

Supplementary Papers for Planning Committee

Date: Thursday, 21 May 2020 at 1.00 pm

Venue: Skype meeting



5. Public Issues

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To receive any written statements from objectors and applicants/supporters on planning applications which the Planning Committee is considering at this virtual meeting where they would normally submit a request to attend and speak at a physical meeting.

This procedure is separate from and is not intended to replicate or replace the procedure for submitting a written representation on a planning application to the Planning Offices during the consultation period.

The deadline for the submission of written statements is 12 noon on Wednesday 20 May 2020. Written statements should be emailed to Democratic Services using the contact details on the front of this agenda.

Written statements will be collated and published as soon as possible after 12noon on Wednesday 20 May and will be available on the Council's website at the following address:

<https://democracy.bcpCouncil.gov.uk/ieListDocuments.aspx?CId=290&MId=4392&Ver=4>

Article 16: Covid-19 Interim Decision Making Arrangements

The arrangements for public issues to be received at this meeting have been made in accordance with Article 16 of the Council's Constitution, a copy of which is available on the Council's website at the following address:

<https://democracy.bcpCouncil.gov.uk/ieListDocuments.aspx?CId=151&MId=4523&Ver=4&Info=1>

Note: The Chairman has agreed in advance to exercise discretion in permitting Ward Councillors to attend and speak at this meeting prior to the adoption of the formal Protocol for Public Statements at Planning Committee.

No other items of business can be considered unless the Chairman decides the matter is urgent for reasons that must be specified and recorded in the Minutes.

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On-time Statements
received in relation to:

19 Avon Wharf Bridge
Street

Rod Deeming – 8/20/0079/HOU

Please register me as an objector to planning application 8/20/0079/HOU, 19 Avon Wharf, Christchurch. Below is my contribution which I ask be relayed to the members of the planning committee prior to the meeting as per your new arrangements for this virtual meeting.

My name is Dr Roderick Deeming and I have been a resident at 8 Avon Wharf for over 30 years. I am also a Director of the Avon Wharf Management Company.

I note the BCP Council Heritage Planning officer's comments, at page 15 item 18, that the design of Avon Wharf was awarded a Civic Design Award and that the building sits comfortably within the street scene of the Central Christchurch Conservation Area. This officer states that consideration must be given to whether the proposed alterations erode the character of the building. I suggest to you that it will do just that.

The proposal is to replace two in-roof Velux windows with two upstanding Dormer windows, one of which is to incorporate a full length Juliet balcony. An existing open air rear ground floor terrace is to be replaced by a completely enclosed new glass and metal framed structure. One of these replacement Dormers will be situated in the roof of the front elevation and will look directly down into two other adjacent dwellings within the inner courtyard area of 8 dwellings.

All existing window frames within these courtyard dwellings are wood and brown in colour but No19 proposes to replace with black metal frames.

Of serious concern is, that although not openly stated in the case officer's report, in the planning application form at item 6 the present roof is stated to consist of clay tiles and the external walls are of render and this is proposed to continue.

The fact is that all 21 dwellings have roofs clad in concrete tiles and there are no rendered external walls on any of these dwellings. Currently all walls have painted brickwork.

The cumulative effect of all these changes will completely alter the roofline of this terrace of 6 dwellings by the Velux fenestration changes plus the addition of a new glazed structure and changes to roof tiles and external wall finish will result in an eyesore, completely anomalous to adjacent properties. As such I consider it will not meet the requirements of Saved Christchurch Town Plan Policy BE4 (1) which states "Within a Conservation Area proposals or extensions will be expected to meet the criterion that the siting, design, scale and form and materials respect and complement those of existing buildings and spaces." Saved Town Plan Policy H12 adds support to the above policy.

Yours Sincerely

Roderick Deeming

Tom Lane - 8/20/0079/HOU

I wish to add my name to others who are strongly objecting to the application listed above.

I write as a private citizen of Christchurch but I would add that I am also a Town Councillor and a member of the Planning Committee. I represent the interests of residents within the town centre Priory Ward. The Town Council has already rejected this application.

The proposal is I believe contrary to the intention of the award winning architects Cheshire Robbins Associates who designed this development. The important aspect of this proposal is the changing of the windows in the roof of these riverside buildings from flat "Velux" type to Dormer type. All windows on this site represent the original dockside warehouse roof structures, so keeping within the scope and historic aspect of the buildings that have gone before.

I am able to confirm this aspect as I own an original painting of this area prior to development which clearly shows the inspiration that was an integral aspect of the new buildings of this development in the 1970's, which in its time was radical.

We are losing so many important buildings in Christchurch, that we need to preserve what is remaining and I believe that this, albeit a small change, would materially damage this development and open the door to further changes which would compromise the original intentions.

I call on the officers of BCP to reject this application.

Tom Lane. 10 Quay Road Christchurch BH23 1BU. [REDACTED]

Councillor Mike Cox – 8/20/0079/FUL

The application is for alterations to a terraced dwelling, at No19 Avon Wharf which is within a group of 21 residences located adjacent to Waterloo Bridge and the River Avon in Central Christchurch.

The alterations proposed by the applicant have been the subject of a number of applications and were refused permission by the previous planning committee of the former Christchurch Borough Council.

The alterations are described at item 27 as being modest a description I would not recognise and believe to be somewhat misleading.

The proposals are to convert 2 existing in roof Velux window into intrusive upright Dormer window structures , one of which is to incorporate a full length Juliet balcony, and an outdoor terrace is to be built over with a completely new glazed structure. External elevations of painted brickwork are to be rendered whilst the existing concrete tiled roof will be completely replaced by new clay tiles. These are extensive changes and to my opinion cannot be described as “modest alterations”.

The BCP Conservation and Listed Buildings Officer states that the present building sits comfortably within the street scene and the riverside setting. This officer comments that consideration must be given to whether these alterations erode the character of the building, and at minimum any proposal must ensure the character and appearance of the conservation area at this point is preserved, and any harm justified /weighed against the public interest.

In this instance and on balance I consider that harm will be done and the alterations are excessive.

Additionally it appears to me that these alterations do not meet the requirements of Town Plan PolicyBE4 criterion 1 and the requirements of the policy HE2 of the 2014 Core Strategy.

Consequently I cannot support this application and I would like this formally recorded

Kind regards

Mike Cox

On-time Statements
received in relation to:

7 Malmesbury Close

Caroline Martin – 8/20/0046/HOU

Further to your letter sent by email dated 13 May 2020 I wish to make a written statement to the Committee in lieu of attendance (due to issues with Covid-19) and require my comments to be considered by the Committee when it meets on 21 May.

I wish to make a number of points in addition to those made in my opposition to the application when it was originally submitted:

- Basically a shed has been built in the front garden of No 7 - a shed to store numerous bins with a separate section for surf boards. This is unprecedented in the Town and would create a dangerous precedence of:
 - allowing the building over of front gardens
 - spoiling the visual amenity and character of the neighbourhood
 - impede natural drainage which is important in this area of the town
 - creating an eyesore and nuisance - restricting access to footpath and unnecessary noise pollution which is grossly unfair on the neighbours
 - allowing a dangerous structure with hinged doors opening onto and crossing the public footpath
- The structure is completely unnecessary - all the houses in the Close have adequate garden space to store bins and other shed type items - we all have access to our back gardens via a rear alley designed to provide easy access for bins and deliveries. Bins and surf boards can be easily and safely stored in the back gardens of the properties.
- The structure has doors opening directly onto and across the public footpath. I deem this to be in breach of the current Highways legislation and interpretation of the law and that if allowed I am assuming the Council will take responsibility for, and underwrite, any accidents caused by this structure.
- I understand not everybody who submitted a response to the initial application has been contacted automatically - please could you assure me that all procedures have been followed.

Yours faithfully

Caroline Martin
3 Malmesbury Close

Keith Beresford – 8/20/0046/HOU

Dear Sir/Madam,

I am today 18th May in receipt of your e mail regarding the concrete base storage, described as bin store at 7 Malmesbury Close Christchurch BH23 1NU. Firstly this meeting was flagged thankfully by my neighbour at No.3 who received this notice via e mail on Wednesday 13th May, otherwise I would have been none the wiser about this meeting. Please note on writing David Hodges has just kindly e mailed the copy letter 18/5.

However, I need to address and raise some very pertinent points over this very large unsuitable structure which is totally out of place.

1 Thankfully Christchurch is now collecting our waste, and managing this service in two bins only.

2 In my opinion two bins and a box to suit same, do not require this extremely large and oversized structure to contain 2 bins?

3 My view has gone from my lounge as well as natural light, as the fronts of the property “odd numbers” are north facing, light is at a minimum and this storage makes the natural light even less.

4 Mr King at number 7, asked me if I could trim back a tree (mine) that is positioned by the parking spaces in the front of mine and his property as it lessened his light, view etc

5 The tree was cut well back, by me, however, with the car they own parked directly outside their house in a turning area, their car, and with this storage shed it block's my view /light also.

