary to install the proposed new fencing and to provide clearance for the air-source heat pumps. Whilst these aspects of the proposal would encroach on trees to the rear, regular pruning is necessary to provide appropriate clearance from the building. Tree work of this nature will need to continue going forward and the development will have minimal impact on trees beyond continued routine pruning. Installation of the new security fencing would appear to be possible without harm to the trees as there is already an existing access path to the rear and there will be minimal impact from post hole excavation or concrete pouring (if used to secure the fence posts).

- 10. Weymouth Town Council:** The Council strongly supports this application, which is welcome in an area of deprivation, and is a welcome facility for young people. The addition of heat pumps is also positive.
- 11. Cllr O’Leary:** no response received.
- 12. Cllr Dickenson:** no response received.

Representations received

8.2 None.

9. Duties

- 9.1 s38(6) of the Planning and Compulsory Purchase Act 2004 requires that the determination of planning applications must be in accordance with the development plan unless material circumstances indicate otherwise.

10. Relevant policies

West Dorset, Weymouth and Portland Local Plan (2015)

- INT1: Presumption in Favour of Sustainable Development
- ENV1: Landscape, Seascape and Sites of Other Geological Interest
- ENV2: Wildlife and Habitats
- ENV10: The Landscape and Townscape Setting
- ENV12: The Design and Positioning of Buildings
- ENV13: Achieving High Levels of Environmental Performance
- ENV15: Efficient and Appropriate Use of Land
- ENV16: Amenity
- SUS2: Distribution of Development
- COM2: New or Improved Local Community Buildings and Structures
- COM7: Creating a Safe and Efficient Transport Network
- COM11: Renewable Energy Development

Weymouth Neighbourhood Plan (‘made’ 2026)

- W02: Conservation of the Natural Environment
- W03: Wildlife Habitats and Areas
- W04: Wildlife Corridors
- W05: Ecological Impact of Development
- W06: Trees, Woodlands, and Hedgerows
- W14: Development Boundaries
- W15: Extensions and Alterations
- W34: Sustainable Development
- W44: Design
- W46: Transport and Travel
- W48: Off-street Parking
- W52: Existing Community Buildings

Material considerations

Emerging Dorset Local Plan

- 10.1 The Dorset Council Local Plan Options consultation took place between January and March 2021, with further consultation between 18th August – 13th October

2025. In accordance with paragraph 48 of the NPPF, this emerging plan is at too early a stage to carry any weight in decision making.

National Planning Policy Framework (2026)

- 10.2 The National Planning Policy Framework (NPPF), published on 17th August 2026, sets out the Government's national planning policies for both plan-making and decision-making in England.
- 10.3 When determining development proposals, decision makers are required to take a positive and proactive approach and to seek to approve sustainable development where possible.
- 10.4 The NPPF introduces a permanent presumption in favour of sustainable development, through policies S3 to S5 (which replaces the former 'tilted balance' contained in paragraph 11 of the previous NPPF) and sets out the principles for development within and outside settlements. The Framework also confirms that planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise.
- 10.5 Relevant NPPF chapters include:

Chapter 3: Decision-making policies. Local planning authorities should approach decision making positively, proactively and proportionately. They should work with applicants through pre-application engagement and consultations and aim to resolve concerns through planning conditions or obligations where possible, to avoid delay and to enable an approval rather than a refusal. Applications that accord with the development plan, the NPPF and other material considerations should not be refused where they can clearly be approved.

- DM3: Determining development proposals
- DM6: Use of planning conditions and obligations

Chapter 4: The objective of the policies in this chapter is to meet development needs through sustainable patterns of development, including by maximising the potential for growth on suitable land within settlements; enabling development that will support the rural economy; rural communities and the provision of infrastructure; and limiting development away from settlements to help safeguard the intrinsic character and beauty of the countryside.

- S3: Presumption in favour of sustainable development
- S5: Principle of development outside settlements

Chapter 5: Meeting the challenges of climate change. Planning decisions should support climate change mitigation and adaptation, including reducing greenhouse gas emissions; increasing resilience to climate impacts; and directing development away from areas at unacceptable risk from flooding.

