

1. Three year commencement

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. Develop in accordance with approved plans

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

Site - Location Plan	AWW 4561- SI-10001 P02
Site - Block Plan - Existing	AWW 4561- SI-10002 P01
Site - demolition plan	AWW 4561- SI-12000 P01
Hotel & ancillary - demolition elevations	AWW 4561- SI-12001 P01
Site – demolition and proposed overlay	AWW 4561- SI-12002 P02
Site – Proposed block plan	AWW 4561-SI-20004 P03
Site – car park boundary sections	AWW 4561-SI-35002 P03
Site – Restaurant pod	AWW 4561-SI-20020 P01
Villas- Lower Ground & Ground floor	AWW 4561-T1- 10001 P05
Villas- First & Second floor	AWW 4561-T1- 10002 P04
Villas- Roof	AWW 4561-T1- 10003 P02
Villas- 3 bed villa elevations	AWW 4561-T1- 30000 P03
Villas- 2 bed villa elevations	AWW 4561-T1- 30001 P03
Villas- Section AA & BB	AWW 4561-T1- 35000 P02
Spa- Lower Ground	AWW 4561-T2- 10001 P04
Spa- Ground	AWW 4561-T2- 10002 P05
Spa - Roof	AWW 4561-T2-10003 P04
Spa- elevations	AWW 4561-T2- 30000 P04
Spa - Section AA & BB	AWW 4561-T2- 30001 P02
Hotel- Second Floor	AWW 4561-T3- 10005 P05
Landscape Strategy	KHH001
Site - Lower Ground - Proposed	AWW 4561-SI-20001 P09
Site - Ground Floor - Proposed	AWW 4561-SI-20002 P011
Site – Roof/ landscape - Proposed	AWW 4561-SI-20003 P07
Site - Extended site sections	AWW 4561-SI-35000 P06
Site - Extended site sections sheet 2	AWW 4561-SI-35001 P04
Hotel- Basement	AWW 4561-T3- 10001 P06
Hotel- Lower Ground	AWW 4561-T3- 10002 P06
Hotel- Ground and Upper Ground	AWW 4561-T3- 10003 P07
Hotel- First Floor	AWW 4561-T3- 10004 P07
Hotel- Roof	AWW 4561-T3- 10006 P06
Hotel- Elevations	AWW 4561-T3- 30001 P07
Hotel– Section AA & DD	AWW 4561-T3- 30002 P05

Reason: To ensure that the development is carried out in accordance with the approved documents, plans and drawings submitted with the application and is acceptable to the Local Planning Authority.

3. Phasing condition

The hotel facilities shall be constructed and made available for use prior to the occupation of the villas and apartments.

Reason: To ensure that the proposed development operates as a single holiday resort and that the villas and apartments are not occupied independently of the hotel facilities.

4. Materials and design quality

Prior to any development above ground level, a detailed schedule, specification and samples of all external materials and finishes including windows, external doors, roof coverings and cladding to be used on the approved buildings shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the materials and design quality of the buildings and structures are appropriate to the setting, and to protect the character and appearance of the Dorset National Landscape.

5. Pre commencement - Site levels, excavations and earthworks

Prior to the commencement of the development details of proposed site levels, finished floor levels of all buildings and hard surfaces and all excavations and earthworks including cut-and-fill, made-up ground and temporary storage of excavated materials shall be submitted to and approved in writing by the local planning authority. The impact of such activities in relation to the protection of existing and proposed trees, both within the site area and the adjoining land, must also be clearly detailed. The excavations/earthworks shall be implemented in accordance with the approved plans.

Reason: To ensure that existing trees and woodland on and off the site are not adversely impacted by the excavations/earthworks and that the proposed levels are appropriate in relation to the surroundings.