My pruning delivered better natural light and view for Mr King's household.

6 To access the structure heavy wooden lids are lifted, then the bin lids lifted to place in rubbish, noise of closing both follows, and occasionally not without a loud noise.

7 There are also storage doors opening onto a very small pavement that skirt all properties, no room, to pass, it is a health and safety risk. With their car parked adjacent to the pavement/shed store

at times, and having a 40cm pavement gap to the kerb only, as for people passing and using the pavement, it would be difficult, particularly if the household are removing bikes or surf boards or placing

rubbish in the bins at the same time there would not be a clear pathway for anyone to pass.

8 This storage store is oversized its height, length, and width, obliterating their garden strip, this is more liken to a shed, not in keeping with everyone else in the close. It is a front garden not a storage space.

9 We all have rear gardens with a rear ally way access all owners have bins by their back gates, and bring them to the front on collection days most house owners also have small sheds.

10 Mr King could re locate this store in his back garden to house whatever he wants. The reason for his reluctance is, as I know, because my view is impeded to my left view from my back window/kitchen he has had

a 3 metre long and similar height brick built rear extension built on the party line, he lost just under a third of his garden, so whilst he still has space in his back garden, a poorly thought out shed store was put at the front

of a terrace row of properties because he could? This rear extension was of course passed by planning.

I would like the planning /council not to set a precedent in allowing this structure, to house 2 bins only, slightly bigger than a council household bin's is ok for two bins only close to their own property.

I would not expect anything to impose on my or any other neighbours property from light, view, noise or health and safety this to seen as a blot on the landscape of a quiet close.

Thank you your time and consideration, I did send in photographs on the original repretation in March.

Thanks and best regards

Keith & Helen Beresford 5 Malmesbury Close Christchurch BH23 1NU

Written Statement

Application No: 8/20/0046/HOU

Location: 7 Malmesbury Close Christchurch BH23 1NU

Proposal: Construct Bin Storage at the front of Property (Retrospective)

Position: Writing in support to the application

From: Adam King

Please raise my notable points below:

- Reviewing the threads in all the recent objections from some of the local residence, most seem to reference a breach of Highways Act 1980, Section 153. I note the response from BCP highways & planning services as “The bin store proposed at the front and side of the property has no impact on the footpath or any highway aspects concerning the dwelling or other dwelling”
- Bins of fellow neighbours are kept at the front of their houses and I note no objection to these from other residence, myself or action taken by the council. I do however note objections in this application from other residence to the look of the bin storage unit constructed, so clearly the look of the front of the houses and design in the area are very much subject to personal taste and opinion.
- I note the noise objection from Mr Beresford but this is no more than the closing of a car door when in use. He also raises a line of sight to the church and restriction of a view complaint which I think would need to be independently assessed by the council in more detail to be upheld.

As a resident of the local area and having owned this house in my family since it's construction in 2002, I have been met with objection to every step of the renovations to my home despite doing this all via approved planning permission. There are some residence in this close who are averse to changes and progress which would be seen as normal in any other street or close in the town.

I am trying strike a fair balance between usable and unusable space the land my home provides. Taking up usable garden space at the rear of the property with the storage of 4 council bins, when these could easily be stored at the front of the house on unused and un-utilised land, seems the better balance of usable or enjoyable space.

Under standard planning regulations available on the government planning portal, I am entitled to build a fence at the front of my property no more than 2 metres high, but 1 metre high adjoining the footpath. As an alternative if the bin storage is denied I can remove it and replace with a fence of similar wooden construction which will hold the bins within the same area just without it being labelled as a purpose built bin storage area. I believe the construction in this application to be more purposeful and practical, but also less restrictive on the views of the side neighbours.

I am happy to abide by the planning decision of the council as I have done with all other changes to my home.

Please see attached pictures of other bin shed options in use throughout the town.





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On-time Statements
received in relation to:

The Goods Yard, 14 Station
Approach

Mr Rod Chapman - APP/19/00414/P

Many thanks for your e-letter. I am pleased to support this application.

There are numerous advantages for the development of this favoured site close to the centre of Broadstone, and all facilities within walking range to the reasonably active. These include Doctor/Dentist/Vets practices; a range of shops; bus links to Poole, B'mth and Wimborne. There is a Sports Centre immediately opposite the site, a nearby established Golf Club and course and a Bowls Club for the active. Anglican and Methodist Churches and social opportunities at the Royal British Legion, a nearby Community and Educational Centre and a Memorial Hall for social and arts activities. Broadstone really is a well established district offering a full life without remoteness and dependency on a car.

Also utilising such sites relieves the pressure on precious and diminishing 'green field' sites that may be considered for development. The one that springs to mind is the proposed neighbourhood development at Oakley, near Canford School which would be a travesty if built on, thus losing the final slither of countryside between Wimborne and Poole. There are no facilities to match the ones in the centre of Broadstone either and a far greater proportion of residents would be car dependent.

Yes, so do please give the green light to this application at Station Approach.

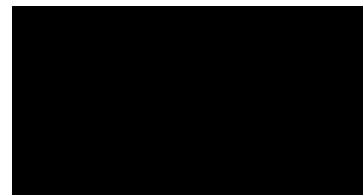
Many thanks for reading this and considering my petition.

Yours sincerely, R.G.H.Chapman Mr

BCP Council
Members of the Planning Committee
democratic.services@bcpcouncil.gov.uk

Chapman Lily Planning Ltd
Unit 5
Designer House
Sandford Lane
Dorset
BH20 4DY

Date: 18th May 2020
Our Reference: 1312 - GM



Dear Councillor,

RE: Planning application APP/19/00414/P – The Goods Yard, Station Approach, Broadstone

I am writing on behalf of the applicants for the above application, Primetower Properties Ltd, in support of their proposal to construct 33 apartments on land adjacent to The Goods Yard public house. Primetower Properties are an established local development company employing a locally based workforce; they have delivered many high-quality successful developments across the BCP Council area including two care homes, The Links in Broadstone and The Lindsay in Lindsay Road Branksome. The Primetower Group have of course owned and operated the popular Goods Yard public house for some 12 years.

Prior to the submission of the application the applicants sought pre-application advice from the Council and also engaged with the Broadstone Neighbourhood Forum to seek their views on the proposed development. The application was amended to take account of the advice provided at the pre-application stage and also to respond to the comments provided by the Neighbourhood Forum. Throughout the 13 month determination period the applicants have worked with your Officers to respond positively to queries that have been raised, the applicants have also continued to engage with the Neighbourhood Forum, adapting the plans to accommodate their comments. The conclusion of these extensive negotiations is a recommendation for the application to be approved.

As detailed in the Officer's report an extant permission is in place (approved by the Planning Committee in 2007) which permits the development of the site with 31 flats. This permission establishes a number of important precedents which carry forward to the current application – these include there being no objection to the development of the car park, a private car park

Chapman Lily Planning Limited
Registered company number: 9402101 Registered in England & Wales
Registered office: Unit 5, Designer House, Sandford Lane, Wareham, BH20 4DY

which is only for the use of patrons of the public house and that any overlooking which may occur to the school playground to the rear of the site is not a material reason to refuse a planning application.

The technical reports which accompany the application include an appraisal by Mr Graham Keevil of Keevil Heritage Services whose previous work includes advising on projects at Salisbury Cathedral and Christ Church, Oxford. Graham Keevil provided advice throughout the project, in particular relating to the Conservation Area and Locally Listed building, working closely with the professional design team throughout. His report fully considers and assesses the impact of the proposal on the Conservation Area and The Goods Yard Public House (being a locally listed building). The report informed the iterative design process and has resulted in a proposal which preserves the character of the Conservation Area and better reveals (when compared with the extant permission) the significance of the heritage value of The Goods Yard.

As demonstrated on the enclosed plan, the extant permission wraps around the rear of The Goods Yard and does not provide a distinct visual separation between the flats and the Locally Listed building. The current proposal has a separation distance of circa 8m between the proposed apartments and The Goods Yard. This separation distance provides a clear delineation of built form and a view through to the proposed new planting on the rear boundary. As shown on the enclosed plan and 3D image the proposal reduces in scale next to The Goods Yard so that it does not compete in the street scene.

The site is currently hard surfaced; the proposal includes the provision of additional planting and landscaping providing a green corridor across the site. Bat and swift boxes will be incorporated within the proposed building which, together with the landscaping, represents significant biodiversity enhancements, reflecting the aims of policy BP3 of the Broadstone Neighbourhood Plan. The proposal also complies with policies BP4 and BP5 of the Neighbourhood Plan, providing much needed 1 and 2 bedroom properties in the 'inner zone'. Residents will be within walking distance of local shops and services of Broadstone, importantly being able to support these local business.

It is important to note that the site falls within the sustainable corridor identified which has been identified as being the focus for additional growth the Local Plan states;

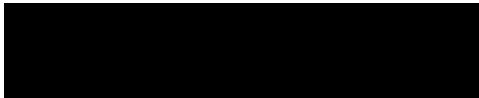
'opportunities also exist for windfall development within the sustainable transport corridors and elsewhere in Poole, which will help meet Poole's housing needs'.