- CC2: Mitigation of climate change
- CC3: Adaptation to climate change

Chapter 10: Securing clean energy and water. The objective of the policies in this chapter is to support the development and operation of energy and water infrastructure in ways that align with wider development, clean power and net zero objectives (including the delivery of clean power by 2030).

- W3 Renewable and low carbon energy development and electricity network infrastructure

Chapter 12: Making effective use of land. Planning decisions should give substantial weight to proposals that make more effective use of land and buildings, while maintaining good design, living conditions and local character. Development that fails to make efficient use of land in accordance with the policy should be refused.

- L2: Making effective use of land

Chapter 10: Securing clean energy and water. The objective of the policies in this chapter is to support the development and operation of energy and water infrastructure in ways that align with wider development, clean power and net zero objectives (including the delivery of clean power by 2030).

- W3 Renewable and low carbon energy development and electricity network infrastructure

Chapter 14: Achieving well-designed places. Development should be high quality, and it should respect and enhance local character, deliver sustainable and attractive places, and accord with relevant design policies. Proposals that demonstrate good design and place-making should be supported, while those that fail to meet established design standards should be refused unless clearly justified.

- DP3: Key principles for well-designed places
- DP4: The design process

Chapter 15: Promoting sustainable transport. The objective of the policies in this chapter is to ensure that transport considerations are taken fully into account in the assessment of development proposals, using a vision-led approach to embed the role that transport infrastructure and choices can play in creating well-designed, sustainable, inclusive and popular places.

- TR4: Street design, access and parking
- TR6: Assessing transport impacts

Chapter 16: Promoting healthy communities. The objective of the policies in this chapter is to promote the creation of healthy and inclusive places and to support the provision of appropriate public services. This is through enabling development that can support this aim and seeking to retain, improve and deliver new facilities that are important for community wellbeing and minimising inequalities.

- HC4: Proposals for new and improved community facilities, public service infrastructure and development providing public health benefits

Chapter 17: Pollution, public protection and security. The objective of the policies in this chapter is to ensure that new development is appropriate for its location, taking into account risks posed by pollution and other hazards; that any impacts which development might have are taken into account; and that sufficient provision is made for development required for public safety and security.

- P3: Living conditions and pollution

Chapter 19: Conserving and enhancing the natural environment. Development should conserve and enhance the natural environment by protecting important

landscapes, habitats, biodiversity and trees, while maximising opportunities for nature recovery, green infrastructure and biodiversity net gain. Proposals should avoid significant environmental harm, prioritise land of lower environmental value where possible, and be sensitively designed in protected landscapes and coastal areas. Development causing unacceptable impacts on designated sites, irreplaceable habitats or biodiversity that cannot be adequately avoided, mitigated or compensated for should be refused.

- N2: Improving the natural environment
- N3: Trees in new development

Other material considerations

- Dorset Council Interim Guidance and Position Statement Appendix B: Adopted Local Plan policies and objectives relating to climate change, renewable energy, and sustainable design and construction (December 2023).
- Local Nature Recovery Strategy

11. Human rights

- Article 6 - Right to a fair trial.
- Article 8 - Right to respect for private and family life and home.
- The first protocol of Article 1 Protection of property.

11.1 This recommendation is based on adopted development plan policies, the application of which does not prejudice the Human Rights of the applicant or any third party.

12. Public Sector Equalities Duty

12.1 As set out in the Equalities Act 2010, all public bodies, in discharging their functions must have 'due regard' to this duty. There are three main aims:

- Removing or minimising disadvantages suffered by people due to their protected characteristics
- Taking steps to meet the needs of people with certain protected characteristics where these are different from the needs of other people
- Encouraging people with certain protected characteristics to participate in public life or in other activities where participation is disproportionately low.
- Whilst there is no absolute requirement to fully remove any disadvantage, the Duty is to have 'regard to' and remove or minimise disadvantage. In considering the merits of this planning application, the planning authority has taken into consideration the requirements of the Public Sector Equalities Duty.

12.2 In this case, the proposals would:

- Provide shelter through the new canopies.
- Make an existing ramped access level and replace paving slabs.
- Although a new path is proposed, the landscaping plan confirms it would be finished in gravel. This may not be suitable for wheelchair users and buggies, but as it is likely to constitute Permitted Development, it would be unreasonable for officers to request this be amended to a solid surface. Rather, that is a decision for the applicant.

