

APPLICATION NUMBER: 2/2019/1649/REM

APPLICATION SITE: Land East Of, Barnaby Mead, Gillingham, Dorset

PROPOSAL: Erect 50 No. dwellings, form vehicular and pedestrian access.
(Reserved matters application to determine access, appearance, landscaping, layout and scale; following grant of Outline Planning Permission No. 2/2016/0149/OUT).

Decision: Approved, subject to conditions.

CONDITIONS:

1. The development hereby permitted shall be carried out strictly and only in accordance with the following approved drawings and details:

1100 B1, 1101 B2, 1400 A1, 1401 A2, 1820 A1, AHL.01 B, BML.01_B, CSL.01_B, DML.01_B, RSL.01 B, ASTE190223 SS.19_A, P.13.E A, P.13.P A, P.31-36.P2 A, P.37-38.E A, P.37-38.P A, P.39-41.E A, P.39-41.P A, P.4-5.E A, P.4-5.P A, P.42-43.E A, P.42-43.P A, P.44-45.E A, P.44-45.P A, P.46_48.E A, P.46_48.P A, P.47.E A, P.47.P A, P.6-7.E A, P.6-7.P A, P.8.E A, P.8.P A, P.9-10.E A, P.9-10.P A, A108239_1100_P5, A108239_1101_A1, P.14-16.P A, P.17.E A, P.17.P A, P.18-19.E A, P.18-19.P A, P.2-3.E A, P.2-3.P A, P.20-21.E A, P.20-21.P A, P.22-23.E A, P.22-23.P A, P.24-25.E A, P.24-25.P A, P.26-28.E A, P.26-28.P A, P.29-30_49-50.E A, P.29-30_49-50.P A, P.31-36.E1 A, P.31-36.E2 A, P.31-36.P1 A P.31-36.P2 A, P.37-38.E A, P.37-38.P A, P.39-41.E A, P.39-41.P A, P.4-5.E A, P.4-5.P A, P.42-43.E A, P.42-43.P A, P.44-45.E A, P.44-45.P A, P.46_48.E A, P.47.E, P.47.P A, P.6-7.E A, P.6-7.P A, P.8.E A, P.8.P A, P.9-10.E A, P.9-10.P A, A108239_1100_P5, A108239_1300_P3, A108239_1301_A1, A108239_1322_A1, A108239_1350_P2, A108239_1360_A1, A108239_1361_A1, A108239_1400_T3, A108239_1401_A1, A108239_1810_A1, A108239_1820_A1, A278 LA01, A278 PP02, ASTE190223 AHL.01_A, ASTE190223 BML.01_A, ASTE190223 DML.01_A, ASTE190223 RSL.01_A, ASTE190223_CSE.01_A, ASTE190223_CSL.01_A, ASTE190223_CSL.01_A(1), P.1.E A, P.1.P A, P.11-12.E A, P.11-12.P A, P.14-16.E A

Forming the approved application.

Reason: For the avoidance of doubt and to clarify the permission.

2. Prior to the construction of the development above foundation level, large scale details of the chimneys, porches, eaves, plinths, lintels, windows and external doors shall be submitted to the local planning authority for approval in writing. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the development is appropriately detailed having regard to the sites location on the edge of Bay.

3. Prior to the construction of the development above foundation level, samples to be used in the construction of the boundary walls, external walls of the dwellings, and the roof of the dwellings shall be submitted to the local

planning authority for approval in writing. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the development is appropriately detailed having regard to the sites location on the edge of Bay.

4. Prior to the construction of any hard surface, details of the materials to be used in the construction of the carriageways, shared surfaces and footways shall be submitted to the local planning authority for approval in writing. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the development is appropriately detailed having regard to the sites location on the edge of Bay.

5. Prior to the construction of any external wall or brick enclosure, a sample panel measuring at least 1m by 1m shall be erected on site to include the brick, coursing, mortar and bond of the brickwork for approval in writing by the local planning authority. The development shall be carried out in accordance with the approved sample panel. The sample panel shall remain on site until completion of the dwellings to roof plate.

Reason: To ensure that the development is appropriately detailed having regard to the sites location on the edge of Bay.