The Local Plan identifies that in order to meet the identified housing demand much of the future growth is likely to come forward through the intensification of development within the urban area. The proposed redevelopment of the site presents a wind fall opportunity, in a highly sustainable location, to enable Poole to achieve its housing target. The proposal will also make a

significant contribution, of £163,549 towards affordable housing as well improvement to the highway.

I trust that Members of the Committee are able to support the Officer's recommendation and approve the application.

Yours sincerely

A solid black rectangular box used to redact the signature of the Director.

Giles Moir Ba (Hons) MTP MRTPI **Director**

Enclosures:

Plan (1): Proposed Street Scene – this shows the reduced scale of built form adjacent to The Goods Yard, the separation distance to The Goods Yard, the rhythm of built form reflecting the character traits of the Conservation Area and the pallet of high quality materials.

Plan (2): Proposed site plan – the plan shows, shaded pink, the awkward extant permission which wraps around the rear of The Goods Yard and does not provide the same degree of visual separation as the current proposal, clearly is does not do justice to the locally listed building.

Plan (3): Proposed 3D View – this plan shows how The Goods Yard will remain as the principal building in the view along Station Approach (the view includes the proposed alterations to The Goods Yard which are subject to a separate application) and forms a fitting solution to complete this section of Broadstone.

On-time Statements
received in relation to:

Land at Highmoor Farm

64 Dulsie Road
Bournemouth
BH3 7EB
15th May 2020

Planning Committee Comments Ref: APP/20/00095/F

Proposal: Conversion of agricultural barn to digital exchange building including alterations to form three doorways.

Location: Land at Highmoor Farm, Purchase Road, Talbot Village, Poole

We would like to reinforce our objections to the granting of this application on the following grounds.

This development would be contrary to the provisions laid out in Poole Plan PP21 applying to any development on area TV2 which requires developers to provide a heathland support area on TV3 before any works can be approved.

The Talbot Village Trust relies on a 2015 ecological statement that Highmoor Farm (TV2/3) has no ecological value. This reference is not only out of date but would also appear to be a desktop exercise rather than a comprehensive survey of areas TV2/3 and thus not fit for purpose.

We are aware of an up to date species survey which confirms a large and wide diversity of fauna on Highmoor Farm and Talbot Heath. This includes 5 of the 6 UK reptile species which hold protected status as well as 8 bat species. Thus, we would contend that the Highmoor Farm provides valuable habitat for many species as well as forming an important buffer for Talbot Heath which holds SSSI status as a remnant of lowland heathland in the Bournemouth Poole and Christchurch conurbation.

We are concerned that preparatory works relating to this proposal- formation of hard standing and installation of underground fibre optic cabling may have already had an adverse impact on hibernating fauna in TV2/3.

Furthermore, this development would be contrary to Poole Plan PP21 1. c) because of impact on amenity to local residents given close proximity of the proposed site to residential properties.

Given the Covid-19 pandemic necessitating a change to home based working which seems likely to be a long term impact, surely the requirements for centralised workplaces will be significantly reduced

We would suggest that a Digital Exchange should it deemed essential would be more appropriately sited within the University Quarter, TV1.

Dr Andrew & Mrs Trisha Barraclough

Highmoor Farm is a precious piece of land that borders the Talbot Heath nature reserve. Huge amounts of wildlife are present in this area and the animals will be negatively impacted by any building or renovations.

Talbot Village Trust should consider selling or donating to the Talbot Heath nature reserve so this piece of land is no longer under threat of continual development.

People within the local community are tired with AUB and BU consistently building on any green land. Developments should be sympathetic to the local area and many of the recent buildings erected are too large and not in keeping with architecture of the local homes.

Margaret Gardner – APP/20/00095/F

This is in reference to your letter concerning the conversion of agricultural barn to digital exchange building on land at Highmore Farm Purchase Rd, Talbot Village. This is my digital statement opposing the plan to build it on the land at Highmore Farm, if this is needed it should be built on campus land, not on land near a S.S.S.I, the university is encroaching on more and more land, and this needs to stop.

Regards

Margaret Gardner

Mr. Nick Dobbs
56 Talbot Road
Bournemouth
Dorset
BH9 2JG

STATEMENT OF OBJECTION
PLANNING APPLICATION APP/20/00095/F
DIGITAL EXCHANGE HIGHMOOR FARM

Dear Chair and Planning Committee Councillors

Thank you in advance for reading this statement of objection which I hope will add value to your deliberations.

To date, this planning application has attracted 63 local objections submitted between the 7th February and 17th April 2020. Since the 20th April 2020, Talbot Village Trust hereafter referred to as the Applicant has subsequently garnered 12 submissions of support largely from business correspondents outside the locality of this proposed development.

I believe it is highly relevant that the Planning Committee are made aware of the milestone events that have transpired prior to this application being brought before you today (21st May 2020).

31st October 2019

BCP Planning Committee rejected an application by the same applicant for a 2 storey building incorporating a Digital Exchange on nearby Plot R (APP/19/00870/F) because it was deemed to be at odds with the Poole Plan. (*See Planning Committee Agenda, Relevant Planning Applications and Appeals - page 63, point 8*).

November 2019

In the aforementioned Plot R application, the Applicant's own ecology report stated that a 3m margin should be left along the surgery fence line to safeguard a colony of slow worms that are protected under UK law. In spite of knowing this, the Applicant under a wayleave agreement, allowed a fibre optic contractor to dig a trench along the fence line which in all probability resulted in harm/death to this colony whilst they were hibernating. The destination of this fibre optic cable was ultimately the barn for the proposed Digital Exchange

20th February 2020

Councillor Karen Rampton Calls-in this application due to a significant volume of concerns raised by local Residents.

19th March 2020

Senior Planning Officer Steve Dring e-mails Case Officer – Monika with a statement (*see Appendix 1*) providing no qualification for his interpretation.

23rd March 2020 (Morning) & 23rd March 2020 (Afternoon)

Conservation and Planning Lead Advisor for Natural England – Nick Squirrell submits an e-mail of support for this application (*see Appendix 2*).

The very same day, a second almost identical version of Nick Squirrell's e-mail also appears on the planning portal but this time with an additional paragraph endorsing the Senior Planning Officer's unqualified statement (*see Appendix 3 paragraph highlighted in yellow*).

13th May 2020

Notice of Planning Committee meeting for 21st May 2020 is published online. Included within the Case Officer's recommendation to grant planning permission is Paragraph 28:

Para 28 - "The proposed scheme, by virtue of its scale and nature and since it would create no employment at the site, would not trigger the requirements of Policy PP21 2(e), which requires the provision of a heathland support area (TV3) for any development falling within provisions of Policy PP21 (b) – (d). This position has been agreed by Natural England. Appropriate and proportionate biodiversity mitigation and enhancement measures are proposed on site...."

Regrettably, the Case Officer in her summary submission to the Planning Committee has served only to perpetuate the Senior Planning Officer's original unqualified statement (*Appendix 1*) with the added endorsement from Natural England.

Meanwhile (March – May 2020)

In spite of this planning application being called-in by Councillor Karen Rampton on the 20th February 2020, the Applicant has undertaken and completed all the major preparation work for the proposed Digital Exchange. These works include:

- Created a much larger area of hard standing than would be required for employed technicians undertaking up to 4 visits/week by car.
- Refurbished the barn including laying down supporting floor struts (*See photo Appendix 4*) which are for the sole purpose of supporting a metal container to house the digital servers.
- Completed all electricity and fibre optic connectivity including trench digging, cabling and operational panels inside the barn (*See photo Appendix 4*).

If a private individual had submitted a planning application on their land but continued to carry on regardless with the development ahead of their application being considered, the Planning Department and Planning Committee would most likely take a very dim view.

Why so much latitude afforded by the Planning Department for this Applicant? Does BCP Council already have a vested direct interest in this Digital Exchange which the Planning Committee Councillors may not be aware of?

How The Poole Plan is being compromised?

The current Poole Plan approved in November 2018 is the guiding principal reference document in the public domain and was the subject of a thorough and comprehensive Inspector's review including a participative rewriting of Policy PP21.

This planning application is for the creation of a Digital Exchange on TV2 which the Applicant expects to attract businesses to set up alongside it and is the start of the Innovation Quarter (aka Digital Village) employing an anticipated 1,700 workers.

A Grant of Permission triggers 2(e) of Policy PP21 Poole Local Plan, which states:

*2 (e) a heathland support area (TV3) of around 12 hectares. The heathland support area must be provided and open to the public before the delivery of development required by **(b) to (d)**.*

The wording of 2 (e) is without exception.

Yet the Senior Planning Officer has issued an internal memo to the Case Officer without offering up precisely where in the Poole Plan it unequivocally qualifies his interpretation statement that 2(b) makes this application exempt from the requirement to first provide a heathland support area on TV3.