6. Pre commencement - Tree protection

Prior to the commencement of any ground works or demolition works, a revised Tree Protection Plan (TPP) for trees on/adjacent to the site shall be submitted to and approved in writing by the Local Planning Authority. The TPP should follow the recommendations set out in BS 5837:2012 Trees in relation to design, demolition and construction (or any equivalent replacement or amended standard). The TPP should clearly indicate on a dimensioned plan superimposed on the building layout plan and in a written schedule, details of the location and form of protective barriers to form a construction exclusion zone, the extent and type of ground protection measures, and any additional measures needed to protect vulnerable sections of trees and their root protection areas where construction activity cannot be fully or permanently excluded.

The tree protection fencing shall be erected and maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made.

Reason: To safeguard the health and safety of trees during demolition and building operations.

7. Pre commencement - Construction Method Statement, Trees

Notwithstanding details already submitted with the application, prior to the commencement of the development, a construction method statement and the final foundation design for all retaining walls/structures shall be submitted to and approved in writing by the Local Planning Authority. The retaining walls shall then be erected as per the approved documents and this condition shall not be discharged until an arboricultural supervision statement is submitted to and approved in writing by the Local Planning Authority on completion of erection.

Reason: To safeguard trees and natural features which are important to the visual amenities of the area.

8. Pre-commencement - Tree Implication Assessment Statement (removed)

9. Pre-commencement site meeting – Trees

Prior to commencement of works (including site clearance and any other preparatory works) a pre-commencement site meeting between the Tree Officer, Arboricultural Consultant and Site Manager shall take place to confirm the protection of trees on and adjacent to the site in accordance with the approved Arboricultural Report. This condition shall not be discharged until an arboricultural supervision statement, the contents of which are to be discussed and agreed at the pre-commencement meeting, has been submitted to and approved in writing by the Local Planning Authority on completion of development.

Reason: To safeguard trees and natural features which are important to the visual amenities of the area.

10. Pre commencement – services and Trees

Prior to commencement of the development hereby approved (including site clearance and any other preparatory works) a plan showing all service routes, including the position of soakaways shall be submitted and agreed with the LPA. All service shall be located out of the identified Tree Root Protection Area (RPA) for retained trees as shown on agreed Tree Protection Plan on and adjacent to the site.

Reason: To safeguard trees and natural features which are important to the visual amenities of the area

11. Pre commencement – levels and below ground services

Prior to the commencement of the development, hereby approved, details, including a programme for implementation, details of:

- i. existing and proposed levels;
- ii. existing and proposed above and below ground services (e.g. drainage, power, communications cables, pipelines, indicating lines, manholes, supports).

The development shall thereafter be carried out in accordance with such details as are agreed.

Reason: To ensure satisfactory landscaping of the development, and to protect the character and appearance of the Dorset National Landscape.

12. Pre-occupation hard and soft landscaping

Prior to the occupation of the development hereby approved hard and soft landscaping of the development shall be completed in accordance with details which shall have been submitted to and approved in writing by the local planning authority. The details shall include;

- i. car parking layouts including EV charging stations;
- ii. other vehicle and pedestrian access and circulation areas;
- iii. minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs etc);
- iv. hard surfacing materials;
- v. planting plans, plant schedules and a planting specification which includes any landscape and or biodiversity mitigation planting, and which also includes details of post planting aftercare.

The hard and soft landscaping shall be implemented in accordance with the approved plans. All planting, seeding and turfing shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner.

The details submitted for approval shall include a Landscape Management Plan which shall include long term design objectives, management responsibilities and maintenance schedules for all landscaped areas and provision for the replanting of any tree shrub or other plant which is removed, uprooted, destroyed or dies within five years, within the first available planting season. The management of these areas shall be implemented in accordance with the approved plan, and no variations shall be made without the written consent of the Local Planning Authority.

Reason: To ensure satisfactory landscaping of the development, and to protect the character and appearance of the Dorset National Landscape.

13. Pre commencement - Green roofs and green walls

Prior to the commencement of the development, hereby approved, details of all green roofs and walls shall be submitted to and approved in writing by the Local Planning Authority. These details shall include construction details and specification and details of the proposed plants/planting including maintenance.

The green roofs and walls shall be constructed in accordance with the approved plans, and evidence that the green roofs/walls have been installed in accordance with the plans submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the development.

