

South Walks House
South Walks Road
Dorchester
DT1 1UZ

Tel: (01305) 838336

Website: www.dorsetcouncil.gov.uk



Mr Minter
JWBL Ltd
Mill Close
Lovington
Castle Cary
BA7 7PS

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/19/002701

Location of Development:

7 HIGH TREES, BROADMAYNE, DORCHESTER, DT2 8ER

Description of Development:

Erection of single storey rear extension (demolish front porch)

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:

A handwritten signature in black ink, appearing to read "Mike Garrity".

Mike Garrity
Nominated Officer

PLEASE REFER TO NOTES ENCLOSED

Dated: 9 January, 2020

Chief Executive: M Prosser

APPLICATION NO: WD/D/19/002701
7 HIGH TREES, BROADMAYNE, DORCHESTER, DT2 8ER
SCHEDULE OF CONDITIONS

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

Location Plan - Drawing Number ABIN1019LP001 received on 06/12/2019
Block Plan - Drawing Number ABIN1019BP001 received on 06/12/2019
Proposed Elevations - Drawing Number ABIN1019PE002 B received on 06/12/2019
Proposed Floor Plan - Drawing Number ABIN1019PP001 received on 06/12/2019

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.

South Walks House
South Walks Road
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Mr Williams
N.A.Williams Building
Consultancy
40 Lorne Road
Dorchester
DT1 2LH

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/19/002755

Location of Development:

12A KNIGHTON LANE, BROADMAYNE, DORCHESTER, DT2 8EZ

Description of Development:

Demolition of existing conservatory and erection of side 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:

A handwritten signature in black ink, appearing to read "Mike Garrity".

Mike Garrity
Nominated Officer

PLEASE REFER TO NOTES ENCLOSED

Dated: 15 January, 2020

Chief Executive: M Prosser

APPLICATION NO: WD/D/19/002755
12A KNIGHTON LANE, BROADMAYNE, DORCHESTER, DT2 8EZ
SCHEDULE OF CONDITIONS

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

Location Plan received on 06/11/2019

Block Plan - Drawing Number received on 06/11/2019

Proposed Floor plans and Elevations - Drawing Number 12AKL 2019 002
received on 06/11/2019

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.

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Dorchester
DT1 1UZ

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Mr Ward
Footprint Architects Ltd
Suite 5 Pine Court Business
Centre
36 Gervis Road
BH1 3DH

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/19/001794

Location of Development:

47 CHALKY ROAD, BROADMAYNE, DORCHESTER, DT2 8PJ

Description of Development:

Demolition of the existing house & erection of replacement dwelling, along with new external finishes to the existing garage and driveway.

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 FOUR CONDITIONS

Signed:

A handwritten signature in black ink, appearing to read "Mike Garrity".

Mike Garrity
Nominated Officer

PLEASE REFER TO NOTES ENCLOSED

Dated: 20 January, 2020

Chief Executive: M Prosser

APPLICATION NO: WD/D/19/001794
47 CHALKY ROAD, BROADMAYNE, DORCHESTER, DT2 8PJ
SCHEDULE OF 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 & Block Plan - Drawing Number P001 received on 15/07/2019

Existing Site Plan - Drawing Number P002 received on 15/07/2019

Proposed Site Plan - Drawing Number P003 received on 15/07/2019

Existing Elevations - Drawing Number P004 received on 15/07/2019

Existing Elevations - Drawing Number P005 received on 15/07/2019

Proposed Ground Floor Plan - Drawing Number P006 received on 15/07/2019

Proposed First Floor Plan - Drawing Number P007 received on 15/07/2019

Proposed Elevations - Drawing Number P009 received on 15/07/2019

Proposed Elevations - Drawing Number P010 received on 15/07/2019

Proposed Roof Plan - Drawing Number P008 received on 15/07/2019

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

3. Prior to any development above damp proof course for the replacement dwelling hereby approved material samples for all new external facing walls and roofs shall be left on site for the inspection and approval in writing by the Local Planning Authority. Thereafter, the development shall be carried out in accordance with the approved details.

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

4. Prior to any development above damp proof course for the replacement dwelling a soft and hard landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The soft landscaping scheme shall include precise details of all tree, shrub and hedge planting (including positions and/or density, species and planting size), as well as type and positions of any boundary treatments. The scheme shall thereafter be carried out in accordance with the approved details and implemented in the next planting season (November – March inclusive), immediately following approval of the details. Any trees, hedges and shrubs that die, become seriously diseased or are damaged within a period of not less than 5 years from the date of this permission shall be replaced with appropriate species to the written agreement of the Local Planning Authority. The hard landscaping scheme shall be implemented prior to the occupation of the replacement dwelling.