6. No works above foundation level shall commence on site until precise details of all tree, shrub and hedge planting (including positions and/or density, species and planting size) shall be submitted to and approved in writing by the Local Planning Authority. Planting shall be carried out before the end of the first available planting season following substantial completion of the development. In the five year period following the substantial completion of the development any trees 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. In the event of any disagreement the Local Planning Authority shall conclusively determine when the development has been completed, when site conditions permit, when planting shall be carried out and what specimens, size and species are appropriate for replacement purposes.

Reason: In the interests of continued visual public amenity and to ensure that there is a sufficient landscaped buffer between the site and Bay and that the amenity area adjacent to the river is appropriately landscaped.

7. Prior to first occupation of the development hereby permitted, a schedule of landscape maintenance covering a minimum period of five years following substantial completion of the development (including details of the arrangements for its implementation) shall be submitted to and approved in writing by the Local Planning Authority. The subsequent maintenance of the development's landscaping shall accord with the approved schedule.

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

8. Before any works commence on site, a full survey of the site as existing shall be undertaken, submitted to, and approved in writing by the Local Planning Authority. The survey shall, by reference to site layout drawings of an appropriate scale, include, as appropriate, the following information:

- (a) The location, species, girth or stem diameter, accurately plotted crown spread and a unique reference number of all trees with a stem diameter of 100mm or greater within or immediately adjoining the site.
- (b) A numbered tree condition schedule together with proposals for surgery or other works, where appropriate.
- (c) Existing ground levels including, where appropriate, sufficient detail to allow proper consideration of measures for the protection of existing trees and root systems.
- (d) The location, spread and other relevant details of existing hedgerows, hedges and other significant areas of vegetation.
- (e) The location and dimension of existing watercourses, drainage channels and other aquatic features and bank levels as appropriate.
- (f) Existing boundary treatments and means of enclosure.
- (g) Existing structures, services and other artefacts including hard surfaces.
- (h) An indication of land use, roads or other means of access, structures and natural features on the land adjoining the site.
- (i) The route of existing footpaths and public rights of way on land adjoining the site.
- (j) A north point and scale.
- (k) A location map.

Reason: To allow the proper consideration of the impact of the proposed development on the well-being of the existing trees and vegetation together with the visual amenity and ecological value of the existing site.

9. Before any works commence on site, a detailed Arboricultural Impact Assessment shall, by reference to site layout drawings of an appropriate scale, be carried out, submitted to and approved in writing by the Local Planning Authority. Based on the Tree Survey, the assessment will identify and assess the impact of the proposed development on the existing trees on site, as well as any appropriate measures to alleviate this impact. The measures identified to alleviate impacts shall thereafter be implemented for the duration of the construction programme.

Reason: To ensure thorough consideration of the impact of the development and any mitigating measures on the existing trees.

10. Before any works commence on site a detailed Method Statement shall be produced, submitted to and approved in writing by the Local Planning Authority. The statement will include details of how the existing trees are to be protected and managed before, during and after development and shall include information on traffic flows, phased works and construction practices near trees. The development shall thereafter accord with the approved Statement.

Reason: To ensure thorough consideration of the impacts of development on the existing trees.

11. Before the instillation of any external lighting, a scheme showing precise details of all external lighting (including appearance, supporting columns, siting, technical details, power, intensity, orientation and screening of the lamps) shall

be submitted to the Local Planning Authority. Any such scheme shall require approval to be obtained in writing from the Local Planning Authority. The approved scheme shall be implemented before the development is first occupied and shall be permanently maintained thereafter. No further external lighting shall be installed on site without the prior approval, in writing, of the Local Planning Authority.

Reason: In the interest of the amenity of the area and the river corridor.

12. 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 or other opening permitted by Schedule 2 Part 1 of the 2015 Order shall be made in the rear roof slope of plots 46, 47, and 48 (the bungalows adjacent to Barnaby Mead), unless an application for planning permission in that behalf is first submitted to and approved in writing by the Local Planning Authority.

Reason: To enable the Local Planning Authority to retain control over the development of the site to safeguard amenity.