Digital Exchange Siting

The Applicant has acknowledged during a public forum that this Digital Exchange could technically have been sited on any suitable brownfield site within the BCP conurbation. The Applicant has already incurred costs entirely at their own risk but wants the Digital Exchange at this location because it is close to their vested stakeholder partners – both Universities.

Should the Planning Committee not be minded to grant planning permission, the tenant farmer will benefit from a new agricultural barn but will probably ask the Applicant Landlord to remove the obsolete floor struts and the fibre optic cabling as these were clearly installed for the specific purposes of a Digital Exchange.

Noise Pollution & Public Relations

At no stage during these intrusive and noisy heavy machinery works did the Applicant make any courtesy contact with their residential neighbours. Indeed Councillor Rampton, Sheila Warner (Talbot & Branksome Woods Residents Association) and I received numerous calls of concern from those neighbours whose gardens are within metres of this development.

Furthermore, the proposed cooling fan for this Digital Exchange has never been tested running in situ to assess the actual impact on nearby Dulcie Road Residents.

Disappointingly, considerate neighbour is not something that the Applicant can legitimately claim in this instance and arguably does not reflect well for any of their future development aspirations on Highmoor Farm TV2. A significant gap remains between the Applicant's recent well-intentioned public relations rhetoric and the reality on the ground in terms of their public engagement when pursuing development interests and that is a great pity.

Ecology

The Planning Committee will be aware that significant concerns exist about the effects of developing Highmoor Farm on Talbot Heath's long term biodiversity and that 700 Members of Preserve Talbot Heath Facebook Group share these concerns. I would emphasise that at no point has the Applicant ever commissioned baseline biodiversity studies from which to assess the impact of their development ambitions on Highmoor Farm and Talbot Heath SSSI. Nor have they presented a plan on how they intend to monitor biodiversity net gains or losses over time. With such an important urban natural capital asset at stake (Talbot Heath) and in light of the Council's Climate and Ecological Emergency Declaration - this is of great concern.

Poole Plan Policy PP33, 9.66 empowers the Planning Committee to call upon the conditions in the paragraph below on any development application on Highmoor Farm – especially given the close proximity (within 400m) of a Special Site of Scientific Interest (Talbot Heath).

"The Council will ensure that there is adequate implementation of biodiversity mitigation and monitoring of 'net gains' secured through the planning system. The records of habitats and species held by the Dorset Environmental Records Centre (DERC) serve to provide a useful desktop guide for developers to understand the known protected species present, but may need to be supplemented by further surveys and baseline species studies undertaken by the developer. The Council will also pro-actively encourage developers to submit their species recordings to DERC".

On 24th March 2020 I submitted a specific concern (available on planning portal) to BCP's Case Officer requesting clarification on the frequency (kHz) output data for the proposed cooling fan. This is relevant to bat ecology and has the potential to directly affect their echo-location and communication. Regrettably, this request for clarification through the Case Officer appears to have been ignored.

Summary Recommendation

Neither the Applicant nor Planning Department has demonstrated to the Planning Committee unequivocal evidence contained within the Poole Plan to qualify their interpretation that this Digital Exchange entitles the Applicant to circumvent the requirement to first provide a heathland support area on TV3 for public use.

In their final written submission which in non-Covid 19 times would be read out at the Planning Committee Meeting, the Applicant may try to assuage presiding Councillors that they are progressing with the provision of a heathland support area on TV3. In reality, the term “progress” is subjective and could be limited to the Applicant simply arranging a meeting to discuss the issue.

I would ask that the Planning Committee rejects this application until such time that the Applicant has fully delivered a heathland support area on TV3 as per the Poole Plan’s requirements.

Regards
Nick Dobbs

Appendix 1



Date: 23 March 2020
Our ref: [Click here to enter text.](#)
Your ref: APP/20/00095/F



BY EMAIL ONLY

Customer Services
Hombeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

T 0300 060 3900

Dear Ms Kwiatkowska,

Planning consultation: Conversion of agricultural barn to digital exchange building including alterations to form three doorways.

Location: Land at Highmoor Farm, Purchase Road, Talbot Village, Poole, Dorset

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Thank you for consulting Natural England.

Natural England has no objection to the proposal as set out in the planning documentation.

Natural England endorse the specific comments made by the councils Biodiversity Officer 11 Feb 2020.

Natural England advise that the north south line of trees and scrub does form a functional foraging link for bats. The council should request confirmation from the applicant that any external lighting will only be activated by movement receptors rather than being operated on a timer to avoid illumination of the compound in key periods at dawn and dusk and impacts on these species.

I trust this advice will assist you and the authority in considering the application further.

Yours sincerely

Nick Squirrell
Conservation and Planning Lead Advisor
Dorset and Hampshire Team
Dorset, Hampshire and Isle of Wight Area Team
Natural England
Mob: 07766 133697
Email nick.squirrell@naturalengland.org.uk

cc
J Martin

Date: 23 March 2020
Our ref: [Click here to enter text.](#)
Your ref: APP/20/00095/F



Customer Services
Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

T 0300 060 3900

BY EMAIL ONLY

Dear Ms Kwiatkowska,

Planning consultation: Conversion of agricultural barn to digital exchange building including alterations to form three doorways.

Location: Land at Highmoor Farm, Purchase Road, Talbot Village, Poole, Dorset

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Thank you for consulting Natural England.

Natural England has no objection to the proposal as set out in the planning documentation.

Whilst this application is within the area in which Policy PP21 2e could apply and trigger the need for a support area, it is clear that this proposal is for an unstaffed building similar to an electricity switching station. Natural England advise the authority this application will not have a likely significant effect on the nearby European and internationally designated heathland sites and therefore does not require mitigation measures such as a Heathland Support Area to be provided prior to commencement.

Natural England endorse the specific comments made by the councils Biodiversity Officer 11 Feb 2020.

Natural England advise that the north south line of trees and scrub does form a functional foraging link for bats. The council should request confirmation from the applicant that any external lighting will only be activated by movement receptors rather than being operated on a timer to avoid illumination of the compound in key periods at dawn and dusk and impacts on these species.

I trust this advice will assist you and the authority in considering the application further.

Yours sincerely

Nick Squirrell
Conservation and Planning Lead Advisor
Dorset and Hampshire Team
Dorset, Hampshire and Isle of Wight Area Team
Natural England
Mob: 07766 133697
Email nick.squirrell@naturalengland.org.uk

cc

Appendix 4 - Refurbished Barn including electricity and fibre optic cabling (As @ 17th May 2020)



TALBOT AND BRANKSOME WOODS RESIDENTS ASSOCIATION

WRITTEN STATEMENT OF OBJECTION – App/20/00095/F

Conversion of agricultural barn to Digital Exchange Building including alterations to form three doorways

Planning Policy PP21 Para 2(e) (Poole Local Plan)

This planning application for the creation of a Digital Exchange Building in TV2, which Talbot Village Trust hopes will attract businesses to set up alongside it, is the start of the Innovation Quarter (Digital Village). A Grant of Permission triggers 2(e) of Policy PP21 (Poole Local Plan), which states:

2(e) “a heathland support area (TV3) of around 12 hectares. The heathland support area must be provided and open to the public before the delivery of development required by (b) to (d).”

This wording is unequivocal and makes no exceptions.

The Case Officer in her Report disagrees:

Para 28 *“The proposed scheme, by virtue of its scale and nature and since it would create no employment at the site, would not trigger the requirements of Policy PP21 2(e), which requires the provision of a heathland support area (TV3) for any development falling within provisions of Policy PP21 (b) – (d). This position has been agreed by Natural England. Appropriate and proportionate biodiversity mitigation and enhancement measures are proposed on site....”*

Her assessment is based on Steve Dring’s submission 19th March 2020 *“Monika – just to confirm that the proposed digital exchange is not employment development as described under Policy PP21 2(b). Therefore there is no requirement to provide the heathland support area to enable implementation of it.”* He is incorrect, as is Natural England (March 23rd) who have followed his lead.

At the Poole Local Plan Examination the draft text regarding Talbot Village Land was so hotly disputed by the Talbot and Branksome Woods Residents representative Sheila Warner and by Ecologist Nick Dobbs with Poole’s Planning Policy Officers that the Inspector instructed the Poole Planning Policy Officers to go away and write a new separate policy specific to Talbot Village to provide absolute clarity. PP21 is that policy which gives total clarity.

2) Proposed development

Growth at Talbot Village will be carefully developed to deliver:

(b) an innovation quarter (TV2), on land at and around Highmoor Farm, comprising up to 25,000 sq. m gross floor space to help support the role and function of the universities and comprising a mix of B1 uses, health care facilities and other university-related uses;

(c) ancillary uses, where they are demonstrably needed to support the primary function of the innovation quarter; and

(e) a heathland support area (TV3) of around 12 hectares. The heathland support area must be provided and open to the public before the delivery of development required by (b) to (d).

