

Supplementary Papers for Planning Committee

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Addendum Sheet Planning Committee – 13 July 2022

PLANNING APPLICATIONS		
Item No.	Application No.	
a)	APP/17/00379/P Haven Hotel, 159 Banks Road; Sandbanks Hotel, 15 Banks Road; and Harbour Heights Hotel, 73 Haven Road, Poole	<p><u>Representations:</u></p> <p>7 objections have been received by Democratic Services since publication of the agenda and raise the following points:</p> <p>On behalf of Sandbanks Community Group, the following comments were made by hotel advisors Bruce Gillingham Pollard:</p> <ul style="list-style-type: none"> • Sandbanks represents a significant opportunity for hotel operations, huge interest amongst many hotel operators in this market. • a high-quality hotel operator would demonstrate that all three hotels are not only viable, but if operated optimally present a huge opportunity both in terms of the hotel accommodation, but also supporting restaurant offers. <p><u>Other objections:</u></p> <ul style="list-style-type: none"> • I could see in my mind the dreadful headlines if there were to be a very bad storm with flooding and felt I must comment • With Sandbanks being so vulnerable to the sea who would consider underground parking? It is a foreseeable danger with the fact that seas are rising. • The proposed development of the Haven Hotel is wrong on so many levels. The mass, height, destruction of an iconic building are just some. • The three best hotels in Poole are popular for weddings and functions and should not be demolished for more flats. • The sheer size/massing of the proposed development could not be sustainable in terms of infrastructure and the detrimental impact it would have on the surrounding area • The plans to destroy the beautiful Sandbanks peninsular with this proposed grotesque redevelopment. • Permanently destroy the area which already struggles to cope with visitors. The roads are already jammed. • This area is barely coping in terms of traffic, space and now sewerage in particular.

		<ul style="list-style-type: none"> • The environment and ecology would be destroyed not to mention the picturesque and delicate gateway to the Jurassic coast. • These beautiful buildings, part of our history, should be left as they are with the addition of small investment to improve the roofs and pathways. • Flats will kill the area, there is not enough room now for vehicles and the area gets congested. It will stop people going into the town, not encourage them. <p><u>2 Requests to read out at Committee declined as no spaces left so comments copied in full for Members</u></p> <p>Maggie Wyatt - 75 Compton Avenue</p> <p><u>Comments on plans to redevelop: Haven Hotel, Sandbanks Hotel and Harbour Heights Hotel, Poole</u></p> <p>I am writing to represent local residents' views and concern at the increased volume of building traffic in Sandbanks, Canford Cliffs and further afield in relation to this proposal.</p> <p>The current situation is that building traffic now forms a large percentage of local traffic in the residential roads. The noise, vibrations, fast speeds by contractors racing between appointments and overall traffic disruption is making life a misery for residents.</p> <p>There are hot spots where builders' lorries and vans cause congestion - like in Sandecotes Road where cars are parked on both sides of the road, barely allowing room for construction vehicles to pass.</p> <p>If the developments were to go ahead, I propose that construction traffic should be confined larger roads which are designed to be thoroughfares such as Canford Cliffs Road and Sandbanks Road.</p> <p>Construction traffic would not be allowed in the smaller, narrower residential roads which, in recent years, have become racing tracks - including Sandecotes Road, Links Road, Lilliput Road and Compton Avenue.</p> <p>It's likely that almost every resident in my road would agree that our views about the high volume of local construction traffic volume have not, until now, been truly and fairly considered as part of the planning process.</p>
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		<p>Dr Andrew Langley</p> <p>I request that the following statement be read at the special meeting of the Planning Committee on 13 July. It relates to both of the planning applications on the agenda.</p> <p>The statement concerns a technical matter associated with the assessments of projects under the Habitats Regulations. I neither support nor object to the applications per se, though I would object to permission being granted at the current state of assessment.</p> <p>statement: "In relation to the Habitats Regulations Assessments of the planning applications on the agenda today, BCP Council as the competent authority shall agree to a plan or project only after having ascertained that it will not adversely affect the integrity of the sites concerned.</p> <p>The draft Appropriate Assessment for the Land between the Bridges does not assess the likely significant effects of increased phosphorous emissions on the Poole Harbour SPA (and I assume the same applies to the appropriate assessment of the Haven hotel etc. application). Neither does it provide complete, precise and definitive findings and conclusions capable of removing all reasonable scientific doubt for all of the likely significant effects.</p> <p>Consequently, I request that any decision to grant permission for these applications be deferred until their Appropriate Assessments are completed.</p>
b)	<p>APP/18/00750/F</p> <p>Land Between the Bridges, West Quay Road, Poole</p>	<p><u>Correction to Condition No.29</u></p> <p>AA001 (Non-Standard Condition – Biodiversity Mitigation and Enhancement Plan)</p> <p>Notwithstanding the submitted details and the requirements of Condition No.28 above, prior to the commencement of any development pursuant to this permission, including site clearance and demolition works, a Biodiversity Mitigation and Enhancement Plan relating to both terrestrial and marine ecology and providing details of the biodiversity mitigation and enhancement measures that are to be implemented and a timetable for their implementation shall be submitted to, and approved in writing by, the Local Planning Authority. The submitted Biodiversity Mitigation and Enhancement Plan shall be in general accordance with the following:</p> <ul style="list-style-type: none"> • The proposed mitigation and enhancement measures set out in Chapter 10 – Ecology – Terrestrial at paragraphs 10.133 and