13. Prior to the construction of the development above foundation level, full details of both hard and soft landscape proposals for the drainage basin shall, by reference to site layout drawings of an appropriate scale, be submitted to and approved in writing by the Local Planning Authority. The details shall include, as appropriate, the following information:

- (a) Proposed finished levels or contours.
- (b) Means of enclosure.
- (c) Hard surfacing materials.
- (d) Proposed functional services above ground.
- (e) Planting plans.
- (f) Schedule of plants, species, size, proposed numbers and densities.
- (g) Implementation and maintenance timetables. The development shall thereafter accord with the approved details.

Reason: To ensure the provision of amenity afforded by appropriate landscape design of the drainage basin, within the public open space.

14. Notwithstanding the approved landscaping, prior to occupation of any of plots 8-12 a scheme of planting for the shared amenity areas adjacent to those dwellings and forming part of the landscape buffer to 'Bay', shall be submitted to an approved in writing by the Local Planning Authority. Thereafter the additional planting approved shall be installed in tandem with the site wide landscaping approved by this reserved matters scheme, and maintained in accordance with the approved maintenance plan.

Reason: To ensure that the planting adjacent to Bay Farm shares a neighbourly relationship.

Reasons for the Decision:

- The proposed changes, since the 2019 refusal, to the design, layout, scale and appearance of the development has overcome the material reasons to object to the proposals.

- The presumption in favour of sustainable development indicates that the proposal should be granted. It would make a notable contribution to the housing land supply through the provision of 50 dwellings, including affordable units.
- The amenity of the surrounding land users would be safeguarded.
- The proposal would not cause harm to the character of Bay, or to the setting of Bay House, a non-designated heritage asset.
- The proposal would have an acceptable impact on residential amenity, highway safety, flooding and biodiversity.

APPLICATION NUMBER: [2/2019/1554/FUL](#)

APPLICATION SITE: Bleet Farm, Bleet Lane, Gillingham, SP8 5RG

PROPOSAL: Erect replacement dwelling, retain 3 No. parking spaces.

Decision: Approved, subject to conditions.

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 strictly and only in accordance with the following approved drawings and details: 1707-L1C, 1707-L3C, 1707-L4D, 0035-CMS-DR-GF-GA-LA-2000 B, 0035-CMS-DR-GF-GA-LA-2002 A, 0035-CMS-DR-GF-SP-LA-2001; forming the approved application.
Reason: For the avoidance of doubt and to clarify the permission.
3. Notwithstanding the materials schedule shown on the approved drawing 1707-L4D and prior to the construction dwelling above damp proof course level, samples and details of all external facing materials for the walls and roofs shall be submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the agreed details.
Reason: To ensure a satisfactory visual appearance of the development.
4. Prior to the commencement of the development hereby approved, a detailed Arboricultural Method Statement (AMS) and detailed Tree Constraints Plan prepared by a qualified tree specialist providing comprehensive details of construction works in relation to trees that have the potential to be affected by the development must be submitted to, and approved in writing by the Council. All works must be carried out in accordance with the approved details. 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 BS5837 (2012) and a plan indicating the alignment of the protective fencing;
 - b) a specification for scaffolding of building works and ground protection within the tree protection zones in accordance with BS5837 (2012);
 - c) a schedule of tree work conforming to BS3998;
 - d) details of the area for storage of materials, concrete mixing and any bonfires;
 - e) details of any no-dig specification for all works within the root protection area for retained trees;
 - g) details of the supervision to be carried out by the developers tree specialist.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.

5. Notwithstanding the details of the approved drawing 0035-CMS-DR-GFGA-LA-2000 B, all tree planting shall be planted to a minimum height of 3 metres and must be carried out in full during the first planting season (October to March) following the substantial completion of the development. The planted scheme must be maintained in accordance with the agreed details. Following the implementation of the soft landscaping works, written confirmation of these works shall be submitted to the Local Planning Authority.

Reason: To ensure the satisfactory landscaping of the site in the interests of ensuring the long term visual amenity and character of the area.

6. Prior to the commencement of development above damp course level, a schedule of landscape maintenance covering a minimum period of fifteen years following substantial completion of the development (including details of the arrangements for its implementation) shall be submitted to and approved in writing by the Local Planning Authority. The subsequent maintenance of the development's landscaping shall accord with the approved schedule.

