

South Walks House
South Walks Road
Dorchester
DT1 1UZ

Tel: (01305) 251010

Website: www.dorsetcouncil.gov.uk



Mr C Coleman
60 Weymouth Bay Avenue
Weymouth
Dorset
DT3 5AB

BROADMAYNE

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/19/000189

Location of Development:

BRIAR COTTAGE, 9 MAIN STREET, BROADMAYNE, DORCHESTER, DT2 8EB

Description of Development:

Erect single storey rear extension

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

**SUBJECT TO ATTACHED
SCHEDULE OF THREE CONDITIONS**

Signed: Nominated Officer

PLEASE REFER TO NOTES ENCLOSED

Dated: 5 June, 2019

Chief Executive: M Prosser

APPLICATION NO: WD/D/19/000189
BRIAR COTTAGE, 9 MAIN STREET, BROADMAYNE, DORCHESTER, DT2 8EB
SCHEDULE OF CONDITIONS

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

Location Plan received on 22/01/2019
Block Plan received on 22/01/2019
Proposed Elevations, Floor Plans & Sections - Drawing Number F104-02 received on 22/01/2019

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. In the event that previously unidentified contamination is found during the carrying out of the works hereby approved work shall cease immediately. Prior to the recommencement of works the contamination shall have been reported in writing to the Local Planning Authority, a risk assessment shall have been submitted to and approved in writing by the Local Planning Authority, the measures identified in the approved risk assessment shall have been completed and a verification report shall have been submitted to and approved in writing by the Local Planning Authority.

REASON: In the interests of the environment.

NOTES TO APPLICANT

1. **National Planning Policy Framework Statement**

In accordance with paragraph 38 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 application was acceptable as submitted and no further assistance was required.

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. To apply please visit www.planningportal.co.uk.

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Mr M Piles
Dorset County Council
County Hall
Colliton Park
Dorchester
DT1 1XJ

BROADMAYNE

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/19/000423

Location of Development:

BROADMAYNE COUNTY FIRST SCHOOL, KNIGHTON LANE, BROADMAYNE, DORCHESTER,
DT2 8PH

Description of Development:

Erect cloakroom extension

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

**SUBJECT TO ATTACHED
SCHEDULE OF TWO CONDITIONS**

Signed: Nominated Officer

PLEASE REFER TO NOTES ENCLOSED

Dated: 6 June, 2019

Chief Executive: M Prosser

APPLICATION NO: WD/D/19/000423
BROADMAYNE COUNTY FIRST SCHOOL, KNIGHTON LANE, BROADMAYNE,
DORCHESTER, DT2 8PH
SCHEDULE OF CONDITIONS

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

Location Plan, Site Plan, Existing and Proposed Floor plans and Elevations
- Drawing Number 02A received on 06/03/2019

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).

NOTES TO APPLICANT

1. **National Planning Policy Framework Statement**

In accordance with paragraph 38 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 applications/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

In this case, the application was acceptable as submitted and no further assistance was required.

New seat project, now including the provision of an additional new seat near the D-Day memorial

1. Councillors will recall that at the June Parish Council meeting it was agreed (minute 19/84), that consideration be given to the provision of an additional new seat in the open space adjoining the children's play area in which the D-Day memorial has been erected.
2. I have approached Wessex Grounds Services to obtain an estimate for more substantive clearing and planting works in that area. Until that work is done it will not be possible for the new seat to be installed, although we can place the order.
3. I have sought a revised quotation from Green Scheme Solutions for three benches rather than two and sought their advice about fixing and installation. Here is the reply received:

The site manager recommends trying to maintain a natural look as far as possible given the rural village setting as concrete pads are not aesthetically pleasing. As it is a public site (rather than a school or village hall for example), we recommended using purpose-made heavy duty recycled plastic ground anchors which should be concreted in and the ground cover reinstated (ie gravel for one site and grass for the two other sites). If the areas will receive heavy footfall or if the ground conditions are not ideal, an alternative would be a product called 'eco-grid' which would require the ground to be dug out, a gravel base installed, the plastic grids to be fitted and then back filled with gravel. We have priced for all three options to assist in discussions however we consider that the heavy duty ground anchors fitted into the existing surfaces should be sufficient – this is also the lowest cost option as supply, delivery and installation for 3 Chelsea seats is £2,279.00 ex VAT (= £2734.80). If ground erosion proves problematic we can always retrofit the eco-grid or put some commercial grade patio slabs down in front of the benches. I hope this information is helpful - Simon our site manager is happy to discuss the options in more detail.