There are no exceptions made for a Digital Exchange Building with an Application Site 5 times the size of the building. TV3 must be opened to the public as this is a “university-related use” and is “demonstrably needed to support the primary function of the innovation quarter”. Indeed it is the very start of the Innovation Quarter / Digital Village. It is no use planning officer (Steve Dring) and Natural England (Nick Squirrell) trying to retrospectively reinvent CONDITIONS to the WORDING. The wording is UNEQUIVOCAL and WITHOUT EXCEPTION. You the Planning Committee are now being asked by Para 28 of the Case Officer’s Report to REINVENT this Policy PP21 (b), (c) and (e) which was approved by the Inspector without alteration at the Examination.

Fall-back Position

The weakness of BCP Council’s Planning department’s case is displayed by their mention of a fall-back position.

The Case Officer has written;

Para 31 *“Since the change of use of the existing agricultural barn to a Class B8 Use (Storage or a Distribution Centre) as defined by the Town and Country Planning (Use Classes) Order 1987 would potentially constitute permitted development, under Part 3, Class R of the general Permitted Development Order (2015) (‘the GPDO’), regard can be had to this as a potential fall-back position.”*

Note the use of the word “potential” twice.

There is nothing definite about this fall-back position:

- a) Class R Schedule 2, Part 3 of the General Permitted Development Order (2015) (as amended GPDO) does permit change of use from an agricultural building (and land within its curtilage) to Class B8 (Storage and Distribution) but it is subject to PRIOR APPROVAL. This would constitute a ‘material change of use’. Surely it would be highly irregular for BCP Council Planning Department to grant permission to something which falls foul of Policy PP21 (Poole Local Plan) which governs the land on which it sits and also the large application site which newly, solely for the purpose of this application is now shown to belong to the barn.
- b) The farmers are tenant farmers so if agricultural tenancies are (or have been) in place, then there are specific restrictions.

Size of Application Site

The Location Plan shows a site area included within the red line to be 5 times the size of the barn. So what is the purpose of this large application site?

The answer is in Para 4.7 (Planning, Design and Access Statement):

“Initially, the infrastructure hardware will be housed in a secure container which will be inserted inside the barn ...”

The word “initially” proves that this hardware in a barn arrangement is a starting point only. The convenience of having the routers and servers in a container is that Talbot Village Trust and customers can expand its capacity by adding additional containers even while the existing container is in operation, thus creating a Modular Data Centre.

“Digital Exchanges support both the creation of a new infrastructure and the creation of new businesses that will use and benefit from it.”

Employee Parking

Question 9 of the Application Form states there is no vehicle parking relevant to this application.

Para 4.2 (Planning, Design and Access Statement) states:

“There is no need for any on-site car parking, save for an existing area adjacent the barn where service vehicles can park.”

BUT unlike an electricity switching station this Digital Exchange Building will need employee support 4 days a week.

Para 4.4 (Planning, Design and Access Statement) states:

“It is anticipated that there will be no more than four visits per week for maintenance checks to the exchange.”

So on 4 days a week there will be an unspecified number of workers / employees on site for an unspecified amount of time using 3 doors to access a building which houses a container with only one door.

This is a FUDGE.

Noise

According to WHO recommended noise levels, average night exposure should not exceed 40 decibels and sound pressure levels in outdoor living areas e.g. gardens during the day should not exceed 55dBA for a steady continuous noise.

According to the Noise Assessment, the Centrifugal Fan Evaporative Cooler emits 53.9 dBA of noise when running at Fan Speed Level 5. Level 5 is the speed suggested at Para 4.8 (Planning, Design and Access Statement) as being the highest typical operation level for the fan.

It continues *“Given that this unit will be enclosed within the barn it is unlikely therefore that only very minimal noise will be audible from outside the building”*

The noise outside the barn will not be *“only very minimal”*. The newly clad barn is made of brushed sheet steel and the noise could very well resonate which would produce a more than *“minimal noise”*.

This barn is only 17 metres away from the boundary of the gardens of the bungalows in Dulsie Road.

The Residents Association is concerned about this continuous 24hr noise of the fan and the harmful impact on the residents quiet enjoyment of their back gardens and property. The noise from Level 10 Fan Speed, if ever needed, is 69.2 dBA.

The Talbot and Branksome Woods Residents Association asks that this application should be REFUSED as, unless TV3 is opened to the public, it is contrary to 2(e) of Planning Policy PP21 (Poole Local Plan 2018).

Stephen Coltman OBE

Chairman, Talbot and Branksome Woods Residents Association

HIGHMOOR FARM – DIGITAL EXCHANGE APPLICATION - PLANNING COMMITTEE PUBLIC SPEAKING

This statement of support is submitted by Mr James Gibson Fleming, Trustee, on behalf of Talbot Village Trust. The statement is in support of Planning Application APP/20/00095/F for Change of use of an Agricultural Barn for use as a Digital Exchange, at Highmoor Farm.

The Trust's Purposes and background

Talbot Village Trust works for the charitable needs of Bournemouth, Christchurch and Poole, and the wider area. A population of 400,000 and more adjacent. Those interests must also be split between today's inhabitants and those interests of future inhabitants. In this way, the Talbot Sisters' original benevolence has lasted for 150 years and is still going very strong.

The way the Trustees manage the TVT Estate has over time made a very meaningful difference to the amount of funds available for giving. We are eternally grateful to the foresight of the Talbot sisters for buying a farm in such a strategic location, 2 miles outside the then village of Bournemouth and now in the centre of the urban conurbation.

Highmoor Farm is low quality farmland, intensively farmed with livestock, and very different to the heathland habitat at Talbot Heath.

At the start of the Charity's history, the farms provided all the annuity income that supported the model village; comprised of rented houses, school, church and alms-houses. Clearly the income from a farm of similar size, 150 years later, would not today support any meaningful charitable giving. So, having had land compulsory purchased by the Councils after the Second World War, it seemed indeed prudent that the trustees took the initiative for the residue of their estate and started a program of development on some of the remaining farmland, and this commenced in the 1980s.

It is that very farmland upon which the new Talbot Village now sits that has created a fund that now supports £1m pa of giving as well as the creation of number of specialist buildings rented for use by the elderly and Bournemouth University.

The Talbot Masterplan and the Digital Exchange Application

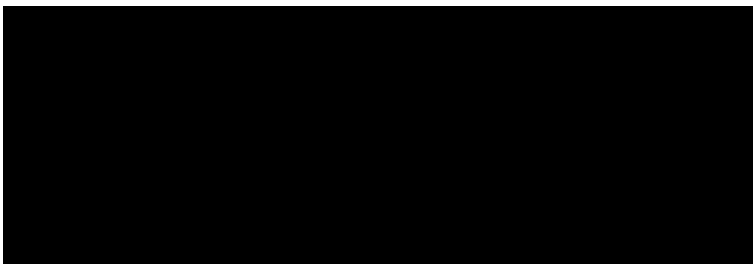
In recent years, the Trust has been minded to purpose some of its land for the economic development of BCP. In 2013 TVT joined with the Boroughs (then Poole & Bournemouth) and the two Universities in the creation of a Masterplan for the area. The Trust was and is particularly well placed to help the two Universities to expand and prosper. They are the providers of our knowledge economy and the young brains that can secure a bright future of our region.

The digital exchange forms a key part of that ambition and affords BCP the chance to become a centre for excellence and skills in the area of IT and digital business.

In these times of severe economic decline and huge increases in National debt it has never been a more crucial to plan for future economic strength. The Covid-19 crisis has shone a spotlight on the importance of fast internet connectivity and digital communication.

The Digital Exchange is critical infrastructure for this recovery that BCP will so much need in the future. We live in a competitive world, if we do not get on with these ambitions and turn them into reality you can be sure that other South Coast towns will beat us to it. This 'Glass Revolution' or '4th Industrial Revolution' will provide high paid jobs and it will reduce the need to travel or move away for good employment.

In submitting this application, The Trust has listened and responded to the previous concerns expressed by the Planning Committee and local residents, and has submitted a proposal which fully complies with local plan policy and has minimal if any impact on the local environment or local residents. The Trust respectfully requests that this application is approved.



James Gibson Fleming
Trustee, Talbot Village Trust
19th May 2020.

LAIX CIC
876 Christchurch Road
Bournemouth
BH7 6DJ

To: BCP Council, democratic.services@bcpcouncil.gov.uk

Written Statement in Support of Planning Application APP/20/00095/F

We would like to thank the committee for giving us this opportunity to express our views and look forward to seeing it on the live broadcast streams that this technology has enabled.

We are a Community Interest Company - a company that is run on a not-for-profit basis for the good of the community: namely those that live; work; and study in Bournemouth, Christchurch and Poole.

If the application is passed, we intend to take a presence in the Digital Exchange Building to build digital infrastructure which benefits the NHS, Visitors, Students, Employers, Residents, Home Workers, Office Workers and Local Authorities.

We live in an age where secure, reliable and affordable communications services are key to prosperity. And now, much more so than ever, with the impact of COVID-19, it provides the ability to stay home, work from home and preserve the lives of loved ones.

