

Supplementary Papers for Planning Committee

Date: Thursday, 23 July 2020 at 10.00 am

Venue: Skype meeting



8. Planning Addendum Sheet

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Addendum Sheet Planning Committee – 23rd July 2020

Agenda Items		

PLANNING APPLICATIONS		
Item No.	Application No.	
01	Royal Bmth Hospital	<p><u>Paragraph 4:</u></p> <p>Attention is drawn to ‘heritage’ as a further issue for consideration; this is addressed by Policies CS39 (Designated Heritage Assets) and CS40 (Local Heritage Assets) of the Bournemouth Local Plan Core Strategy.</p> <p>The application is supported by a Heritage Statement which details that the hospital site contains no designated heritage assets or known non-designated heritage assets. It is located c. 220m south of the south-eastern extent of the Holdenhurst Village Conservation Area, which contains 12 Grade II Listed structures. A hoard of Bronze Age palstaves was discovered within the site in 1985 during construction of the Hospital. The Dorset HER contains records of further prehistoric to Romano-British archaeological features and findspots in the wider study area.</p> <p>For the avoidance of doubt, the application is not considered to cause harm to any designated or non-designated heritage asset and would therefore would not conflict with planning policies CS39 and CS40 and would comply with the provisions of the NPPF.</p> <p>For the avoidance of doubt, issues of ‘Traffic Impact’ are considered under the wider heading of ‘Highway Safety’.</p> <p><u>Paragraph 27:</u></p> <p>– For clarity, these are not planning issues, rather than planning issues which are non-material.</p> <p><u>Paragraph 30:</u></p> <p>– The CPRE’S consultation response of August 2019 pre-dates the outcome of the Independent Review Panel and the Secretary of State’s decision of January 2020.</p> <p><u>After Paragraph 51:</u></p> <p>– Attention is drawn to the following -</p> <p>– Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that “where in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material consideration indicates otherwise. The National Planning Policy Framework must be taken into account in preparing the development plan and is also a material planning consideration in planning decision.</p> <p>– The purpose of the planning system is to contribute towards achieving sustainable development. Achieving sustainable development means that the planning system has three overarching objectives which are interdependent, and which should be pursued in mutually supportive ways. These three objectives</p>

	<p>comprise an economic, social and environmental objectives.</p> <p>As a whole, subject to the S106 heads of terms and planning conditions outlined within the report, the proposal is considered to accord with the identified planning policies and the provisions of the NPPF.</p> <p><u>Paragraph 69:</u></p> <p>Correction – The Design Review Panel considered the proposals in June 2019 very shortly after the planning application had been submitted.</p> <p><u>Paragraph 107:</u></p> <p>A further bat survey dated 17th July 2020 covering Area 4 where buildings are to be demolished has been received. This includes a Negative Bat Check Certificate which confirms that no evidence of bat activity was recorded.</p> <p><u>Paragraph 123:</u></p> <p>For the avoidance of doubt, the appropriate receptor that is subject to the consultation response from Natural England comprises the Dorset Heathlands.</p> <p><u>Planning Conditions</u></p> <p><u>Time Limits</u></p> <p>The applicant is seeking a maximum period of 6 years for the submission of reserved matters with the reserved matters to relate to each area of the proposed development. Typically, reserved matters details would be required within 3 years. The period for commencement (2 years) after final approval of the reserved matters would also be specified.</p> <p><u>Condition 3 amendment:</u></p> <p>3. Height not to Exceed (as specified) The height of the proposed buildings shall not exceed the following:</p> <p>Hospital Building Area 1: 35m above finished ground level Hospital Main Entrance and Concourse Area 1: 13m above finished ground level Energy Centre Area 2: 6m above finished ground level Hospital Building Area 3: 15m above finished ground level Multi-Storey Car Park Area 4: 20m above finished ground level Hospital Building Area 5: 15m above finished ground level</p> <p>For the avoidance of doubt, the specified heights exclude flues, roof-structures and photo voltaic installations.</p> <p>Reason: To comply with the Scale Parameters provided, to help ensure that the development on this land would be in keeping with the character of the surrounding area and to ensure accordance with Policy CS41 of the Bournemouth Local Plan: Core Strategy (October 2012)</p> <p><u>Condition 18 amendment:</u></p> <p>18. Access to Pathology Building In the event of the construction and coming into use of a public Local Highway fully adopted vehicular access to the Wessex Fields site (to the north and east of the application site) from Deansleigh Road, and such being suitable for use for vehicular access to the proposed pathology building, then the applicant shall submit to the Local Planning Authority details for written approval of a revised</p>
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vehicular access to the pathology building from Wessex Fields within 1 month of the said vehicular access coming into use. The agreed details shall be implemented within 12 months of approval, and thereafter any vehicular access to the pathology building direct to Deansleigh Road shall be taken out of use and permanently removed in accordance with written details to be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety and in accordance with Policy CS41 of the Bournemouth Local Plan: Core Strategy (October 2012).

