

Addendum Sheet
Planning Committee – 15th October 2020

Agenda Items		

PLANNING APPLICATIONS		
Item No.	Application No.	
	172 Canford Cliffs, Poole	Item to be deferred due to ongoing Legal reasons
	Unit 2, Fleets Corner, Poole	<p>Revised condition no. 3:</p> <p>3. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 and the Town and Country Planning (General Permitted Development) Order 1995 or any subsequent re-enactments thereof:-</p> <p>UNIT1 as identified on plan 180040-1100-P2 (received 03/08/2020), 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>Subject to the proviso in this condition, UNIT 2 as can be identified on plan 180040-1100-P2 (received 03/08/2020), shall only be used for the display and sale of food and drink for consumption outside the unit (“the Discount Foodstore Use”) and for no other use whatsoever including any other use within Class A1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), any Class replacing Class A1 in the Order (as amended) or any statutory instrument revoking and re-enacting that Order (with or without modification), but provided that Unit 2 may also be used for the display and sale of clothing, footwear, fashion accessories, toys (other than toy bicycles), books, stationary,</p>

		<p>chemist sundries and soft furnishings but only to the extent that such displays and sales (whether singularly or in combination) are ancillary to the Discount Foodstore Use.</p> <p>Reason -</p> <p>The application 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. To be compliant and in accordance with Policies PP22, PP34, PP35 and PP36 of the Poole Local Plan (November 2018).</p> <p>A representation has been received from Councillor Peter Miles which supports the scheme on the basis the development will provide a good local facility, bring back into use an empty unit and create jobs</p>
	81-83 Hankinson Road, Bournemouth	
	Hicks Farm, Bournemouth	<p>Christchurch Planning Policies</p> <p>A small part of the site forming the island at Throop Mill was administered by Christchurch Borough Council prior to the formation of BCP Council. The following policies would also be applicable to this application:</p> <p>Christchurch and East Dorset Strategy (2014):</p> <p><u>Green Belt:</u></p> <p>Policy KS3 Green Belt (Page 27)</p> <p>Policy ENV18, Chapter 3, page 25, 2001 Local Plan</p> <p>Policies H13 and H14, Chapter 5, pages 65 and 66, 2001 Local Plan</p> <p><u>Environment:</u></p> <p>Policy ME1 Safeguarding Biodiversity and Geodiversity, 2014 Core Strategy (Page 147), Chapter 13.</p> <p><u>Flood Risk:</u></p>

		<p>The site is within the floodplain (floodzone 3b) as identified in the Christchurch SFRA Level 2.</p> <p><u>SANGs:</u></p> <p>Appendix 5 of the Core Strategy, 2014 sets out SANGs standards.</p> <p>Additional comment from Natural England received:</p> <p><i>'Natural England is aware and has reviewed the Preliminary Ecological Appraisal (2019) and note that the surveyor raises few concerns in principle. They advise some resurvey for otter use as well as water voles would be necessary following an approval. This is a reasonable approach as Natural England have highlighted a few modifications to the initial masterplan which will need to be considered on site. Once a final layout is agreed the need for further focussed survey can be reviewed by the Councils officers. I do not anticipate there being and(y) impediment to the implementation of the SANG and would not consider that there would be a need for any licence in relation to protected species.</i></p> <p><i>I consider that a planning condition requiring a finalised and updated Management Plan should be a requirement of any permission. This will allow the fine tuning as set out above to be agreed.</i></p> <p><i>Natural England has reviewed the Flood Risk Assessment and supports the conclusions reached. The report provides an excellent level of detail concerning the infrastructure to be developed which is shown to both be acceptable in Flood Risk terms as well as functional for the public access use proposed.</i></p> <p><i>Natural England continue to offer our support for the proposed SANG as submitted.'</i></p> <p>Further Representation from Dorset CPRE:</p> <p><i>'...It is noted that our letter dated 8th December 2019 objecting to the proposal to label an existing natural green space (remote from the Winter Gardens) as a green space for the relevant dog-walkers (if any) has been briefly mentioned in your covering report to the imminent committee meeting.</i></p> <p><i>It is trusted that since all the decision-makers will have examined the documents mentioned by your report and that, in our case, since the points were made so clearly last year, there is no need to reinforce our objection by any further 'last minute' statements.</i></p>
44 West Way, Bournemouth		<p>Replacement drawing:</p> <p>Drawing ref. J.39.2017 28 superseded by J.39.2017 28 A</p> <p>The sole difference is a reduction to the depth of the proposed patio area, now to the same depth as that previously approved under application 7-2018-13147-B.</p> <p>Replace Paragraph 45 of the report with:</p> <p>"A raised rear patio area is also proposed here. The patio the is same depth as the timber decked area previously approved under application 7-2018-13147-B. It can be screened by an appropriate height fence or side screen, details of which</p>

		<p>can be provided by condition”.</p> <p>Revised condition in recommendation at paragraph 51:</p> <p>1. Development to be carried out in accordance with plans as listed: The development hereby permitted shall be carried out in accordance with the following approved plans: J.39.2017-01 and J.39.2017-28 A.</p> <p>Reason: For the avoidance of doubt and in the interests of proper planning.</p>
	<p>Rear of 26-28 Portfield Road, Christchurch</p>	<ol style="list-style-type: none"> 1. One additional objection received. This does not raise any new material considerations not already addressed in the report. 2. The proposed dwellings are approximately 132m2. The HQI standard referred to in Policy LN1 of the Local Plan for a 7-bedspace 2-storey property is 108-115sq m. The scheme therefore complies with Policy LN1 of the Local Plan.



First Floor Plan



South East Elevation



North East Elevation



North West Elevation

1:100
0 1 2 3m

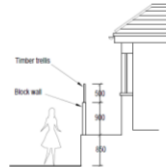


South West Elevation



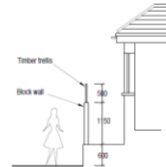
Ground Floor Plan

1:100
0 1 2 3m



Section X

1:50
0 1 2 3m



Section Y

1:50
0 1 2 3m

CLIENT: Mr. A. Toros
PROJECT: 44 West Way, Bournemouth, Dorset BH9 3ED
DRAWING TITLE: Proposed Floor Plans and Elevations

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DATE: 11.05.20 A1: 1000 SCALE: 1:100
Rev A: Pato amended 12.10.20 Architectural & Planning Consultant DRAWING NO: J202017-28A