We were shocked to read some of the published and clearly scripted objections which broadly are about 'me' and forget everyone else.

None of the objections have any credible reasons which the committee can support. Mr Z, of Dulsie Road makes it clear that unless he can control what a farmer puts in a barn and how a farmer lawfully makes a living, then he will force his family to leave and live in another Country that is much better England. We cannot imagine any member of the planning committee would be willing to side with such views.

We appreciate many that wrote in to object to this Change of use Application did so before understanding what the impact of the current biological epidemic has, and will continue to have, on them and their family. Lives have been lost and the over-dependence on Tourism, Hospitality and Language Schools means many local people have lost their jobs and some will lose their homes.

The local High Street could not have kept going in its current form. We feel very strongly that we need to get the region's economy back up and running again and it needs to be done in record time. We need the Green Technology and vibrant Engineering Companies to be based locally and be running now.

The businesses that switched to working from home, the hospitality businesses that pivoted and started to trade online, the wholesalers who started to sell online to the general public because all their commercial customers were not able to open, were all able to do so with the support and expertise of the IT and Digital Sector in Dorset.

We need to ensure the safety of locals and make it clear that visitors can return to this area and attend events before the summer is over. Our local Clinical Care community and our Transport infrastructure needs to run with efficiency. We also need consider the message JP Morgan is sending out by silently moving its once vibrant processing centre away to a neighbouring town. The conurbation more than ever needs to shrug off the "Backwards Bournemouth" image and move to "Bournemouth is Booming".

Our research in recent weeks suggests it is the local Conservatives pushing to get the area moving and to the new normal. We applaud this. We recognise they have the vision to get this done. We will not mourn the loss of Mr Z, living in a better Country, but we will deliver a faster, inclusive, green and more affordable infrastructure so his grandchildren can in future make a hologram call to granddad at any time and talk as if they were sat together.

We are unsure as to why the Elected members of the Council would consider it is acceptable to vote down such an application - which is simply to reuse an existing barn, which in place of a

tractor or such equipment, there is a container that houses the exact same equipment (just a little bigger) that you find in 1000s of street cabinets filling up pavements providing Internet broadband across the region.

Why are Digital Exchanges needed and what's the value of picking this very specific location?

Every city and large town needs and will soon have secure, reliable and affordable and ideally (or vitally) a 'neutral' onward connection to other towns and counties.

This is necessary because it is no longer possible to sustain modern forms of communications such as Zoom video calls, whereby 20 people within 20 miles of each other have all their video traffic sent to London, then halfway round the world and back.

It's expensive and painful to use and it will not support the needs of modern services. The service quality is not there and it's frustrating.

Many of us recently suffered a 24 hour outage on Virgin Media (which is a US company). This was caused by the need install more capacity - it went wrong and the capacity issue is still there for many as can be heard across Social Media in the BCP area. It is not a big issue for the American HQ.

All the major cities around the world are installing local digital exchanges which means communications for local use, stays local. In the UK operational exchanges exist in London, Brighton, Cardiff, Bradford, Edinburgh, Leeds, Liverpool and Manchester with many more planned as by 2025 the existing telephone works are being turned off. So a local digital exchange is not a nice to have, it's a necessary to stay connected to the world.

The location of this site, for us, and suspect for everyone who lives and works locally, is very important. It sits between a number of critical exiting infrastructure which includes the two Universities, Winton and Bourne Valley, the railway line, Talbot Avenue and Wallisdown Road.

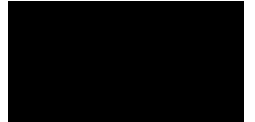
These are major pinch points for communications traffic that passes through the BCP area. The delivery of the Digital Exchange will help reduce the constant digging of roads and pavements to install more fibre and street cabinets (planning not required) every 125 meters from an ever growing number of commercial fibre providers. This digging is carried out by third party contractors on a per foot per day model, and no interest in local needs.

There is nothing preventing someone from the group that fights to keep the land a farm and protects the SSSI from joining the Community Interest Company to improve digital services and education to the local community.

for and on behalf
LAIX CIC



X-Net Chambers LLP
72 Norwich Avenue West
Bournemouth
Dorset
BH2 6AW



20 May 2020

BCP Council,
Civic Centre,
Poole, BH15 2RU

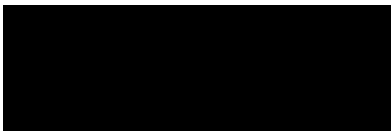
Planning Department

**REFERENCE: APP/20/00095/F Land at Highmoor Farm, Purchase Road,
Talbot Village, Poole**

We write to offer our support to this application.

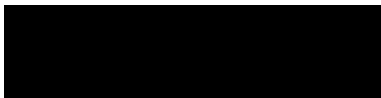
In the past three weeks we have seen a massive spike in local people contacting us seeking employment. This seems to be as a direct result of the local employment model being highly reliant on visitors from outside BCP and a high number of young people employed in low wage jobs with national chains. 80% of our work is done outside the BCP area because we can get better access to infrastructure elsewhere. The wonderful coastline we have does not help with road, rail and now digital infrastructure. As the UK has more people working from home, please take this opportunity to fix the poor quality digital infrastructure and approve this application. We would love to expand and employ more local people but we need the planning committee to help.

Yours sincerely



Tim Harris

Partner
X-Net Chambers LLP



Registered Office:
40 Charlotte Street
Edinburgh
EH2 4HQ

Reg in Scotland SO302745
VAT No: GB 527 1750 50



HIGHMOOR FARM – DIGITAL EXCHANGE APPLICATION - PLANNING COMMITTEE WRITTEN STATEMENT

This statement of support is submitted by Intelligent Land, agents for Planning Application APP/20/00095/F for Change of use of an Agricultural Barn for use as a Digital Exchange, at Highmoor Farm. The statement is submitted on behalf of the applicant, Talbot Village Trust.

Provision of high quality, high speed digital infrastructure is vitally important for both economic growth and our everyday lives.

The current Covid-19 pandemic has shown clearly the role that virtual communication plays in maintaining vital services and functions in society and in business, as well as allowing us all to keep in contact with family and friends.

This planning application provides just such essential infrastructure – nothing more.

The Trust has carefully considered the reasons for refusal from the previous application for a digital exchange and has also reviewed the public comments you have received on this application. We consider that there is no valid reason why this application should not be approved, however, we will demonstrate how previous and current concerns about the digital exchange proposal have been addressed.

Whilst the Trust accepts that some people will have concerns about the application, it also notes the 20+ letters of support that you have received from residents, the local business community and the Universities.

PREVIOUS REASONS FOR REFUSAL

The 2019 application was refused for three reasons – in summary:

- It was in an area allocated for uses associated with the Universities;

- There was no provision for renewable energy supply;
- There was no provision of sustainable drainage systems.

In addition to these, we would summarise objections to the current application as:

- That this is the wrong place for such an exchange
- That the development will impact on Talbot Heath
- That a Heathland Support Area should be provided in advance of the development
- That there will be noise associated with the exchange; and
- That there will be general disturbance to local residents.

In response to all these points, we say:

- This application is exactly in line with this Council's Talbot Village SPD, The Poole Local Plan and the National Planning Policy Framework.
- The application lies outside the area allocated for University uses, but its location remains central to the development area of the universities and the innovation quarter identified in your local plan.
- The application is for only the digital exchange infrastructure itself.
- It excludes any office accommodation, car parking, or associated facilities.
- It is a change of use of an existing barn, rather than a new building.
- There is no need for a new access road, or any new on-site car parking.

- The barn use can be changed without any enlargement, and only minor alterations to create doorways.
- Noise from the cooling fan system has been thoroughly tested, and the vent position moved as a precaution. Noise from the exchange, even at night, will not be audible to local residents.
- The building will have no resident employees, save for occasional maintenance staff visits. The impact on local residents will be hardly noticeable.
- The barn lies outside and a long way from Talbot Heath.
- As a piece of infrastructure, the development does not trigger any prior requirement for a Heathland Support Area, a position confirmed by your Planning Policy Manager, Natural England, and supported by Counsel opinion for the Trust.

In conclusion, this digital infrastructure is of vital importance to business, the universities, the public sector and local people, and we therefore respectfully request that the application is approved in line with your officer's recommendation, the Council's SPD, the explicit requirements of the Local Plan and the NPPF.

Simon Trueick

Associate Director, Intelligent Land

18th May 2020

On-time Statements
received in relation to:

Plot W, Purchase Road

Helen Bateman – APP/19/00949/F

In addition to my previous comments I would question the need for this 'temporary' car park on the basis the original application was in July 2019 and the work on the buildings as been carrying on since then. We now have a situation where the universities are closed and therefore there is likely to be plenty of parking available in the current car parks for the foreseeable future. The work, if it was scheduled for 15 months from July 2019 should be largely completed by the time the universities are likely to reopen so surely this negates the need for this development anyway.