		<p>10.139 of the Environmental Statement (February 2022) (Ref: 2961/CA);</p> <ul style="list-style-type: none"> • The avoidance and mitigation measures set out at Section 6.4 and the Enhancement Measures at Section 6.5 of the Preliminary Ecological Appraisal (Version 2) dated March 2019 and prepared by Ashgrove Ecology Limited; • The enhancement measures set out in Section 4.2.2 and recommended plant species at Appendix 1 of the Bat Survey Report (Version 2) dated March 2019 and prepared by Ashgrove Ecology Limited; and • The general principles of the proposed mitigation and enhancement measures set out in paragraphs in Chapter 11 Ecology – Marine of the Environmental Statement (February 2022) (Ref: 2961/CA) and the Environmental Statement ES Addendum – Marine Environment (Ref: RP/2961/ca/R001ma) dated February 2022. <p>The development shall thereafter be carried out in accordance with the approved Biodiversity Mitigation and Enhancement Plan and timetable for implementation and all biodiversity enhancement measures that are implemented shall thereafter be maintained and retained for the lifetime of the development.</p> <p>Reason: In the interests of preserving and enhancing biodiversity and ecological features and interests on the site and in accordance with Policy PP33 of the Poole Local Plan (November 2018) and paragraph 174 of the National Planning Policy Framework.</p> <p>Representations:</p> <p>6 additional representations (in total) have been received to the proposed development:</p> <p>1 additional representation in support of the proposed development has been received which raises the following comment:</p> <ul style="list-style-type: none"> • The development should be built as high as possible on the smallest economic footprint. <p>5 additional representations in objection to the proposed development have been received which raise the following comments:</p> <ul style="list-style-type: none"> • Demolition of the existing buildings and the Grade II listed brick gate pier should not be allowed, and they should be preserved.
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		<p>They should not be demolished for the provision of shops and developer profit.</p> <ul style="list-style-type: none"> • The existing buildings, that have been part of our history for such a long time, and the site should be retained with the addition of investment to improve the roofs of the buildings, parking, road surfaces etc to leave the area as it is. • Retaining the site with a car park would assist local businesses more than the proposed flats. • The proposed development is out of keeping and fails to blend in with and acknowledge the historic setting and surrounding heritage assets. BCP Council should be an innovative leader and make developers have regard to, and work around, the history and character of Poole. Old buildings can be retained and incorporated into new development as with the development at Nos.1-3 Commercial Road and the retention and incorporation of the façade of the former bank into that development. • The buildings should not be higher than St. James' Church. • It lacks design, fails to enhance the site and existing Quay, is too dense and disjointed. It is representative of Eastern Bloc development. This is concerning given the controls on other properties within the Conservation Area. • There is an opportunity to develop Poole Quay as a must visit destination for its architecture. BCP Council must take a lead from other waterside cities and towns that have maximised their opportunities. A proper visual representation/simulation of what is proposed must be provided. • Is development of this scale with a city skyline to be part of major developments in the future for BCP to be the 'newest coastal city region'? • Building so many flats will destroy the area as there is not enough room now for vehicles and vehicular access and the area already gets congested. This will be exacerbated by the proposed development. This will stop people going into the town, not encourage them. • Vehicular access on to West Quay Road will be difficult as it is busy at certain times of the day. • Car parking on-street for local residents with parking permits is already limited. • Retail uses, a museum etc will not be viable in this location. Any business will close within a year as foot fall will not be sufficient. Where will parking be provided for the businesses? • The scale of the proposed development would adversely affect the 'right to light' of properties opposite the site at West Quay Mews and cast shade across them. The light survey with shadowing shared at the initial consultation exercise are inaccurate.
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		<ul style="list-style-type: none"> • The development should not be approved in the interests of meeting targets and financial benefit to the Council rather than the interests of its' residents. <p>A further representation has also been received from <u>Councillor Howell</u></p> <p>Objects to the proposed development for the following reasons:</p> <ul style="list-style-type: none"> • The scheme is massively too high and dense for its premium location. • The site is the key link between the regeneration area and the Old Town and it is critical that it is developed to encourage walking between the two. This means with pleasant public spaces and active frontages. Neither is achieved with the current plan which provides an inadequate walkway along the Quay, includes too much surface car parking and fails to make sufficient use of its westerly aspect, being one of the few places in Poole benefitting from afternoon sun. • The height and nature of the buildings are out of character with and harmful to the adjacent Old Town Conservation Area. • Approval of this would compromise the ability of the Council's regeneration company to deliver transformational regeneration in Poole.
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