Reason: To ensure an acceptable visual impact and protection of the character and appearance of the locality.

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 applicant/agent was updated of any issues and provided with the opportunity to address issues identified by the case officer.

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.

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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Mrs A Walker
Anglian Home Improvements
National Administration Center
PO Box 65
Norwich
NR6 6EJ

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/19/002657

Location of Development:

28 WATERGATES LANE, BROADMAYNE, DORCHESTER, DT2 8HA

Description of Development:

Erection of replacement conservatory

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:

A handwritten signature in black ink, appearing to read "Mike Garrity".

Mike Garrity
Nominated Officer

PLEASE REFER TO NOTES ENCLOSED

Dated: 22 January, 2020

Chief Executive: M Prosser

APPLICATION NO: WD/D/19/002657
28 WATERGATES LANE, BROADMAYNE, DORCHESTER, DT2 8HA
SCHEDULE OF 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 - Drawing Number received on 25/10/2019
Block Plan - Drawing Number received on 25/10/2019
Proposed Elevations received on 25/10/2019
Proposed Floor Plan received on 25/10/2019

REASON: For the avoidance of doubt and in the interests of proper planning.

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.

Dear Sir / Madam

We are writing to you because you have expressed an interest in being notified of progress of Neighbourhood Planning in Dorset. The final examiners report into the Sutton Poyntz Neighbourhood Plan has been received and a decision has been made to enable the plan as modified to proceed to referendum.

As set out in the decision statement, Dorset Council considered the recommendations contained in the examiners report and agreed that the plan could proceed to referendum.

The referendum will now be held on **Thursday 13 February 2020** and will be held over the Sutton Poyntz Neighbourhood Area.

For further information: <https://www.dorsetcouncil.gov.uk/sutton-poyntz-neighbourhood-plan>

Yours sincerely

Spatial Planning

Dorset Council



Planning and Compulsory Purchase Act 2004 (as amended)

Town and Country Planning (Local Planning) (England) Regulations 2012 - Regulations 26 and 35

Notice of Adoption of the Bournemouth, Christchurch, Poole and Dorset Waste Plan 2019

Notice is hereby given that Dorset Council and BCP (Bournemouth Christchurch and Poole) Council (the Waste Planning Authorities) adopted the Bournemouth, Christchurch, Poole and Dorset Waste Plan 2019 on 31st December 2019.

An independent Inspector examined the Plan and held public hearings between 26 and 28 June 2018. The Inspector's Report was received by the Waste Planning Authorities on 31 January 2019 and published on the waste planning authority website. It concluded that the Waste Plan was sound subject to a number of Main Modifications. These can be seen at: www.dorsetcouncil.gov.uk/waste-plan The adopted Waste Plan incorporates the Inspector's recommended modifications.

The Plan now forms part of the statutory Development Plan for Dorset Council and BCP Council, and the Dorset Waste Plan 2006 is now replaced.

Any person aggrieved by the adoption of the Bournemouth, Christchurch, Poole and Dorset Waste Plan 2019 may make an application to the High Court under Section 113 of the Planning and Compulsory Purchase Act 2004, on the grounds that:

- a) the document is not within the appropriate power, and/or;
- b) a procedural requirement has not been complied with.

Any such application must be made promptly and in any event **not later than six weeks after the date of adoption of the Waste Plan**.

Copies of the Waste Plan, the Adoption Statement and the Sustainability Appraisal report are available for inspection on the Dorset Council website at: www.dorsetcouncil.gov.uk/waste-plan and via links on the BCP website at: <https://www.bournemouth.gov.uk/planningbuilding/PlanningPolicy/Other-Planning-Documents/Minerals-and-Waste.aspx> They are also available at the following locations for a minimum of six weeks after the publication of this notice:

Location	Mon-Thu	Fri
Dorset Council: County Hall, Colliton Park, Dorchester DT1 1XJ	8.15 am-5.30 pm	8.15 am-4.30 pm
BCP Council, Bournemouth: Customer Contact Centre, St Stephen's Road, Bournemouth, BH2 6EB	9:00 am-4:30 pm	9:00 am-4:00 pm
BCP Council, Christchurch: Customer Services, Civic Offices, Bridge Street, Christchurch, Dorset BH23 1AZ	8.45 am-5.15 pm	8.45 am-4.45 pm
BCP Council, Poole: Civic Centre, Poole BH15 2RU	9:00 am-5.00 pm	9:00 am-4:30 pm