13. Financial benefits

What	Amount/value
Material considerations	
None	
Non-material considerations	
None	

14. Environmental implications

- 14.1 The development would see the installation of air-source heat pumps, which are a renewable energy source.

15. Planning assessment

Principle of development

- 15.1 Annex A of the NPPF sets out how any development plan policies (or parts of policies) that are materially inconsistent with policies of the NPPF should be given very limited weight.
- 15.2 The site is located beyond Weymouth's Defined Development Boundary (DDB), so it is washed over by the countryside for planning purposes. Policy SUS2 of the local plan and Policy W14 of the neighbourhood plan both direct development towards sites within DDBs, and both strictly control development in the countryside. However, Policy SUS2 does allow for some development outside DDBs as an exception. In the case of Policy SUS2, this permits '*alterations and extensions to existing buildings in line with their current lawful use,*' '*recreational or leisure-related development*' and '*proposals for the generation of renewable energy or other utility infrastructure.*' For Policy W14, development in the countryside should '*safeguard the unique character, natural beauty, agricultural value, and environmental significance of countryside areas.*'
- 15.3 The test under Policy S5:1 of the NPPF for proposals outside of settlements is that development should be approved, unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the policies of the NPPF. This is materially different from the 'strictly controlled' aspect found in both Policy SUS2 of the local plan and Policy W14 of the neighbourhood plan, which therefore carries very limited weight. Policy W14 also fails to set out what types of development are acceptable outside settlements, which again is inconsistent with the NPPF.
- 15.4 Nevertheless, Policy SUS2 of the local plan is broadly consistent with the types of development permitted outside settlements by Policy S5 of the NPPF, inasmuch that Policy S5 allows for development for the purposes of recreation in countryside locations, the provision of energy and the extension of buildings. Having regard to whether the benefits would be substantially outweighed by any adverse effects when assessed against the national decision-making policies in the NPPF, that assessment is carried out below.
- 15.5 The proposals are therefore acceptable in principle under the relevant aspects of Policy SUS2 that are consistent with the NPPF, as well as Policy S5 of the NPPF, subject to an assessment against all other relevant policies and material considerations.

Compliance with policies relating to community facilities

- 15.6 Policy COM2 of the local plan allows for improved community buildings where:

The proposal is within or adjoining an existing settlement, or where it involves the re-use of rural buildings...

The proposal would be well-located to be accessible to its main catchment population and would not generate significant additional single purpose trips by private transport

The proposal would not undermine the commercial viability of nearby community facilities which may be better placed to service the needs of the surrounding community

- 15.7 Policy W52 of the neighbourhood plan allows for extensions and improvements to existing community buildings, if they are intended to:
- i. diversify and support the continuation of the existing community use (for example the change of part of the site to maintain the original use in a viable form)*
 - ii. help meet identified community needs through the more effective use of sites / premises, while maintaining or improving the existing community service provision (for example through a community hub)*
 - iii. improve accessibility*

- 15.8 None of the above are requirements under policies S5 or HC4 of the NPPF, such that these development plan policies are inconsistent with the NPPF. Rather, Policy S5 instructs that applications should be approved, unless the benefits of doing so would be substantially outweighed by any adverse effects when assessed under the policies of the NPPF. Policy HC4 directs decision makers to attribute ‘*substantial weight*’ to proposals for improved community facilities, including where it would support social interaction in the community.

- 15.9 The benefits of the proposed works are to provide additional external shelters, an improved and modernised facility, and the installation of ramps and surfaces to aid accessibility. As set out in this report, there are no identified adverse effects that would substantially outweigh the benefits. As such, the proposal accords with policies S5 and HC4, and substantial weight is given to the benefits.

