



This page is intentionally left blank

# Agenda Item 6

## Addendum Sheet Planning Committee – 22 April 2021

Agenda Items		

PLANNING APPLICATIONS			
Item No.	Address	Description	Order
01	9 Avenue Rd, Christchurch	<p>Additional condition:</p> <p>Both in the first instance and upon all subsequent occasions the bathroom first floor window on the south-east rear elevation shall be glazed with obscure glass which conforms to or exceeds Pilkington Texture Glass Privacy Level 3 and shall either be a fixed light or hung in such a way as to prevent the effect of obscure glazing being negated by reason of overlooking. Furthermore, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, or any subsequent re-enactment, no further fenestration shall be installed in the said elevation without express planning permission.</p> <p>Reason: To preserve the amenity and privacy of the adjoining property.</p>	6
02	47 Compton Avenue, Poole	<p>21/04/21 - email correspondence received from Mr Annen, the agent, advising of the KJF Tree Consultancy Report dated 31/07/20, forming part of the Tree Works application and advising the group of the cypress trees (T2-T5) have defects and remedial works were necessary. Ref: TP/20/00604/X (approved).</p> <p>Additional representations were received from the owners/occupies of Nos 42 Compton Avenue and 49 Compton Avenue reiterating previously made observations in respect of the protected trees and ground stability.</p>	5
3	10 Crichel Mount Road, Poole	<p>Members' attention is drawn to the recent appeal decision at 10 Crichel Mount Road (dated 15/04/21) - (demolish the existing outbuilding and erect 2no. semi-detached dwellings with associated access and parking) - ref: APP/19/00396/F and APP/V1260/W/20/3261908. The Inspector dismissed the appeal.</p>	4
4	129-139 Princess Road & 8-14 Prince of Wales Road, Bournemouth	<p>One additional representation has been received, an objection making the following comments:</p> <ul style="list-style-type: none"> <li>• Development too large</li> <li>• Inappropriate for Westbourne</li> <li>• Starter homes for young families would be better</li> </ul> <p><b>Amend Condition 1</b> to correct drawing number errors:</p> <p>The development hereby permitted shall be carried out in accordance with</p>	1

		<p>the following approved plans:</p> <p>3711-PEN-ZZ-ZZ-DR-A-0001-S4-P3  3711-PEN-ZZ-ZZ-DR-A-0002-S4-P3  3711-PEN-ZZ-ZZ-DR-A-0003-S4 P11  3711-PEN-ZZ-B1-DR-A-1000-S4 P8  3711-PEN-ZZ-00-DR-A-1001-S4 P8  3711-PEN-ZZ-01-DR-A-1002-S4 P7  3711-PEN-ZZ-02-DR-A-1003-S4 P7  3711-PEN-ZZ-03-DR-A-1004-S4 P7  3711-PEN-ZZ-04-DR-A-1005-S4 P7  3711-PEN-ZZ-05-DR-A-1006-S4 P7  3711-PEN-ZZ-06-DR-A-1007-S4 P7  3711-PEN-ZZ-07-DR-A-1008-S4 P7  3711-PEN-ZZ-08-DR-A-1009-S4 P7  3711-PEN-ZZ-09-DR-A-1010-S4 P7  3711-PEN-ZZ-10-DR-A-1011-S4 P7  3711-PEN-ZZ-ZZ-DR-A-2000-S4 P5  3711-PEN-ZZ-ZZ-DR-A-2002-S4 P5  3711-PEN-ZZ-ZZ-DR-A-2003-S4 P5  3711-PEN-ZZ-ZZ-DR-A-2004-S4 P5  3711-PEN-ZZ-ZZ-DR-A-2006-S4 P3  3711-PEN-ZZ-ZZ-DR-A-2020-S4 P1  3711-PEN-ZZ-ZZ-DR-A-2021-S4 P1  3711-PEN-ZZ-ZZ-DR-A-2022-S4 P1  3711-PEN-ZZ-ZZ-DR-A-2023-S4 P1  3711-PEN-ZZ-ZZ-DR-A-2024-S4 P1  3711-PEN-ZZ-ZZ-DR-A-2025-S4 P1  3711-PEN-ZZ-ZZ-DR-A-2026-S4 P1  3711-PEN-ZZ-ZZ-DR-A-2027-S4 P1  3711-PEN-ZZ-ZZ-DR-A-2028-S4 P1  3711-PEN-ZZ-ZZ-DR-A-2050-S4 P5  3711-PEN-ZZ-ZZ-DR-A-2051-S4 P5  3711-PEN-ZZ-ZZ-DR-A-2052-S4 P5  3711-PEN-ZZ-ZZ-DR-A-2054-S4 P2  3711-PEN-ZZ-ZZ-DR-A-2055-S4 P2  3711-PEN-ZZ-ZZ-DR-A-2056-S4 P2  3711-PEN-ZZ-ZZ-DR-A-6100-S4 P1  3711-PEN-ZZ-ZZ-DR-A-6101-S4 P1  3711-PEN-ZZ-ZZ-DR-A-6102-S4 P1  3711-PEN-ZZ-ZZ-DR-A-6103-S4 P1  3711-PEN-ZZ-ZZ-DR-A-6104-S4 P1  180901-BSC-V1-ZZ-SK-ME-017-P02  RF-086-001 Rev. J</p> <p>Reason: For the avoidance of doubt and in the interests of proper planning.</p>	
5	18 Seamoor Road, Bournemouth		10