4. I have considered how this might be funded.

CIL money (in reserves)	=	£1778.18
BKV (in reserves)	=	£75.00
Asset purchase	=	£200 .00
Total	=	£2053.18

So, £681.62 would need to be taken from unallocated reserves.

6. Cost of landscaping works could be met from environmental works budget head, presently £500; supplemented from the environmental works (£820) earmarked in reserves. However, I am also making enquiries about the possibility of obtaining some section 106 money for this purpose,

(i) The Silverlake Conservation and Community Fund (CCF)

Dear Stakeholder

The Silverlake Conservation and Community Fund (CCF) has re-opened for bids today, Monday the 24th June.

This is the third round of funding since the CCF was established in early 2018. The Fund is a partnership with Dorset Council, Dorset Natural Environment Team and Habitat First Group and has been developed as a requirement of the Silverlake planning permission which will see up to 1,000 new holiday homes built over the next 30 years on the former Warmwell Quarry, West of Crossways.

The legal agreement tied to this planning permission requires each holiday home owner to pay an annual sum of at least £50 to fund nature conservation and community projects that help mitigate the effects of the development on nearby protected heathlands. Habitat First will top-up this fund to ensure that a contribution of at least £10,000 is made to the council each year.

Applications for funding will be accepted between **Monday the 24th June and 5pm on Monday 22nd July**. Applicants can apply for up to £5,000 per year from the fund. Eligible projects can include:

- Projects to benefit habitats and wildlife found in Silverlake and the local region - priority given to species/habitats of conservation concern.
- Environmental improvement projects, e.g. improving Tadnoll Brook and River Frome to benefit spawning salmon
- Projects to reduce vehicle use in the local area through promoting the natural environment –bike paths, walking routes
- Increase access into the countryside for people in wheelchairs and with limited mobility, and those from local urban areas
- Increase the connection children and local residents have with the natural habitat - school allotments/wildlife pond creation/woodland planting
- Increasing public awareness of the value of nature

A guidance note and application form is available on the [Dorset Council website](#).

Since the fund was established, approximately £9,000 has been awarded across four projects including two schools and two local conservation projects. Again, details of these projects are on the [website](#).

If you have any questions, please get in touch.

Regards

Andrew Galpin
Implementation Team Leader
Planning and Community Services

Dorset Council, 01305 838214, dorsetcouncil.gov.uk

(ii) Dorset Local Plan and the Statement of Community Involvement

Dear Sir/Madam

Dorset Local Plan and the Statement of Community Involvement

We are writing to make you aware that Dorset Council is beginning work on a new Local Plan. The Council has also drafted a Statement of Community Involvement, which will begin consultation on Friday 21 June.

Dorset Council began life on 1 April 2019, following the merger of Dorset County Council with the district/borough councils of East Dorset, North Dorset, Purbeck, West Dorset and Weymouth & Portland. As such, Dorset Council is now the local planning authority for the areas these authorities used to cover.

As the local planning authority, Dorset Council is required to produce a local plan for Dorset. When adopted, this will replace the local plans adopted by the former district and borough councils.

You have received this letter because your contact details are on a contact list used by one of the former councils. **If you would like to continue being kept up to date with events relating to the Dorset Local Plan please let us know.** The easiest way to do this is use the online form available from <https://www.dorsetcouncil.gov.uk/planning-policy-news>. Alternatively, please contact us for a paper form.