Compliance with policies relating to renewable energy development

- 15.10 Policy COM11 of the local plan allows for renewable energy development, provided the benefits significantly outweigh any harm. That is not a test reflected in the NPPF, which does not set such a high bar, and instead requires substantial weight to be given in support of renewable development under policies W3, CC2 and CC3. Again, the overarching requirement of Policy S5 of the NPPF applies, such that applications should be approved, unless the benefits of doing so would be substantially outweighed by any adverse effects when assessed under the policies of the NPPF. The harm test of COM11 is therefore inconsistent with the NPPF, and it attracts very limited weight.
- 15.11 Similarly, the test in Policy COM11 requiring harm to residential amenity to be minimised is not reflected in the NPPF and should be attributed very limited weight. Rather, Policy L3 of the NPPF requires adverse impacts on neighbours to be avoided where possible, or mitigated to an acceptable degree. As discussed below, noise is the key potential source of disturbance from the air-source heat pumps, but no concerns are raised by Environmental Protection.

- 15.12 Policy COM11 is generally consistent with the NPPF in respect of its requirement to ensure *'any adverse impacts on the local landscape, townscape or areas of historical interest can be satisfactorily assimilated.'* As discussed below, no adverse visual impacts are identified from the air-source heat pumps.
- 15.13 Having regard to COM11's test that *'adverse impacts upon designated wildlife sites, nature conservation interests, and biodiversity are satisfactorily mitigated,'* this is broadly consistent with the NPPF. As discussed below, the Natural Environment Team is satisfied there would be no adverse impacts on protected species.
- 15.14 Policy W34 of the neighbourhood plan is broadly consistent with the NPPF, inasmuch where it supports the retrofitting of renewable energy apparatus, subject to *'measures and installations should be designed to minimise visual impact and nuisance to adjoining uses.'* As above, the proposal gives no cause for concern in terms of visual impacts and noise.
- 15.15 The proposal is therefore in accordance with the relevant aspects of Policy COM11 of the local plan that are consistent with the NPPF, as well as Policy W34 of the neighbourhood plan. As per Policy W3 of the NPPF, *'substantial weight'* is attributed to the contribution that small-scale renewable energy projects can make to reducing greenhouse gas emissions.

Scale, design and impact on character and appearance of the area

- 15.16 The relevant aspects of policies ENV1, ENV10 and ENV12 of the local plan and policies W06, W15, W34 and W44 of the neighbourhood plan that relate to this proposal are broadly consistent with policies DP3, N2 and N3 of the NPPF.
- 15.17 As discussed above, officers consider it likely that the only aspect of the proposals requiring an application for planning permission is the air-source heat pumps. Nevertheless, given the existing design and appearance of the building and how it is a modern building, none of the proposed alterations to the building, the canopies, means of enclosure or path would lead to any visual harm. The air-source heat pumps would be located discreetly to the rear (south) of the building. The works would thus help modernise the site, while retaining its overall character, as well as the character of the surrounding countryside. This includes public views both from Louviers Road and the right of way to the south in Lorton Valley Nature Park.
- 15.18 The plans include labels indicating vegetation removal to the rear (southern) edge of the site, to allow for fencing and the air-source heat pumps to be installed, but the agent has since confirmed that this in fact relates simply to cutting back/maintenance. The Council's tree officer raises no objections, and finds this is reasonable.
- 15.19 The proposals therefore accord with policies ENV1, ENV10, ENV12 of the local plan, policies W06, W15, W34 and W44 of the neighbourhood plan and policies DP3, N2 and N3 of the NPPF.

Impact on the living conditions neighbouring properties

- 15.20 Policy ENV16 of the local plan only permits proposals that would *'not generate a level of activity or noise that will detract significantly from... the quiet enjoyment of residential properties.'* This test differs from Policy P3 of the NPPF, which requires

‘avoiding exposure to levels of... noise... which could have an unacceptable adverse effect on health and the quality of life,’ meaning this part of ENV16 is materially inconsistent and carries very limited weight.

- 15.21 Policy W34 of the neighbourhood plan is broadly consistent with Policy L3, where it says *‘development will be supported provided: ...iii. development will not result in unacceptable levels of... noise... pollution.’*
- 15.22 The site is sufficiently distant from neighbouring properties to avoid any material harm from overlooking, overshadowing or an overbearing presence from any aspect of the proposals. The key potential impact would arise from noise from the air-source heat pumps.
- 15.23 The application is accompanied by a product specification for the air-source heat pumps, as well as a noise assessment. The Council’s Environmental Protection team has reviewed the application and raises no objection. A planning condition can ensure that the installed plant and any future replacements are no louder than the agreed specification.
- 15.24 The proposal therefore accords with Policy W34 of the neighbourhood plan and Policy P3 of the NPPF.

