

APPLICATION NUMBER: WD/D/19/002376/FUL

APPLICATION SITE: Burleston Farmhouse, Burleston, Dorchester, DT2 7EG

PROPOSAL: Installation of ground mounted solar PV array

Decision: Approved, subject to conditions.

CONDITIONS:

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

 Location Plan - Drawing Number S-1378-02 received on 23/09/2019
 Site Plan - Drawing Number S-1378-03 received on 23/09/2019
 Site Sections - Drawing Number S-1378-04 received on 23/09/2019
 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 All existing trees and hedges shown on approved plan Site Plan S-1378-03 to be retained, shall be fully safeguarded during the course of site works and building operations in accordance with BS 5837:2012 (Trees in relation to construction - recommendations) or any new Standard that may be in force at the time that development commences. No unauthorised access or placement of goods, fuels or chemicals, soil or other material shall take place within the tree protection zone(s). Any trees or hedges removed without the written consent of the Local Planning Authority, or dying or being severely damaged or becoming seriously diseased before the completion of development or up to 12 months after occupation of the last dwelling shall be replaced with trees or hedging of such size, species in a timescale and in positions as may be approved in writing by the Local Planning Authority.

 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.

- 4 Prior to the first use of the development hereby approved, precise details of all tree, shrub and/or hedge planting (including positions and/or density, species and planting size) with an accompanying management plan shall be submitted to and approved in writing by the Local Planning Authority. Planting shall be carried out in

accordance with the approved precise details and planted before the end of the first available planting season following approval having been obtained in writing. The measures as outlined within the management plan shall be adhered to for the lifetime of the solar PV array hereby approved.

REASON: In the interests of continued visual public amenity.

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The solar PV array hereby approved when no longer required or no longer functioning, whichever is sooner, shall be removed and the land made good to the satisfaction of the Local Planning Authority.

REASON: To safeguard the long term future of the landscape requiring the removal of redundant infrastructure.

Reasons for the Decision:

- Para 14 of the National Planning Policy Framework (NPPF) sets out that permission should be granted for sustainable development unless specific policies in the NPPF indicate otherwise.
- The proposal is acceptable in its terms of its siting and design.
- There would be no harm to the natural or historic environment.
- There are no material considerations which would warrant refusal of this application.

APPLICATION NUMBER 2/2018/0379/OUT

APPLICATION SITE: Land at Nyali, Tin Pot Lane, Blandford Forum, Dorset

PROPOSAL: Develop the land by the erection of 28no. dwellings including a Local Area of Play, surface water attenuation feature and highway improvements to Tin Pot Lane (outline application to determine access and layout).

Decision: Planning Permission refused

Reason for the recommendation:

- There are in principle objections to this proposal due to its location in the countryside and within the Cranborne Chase Area of Outstanding Natural Beauty.
- The proposed layout of the development is considered to be a cramped form of development that would result in the loss of trees and landscaping out of keeping with the character of the area and having a detrimental impact on the intrinsic character and beauty of the countryside.
- The buildings would have to be conditioned to be three storeys in height (~11m) and windows fixed shut on the south-east elevation to mitigate noise disturbance.

APPLICATION NUMBER 2/2018/0381/OUT

APPLICATION SITE: Land at Nyali, Tin Pot Lane, Blandford Forum, Dorset

PROPOSAL: Develop the land by the erection of 15no. dwellings and 2no. Class B1 units, carry out surface water attenuation feature and highway improvements to Tin Pot Lane (outline application to determine access and layout).

Decision: Planning Permission refused

Reasons for the recommendation:

- There are in principle objections to this proposal due to its location in the countryside and within the Cranborne Chase Area of Outstanding Natural Beauty.
- The proposed layout of the development is considered to be a cramped form of development that would result in the loss of trees and landscaping out of keeping with the character of the area and having a detrimental impact on the intrinsic character and beauty of the countryside.
- The buildings would have to be conditioned to be three storeys in height (~11m) and windows fixed shut on the south-east elevation to mitigate noise disturbance.