The green roofs/walls shall be maintained and retained thereafter. If any planting is removed, uprooted, destroyed or dies (or becomes in the opinion of the Local Planning Authority seriously damaged or defective) within 5 years of planting, it shall be replaced as soon as is practicable with planting of the same type/species. No substitutions or alternatives shall be planted without the written consent of the Local Planning Authority.

Reason: To ensure that the green roofs/walls are adequately constructed and maintained, and that their appearance is appropriate to the character and appearance of the Dorset National Landscape.

14. Pre occupation - Landscape management plan (deleted)

15. Pre commencement - Landscape and Ecological Management Plan (LEMP)

Prior to the commencement of the development, hereby approved, a landscape and ecological management plan (LEMP) shall be submitted to, and be approved in writing by, the local planning authority. The LEMP shall cover the land edged red [and blue] as outlines on drawing no: AWW 4561- SI-10001 P02. The content of the LEMP shall include the following:

- a) Description and evaluation of features to be managed.
- b) Details of the proposed restoration of land, including planting of trees, following removal of hardstanding and maintenance structures.
- c) Details of the management of existing habitats within the woodland.
- b) Ecological trends and constraints on site that might influence management.
- c) Aims and objectives of management.
- d) Appropriate management options for achieving aims and objectives.
- e) Prescriptions for management actions.
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
- g) Details of the body or organization responsible for implementation of the plan.
- h) Ongoing monitoring and remedial measures.
- i) provisions for new sheltering/hibernation opportunities for Slow Worm and other common species of reptile.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery.

The LEMP shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.

The approved LEMP must be implemented in accordance with the approved details.

Reason: To protect the landscape character of the area and to mitigate, compensate and enhance/provide net gain for impacts on biodiversity.

16. Pre-commencement - Grampian Drainage Condition.

No development shall commence unless and until details of all off-site works to facilitate discharge of surface water to the ditch on the western side of the B3351 (Ferry Road) shall be submitted to and agreed in writing by the local planning authority. Such details shall include any relevant consent from landowners for the works to be undertaken and for discharge to the ditch, including detailed design and planning consent for the construction of the required headwall and other engineering operations as may be necessary to facilitate the drainage of the site. The drainage works shall be constructed in accordance with the approved details and retained thereafter.

Reason: To ensure that surface water from the site is adequately managed without giving rise increased risk of flooding off site.

17. Pre commencement - Surface Water

Prior to the commencement of the development, hereby approved, a detailed surface water management scheme for the site, based upon the hydrological and hydrogeological context of the development, and including clarification of how surface water is to be managed during construction, has been submitted to, and approved in writing by the local planning authority. The surface water scheme shall be fully implemented in accordance with the submitted details prior to the first use of the development.

Reason: To prevent the increased risk of flooding, to improve and protect water quality, and to improve habitat amenity.

18. Pre occupation – drainage management

Prior to the occupation of the development, hereby approved, details of maintenance & management of both the surface water sustainable drainage scheme and any receiving system shall be submitted to and approved in writing by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. These should include a plan for the lifetime of the development, the arrangements for adoption

by any public body or statutory undertaker, or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime.

Reason: To ensure future maintenance of the surface water drainage system, and to prevent the increased risk of flooding.

19. Pre commencement - Conservation (deleted)

20. Pre Commencement - Construction Environment Management Plan (CEMP) (Noise and Dust)

Prior to the commencement of the development, hereby approved, a Construction Environment Management Plan (CEMP) or equivalent method statement shall be submitted and approved in writing by the local planning authority. This shall assess the impact of likely noise, vibration, dust and other pollution, and suggest mitigation and control strategies to protect nearby residents. The development shall be carried out in accordance with the approved CEMP, which shall remain in place throughout the construction period.