Condition 31 amendment:

31. CEMP

Prior to the commencement of each phase of the development, unless otherwise agreed in writing by the Local Planning Authority, a detailed Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority that includes the following measures:

- a) parking arrangements for operatives and construction vehicles working on-site;
- b) noise reduction measures, including times of piling operations if used;
- c) details and siting of equipment, machinery and surplus materials on the site;
- d) proposals to control and manage construction and delivery traffic;
- e) details for the loading and unloading of plant and materials and for any refuelling on site; and
- f) details for the wheel cleansing of vehicles prior to egress from the site onto the public highway
- g) details of site compound and screening
- h) construction hours of operation
- i) Pollution control and response plan
- j) Clear information on location of receptors, such as water courses and designated site in vicinity of site
- k) Toolbox talk given to staff by an ecologist to highlight ecological issues and how to respond if protected species are found during works
- l) How schedule 9 plant species will be dealt with

The approved CEMP shall be implemented and complied with, prior to the commencement of the relevant phase of the development and the obligations within the CEMP shall be adhered to throughout the construction phases of the development. Each phase can be considered separately.

Reason: To safeguard the amenities of occupiers of adjoining and nearby properties and in the interest of highway safety in accordance with Policies CS14, CS16, CS38, and CS41 of the Bournemouth Local Plan: Core Strategy (October 2012).

Condition 33 amendment:

33. Bat Surveys

Prior to the commencement of each phase of the development, a further bat survey shall be undertaken of the site area pertaining that part of the development. This to be carried out in line with Bat Conservation Trust's 'Bat Surveys for Professionals 3rd edition', by a bat ecologist. If bats are found to be present, a European Species Protected Licence will need to be obtained from Natural England and suitable mitigation will be required. These details shall be submitted to and agreed in writing by the Local Planning Authority. Development shall thereafter accord with these agreed details.

Reason: In order to protect bats in the interests of nature conservation and biodiversity in accordance with Policy CS35 of the Bournemouth Local Plan: Core

		Strategy (October 2012) and The Conservation of Habitats and Species Regulations 2017 (as amended).
02	Hillbourne School 19/01335	<p>Additional Representations. A letter of objection to the design and size of the school suggesting it should be designed to accommodate social distancing scenarios and more outdoor space should be provided.</p> <p>Additional Consultations. BCP Environmental services – Nature Conservation Project Officer. No objection to the principles of the scheme, requests conditions securing biodiversity enhancement and protection.</p> <p>BCP Environmental Services – Waste Collection Authority. Refuse is collected via the Councils private collection, no objection</p> <p>Additional Conditions. 19. If the current buildings are not demolished within a year of planning permission being granted, the site needs to be reappraised as to whether currently supplied bat survey is valid or not and a verification report justifying the position taken before commencement of demolition.</p> <p>If not, a new bat survey will be required carried out in line with Bat Conservation Trust’s ‘Bat Surveys for Professionals 3rd edition’, by a bat ecologist, prior to demolition. If this site is positive for bats then a Protected Species Licence will need to be obtained from Natural England and details of suitable mitigation will be required, timescales for delivery, which would then be implemented and thereafter retained.</p> <p>Reason: Bats are known to be present in this part of Poole. Bat roosts are protected under The Conservation of Habitats and Species Regulations 2017 (as amended) and in accordance with Policy PP33 of the Poole Local Plan 2018</p> <p>20. Details and specification of the installation on site of at least 2 Bat tubes shall be provided and approved in writing. The agreed details shall be implemented prior to commencement of use of the school hereby approved and thereafter retained.</p> <p>Reason:</p> <p>In the interests of bio-diversity enhancement and in accordance with policy PP33 of the Poole Local Plan 2018 and the NPPF</p> <p>21. Based on the submitted Desk Study and Ground Investigation report Ref:HIL-HYD-XX-GI-RP-GE-0001, received 15/06/20. A revised intrusive site investigation, and risk assessment must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, including post demolition investigation. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority, prior to the commencement of development.</p> <p>Remediation Scheme</p> <p>If site characterisation identifies the need for remediation, a detailed remediation scheme to bring the entire site to a condition suitable for the intended use by</p>