If you take no action, you will not be kept informed of events relating to the Dorset Local Plan. However, you will still be contacted in relation to the Purbeck Local Plan and the Dorset Waste and Minerals Plans. If you would like to be removed from either of these databases, please let us know.

Your contact details may be on more than one of the former council's databases and therefore you may receive more than one of these emails. We are working hard to reduce the duplication from databases held by the former county, district and borough councils and using the online form available from <https://www.dorsetcouncil.gov.uk/planning-policy-news> will help ensure we hold the most up to date information about you.

Local planning authorities are also required to have a Statement of Community Involvement. The Statement of Community Involvement outlines how the council will involve the community on all planning matters. This includes producing a Dorset Local Plan, plans for minerals and waste, working with Neighbourhood Plan groups, and processing planning applications.

A six week public consultation on a new Statement of Community Involvement begins on Friday 21 June and runs to 02 August 2019. During this time the draft document can be viewed online at <https://www.dorsetcouncil.gov.uk/planning-policy-news> where you can also use the e-form to respond. Alternatively, a hard copy of the document can be viewed and response forms can be obtained from your local

Dorset Council library and at the following Dorset Council offices during normal opening hours:

- County Hall, Colliton Park, Dorchester, DT1 1XJ
- South Walks House, South Walks Road, Dorchester, DT1 1UZ
- Westport House, Worgret Road, Wareham, BH20 4PP
- Allenview House, Hanham Road, Wimborne, BH21 1AG
- Nordon Lodge, 58 Salisbury Road, Blandford Forum, DT11 7LN
- Council Offices, Commercial Road, Weymouth, DT4 8NG
- Mountfield, Rax Lane, Bridport, DT6 3JP

For full details of Dorset Council's offices, including opening hours, go to:

www.dorsetcouncil.gov.uk/contact.

For full details of Dorset Council libraries, go to: www.dorsetcouncil.gov.uk/libraries-history-culture/libraries/find-your-local-library/local-library.aspx.

If you have any further questions, please email them to planningpolicyteamd@dorsetcouncil.gov.uk or use the phone numbers below.

Yours faithfully

Dorset Planning Policy Team
Dorset Council

01929 557384 / 01258 484224
dorsetcouncil.gov.uk

Information required by DAPTC

1. Councillors will recall that DAPTC is seeking information about work undertaken by parish and town councils. Many thanks for everyone who commented on this. Here is a draft response.

Question 1(a) Please give examples of work that your council regularly undertakes or service it provides to your community. (We are also required to indicate if the work or service contributes to the strategic aims of 'health and wellbeing', 'community safety' or 'environment and economy').

- Provision of allotments (health and wellbeing)
- Provision of Speed Indicator Device (community safety) **[with Dorset Council]**
- Financial support for Broadmayne Playing Fields Association (health and wellbeing)
- Provision of the playing field, and fitness trail (health and wellbeing)
- Ground works and biodiversity works at the playing field (health and wellbeing/environment and economy) **[biodiversity works were in association with the South Dorset Ridgeway Landscape Partnership]**
- Provision of seats around village (health and wellbeing)
- Financial and other support for a range of community organisations e.g. scouts, table tennis group, Broadmayne WWII Society, Local History Broadmayne (health and wellbeing/environment and economy)
- Organising Remembrance Sunday ceremony
- Custody of War Memorial
- Contribution to cost of maintaining burial ground
- Support for village hall (in recent years this has involved building an extension) (health and wellbeing/environment and economy)
- Review and maintenance of the Community Emergency (community safety) Plan **[in association with the emergency services / Dorset Council resilience officer]**
- Support for the defibrillator group (health and wellbeing)

Question 1(b) Are any of the above examples provided in partnership with a local authority or public organisation? If so please give the name of the organisation(s). **These are indicated in bold above.**

Question 2 If your council is involved in supporting any community projects, please give some brief details of the projects' aims and how they are being funded and managed.

I couldn't think of anything under this heading.

Comments and additional suggestions welcome.

Janet Davis,
June 2019