Reason: to protect nearby residents from noise, vibration, dust and other pollution during construction

21. Pre commencement CEMP (Biodiversity)

Prior to the commencement of the development, hereby approved, a Construction Environmental Management Plan (CEMP) (Biodiversity) must be submitted to and approved in writing by the local Planning Authority. The CEMP must include the following:

- a) Risk assessment of potentially damaging construction activities.
- b) Identification of "biodiversity protection zones".
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
- d) The location and timing of sensitive works to avoid harm to biodiversity features.
- e) The times during construction when specialist ecologists need to be present on site to oversee works.
- f) Responsible persons and lines of communication.

g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.

h) Use of protective fences, exclusion barriers and warning signs

The CEMP must also incorporate recommendations from the approved Biodiversity Plan dated 6 December 2024 which include, but are not limited to:

a) A detailed method statement to describe habitat manipulation in-situ translocation of Slow Worm and other common species of reptile, in any areas of suitable habitat for these species.

b) Measures to ensure a precautionary approach with regard to Badgers, informed by an update Badger survey prior to commencement of any ground works.

The development shall take place strictly in accordance with the approved CEMP.

Reason: To protect biodiversity during the construction phase.

22. Electric vehicle charging scheme to be submitted (Deleted)

23. Pre-installation - Boundary treatments

Prior to the installation of any proposed means of enclosure, boundary walls and fences to the site, details of these shall be submitted to and approved in writing by the Local Planning Authority. The boundary treatments shall be implemented in accordance with the approved details and retained as approved thereafter.

Reason: To ensure that the boundary treatments are appropriate to the setting, and to protect the character and appearance of the Dorset National Landscape.

24. Pre-installation - Architectural details (deleted)

25. Pre-installation - External lighting

Prior to the installation of any external lighting as part of the development hereby approved, a detailed external lighting strategy which reflects the need to avoid harm to protected species and to minimise light spill shall be submitted to and approved in writing by the Local Planning Authority. The strategy should address all aspects of lighting that will be introduced, including:

- i. the extent of areas to be illuminated including lux levels;
- ii. the types of lighting that will be used;
- iii. the specification for all light fixtures including measures to prevent light spillage.

The lighting shall be implemented in accordance with the approved strategy. External lighting that is not detailed within the lighting strategy must not be

installed within the site area at a later date without the written consent of the Local Planning Authority.

Reason: In the interests of biodiversity and to protect the character and appearance of Dorset National Landscape, with specific regard to its dark night skies and undeveloped rural character.

26. Prior to First Use - Turning/manoeuvring and parking construction as submitted.

Prior to the first use of the development, hereby approved, the turning/manoeuvring and parking shown on the submitted plans must have been constructed in accordance with the approved details. Thereafter, these areas must be permanently retained, kept free from obstruction and available for the purposes specified.

Reason: To ensure the proper and appropriate development of the site and to ensure that highway safety is not adversely impacted upon.

27. Prior to First Use - Travel Plan to be implemented. (condition deleted - UU)

28. Prior to First Use - Cycle parking scheme to be submitted.

Prior to the first use of the development, hereby approved, a scheme showing precise details of the proposed cycle parking facilities shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme must be constructed before the development is first occupied and, thereafter, must be retained, 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.

29. Prior to First Use - Parking and Parking Management

Prior to the first use of the development, hereby approved, space shall have been laid out for a maximum of 75 parking spaces in accordance with the approved plans. A car park management strategy shall also be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the internationally protected Heathland is not adversely impacted by the proposed development as the site is within 400m of protected heathland.

30. Prior to First Use and Ongoing - Visitor Information Packs

Prior to the first use of the development, hereby approved, visitor Information Packs shall be produced that shall include information on local recreation including both destination for visits in the area to offer residents a choice of places to go, identification of the alternative circular walk available to guests, the sensitivities of local and designated sites and steps visitors can take to conserve the designated sites and wildlife for future generations while enjoying it themselves. These shall be made available to all visitors of the proposed development thereafter.

Reason: To ensure that the internationally protected Heathland is not adversely impacted by the proposed development as the site is within 400m of protected heathland.