Regards

H Bateman

Kerry Lingane - APP/19/00949/F

I'd like to voice my objections to this proposal in the loudest possible terms. This proposal has no benefit to the local community and in fact will be of detriment to us all.

1. Safety and Security due to volume of traffic - having been privy to the the increased traffic volumes into the village and the speed in which people take the few hundred additional metres of Gillet Road (where speed bumps were added to attempt to slow vehicles down) I have no confidence that the speed of people attempting to access a small narrow road which is also a few hundred metres long will slow down. Therefore when my child walks, scoots or rides their bike to school they will be at risk of increased harm.
2. Noise pollution - If you've heard the volume of noise from the building site on Gillet Rd (a resident recently received an apology due to a complaint she raised to AUB over the disgusting language from the contractors that could be heard by people in their gardens), I'm sure you'll logically conclude that the volume of noise will increase not only from humans, but also the sound of vans and other vehicles which are not quiet! This noise will have a negative impact on my family but also on the wildlife in the area.
3. Impact on nature and mental health.
Destroy beautiful green land that the community and the local wildlife loves, to build a carpark?! There's can surely be a limited number of people who would make that switch!! There is a crucial connection with the living world for our minds and building eco-alienated human habitats, where people have little access to nature, is unfair and a public health disaster. In recent years, psychologists are revealing the importance of noticing "nearby nature" and connecting with the living world for our wellbeing rather than simply spending time outdoors. The local wildlife that has become louder joining lockdown will be driven away by the construction of a carpark and perhaps will never return.

I implore you not to let this happen. Please ask Talbot Village Trust to donate the land to Talbot Heath so that it can be incorporated into the beautiful landscape that we all adore.

Planning Application App/19/00949/F

Proposed Temporary Contractor Parking at Plot W off Purchase Road

Dear Councillors

OBJECTIONS TO THE PROPOSED DEVELOPMENT

These have been listed in the Committee report. Residents are particularly concerned about noise nuisance and disturbance, and that the proposed gate to the land will be broken into (or left unlocked), allowing unauthorised access and use, particularly for fly tipping and by larger vehicles/mobile accommodation. In addition:

1.Health Risks: Building workers from outside the immediate area walking past the houses in Bishop Close pose an increased risk to residents during the current Covid 19 pandemic.

2.Proposed development not needed: Due to the Covid 19 crisis, the University is closed and is operating remotely. Existing University car parks are not being used. In particular, there is a large empty car park off Cutler Close almost opposite the student accommodation building site (on Plot Q) which would provide ample spaces for contractor parking. The Plot Q project is scheduled to be completed by August 2020. Even allowing for Covid 19 delays, it should be completed by Christmas this year at the latest. In the Autumn term it is likely that much of the University will continue remote working and therefore there will continue to be spare parking spaces that could be used by contractors

In addition there is a large unused area of existing hardstanding next to the new Gateway building that could be used for contractor parking. There is also other unused land next to Gillett Way that is much near Plot Q, which could be used for contractor parking that is within the Policy TV1 area for further University development.

3. 15 month period for use: The application as submitted in July was for contractor parking for the Plot Q project only. Then in the agent's email of 14 February this was altered to 15 months from the date of permission to include contractor parking for other future University building projects. This major alteration was sneaked in in an underhand way without any consultation. It is surely contrary to planning law and established procedures to make such a major alteration to the application without fully reconsulting all parties, including all the residents originally notified and those who have submitted objections. This has not taken place. Therefore, if permission is granted today for the application it can be for contractor parking for Plot Q only and not for any other future building project parking.

The objections listed in the Committee report, together with those explained above, provide sufficient reasons for the Committee to REFUSE the application. Notwithstanding this, should the Committee be minded to allow the application, it cannot do so with a 15 month time period for the use that includes parking for future projects. It must first defer the decision to allow for a full 3 week re-consultation with all parties. At the meeting on 21 May, Permission can only be granted for use by Plot Q contractors only until 31 December 2020 at the latest.

OTHER ISSUES IF APPLICATION IS ALLOWED

Security: A height restriction barrier (1.92m to underside of horizontal bar from ground level) across the proposed site entrance at the end of Purchase Road has now been

proposed. It is essential that this is installed as soon as the existing earth bank (bund) across the end of Purchase Road has been removed, and then remains in place at least until the proposed parking uses ceases, upon which the bund must be immediately reinstated to at least its current height. The bund currently provides a robust physical barrier to unauthorised access and use, particularly by larger vehicles/mobile accommodation. Its immediate reinstatement is essential to provide robust security after the parking use ceases. The proposed height barrier must be solid without a hinged bar, as even if this is padlocked, it could be broken into and the site invaded.

In order to address these issues, for clarity, and to prevent further use of the site for contractor parking for future building projects under the current application, the proposed conditions should be altered and Informatives added as follows:

Condition 1: Delete of '15 months' and insert "until 31 December 2020 or substantial completion of the development on Plot Q, whichever is the earlier".

Add onto end "and the bund reinstated".

Condition 3: Delete '15 month' insert "maximum 7 month"

Add onto end: "nor for any other building project or operation".

Condition 4: Between 'vehicle' and 'barrier' insert "height restriction". Add onto end: "The height restriction barrier must be solid without any hinged horizontal bar".

Additional Informatives

4. The University is advised that any planning applications for future University buildings and developments must include sufficient parking for contractors etc. during the building phase. Any such parking outside the building site must be within land allocated for University development on Policy TV1 land only.

5. In order to be able to report swiftly any significant unauthorised incursions onto the land or other nuisance, the directly affected residents whose properties back onto the site or Purchase Road, to be given the telephone numbers of the contractors (during working hours) and the out of hours University security department.

Thank you for reading and attending to this.

Mr and Mrs Odell

10 Bishop Close

Simon Ricketts – APP/19/00949/F

With reference to the temporary Use of part of Plot W for contractor car parking for a period of 15 months. Location: Plot W (Land east of Bishops Close and south of Gallop Way), Purchase Road, Poole.

I would like once again to convey my objections to the proposed development.

My objections are based on exactly the same reasons as Mr and Mrs Odell of 10 Bishop Close.

Yours sincerely

Mr Simon Ricketts

Plot W (Land east of Bishops Close and south of Gallop Way), Purchase Road, Poole

Proposal Temporary Use of part of Plot W for contractor car parking for a period of 15 months. Works to erect fencing and lighting

Application Number APP/19/00949/F

Applicant Arts University Bournemouth

Statement to Planning Committee on Behalf of the Applicant

Arts University Bournemouth encourages members to support the Officers' recommendation and to grant planning permission for the temporary use of the existing road ways on Plot W for contractor car parking in connection with works currently being undertaken to extend the University campus and to deliver new purpose-built student accommodation.

Works to construct the student accommodation are being undertaken in accordance with outline planning permission APP/16/00454/P and Reserved Matters Permission APP/17/01178/R.

As the construction of the student accommodation buildings has progressed the number of construction trades working on site has also increased. The increase in the labour-force generates a need for contractors to be able to park their vehicles in a location readily accessible to the campus. Whilst in the initial stages of construction it was possible to accommodate the required parking on site, or on the main AUB campus, this will not be the case as construction progresses towards completion.

The current restrictions imposed as a result of Covid-19 have temporarily reduced the number of construction operative on site, and have also seen the closure of the AUB academic campus to students. Whilst the duration of the campus closure is still unknown it is important to the University and the contractor that appropriate provision is made for contractors to park their vehicles in close proximity to the site.

In support of the application AUB asks Councillors to note:

- The proposals have been amended, from the time of the original submission, such that parking is now proposed on the existing hard-surfaced roadway areas of Plot W only. No parking is proposed on the greenfield areas.
- The number of parking spaces proposed has consequently been reduced from 131 to 59 spaces.
- The location of the parking on the existing roadways provides reasonable separation from the nearest residential properties.
- The parking area is to be enclosed by fencing to prevent unauthorised access and a high-restricting entrance barrier is to be provided at the sole point of access from Purchase Road. The fencing and access barrier will be put in place before the use of the site commences.

- Whilst mobile lighting is required for the safety of contractors, this has been specified to minimise impacts on local residents and on wildlife and will only be used between 7.30 a.m. and 6.30 p.m. when there is insufficient daylight for safe access (e.g. at dusk in autumn / winter)
- The management of the parking area will be closely controlled by the main contractor (Morgan Sindall) in accordance with the submitted management statement and hours of operation will be limited to 07.30 am to 6.30 pm Mondays to Fridays.
- The proposal is supported by BCP's technical consultees including Highways, Biodiversity, Street Lighting and Environmental Health.

The proposal is a practical and well-considered proposal for the provision of contractor parking to ensure the completion of an important construction project for the University.

AUB endorses the conclusions set out at paragraph 65 of the Officer Report and asks the Committee to grant temporary planning permission.

Mr. Nick Dobbs
56 Talbot Road
Bournemouth
Dorset
BH9 2JG

STATEMENT OF OBJECTION
PLANNING APPLICATION APP/19/00949/F
PLOT W HIGHMOOR FARM

Dear Chair and Planning Committee Councillors

Thank you in advance for reading this statement of objection which I hope will add value to your deliberations.

