

Addendum Sheet Planning Committee – 24th September 2020

Agenda Items		

PLANNING APPLICATIONS		
Item No.	Application No.	
6a	Unit 2, Fleets Corner, Poole	<p>Additional representation have been received:</p> <p><u>Society for Poole</u>: Support the application. The previously expressed concerns (in respect of maintaining the integrity of the retail strategy for Poole) no longer apply to this proposal.</p> <p>Seventeen further letters of support have been received:</p> <ul style="list-style-type: none"> • Would bring healthy competition with Lidl and Tesco nearby. • Oakdale is not well served with food store since the One Stop closed. Ideal location for a food retailer as it serves local community. • Reduce travel (and pollution) into Poole to shop at Aldi. • Store will be within walking distance of many households. • Current Aldi store in town centre is in high demand and over used. • Will bring jobs into the area. • Will encourage more trade in the area. • There are already vacant units nearby so support this unit being brought back into use. • Prefer the unit to be occupied rather than being empty, redundant and attracting crime. • It provides adequate car parking spaces. • Has potential conflict between traffic turning out of the car park and the nearby entrance to the B&Q car park been properly addressed? <p>One further letter of objection has been received:</p> <ul style="list-style-type: none"> • Has potential conflict between traffic turning out of the car park and the nearby entrance to the B&Q car park been properly addressed? <p>Amendment to Report: Paragraph 54: Additional sentence to be added to the end of the paragraph:</p> <p style="padding-left: 40px;">If the application is approved then the Council should seek to enter into a deed of variation in respect of the historic 'Section 52 agreement' in order that it does not conflict with the new planning permission.</p> <p>Amendments to conditions:</p> <p>Condition 7:</p> <p>Unless otherwise agreed by the Local Planning Authority, no works (other than alterations to the shopfront) shall be undertaken until requirements 1-2 below have been complied with:</p> <p>1/ Review of gas protection:</p>

A review of the existing gas protection design measures shall be undertaken and a report and location plan **shall** be submitted to and approved in writing by the Local Planning Authority **before any works (other than alterations to the shopfront) are undertaken.**

AND EITHER

2a/ Method statement:

A detailed method statement, based on the above review, which describes the existing gas protection measures and the proposed methodology during construction **of the extensions/works (other than alterations to the shopfront)** to ensure that the integrity of the existing gas protection measures will not be compromised. This shall include a risk assessment demonstrating that the proposed building will be suitably protected by the existing gas protection measures from ingress of ground gas, particularly in small, enclosed spaces. This method statement shall be submitted to **and approved in writing by** the LPA, **and thereafter carried out in accordance with the agreed details.**

OR

2b/ Monitoring, remediation and verification:

Where the applicant does not wish to maintain the existing gas protection measures (as described in 2a), then further gas monitoring (internal/external) and a risk assessment shall be undertaken to fully characterise the current ground gas regime at the site, in line with current guidance to determine if there is a need for ongoing gas protection at the site, **the details of the gas monitoring and risk assessment shall be submitted to and approved in writing by the Local Planning Authority, prior to the commencement of the extensions/works other than alterations to the shopfront).** Furthermore, where the need for gas protection is identified, a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health **shall be submitted to and approved in writing by** the Local Planning Authority. 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. 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 LPA. Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out shall **be submitted to and approved** in writing of the LPA **prior to first occupation of the building pursuant to this consent.**

Reason - In order to minimise the risk of contamination polluting the environment and in accordance with Policy PP27 of the Poole Local Plan (November 2018).

Condition 8:

Notwithstanding condition 7 above, in the event that **any new** contamination is found at any time when carrying out the approved permission that has not been previously identified ,it must be reported in writing immediately to the LPA. An investigation and risk assessment must be undertaken in accordance with a scheme to assess the nature and extent of any contamination on the site in relation to the proposed use of the site hereby approved and documenting the actual ground conditions found on site and an appropriate quantitative

		<p>assessment of risk to identified receptors. The site investigation and risk assessment must be undertaken by a competent person/s. Where remediation is necessary, a remediation scheme must be prepared specifying remedial works and measures necessary to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and controlled waters and to avoid risk from contaminants and/or gases. The scheme shall be submitted to, and approved in writing by, the LPA and shall thereafter be implemented in accordance with the approved scheme. Following completion of the measures identified in the approved remediation scheme, a verification report must be prepared that demonstrates the effectiveness of the remediation carried out and submitted to, and approved in writing by, the LPA.</p> <p>Reason - In order to minimise the risk of contamination polluting the environment and in accordance with Policy PP27 of the Poole Local Plan (November 2018).</p>
6b	51 Bargates, Christchurch	
6c	172 Canford Cliffs Road	<p>A Street View Elevation is attached below.</p> <p>Amendment to Report:</p> <p>Paragraph 20:</p> <p>20. The proposals are for an 8-storey building, two of the floors being at 'lower ground level', accommodating 60 assisted living/extra care flats (class C2) . The use will be registered with the Quality Care Commission and the entry age for this type of accommodation would typically be 70 years of age or older. Appropriate age restrictions can be secured by condition.</p> <p>Paragraph 52:</p> <p>For clarification. Given the topography of the woodland part of the application site and the proposed ages of the residents, there is no provision in the proposals to increase recreational access by residents to this part of the site. This is an acceptable solution.</p> <p>Paragraph 54:</p> <p>54. In this respect a condition should be attached to restrict the age of occupants. An appropriate figure for this, based on programmed changes to the State Pension Age, would be 67 years of age. Normal practice would be to also incorporate provision in such a condition for younger partners and spouses; and also to address sole occupancy by surviving younger partners.</p> <p>Amended Condition:</p> <p>8. With the exception of any site manager/warden's accommodation, at no time shall the assisted living/extra care apartments hereby approved be occupied by persons under the age of 67, other than in the case of (i) a couple where one person is over the age of 67, the second person shall not be under the age of 62; or (ii) in the case of the surviving partner of a resident couple, that sole occupier shall not be under the age of 62.</p> <p>Reason - In order to have regard to the specific nature of the development and in order to ensure the development is able to meet its parking needs, in the interest of highway safety and in accordance with Policy PP35 of the Poole Local Plan.</p>

172 Canford Cliffs Road: Streetview



SECTION F

