

Supplementary Papers for Planning Committee

Date: Thursday, 21 May 2020 at 1.00 pm

Venue: Skype meeting



6. Planning Committee Addendum Sheet

5 - 10

Published 20 May 2020

This page is intentionally left blank

Addendum Sheet Planning Committee - 21 May 2020

Agenda Items		

PLANNING APPLICATIONS		
Item No.	Application No.	
01	19 Avon Wharf, Christchurch 8/20/0079	NIL
02	7 Malmesbury Close, Christchurch 8/20/0046	<p>Please add the following condition;</p> <p>2. Within 28 days of the date of this decision, details of the door openings of the approved bin store shall be provided to the Local Planning Authority. The details of the door openings shall ensure that the doors do not open over the public highway. The works to ensure the doors do not open over the public highway shall be completed in all respects within 3 months of the date of their written approval by the Local Planning Authority and shall not be altered without the prior written agreement of the LPA.</p> <p>Reason: In the interests of highway safety.</p>
03	Goodsyard PH, Station Approach Broadstone Poole 19/00414/P	NIL
04	Land at Highmoor Farm, Purchase Road, Talbot Village Land at Highmoor Farm, Purchase Road, Talbot Village 20/00095/F	NIL
05	Plot W (Land East of Bishops Close and South of Purchase Road	NIL

	19/00949/F																															
06	Winter Gardens 7-2020-1273-BB	<p>Amendments Required:</p> <p>i. Replace paragraph 3 so all figures represent Gross Internal Floor Areas, note the A1 retail includes an external A1 or A3 kiosk, and private car parking increased by 2.</p> <p>3. The applicant has provided the following information:</p> <table border="1"> <thead> <tr> <th></th> <th>Previous</th> <th>Proposed</th> </tr> </thead> <tbody> <tr> <td>Residential units</td> <td>352</td> <td>378</td> </tr> <tr> <td>D2 leisure use</td> <td>4124m² to 5284m²</td> <td>4124m²</td> </tr> <tr> <td>A1 convenience retail use</td> <td>1160m² to 1204m²</td> <td>426m²</td> </tr> <tr> <td>A3 restaurant/café use</td> <td>854m² to 2058m²</td> <td>1043m²</td> </tr> <tr> <td>A3/A4 mixed restaurant/bar use</td> <td>774m²</td> <td>380m²</td> </tr> <tr> <td>B1 office use</td> <td>370m²</td> <td>195m²</td> </tr> <tr> <td>Public car parking</td> <td>225</td> <td>225</td> </tr> <tr> <td>Private car parking</td> <td>369</td> <td>297</td> </tr> <tr> <td>Maximum storey height</td> <td>15</td> <td>15</td> </tr> </tbody> </table> <p>ii. Replace residential car parking numbers at paragraph 5 with 369 (367 private residential spaces and 2 office spaces) with the proposed number being 297 (295 private residential and 2 office spaces).</p>		Previous	Proposed	Residential units	352	378	D2 leisure use	4124m ² to 5284m ²	4124m ²	A1 convenience retail use	1160m ² to 1204m ²	426m ²	A3 restaurant/café use	854m ² to 2058m ²	1043m ²	A3/A4 mixed restaurant/bar use	774m ²	380m ²	B1 office use	370m ²	195m ²	Public car parking	225	225	Private car parking	369	297	Maximum storey height	15	15
	Previous	Proposed																														
Residential units	352	378																														
D2 leisure use	4124m ² to 5284m ²	4124m ²																														
A1 convenience retail use	1160m ² to 1204m ²	426m ²																														
A3 restaurant/café use	854m ² to 2058m ²	1043m ²																														
A3/A4 mixed restaurant/bar use	774m ²	380m ²																														
B1 office use	370m ²	195m ²																														
Public car parking	225	225																														
Private car parking	369	297																														
Maximum storey height	15	15																														

iii. Replace paragraph 70 with:

70. Following a European Court ruling relating to the need or otherwise for an appropriate assessment of development impacts on protected European designated sites, Natural England require an appropriate assessment to be undertaken for all new residential schemes proposing 50 units net or more. As such an appropriate assessment was undertaken for the Winter Gardens outline application. The appropriate assessment concluded that in order to mitigate the likely impacts of the additional residential units, a Suitable Alternative Natural Greenspace (SANG) will be required as well as the required financial contribution towards Strategic Access Management and Monitoring (SAMM) measures towards the designated sites. Although this current application proposes 26 additional residential units it is considered that implementation of conditions applied to the outline scheme will mitigate for the impacts of the additional units as the SANG proposed has capacity for additional units and as such the findings of the appropriate assessment remain. Therefore, should the application be granted, suitably worded conditions are applied requiring the provision of a SANG prior to occupation of the residential units and have been included as part of the recommendation. It is stressed that such an approach is now required for all residential schemes of a certain scale and a SANG will be required to accommodate the associated impacts. BCP Council Parks Section have confirmed that it is their intention to provide the required SANG at Hicks Farm in the Stour Valley which is a key area identified in the adopted Heathlands SPD and Local Plan to provide for improved access. A planning application for the SANG is currently being considered by the LPA.

iv. Replace wording of condition 2 with:

The development hereby permitted shall be carried out in accordance with the following approved plans and documents taking into account that this is an outline permission and subject to reserved matter approval:

001D, 005, 500G, 501J, 502J, 503J, 504J, 505J, 506J, 507J, 508H, 509H, 510G, 511C, 512B, 513B, 514B, 515B, 516B, 522C, 523C, 524C, 525A, 526G, 527F, 528F, 529F, 530F, 531F, 532F, 533F, 534F, 535F, 536E, 537C, 538D, 539A, 541G, 542F, 543F, 544F, 545F, 546F, 549F, 550E, 551E, 552E, 553E, 554E, 555E, 556E, 557E, 558E, 559E, 560E, 561E, 562E, 563E, 564D, 567D, 568D, 569D, 570D, 571D, 572D, 573D, 574D, 575D, 576D, 577D, 578D, 579D, 580D, 581C, 584D, 585D, 586D, 587D, 588D, 589D, 600E, 601F, 602G, 603F, 604E, 605E, 607F, 608C, 609G, 700F, 701F, 702F, 703G, 704F, 705G, 706D, 711F, 712E, 713F, 718F, 719F, 720F, 725D, 726D, 727D, 730, 800C, 801D, 802D, 803D, 804D, MSBOURNEMOUTH.1/34E, D2420-L001Rev04, D2420-L100Rev16, D2420-L200Rev06, D2420-L201Rev06, D2420-L202Rev06, D2420-L203Rev06, D2420-L204Rev04, D2420-L205Rev03, D2420-L206Rev01, D2420-L210Rev01.

Reason: For the avoidance of doubt and in the interests of proper planning.

v. Replace wording of condition 3 with:

The development shall comprise 378 residential apartments (use class C3) in buildings between 3 storeys & 15 storeys, 4124sq.m. of leisure (use class D2), 389sq.m. of convenience retail (use class A1), 38sqm A1/A3 Kiosk, between 853 and 1043sq.m. of restaurant/cafe (use class A3), 380sq.m. of mixed use restaurant/bar (use class A3/A4), 195sq.m. of offices (use class B1) or communal residential ancillary space, associated servicing & loading areas, 225 public car parking spaces, 297 private car parking spaces, public open space, public realm enhancements & associated engineering works.

Reason: For the avoidance of doubt and in the interests of proper planning.

		<p>vi. Remove following Informative Note:</p> <p>INFORMATIVE NOTE: As a consequence of public car park layout, many parking spaces are provided within dead end aisles that are not part of a circulation system. This will increase the time taken for a driver to find a vacant space and will generate unnecessary U turn manoeuvres within the car park. The applicant is therefore advised that these issues can be resolved through the implementation of a dynamic car park signage system that will direct drivers to available spaces.</p>
--	--	---

This page is intentionally left blank