This planning application has attracted a significant level of local public objection – 216 published to date.

Context

This planning application has arisen because Arts University Bournemouth, hereafter referred to as the Applicant, miscalculated the car parking logistics required for their contractors to build residential accommodation for 300 students for the approved planning application (APP/16/00454/P).

The student accommodation is currently under construction and it is understood that the contractors are operating a park and ride system from existing car parks in the area including Chapel Gate Hurn to transport their workers to and from the construction site.

In applying for Plot W to be used as a temporary car park (15 months), it is clear that the Applicant's sole motivation is to offset financial and ergonomic costs with an expectation that local Residents and indeed wildlife should now bear the consequences of their original miscalculations.

How The Poole Plan is being compromised?

The current Poole Plan approved in November 2018 is the guiding principal reference document in the public domain and was the subject of a thorough and comprehensive Inspector's review including a participative rewriting of Policy PP21.

In the Poole Plan, Plot W is located on TV2. Removal of a high embankment for vehicular access, installation of security gates, marking out of 59 car parking spaces and siting of generators to support lighting rigs would certainly indicate that this supposedly temporary car park is by definition - a Development.

Without any exception clauses, it is explicitly clear that a Grant of Permission triggers Planning Policy PP21 Para 2(e) of the Poole Plan:

*2 (e) a heathland support area (TV3) of around 12 hectares. The heathland support area must be provided and open to the public before the delivery of development required by **(b) to (d)**.*

The Case Officer in their steer to the Planning Committee Councillors attempts to dismiss this point on the basis of scale and temporary nature of this development and yet provides absolutely no qualification of where it supports this subjective interpretation in the Poole Plan.

Security Concerns

As a Planning Committee member reading this security concern – please try and envisage this issue being in your ward and/or on your doorstep. According to longstanding local Residents, Highmoor Farm in years gone by was repeatedly a site targeted by Traveller Communities for encampment. It is for this reason that the embankment (aka bund) was created to prevent such access.

Consequently the high embankment has for over 20 years successfully prevented further unauthorised vehicular access onto Highmoor Farm. With the best will in the world, the installation of the proposed vehicle height restriction arch and unmanned security gates (open access daily 06.30 - 18.30) are not going to prove an effective deterrent against determined, unauthorised, potentially mass entry onto the site.

The consequences of such unauthorised access could be very serious indeed for Highmoor Farm's livestock, cause anxiety for local Residents and significant long lasting damage to Talbot Heath Nature Reserve.

To the best of my knowledge, nowhere has the Applicant in their submission considered or offered solutions as to how they would guarantee mitigation against such risks; e.g. CCTV installation, patrolling Security Guards or offered clarification as to who arranges and pays for fast track removal of squatters from private property by Bailiffs. The Applicant's only consideration is how this situation of their own making affects their financial bottom line.

Lighting & Noise Pollution Concerns

As a Planning Committee member reading this concern – again please try and envisage this lighting and noise pollution issue being in your ward and/or on your doorstep.

The most recent layout plan proposes that 4 portable lighting towers with their own individual diesel generators will be operational for 15 months.

These lighting rigs and generators will be producing light and noise pollution within metres of a residential neighbourhood. All the Applicant has done is to submit the manufacturer's technical spec sheet for the equipment. No on-site testing of these units has been undertaken in order to assess the impact on local Residents.

According to the equipment spec sheets, each of these 4 generators has an acoustic output of 93 Decibels. Apparently 93 decibels produces approximately the same level of noise as a power mower. It appears that the Applicant is proposing to operate these 4 noisy generators simultaneously throughout this coming winter for up to 4 hours every day within as little as 20 metres of Residents' back gardens.

Ecology

At no point has Arts University Bournemouth (Applicant) or Talbot Village Trust (Landowner) ever commissioned baseline biodiversity studies from which to assess the impact on Talbot Heath SSSI of their land parcel by land parcel development ambitions for Highmoor Farm. Nor have they presented plans on how they intend to monitor biodiversity net gains or losses over time. With such an important natural capital asset at stake (Talbot Heath) and in light of the Council's Climate and Ecological Emergency Declaration - this is of great concern.

It is noted that the Applicant has scaled back their original application to provide temporary contractor car parking on Plot W. This is reflected in the number of car parking spaces reducing from an original proposal of 131 to 59 – all of which are now located on existing hardstanding.

The revised supplementary reptile mitigation strategy proposed by the Applicant's Ecology Agency dated 13th March 2020 is much better considered. I share their Ecologist's view that this mitigation plan now obviates the need to translocate the colony of slow worms off site. However, if the Planning Committee is still minded to approve this application, in spite of the human impact concerns, I ask that the ecological conditions require that the Applicant must:

- First construct an adjacent reptile hibernaculum before removal of the vehicular access bund. This will ensure that any reptiles recovered from the bund can be immediately moved to the safety of the constructed hibernaculum.
- Provide a comprehensive survey report to BCP's Biodiversity Officer on the status of the slow worm colony and bat utilisation after the temporary car park has ceased operation.

Summary & Recommendation

For the aforementioned reasons, there is a high probability that re-opening up access to Highmoor Farm to accommodate this contractor's car park will result in history repeating itself with unauthorised access and all the associated risks to the local community and protected wildlife.

I would ask that the Planning Committee rejects this development on TV2 until such time that the Applicant's Landlord - Talbot Village Trust has fully delivered a heathland support area on TV3 as per the Poole Plan's requirements.

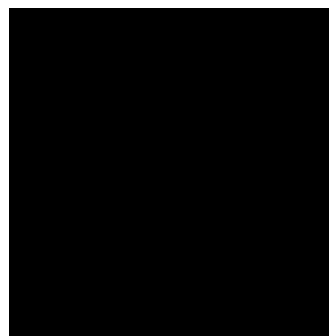
Regards
Nick Dobbs
20th May 2020

On-time Statements
received in relation to:

Winter Gardens



BCP Council
Town Hall Annexe
St Stephens Road
Bournemouth
BH2 6EB



Dear Members,

Planning Committee Thursday, 21st May, 2020 1.00 pm Agenda Item 6f

Former Winter Gardens site, Keystone House and 20, 20a and 20b Exeter Road Bournemouth BH2 5AR (ref 7-2020-1273-BB)

Minor material amendment in respect of application 7-2017-1273-AY and 7-2019-1273-BA

This application seeks to make a number of improvements to the Winter Gardens planning permission. In approving the original planning application in March 2019, Members recognised that the scheme was intentionally transformational and that it would contribute significantly towards delivering the Town Centre Vision, enabling Winter Gardens to become part of a step change in the delivery of high quality, sustainable town centre living and leisure opportunities.

The scheme before you today retains all the excitement, quality and benefits of the original proposals.

It will regenerate an under-utilised town centre site, which is the next key stage in the regeneration of Bournemouth town centre.

It retains in excess of 4,000sq.m of dedicated leisure space, together with the active frontages and public space along Exeter Road. It will deliver part of the Grand Garden Walk.

It provides high quality outdoor public realm: Exeter Road, the multi-functional civic space / piazza and large treed space along Cranborne Road.

It will create an additional 26 high quality new homes within the existing built envelope through the fine tuning of internal spaces. The new homes are a substantial public benefit in the context of Bournemouth's challenging housing land supply targets.

There will be a significant amount of outdoor private amenity space for residents. The importance of this space has been highlighted in the current restrictive environment that we are all experiencing. It is also within easy access to the outstanding Pleasure Gardens and Bournemouth Beach.

The scheme is now even more sustainable and eco-friendly following the decision to move to an all-electric strategy and the incorporation of rooftop solar PV, delivering on the Council's corporate strategy.

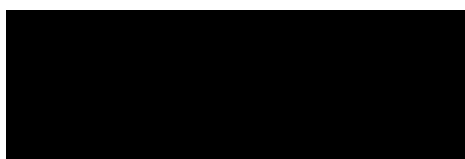
The smaller convenience retail unit will be more attractive to operators at a time where the market is generally looking for smaller spaces. It will also provide a useful facility for residents living in the development and the wider area.



Despite challenging market conditions, the scheme maintains the substantial financial contributions package, including £1m towards the provision of off-site affordable housing. In assessing the application, the District Valuer confirmed that the *“scheme is marginally viable and that it could potentially make an off-site contribution in the region of £1,000,000 towards affordable housing”*. BDC has maintained its position in making this contribution in terms of the wider benefits it provides. Overall, the DV *“broadly agreed with the figures and assertions put forward by the Applicant”* and adopted the same figures in its appraisal where considered reasonable.

BDC continues to be committed to delivering the Winter Gardens and the scheme before you today will enable it to do this whilst maintaining, and in some cases enhancing, the excitement, quality and benefits of the original proposal.

Yours sincerely

A large black rectangular redaction box covering the signature area.

Peter Lamb
Director