### Addendum Sheet
Planning Committee – 31\textsuperscript{st} October 2019

<table>
<thead>
<tr>
<th>Item No.</th>
<th>Application</th>
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<tr>
<td>6a</td>
<td>Former Winter Gardens site, Keystone House and 20, 20a and 20b Exeter Road 7-2017-1273-AZ</td>
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<td>6b</td>
<td>Land South of Gillett Road, Talbot Village, Poole, BH12 5BF APP/19/00870/F</td>
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#### To Note:
Post May 2019, the site is now located within Central Ward

#### Additional Representations:
Further letters of representation have been received objecting to the loss of biodiversity in the vicinity of the site.

The Dorset Clinical Commissioning Group has made representation about the need to expand Talbot Village Surgery, which could be accommodated on the application site. The proposed development would therefore prejudice their expansion plans.

**Amended Conditions 6, 7 and 10:** To reflect the amended Biodiversity Mitigation & Enhancement Plan received 24/10/19:

6. AA01 (Non standard Condition)
Details of the biodiversity mitigation, biodiversity enhancement and habitat retention as outlined in ‘Ecological assessment to inform the proposed construction of a digital exchange and associated car park on land off of Gillett Road, Poole, BH12 5BF’ by Simon Geary Ecology Services Limited (dated and received on 11/10/19) and the Biodiversity Mitigation & Enhancement Plan (prepared by Simon Geary Ecology Services Ltd and dated 24/10/19) shall be undertaken in accordance with the mitigation requirements set out within the above referenced documents.

Any works on site relating to habitat manipulation (if required) shall be undertaken and supervised by a Suitably Qualified Ecologist, as described within ‘Ecological assessment to inform the proposed construction of a digital exchange and associated car park on land off Gillett Road, Poole, BH12 5BF’ by Simon Geary Ecology Services Limited and the Biodiversity Mitigation & Enhancement Plan (prepared by Simon Geary Ecology Services Ltd and dated 24/10/19).

**Reason**
To ensure protection of species under the Wildlife and
Countryside Act 1981 (as amended), the Badger Protection Act 1992 and in accordance with paragraph 170 of the National Planning Policy Framework, Policy PP33 of the Poole Local Plan and BSI 42020:2013 'Biodiversity - code of practice for planning and development'

7. AA01 (Non standard Condition)
Prior to commencement of development hereby permitted (including the removal of herbage or the disturbance of topsoil), any species protected under the Wildlife and Countryside Act 1981 (and, if necessary, elements of their support habitat), shall be removed under licence by a suitably qualified ecologist. Where protected species are discovered during the works on site, the works shall stop immediately until consideration of the need for a methods of removal of the protected species is made and such removals shall be carried out in accordance with the details of the timing and method of proposed rescue, protection and relocation of protected species and habitat that shall have first been submitted to and approved in writing by the Local Planning Authority. Such works shall be subsequently carried out in strict accordance with the approved details of methodology and programme. No vegetation shall be removed during the bird nesting season (1st March - 30th August), unless it can be sufficiently demonstrated by an ecologist that nesting birds are not present.
Rubble piles (located to the southwest of the proposed development, as specified in Appendix 3 of the ‘Ecological assessment to inform the proposed construction of a digital exchange and associated car park on land off of Gillett Road, Poole, BH12 5BF’ by Simon Geary Ecology Services Limited (dated and received on 11/10/19) and the Biodiversity Mitigation & Enhancement Plan (prepared by Simon Geary Ecology Services Ltd and dated 24/10/19) shall be retained and maintained as reptile habitat for at least the period of development, unless suitable alternative reptile habitat is agreed in writing by the Local Planning Authority.
Reason -
To ensure, before any disturbance occurs, the protection and rescue of species protected under the Wildlife and Countryside Act 1981 (as amended), the Badger Protection Act 1992 and in accordance with Policy PP33 of the Poole Local Plan, paragraph 170 of the NPPF and BSI 42020:2013 ‘Biodiversity - code of practice for planning and development’.

10. HW100
The access, turning space, barrier to the car park and vehicle parking shown on the approved plan shall be constructed prior to the first use of the building hereby permitted, and these shall thereafter be retained and kept available for those purposes at
all times.

Reason -
In the interests of highway safety and in accordance with Policies PP27, PP34, PP35 and PP36 of the Poole Local Plan (November 2018).

**Additional condition** has been requested by the BCP Highway Authority, to secure details of the cycle parking.

14. **HW110**
Notwithstanding the approved plans, prior to the first use of the development hereby permitted, secure cycle parking will be provided in accordance with a scheme to be submitted to and approved by the local planning authority, and thereafter retained.
Reason -
In order to secure the provisions of appropriate facilities for cyclists and in accordance with Policies PP27, PP34, PP35 and PP36 of the Poole Local Plan (November 2018).

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<td>6c</td>
<td>137 Rosemary Road, Poole, BH12 3HE&lt;br&gt;APP/19/00759/P</td>
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<td>6d</td>
<td>6 St Georges Avenue, Poole, BH12 4ND&lt;br&gt;APP/19/0070/F</td>
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**Withdrawn** by the applicants prior to Planning Committee
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