For further information please contact the Dorset Council Minerals and Waste Policy Team:

by email at: mwdf@dorsetcouncil.gov.uk

or by telephone at: 01305 224675

Website: www.dorsetcouncil.gov.uk/waste-plan

.../over



Planning and Compulsory Purchase Act 2004 (as amended)

Town and Country Planning (Local Planning) (England) Regulations 2012 - Regulations 26 and 35

Notice of Adoption of the Bournemouth, Christchurch, Poole and Dorset Mineral Sites Plan 2019

Notice is hereby given that Dorset Council and BCP (Bournemouth Christchurch and Poole) Council (the Mineral Planning Authorities) adopted the Bournemouth, Christchurch, Poole and Dorset Mineral Sites Plan 2019 on 31st December 2019.

An independent Inspector examined the Plan and held public hearings between 25 September and 3 October 2018 and on 14 February 2019. The Inspector's Report was received by the Mineral Planning Authorities on 1 August 2019 and published on the mineral planning authority website. It concluded that the Mineral Sites Plan was sound subject to a number of Main Modifications. These can be seen at: www.dorsetcouncil.gov.uk/mineral-sites-plan. The adopted Mineral Sites Plan incorporates the Inspector's recommended modifications.

The Mineral Sites Plan now forms part of the statutory Development Plan for Dorset Council and BCP Council and the remaining saved policies of the Dorset Minerals Plan 1999 are now replaced.

Any person aggrieved by the adoption of the Bournemouth, Christchurch, Poole and Dorset Mineral Sites Plan 2019 may make an application to the High Court under Section 113 of the Planning and Compulsory Purchase Act 2004, on the grounds that:

- a) the document is not within the appropriate power, and/or;
- b) a procedural requirement has not been complied with.

Any such application must be made promptly and in any event not later than **six weeks after the date of adoption of the Mineral Sites Plan**.

Copies of the Mineral Sites Plan, the Adoption Statement and the Sustainability Appraisal report are available for inspection on the Dorset Council website at: www.dorsetcouncil.gov.uk/mineral-sites-plan and via links on the BCP website at: <https://www.bournemouth.gov.uk/planningbuilding/PlanningPolicy/Other-Planning-Documents/Minerals-and-Waste.aspx>. They are also available at the following locations for a minimum of six weeks after the publication of this notice:

Location	Mon-Thu	Fri
Dorset Council: County Hall, Colliton Park, Dorchester DT1 1XJ	8.15 am-5.30 pm	8.15 am-4.30 pm
BCP Council, Bournemouth: Customer Contact Centre, St Stephen's Road, Bournemouth, BH2 6EB	9:00 am-4:30 pm	9:00 am-4:00 pm
BCP Council, Christchurch: Customer Services, Civic Offices, Bridge Street, Christchurch, Dorset BH23 1AZ	8.45 am-5.15 pm	8.45 am-4.45 pm
BCP Council, Poole: Civic Centre, Poole BH15 2RU	9:00 am-5.00 pm	9:00 am-4:30 pm

For further information please contact the Dorset Council Minerals and Waste Policy Team:

by email at: mwdf@dorsetcouncil.gov.uk

or by telephone at: 01305 224675

Website: www.dorsetcouncil.gov.uk/mineral-sites-plan

.../over

Dear Ms Lancod-Frost,

Strengthening police powers to tackle unauthorised encampments

Introduction

This is the response of Broadmayne Parish Council to the above Government consultation. By way of background, we set out Broadmayne Parish Council's experience of a regular problem with an unauthorised encampment. Part of the parish is within the Dorset Area of Outstanding Natural Beauty and encompasses a ridgeway route which overlooks Weymouth Bay. This route is a highway, recorded by Dorset Council, the highway authority, as an unclassified county road. It comprises a wide, unsealed track which cannot be gated because it carries public vehicular rights. It is an integral part of the public rights of way network, widely used by walkers, horse riders and cyclists, affording dramatic views of Weymouth Bay and the Isle of Portland, and linking to a network of other paths and tracks, including the South Dorset Ridgeway. Unfortunately the nature of the track (its width and accessibility from the road) means that it attracts both unauthorised encampments and fly-tippers. The encampments have had the effect of deterring users of the route (because of the litter, dogs, etc.) throughout the main holiday season. Over the course of a number of summers, traveller groups have been attracted to the site and it has taken the highway authority six months or more to secure evictions. To the best of our knowledge, the police have not been involved in these evictions, the matter being dealt with by the Gypsy and Traveller Liaison Officer at the principal authority (in April 2019, Dorset County Council was replaced with the unitary authority Dorset Council). In 2019, Dorset Council ultimately obtained a court order for an eviction which meant that bailiffs were able to attend the site and secure the eviction.