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

7. The protected species mitigation proposals set out in the approved NET Biodiversity Mitigation & Enhancement Plan, prepared by Enzygo Ltd, dated 18th December 2019; shall be undertaken in full before the development hereby approved is first brought into use and shall be maintained in the approved condition permanently thereafter.

Reason: To ensure adequate habitat is provided and protected to accommodate protected species

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) (with or without modification) no enlargements or alterations including any changes to the external finishes of the dwellinghouse hereby approved, permitted by Schedule 2 Part 1 of the 2015 Order, shall be erected or constructed.

Reason: To protect amenity and the character of the area.

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) (with or without modification) no garages, sheds or other outbuildings permitted by Class E of Schedule 2 Part 1 of the 2015 Order shall be erected.

Reason: To protect amenity and the character of the area.

10. No external lighting shall be erected or installed at any time other than in accordance with details that have been approved by the Local Planning Authority. The details shall include drawings showing the appearance, siting, technical details, orientation, intensity and screening of any lamps.

Reason: To protect the character of the surrounding landscaping.

11. Prior to the installation of the glazing on the dwelling hereby approved, details of the proposed glazing shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include a specification that the glass is non-

reflective. The development shall be completed out in accordance with the agreed details and shall be permanently maintained thereafter with the non-reflective glass.

Reason: To minimise light spill/pollution and protect the character of the surrounding landscape.

12. Blackout blinds shall be installed and permanently maintained on the glazing in the north-west elevation of the dwelling hereby approved. Each blind shall be fully closed at dusk each day and remain fully closed during hours of darkness. The blinds shall be operated by timed proximity sensors, which shall be kept in full working order at all times. Details of all blinds, their material (which shall be fully opaque) shall be submitted to and approved in writing by the Local Planning Authority before any development is carried out above slab level.

Reason: To protect the character of the surrounding landscape.

Reasons for the Decision

- The proposed changes to the design, its re-siting away from the north western boundary as well as the screen planting/landscaping would ensure that the proposed replacement dwelling would appear no more visually intrusive in the landscape than the existing dwelling
- It is considered that the concerns of the previously refused application have been overcome.
- It is considered the amended proposal and accompanying landscaping scheme would meet criteria a - f of Local Plan policy 28: Existing dwellings in the countryside.
- The proposed replacement dwelling would not cause significant harm to the character of the surrounding rural landscape and would comply with the North Dorset Local Plan Policies 4, 24 and 28 and Gillingham Neighbourhood Plan Policies 24 and 25.
- The proposal would have an acceptable impact on residential amenity, highway safety and biodiversity.

APPLICATION NUMBER: 2/2018/0372/OUT

APPLICATION SITE: Land at Pond Walk, Stalbridge, Dorset

PROPOSAL: Develop land by the erection of 9 No. dwellings. (Outline application with all matters reserved).

Decision: Approved, subject to conditions.

CONDITIONS:

1. Approval of the Reserved Matters (i.e. any matters in respect of which details have not been given in the application concerning the layout, scale or appearance of the building(s) to which this permission and the application relates, or to the means of access to the building(s), or the landscaping of the site) shall be obtained from the Local Planning Authority in writing before any development is commenced. Such development shall be carried out as approved.

Reason: This condition is required to be imposed by Section 92 of the Town and Country Planning Act 1990 (as amended).

2. Application for the approval of any Reserved Matter must be made 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 92 of the Town and Country Planning Act 1990 (as amended).

3. The development hereby permitted shall be begun before the expiration of two years from the date of approval of the last of the reserved matters to be approved.

Reason: This condition is required to be imposed by Section 92 of the Town and Country Planning Act, 1990.

4. The development hereby permitted shall be carried out strictly and only in accordance with the following approved drawings and details: 2611-P-03 REV D forming the approved application. Only the location plan part of this plan is approved.

Reason: For the avoidance of doubt and to clarify the permission.

5. Prior to commencement of any development on site a scheme for the disposal of foul and surface water drainage must be submitted to and approved in writing by the Local Planning Authority. Thereafter, no part of the development shall be occupied or brought into use until the approved scheme has been fully implemented.

Reason: To minimise the risk of flooding and/or pollution.

