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STRATTON

APPROVAL OF PLANNING PERMISSION

Town and Country Planning (Development Management Procedure) (England) Order 2015
(DMPO)

Town and Country Planning Act 1990

This permission does not carry any approval or consent which may be required under any enactment, byelaw, order or regulation (eg in relation to Building Regulations or the Diversion of Footpaths etc) other than Section 57 of the Town and Country Planning Act 1990.

Application No: WD/D/16/002262

Location of Development:

LAND ADJACENT 72 DORCHESTER ROAD, STRATTON, DORCHESTER, DT2 9RZ

Description of Development:

Construction of five two-storey dwellings with associated parking and landscaping

In pursuance of their powers under the above mentioned Act(s), West Dorset District Council **HEREBY GRANT PLANNING PERMISSION** for the development described in the application specified above, and the plans listed below.

**SUBJECT TO ATTACHED
SCHEDULE OF EIGHT CONDITIONS**

PLEASE REFER TO NOTES ENCLOSED

Signed: Jean Marshall
Head of Planning
Dated: 27 January, 2017

APPLICATION NO: WD/D/16/002262
LAND ADJACENT 72 DORCHESTER ROAD, STRATTON, DORCHESTER, DT2 9RZ
SCHEDULE OF CONDITIONS

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

Proposed Bin Store Floor plans and Elevations - Drawing Number ASP.16.085.102 received on 12/10/2016

Site Survey - Drawing Number ASP.16.085.002 received on 12/10/2016

Site, Block & Location Plan - Drawing Number ASP.16.085.001C received on 26/01/2017

Proposed Units 1-3 Floor plans and Elevations - Drawing Number ASP.16.085.100B received on 26/01/2017

Proposed Units 4&5 Floor plans and Elevations - Drawing Number ASP.16.085.101B received on 26/01/2017

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. No development shall be commenced until sample panels of the proposed external facing material(s) shall have been erected on site, along with a slate sample for the roofs of the dwellings and samples of materials for the construction of the bin/bike store, and approved in writing by the Local Planning Authority. Thereafter, unless otherwise agreed in writing by the Local Planning Authority the development shall proceed in strict accordance with such materials as have been agreed.

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

4. The development hereby approved shall not be commenced until a scheme detailing all hard and soft landscaping, tree and shrub planting and boundary treatments shall have been submitted to, and approved in writing, by the Local Planning Authority. Such scheme shall be implemented during the planting season November - March inclusive, immediately following commencement of the development, or as may be agreed otherwise in writing by 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 5 years from the date of the first planting.

REASON: In the interest of visual amenity.

5. No dwellinghouse hereby approved shall be occupied until the visibility splay, internal access and internal layout, parking and turning areas shown on Drawing Number ASP.16.085.001C shall have been constructed, unless otherwise agreed in writing by the Local Planning Authority. Thereafter, these shall be maintained, kept free from obstruction and available for the purposes specified.

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

6. No development shall be commenced until a scheme for the disposal of foul and surface water drainage has been 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.

7. All existing trees and hedges shown on approved plan ASP.16.085.001C to be retained, shall be fully safeguarded during the course of site works and building operations. No works shall commence on site until all trees to be protected on and immediately adjoining the site shall be protected from damage for the duration of works on the site to the satisfaction (to be confirmed in writing) of the Local Planning Authority 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.

8. The Biodiversity mitigation measures set out in the approved Report signed 2 November 2016 shall be implemented in full in accordance with the timetable set out in the report (unless otherwise agreed in writing with the local planning authority), 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.

NOTES TO APPLICANT

1. **National Planning Policy Framework paragraphs 186 &187 Statement**

In accordance with paragraphs 186 and 187 of the NPPF the council, as local planning authority, takes a positive and proactive approach to development proposals focused on solutions. The council works with applicants/agents in a positive and proactive manner by:

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

The applicant/agent was updated of any issues after the initial site visit.

The applicant was provided with pre-application advice.

The applicant was provided with the opportunity to address issues identified by the case officer and permission was granted.

2. **Community Infrastructure Levy**

This development constitutes Community Infrastructure Levy 'CIL' liable development. CIL is a mandatory financial charge on development and you will be notified of the amount of CIL being charged on this development in a CIL Liability Notice. To avoid additional financial penalties it is important that you notify us of the date you plan to commence development before any work takes place and follow the correct CIL payment procedure.

3. The Local Planning Authority shall be informed in writing immediately of any items of archaeological interest unearthed during the ground clearance and building operation and given an opportunity to examine the artefact and the site where it was found before work continues.

Further application(s) should be submitted to this Council where the above condition(s) require the written approval of the local planning authority. All such applications must be made in writing and must be accompanied by the relevant fee. A standard application form (1APP form No. 27), fee details and extract from the relevant government Circular 04/2008 is available from our website: <http://www.dorsetforyou.com/index.jsp?articleid=363982> .