

From: clerk@marnhull-pc.org.uk
Sent: 24 November 2023 14:00
To: [planningnorth](#); [Mike Garrity](#); [planningteamd](#)

Importance: High

Dear Sirs

Marnhull Parish Council is a Consultee for planning application P/OUT/2023/02644 validated on 2nd November 2023 with Mr Robert Lennis assigned as case officer. The application is an unusual one in that it is a hybrid application comprising a housing development and a commercial development on separate sites. We have not been a consultee on a hybrid application before so would therefore respectfully request you consider the following points/requests for clarification:

1. Our understanding is that it is normal to reach a decision on the whole hybrid application in its entirety. However given the huge difference between a commercial application on one site and a housing application on a separate, very distinct site we would like to ask if Dorset Council is considering the option of a split decision which we believe is an (occasionally used) option under the relevant Town and Country Planning Act legislation which states "*In cases where the local planning authority considers part of the development to be unacceptable, it will normally be best to seek amended details from the applicant prior to a decision being made. In exceptional circumstances it may be appropriate to use a condition to grant permission for only part of the development. Such conditions will only be appropriate where the acceptable and unacceptable parts of the proposal are clearly distinguishable.*" If this approach is being considered this may have an impact on our response as a Consultee.
2. We note that a decision has not been made yet on whether this application will be decided by delegated powers or by planning committee. Given this is the most significant planning application in terms of its impact on our village for fifty years or more, we ask that the decision is taken to North Dorset Planning Committee for consideration.
3. Finally, Marnhull Parish Council wrote to Mr Mike Garrity earlier this year regarding our disappointment that two important planning applications were appealed by Mr Paul Crocker (again the applicant for this large, hybrid application) due to non-determination by Dorset Council. Both are now with the Planning Inspectorate for determination. We accept that Dorset Council operates in a challenging planning environment but would like to ask that this very significant hybrid application is dealt with in accordance with the statutory timeframes to avoid a further appeal for non-determination.

We look forward to hearing from you at your earliest convenience and we appreciate your agreement to extend the timeframe for responses so that the Village can properly consider such an important planning application.

Kind regards,

Marnhull Parish Council