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Head of Planning (Development Management and  
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LEIGH

28 March 2019

Dear Ms Dixon

**Application No:** WD/D/19/000310

**Proposal:** Pre-Application Consultation - Change of Use of land from agricultural to be used as village green

**Location:** LEIGH VILLAGE HALL, CHETNOLE ROAD, LEIGH, SHERBORNE, DT9 6HL

I write in response to your pre-application enquiry and information provided by you, received on 01/02/2019 regarding the above proposal; please accept my apologies for the delay in response.

It is considered that the proposed change of use from agricultural land to a village green, as detailed within the submitted '*statement of intended use*', would have an acceptable impact on the visual amenity of the surrounding area, which is a designated Landscape Character Area. Any new trees and hedgerows should be native species, and the use of a rural-style post-and-rail fence is considered appropriate. The conservation officer does not consider that the proposal would have an adverse impact on the setting of the nearby listed building.

In terms of neighbour amenity, it is noted that the site is located close to a number of residential properties. Given the nature of the intended uses of the proposed village green, it is considered that these are likely to be compatible with the adjacent residential uses, although Environmental Health would be consulted for their views about this at application stage.

The Highway Authority would also be consulted about the proposal; you may wish to consult them prior to submitting an application.

In summary, it is considered that were a planning application to be submitted, the proposal would likely have officer support.

This advice is officer opinion based on current legislation, planning policy and guidance available to the Planning Officer at the time of writing, and is given without prejudice to any future application.

As you may be aware, the Freedom of Information Act (FOIA) 2000 gives members of the public a general right of access to information held by us subject to any exemptions that might apply. Whilst your submission will not be made publicly available, it could become the subject of a future FOI request.

The Council provides planning guidance on its website regarding the validation requirements for applications submitted in West Dorset. The link below provides a set of validation checklists to assist you in providing the necessary information required for your application to be registered. Failure to provide the information and plans required will result in delays during the registration process. <https://www.dorsetforyou.com/planning/validation-checklist>

These additional links below provide further planning application advice and information on how to apply:

[www.dorsetforyou.com/planning/west-dorset/pre-applications](http://www.dorsetforyou.com/planning/west-dorset/pre-applications)

[www.dorsetforyou.com/permitted-development/west-dorset](http://www.dorsetforyou.com/permitted-development/west-dorset)

[www.planningportal.co.uk/](http://www.planningportal.co.uk/)

Please note that any subsequent response may be the subject of further pre-application charges.

Yours sincerely

Jennie Roberts  
Senior Planning Officer