31. Ongoing - Use Restriction (condition deleted - UU)

32. Ongoing - Spa usage restriction. (condition deleted – UU)

33. Ongoing - Biodiversity Plan

The detailed biodiversity mitigation, compensation and enhancement strategy set out within the approved Biodiversity Plan, dated 6 December 2024, must be strictly adhered to during the carrying out of the development.

The development hereby approved must not be first brought into use unless and until:

- i) the mitigation, compensation and enhancement measures detailed in the approved Biodiversity Plan have been completed in full, in accordance with any specified timetable, unless any modifications to the approved Biodiversity Plan as a result of the requirements of a European Protected Species Licence have first been submitted to and agreed in writing by the Local Planning Authority, and
- ii) evidence of compliance, including photographic evidence, in accordance with section J of the approved Biodiversity Plan has been supplied to the Local Planning Authority prior to the substantial completion, or the first bringing into use of the development hereby approved, whichever is the sooner. The development shall subsequently be implemented entirely in accordance with the approved

Biodiversity Plan and thereafter the approved mitigation, compensation and enhancement/net gain measures must be permanently maintained and retained in accordance with the approved details.

Reason: To mitigate and compensate for impacts on ecological receptors, and to provide biodiversity gains.

34. Ongoing - Second Homes occupancy condition (If the proposal is considered C3 use) (deleted following planning evidence))

35. Ongoing – Register of Occupants (If the proposal is considered C1 use – inclusion reliant upon inspector’s determination)

The proposed villas and apartments hereby approved shall be occupied for holiday purposes only; shall not be occupied as a person’s sole, or main place of residence; and the owners/operators must maintain an up-to-date register of the names of all owners/occupiers of the villas and apartments and of their main home addresses, and must make this information available at all reasonable hours at the request of a duly authorised officer of the Local Planning Authority.

Reason: To ensure that the approved villas and apartments are not used for unauthorised permanent residential occupation.

To assist the Inspector and some of the discussions, the appellant has proposed the following in place of 34 (and 33, above, albeit we do not understand the logic of the condition proposed by the LPA). If the Inspector is minded to strike out the relevant part of Schedule 5 of the UU and considers a length of stay condition to be necessary. In line with historic suggestions.

‘The proposed villas and apartments hereby approved shall be occupied as holiday accommodation only and shall not be occupied as a sole or main place or residence by any persons exceeding a period of [xx days] in any calendar year. An up-to-date register shall be kept by the owners/operators and be made available for inspection by the local planning authority on request. The register shall contain details of the names of all of the occupiers of the accommodation, their main home addresses and their date of arrival and departure from the accommodation.’

Informative Notes

1. Wessex Water: Surface water

There must be no surface water or land drainage connections to the public foul sewer either directly or indirectly. Upon redevelopment of the hotel site any existing cross connections should be redirected to separate systems

2. Swimming Pool

Wessex Water have advised that no surface water runoff, groundwater or land drainage will be accepted into the foul sewer either directly or indirectly.

Water in swimming pools contains chlorine and should be drained to a foul sewer. Wessex Water must be notified of any swimming pools being drained by emailing sewer.protection@wessexwater.co.uk.

A maximum flow rate of 1 l/s is usually suitable, but we will impose conditions regarding the time of day and frequency (overnight drainage is usually required).

Details of the spa facilities such as hot tubs and pools and the regime for discharging non-domestic flows to the public foul sewer must be agreed with Wessex Water and significant volumes and frequency may be subject to non-domestic charging arrangements for commercial use.

3. Means of escape

The applicant is advised to Ensure means of escape is not compromised or any inner rooms and B-5 access for fire brigade is satisfactory

4. Rights of Way

The safe free passage of the public on all rights of way must not be obstructed at any time. If the public are unlikely to be able to exercise their public rights on the above path then a Temporary Path Closure Order must be obtained. This can be applied for through this office but the application must be completed and returned at least thirteen weeks before the intended closure date. It should be noted that there is a fee applicable to this application. This application and legal order must be confirmed before any works obstructing the path are commenced.

Any damage to the surface of the footpath attributable to the development must be repaired to Dorset Council's specification, in accordance with Section 59 of the Highways Act 1980 by the applicant.