6	Craven Court 8-10 Knyveton Road, Bournemouth	<p><b>Amend Condition 1</b> should refer to: Drawing No: 9083 203D (Street-scene) received 19<sup>th</sup> April and not number 203C.</p> <p><b>Housing Development response to Paragraphs 43-44:</b></p> <p><i>The fire risk assessments referred to were carried out in 2016 and identified a high level of risk with regards to fire safety at Craven Court.</i></p> <p><i>The following work has been carried out to the building since then:</i></p> <ol style="list-style-type: none"> <li><i>1. Fire stopping in the roof space above flats and former ballroom to suppress potential fire spread.</i></li> <li><i>2. Fire stopping has also been carried out to garages at the rear and two storage units.</i></li> <li><i>3. Fire doors checked and adjusted to ensure that they close automatically in the event of a fire thereby protecting the escape route.</i></li> <li><i>4. The admin storage area has been partially cleared and provided with upgraded detection to ensure that any fire in this area is detected.</i></li> <li><i>5. Electrical services cupboard has been cleared of any combustible material.</i></li> <li><i>6. Emergency lighting has been checked and upgraded.</i></li> <li><i>7. New fire exit provided in one flat to negate the risk of evacuation through the lounge.</i></li> </ol> <p><i>The level of risk to life and the building has now been reduced to medium following completion of the work and an updated fire risk assessment carried out in October 2019. The one medium level of risk is associated with the escape route from one flat (out of 18) which has been in mitigated to a significant degree through the provision of an escape window in the bedroom.</i></p> <p><i>Whilst there are other significant defects within the building these are managed through relevant policies and procedures for example, fire safety tests, electrical safety checks and removal/disturbance of asbestos and the “extreme harm” potential - referenced in one of the supplementary reports - is not present.</i></p>	2
7	36 Burnham Drive, Bournemouth	<p><b>Addition to report</b> to highlight that equalities act has been fully considered.</p> <p><u>The Equalities Act 2010</u></p> <p>The public sector Equality Duty (PSED) under s.149 of the Equalities Act requires “public bodies to have due regard to the need to eliminate discrimination, advance equality of opportunity and foster good relations between different groups”. The Council uphold these values very strongly and apply them in consideration of such matters.</p> <p>The PSED must be considered as a relevant factor in making this decision but does not impose a duty to achieve the outcomes in s.149. It is only one factor that needs to be considered and may be balanced against other relevant factors. It is considered that the Council has had due regard to the</p>	8

		<p>PSED in the determination of this application.</p> <p>In consideration of a planning application an impact assessment has been undertaken. It is not considered that the proposed development on this site would impact or discriminate upon any persons in protected groups. A site meeting was held on 24<sup>th</sup> February 2021 with neighbouring objectors to fully ensure all considerations for neighbouring residents had been accounted for.</p>	
8	570-576 Ringwood Road, Poole		7
9	3B Turks Lane		9
10	Duck Lane, Bournemouth		3