		<p>removing unacceptable risks to human health, buildings and controlled waters must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria. The scheme must ensure that the site will not qualify as contaminated land under Part IIA of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation</p> <p>Implementation of approved remediation scheme</p> <p>The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced and is subject to the approval in writing of the Local Planning Authority.</p> <p>Reason.</p> <p>In the interests of ensuring protection of the environment and the health and safety of the development and its occupiers and in accordance with PP27 of the Poole Local Plan 2018.</p> <p>22. Reporting of Unexpected Contamination.</p> <p>In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the original investigation report Ref:HIL-HYD-XX-GI-RP-GE-0001, received 15/06/20, and a remediation scheme must be prepared, which is subject to submission and approval in writing of the Local Planning Authority.</p> <p>Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.</p> <p>Reason:</p> <p>In the interests of the environment and well being of future users of the site and in accordance with Policy PP27 of the Poole Local Plan 2018</p>
3	8c, Unit 2, Fleets Corner	<p>One further letter of support received. This raises matters already addressed in the case officer report.</p> <p><u>Amendments to the report</u> (changes underlined):</p> <p>41. Having regards to the potential impact on existing food retail stores in Poole Town Centre, £2.4m is estimated to be diverted from the ALDI store and <u>£1.1m</u> from the ASDA store.</p> <p><u>Amendments to conditions</u> (changes underlined):</p> <p>1. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 and the Town and Country Planning (General</p>

	<p>Permitted Development) Order 1995 or any subsequent re-enactments thereof:-</p> <p>UNIT1 as identified on the approved plan 3802/A/1004 rev F for planning permission 5/95/21727/010 <u>and annotated as Wren on the approved plan 180040-1100-P2</u>, shall not be used for the sale of food, drink, clothing, footwear, fashion accessories, toys (other than toy bicycles), books, stationary, chemist sundries and soft furnishings; all except where the sale is carried out by the retail operator of unit 1 as ancillary to the principal permitted retail use of the unit; and</p> <p>UNIT 2 as can be identified on the approved plan 3802/A/1004 rev F for planning permission 5/95/21727/010 <u>and annotated as Office Outlet on the approved plan 180040-1100-P2</u>, shall not be used for the sale of clothing, footwear, fashion accessories, toys (other than toy bicycles), books, stationary, chemist sundries and soft furnishings; all except where the sale is carried out by the retail operator of unit 2 as ancillary to the principal permitted use of this unit.</p> <p>Reason -</p> <p>The application to vary the condition relates to Unit 2, and is specific to the future occupier having regards to the retail impact and sequential test. The impact of varying this condition on Unit 1 has not been assessed as part of this planning application and therefore the condition for 5/95/21727/010 still applies. To be complaint and in accordance with Policies PP22, PP34, PP35 and PP36 of the Poole Local Plan (November 2018).</p> <p>2. The maximum size of the net sales area of the food store in Unit 2 as can be identified on the approved plan 3802/A/1004 rev F for planning permission 5/95/21727/010 <u>and annotated as Office Outlet on the approved plan 180040-1100-P2</u>, shall be 1,315sq m with no more than 20% of the net sales area (263sq m) being devoted to the sale of comparison goods.</p> <p>Reason-</p> <p>The application to vary the condition relates to Unit 2, and is specific to the future occupier having regards to the retail impact and sequential test. To be complaint and in accordance with Policies PP22, PP34, PP35 and PP36 of the Poole Local Plan (November 2018).</p> <p>3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 or any subsequent re-enactments thereof Unit 2 (<u>also annotated as Office Outlet</u>) shall not be sub divided.</p> <p>Reason-</p> <p>The application to vary the condition relates to Unit 2, and is specific to the</p>
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		<p>future occupier having regards to the retail impact and sequential test, and in accordance with Policy PP22 of the Poole Local Plan adopted 2018.</p> <p>9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) or any subsequent enactment or re-enactment thereto, no alterations shall be undertaken as to allow any additional retail floor space on any mezzanine floor to Unit 1 (<u>also annotated as Wren</u>) & Unit 2 (<u>also annotated as Office Outlet</u>).</p> <p>Reason-</p> <p>To ensure a balance is maintained between floor space and car parking and in accordance with the Parking and Highway Layout in Development SPD and in accordance with Policy PP22 of the Poole Local Plan (November 2018).</p> <p>10. The variation of condition hereby permitted shall be carried out in accordance with the following approved plans:</p> <p>Site location plan 180040-1100-P2 received 19 October 2019 (<u>identifies the site and unit 1 is annotated Wren and unit 2 is annotated Office Outlet</u>)</p> <p>Plan no. 3802/A/1004 rev F approved for 5/95/21727/010 (identifies units 1 and 2; and marked up land in purple and yellow)</p> <p>Reason -</p> <p>For the avoidance of doubt and in the interests of proper planning.</p>
4	115 Bargates	
5	13 Danecourt Road	<p><u>Additional representations:</u> Two further letters of objection raising concerns related to highway safety and neighbouring amenity and privacy.</p>
6	15 Danecourt Road	<p><u>Additional representations:</u> One further letter of objection raising concerns related to highway safety.</p>
7	40a Portfield Close	
8	20 Upton Way	

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