Highway impacts, safety, access and parking

- 15.25 The relevant aspects of Policy COM7 of the local plan and Policy W46 of the neighbourhood plan that relate to this proposal are broadly consistent with policies TR4 and TR6 of the NPPF.
- 15.26 The highways officer has raised no concerns in terms of parking, turning and pedestrian access. However, they have confirmed that the end cycle hoop would be too close to the wall and therefore unusable. 12 cycle spaces are shown on the plans, but racks tend to come in a standard size of five (10 spaces). This would be acceptable, and the officer has stated that further details can be secured by condition, or this could be drawn to the applicant’s attention through an informative note.
- 15.27 Ordinarily, officers consider that a planning condition would be preferable. This is because, in the event that Committee approves this application, a standard condition would be added to ensure the development is carried out in accordance with the submitted plans. Given the likelihood that it would not be possible to provide 12 cycle spaces, this means it would not be possible to comply with the approved plans. However, a significant material consideration is the strong likelihood that the cycle hoops could be installed under Permitted Development rights anyway. The cycle hoops are also not required to make the development acceptable in planning terms. This means that any planning condition requiring further details would be unreasonable and unnecessary, thereby failing the tests for planning conditions under Policy DM6 of the NPPF. Therefore, on balance, an informative note would be the proportionate approach in this particular instance.
- 15.28 The proposal therefore accords with Policy COM7 of the local plan, Policy W46 of the neighbourhood plan and Policy TR4 and TR6 of the NPPF.

Ecology and Biodiversity Net Gain

- 15.29 The relevant aspects of Policy ENV2 of the local plan and policies W02, W03, W04 and W05 of the neighbourhood plan that relate to this proposal are broadly consistent with Policy N2 of the NPPF.
- 15.30 Further to clarifications from the agent that no vegetation would be removed, no objections are raised by the Natural Environment Team. The team also confirms that noise from the air-source heat pumps would not impact on protected species in Lorton Valley Nature Park.
- 15.31 The application is exempt from providing BNG because less than 25sqm of habitat would be lost and therefore it is de minimis from a BNG perspective.
- 15.32 The proposal therefore accords with Policy ENV2 of the local plan, policies W02, W03, W04 and W05 of the neighbourhood plan and Policy N2 of the NPPF.

16. Conclusion

- 16.1 The proposal accords with the policies of the development plan that are materially consistent with the NPPF, and no material considerations indicate that planning permission should be refused. The proposed development is therefore acceptable, and it is recommended for approval, subject to conditions.

17. Recommendation

- 17.1 **Grant**, subject to the following conditions:

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: this condition is required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

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

Location plan ref. EPA-ZZ-ZZ-DR-A-0002 rev. P01.

Proposed ground floor ref. EPA-ZZ-GF-DR-A-0111 rev. P01.

Proposed north and south elevations ref. EPA-ZZ-GF-DR-A-0402 rev. P01.

Proposed east and west elevations ref. EPA-ZZ-GF-DR-A-0403 rev. P01.

Proposed landscaping ref. EPA-ZZ-ZZ-DR-A-0004 rev. P02.

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

3. The air-source heat pumps hereby approved (including any future replacement) shall be a Y Series Twin Fan PUMY-P200YKM3, as shown on the specifications submitted on 02/06/26, or any similar product, provided the decibel levels of any alternative are no higher than those of the Y Series Twin Fan PUMY-P200YKM3.

Reason: for the avoidance of doubt, and to ensure that any alternative or future replacement air-source heat pump(s) avoids adverse impacts on residential amenity and protected species through noise.

Informatives

National Planning Policy Framework

In accordance with policy DM3 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.

Cycle hoops

The applicant is advised that the 12 cycle hoops shown on the plans will not fit in the space identified, and it is common for them to be manufactured in groups of 10. The provision of 10 cycle hoops in the same location is acceptable to the Local Planning Authority.

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/biodiversity-net-gain>

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.

4.7 Developments with a redline site boundary of 0.2 hectares or below

4.8 Temporary developments if:

the whole development is temporary

planning permission is granted for 5 years or less

* “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.