6. The biodiversity mitigation measures set out in the approved Biodiversity Mitigation & Enhancement Plan submitted by KJF Consultancy Ltd and signed off 11.10.2019 by Dorset Council Natural Environment Team; shall be implemented in full in accordance with the timetable set out in the report, or in the absence of a specific timetable, prior to the development hereby approved being first brought into use and the site shall thereafter be maintained in accordance with the approved mitigation proposals.

Reason: To ensure adequate habitat is provided and subsequently protected to ensure adequate protection for important habitats and species is secured.

7. No development above damp proof course level shall take place until a detailed scheme to enable the charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations within the development has been submitted and approved in writing with the local planning authority. The scheme shall include a timetable for implementation. Thereafter the development shall be carried out in accordance with such details as have been approved by the Local Planning Authority including the timetable for implementation.

Reason: To ensure that adequate provision is made to enable occupiers of and visitors to the development to be able to charge their plug-in and ultra-low emission vehicles.

8. No development shall commence until details of the access, geometric highway layout, turning and parking areas have been submitted to and agreed in writing by the Local Planning Authority.

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

9. Before the development is occupied or utilised the first 15.00 metres of the vehicle access, measured from the rear edge of the highway (excluding the vehicle crossing – see the Informative Note 2 'Dorset Highways' below), must be laid out and constructed to a specification submitted to and approved in writing by the Local Planning Authority.

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.

10. The development hereby permitted must not be occupied or utilised until a scheme showing precise details of the proposed cycle parking facilities is submitted to and approved in writing the Local Planning Authority. Any such scheme requires approval to be obtained in writing from the Local Planning Authority. The approved scheme must be constructed before the development is commenced and, thereafter, must be maintained, kept free from obstruction and available for the purpose specified.

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

11. Before the development hereby approved is occupied or utilised a Construction Method Statement (CMS) must be submitted to and approved in writing by the Local Planning Authority. The CMS must include:

- * the parking of vehicles of site operatives and visitors
- * loading and unloading of plant and materials
- * storage of plant and materials used in constructing the development
- * delivery, demolition and construction working hours

The approved Construction Method Statement shall be adhered to throughout the construction period for the development.

Reason: to minimise the likely impact of construction traffic on the surrounding highway network.

12. 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 that have the potential to be affected by the development must be submitted to, and approved in writing by the Council. All works must be carried out in accordance with the approved details. 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 BS5837 (2012) and a plan indicating the alignment of the protective fencing;
- b) a specification for scaffolding of building works and ground protection within the tree protection zones in accordance with BS5837 (2012);
- c) a schedule of tree work conforming to BS3998;
- d) details of the area for storage of materials, plant, concrete mixing and any bonfires;
- e) 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;
- f) details of any no-dig specification for all works within the root protection area for retained trees;
- g) details of the supervision to be carried out by the developers tree specialist.

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.

Reasons for the Decision

- Absence of 5 year land supply
- 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 location is considered to be sustainable
- The principle of development for 9 dwellings would have an acceptable general visual impact and preserve the character and appearance of the Stalbridge Conservation Area and other heritage assets
- 9 dwellings can be developed on the site without any significant harm to neighbouring residential amenity.
- There are no other material considerations which would warrant refusal of this application

APPLICATION NUMBER: 2/2019/1678/FUL

APPLICATION SITE: Yewstock College, Sturminster Newton, DT10 1EW

PROPOSAL: Erect perimeter security fence and matching gates, 2.33 metres high
Exempla welded steel wire mesh panels

Decision: Approved, subject to conditions.

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 strictly and only in accordance with the following approved drawings and details forming the approved application;

Additional Security Fencing - P101 A [Received 06/02/2020]

Fencing Elevations - P102 [Received 06/02/2020]

Reason: For the avoidance of doubt and to clarify the permission.

3. All existing trees and specimen plants shown on approved plan P101 A to be retained, shall be fully safeguarded during the course of site works and building operations. All trees to be protected on and immediately adjoining the site shall be protected from damage for the duration of works 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 specimen plants 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 shall be replaced with trees or specimen plants of such size and species in a timescale and in positions as may be approved in writing by the Local Planning Authority.

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

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 external appearance.
- The proposed development would not compromise neighbour amenity.

- There are no material considerations which would warrant refusal of this application.