Given this experience, the Parish Council is of the view that stronger powers are justified to deal with the problem of unauthorised encampments.

Questions 1 to 5

The Parish Council has not responded to each of the consultation questions but makes the following observations. Simply knowingly entering land without the landowner's permission for the purpose of residing on it should not be a criminal offence since it might, on occasion impact of casual wild campers. However, it should be possible to make the test rigorous enough to avoid that problem as suggested in the consultation paper. For example, residing on the land with vehicles, residing on land within an AONB (or other area designated for its nature conservation or landscape value), preventing people entitled to use the land from making use of it, causing damage to the land or amenities, or demanding money from the landowner to vacate the land, being involved in anti-social behaviour.

Questions 6 to 9

If the police are going to be empowered to direct trespassers to suitable authorised sites in neighbouring local authority areas then there must be agreements in place between those authorities to avoid disputes. There should be a limit on the distance that a trespasser can be directed to move.

Question 10

The Parish Council queries why it is necessary to specify any period of time after which trespassers directed from land would be able to return. If travellers returned to a site then the whole process of removing them would have to be repeated.

Question 11

The number of vehicles involved in an unauthorised encampment before police powers can be exercised should be lowered from six to two vehicles.

Question 12

Subject to relevant tests being met (see answer to questions 1 to 5) the police should be granted powers to remove trespassers from land which forms part of the highway. The encampments which have caused problems in Broadmayne have been within the highway.

Questions 13 and 14

If trespassers leave the land in question when asked to do so by the police it should not be necessary to seize property.

Question 15

No comment. This is a difficult matter for a Parish Council to assess.

Questions 16 and 17

Again, it is difficult for a Parish Council to judge the impact of any proposed measures on the health or educational outcomes of Gypsy, Roma and Traveller communities. However, improving the quantity and quality of traveller sites would be preferable to having to move groups on from unsuitable sites on a regular basis.

Question 18

No additional comments.

Broadmayne Parish Council

February 2020

Dorset Council consultation on a Dog related Public Space Protection Order (PSPO)

You have been identified as being a stakeholder in the above consultation.

I write to invite you to respond to the Council's consultation concerning dog control in the Dorset Council area (not including Bournemouth, Christchurch and Poole).

The Council is required to consult on any Order produced under the Antisocial Behaviour Crime and Policing Act 2014 every three years, to ensure that they continue to be current and appropriate. This proposal aims to help ensure consistency, fairness and clarity for residents and visitors to Dorset and will assist the efficient use of enforcement resources.

A number of current orders from the previous councils of East Dorset, West Dorset and Weymouth and Portland are having to be extended before they expire to ensure adequate time is given for the completion of this Order for public safety and animal welfare. North Dorset is not due to expire until 2022 and Purbeck remains an Order until it is superseded. For further information about the dog warden service in Dorset, the current orders in place and the confirmation of their extension until December 2020, visit <https://www.dorsetcouncil.gov.uk/environmental-health/dog-warden-service.aspx>.

Following a 12 week consultation period, results will be published online, and will guide councillors' decision making for the PSPO relating to dog control. It would be much appreciated if you could give 15-20 minutes of your time, to complete the survey which can be found at <https://www.dorsetcouncil.gov.uk/dogspspo>.

The survey will begin on 24 January 2020 and close at **midnight on 19 April 2020** and will then be reported to Dorset Council's Place Scrutiny Committee and Cabinet in due course.

It would be appreciated if the survey link can be shared in any parish or town magazine, discussed in council meeting(s), and/or placed on any notice board to encourage as many views as possible. Paper copies will be available on request in local libraries, for those that are unable to use the online form. We will try our best to accommodate those with English as a second language or have difficulties with completing such surveys and ask that they contact the Council directly on 01305 251010 to ask for assistance.

In anticipation of your assistance – thank you.

Kind regards,

Jane Williams (Mrs)
Team Leader
Environmental Health

Dorset Council

01305 252472
[dorsetcouncil.gov.uk](https://www.dorsetcouncil.gov.uk)