

Supplementary Papers for Planning Committee

Date: Tuesday, 4 October 2022



5. Schedule of Planning Applications

3 - 6

Please refer to Planning Committee Addendum Sheet for updates on planning applications listed at 5a and 5b on the agenda.

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Addendum Sheet
Planning Committee – 4 October 2022

PLANNING APPLICATIONS		
Item No.	Application No.	Additional Information
5a)	APP/21/01199/F 13-15 High Street Poole	<p>Reword to the description of the development to state 'Redevelopment of the site to form 40 apartments and 424sqm of Class E space, following partial demolition of existing buildings'</p> <p>Additional conditions:</p> <p>Highways:</p> <ol style="list-style-type: none"> 1. The development hereby permitted shall not be brought into use until the access, turning space, garaging, vehicle parking and cycle parking shown on the approved plan have been constructed, and these shall thereafter be retained and kept available for those purposes at all times. <p>Reason - In the interests of highway safety and in accordance with Policies PP27, PP34, PP35 and PP36 of the Poole Local Plan (November 2018).</p> <ol style="list-style-type: none"> 2. A Travel Plan shall be agreed prior to first occupation of the development . The Travel Plan shall include measures to encourage sustainable travel use amongst residents of the development and timeline for introduction of those measures. The Travel Pack shall include the following measures, but not be limited to these measures: <p><i>Residential Travel Information Pack</i></p> <p>A Travel Information Pack will be provide to each residential unit upon first occupation of that unit and shall contain the following information:</p> <ul style="list-style-type: none"> • An explanation of the purpose and benefits of the Travel Plan and the benefits of sustainable travel; • Maps of walking and cycling routes to key destinations; • Timetables, route maps and ticketing information for public transport relevant to the site location; <p><i>Public Transport and Beryl Bikes</i></p>

		<p>In addition to the Travel Information Pack the following measures will be undertaken with regard to the promotion of public transport and Beryl Bike initiatives, and on first occupation each household to be provided with:</p> <ul style="list-style-type: none"> • Provision of a free three month public transport travel permit for each residential unit (valid for a minimum period of 90 days) • Provision of Beryl Bike scheme vouchers (valid for a minimum period of 90 days) <p>Reason - In the interests of highway safety and convenience and in accordance with Policy PP35 of the of the Poole Local Plan (2018).</p> <p>3. Prior to the commencement of the approved use, a delivery management plan shall be implemented and continued thereafter, in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The delivery management plan shall include details of loading and delivery arrangements to the site for each of the approved commercial units, and the residential units, including timings of deliveries and vehicle waiting locations, vehicle tracking plans to demonstrate safe and efficient turning both within the site and on the highway, and pedestrian delivery routes through the site to each unit. The delivery management plan shall also set out delivery arrangements that address the access restrictions to High Street.</p> <p>Reason – In the interests of highway safety and to ensure that delivery to each commercial unit and any deliveries for residential units have been considered and planned for to avoid indiscriminate and inappropriate loading and manoeuvring around the site. In accordance with Policy PP35 of the Poole Local Plan (2018).</p> <p>4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) or the Town and Country Planning (Use Classes) Order 1987 (as amended) or any order(s) revoking and re-enacting either order with our without modification, the development hereby approved shall only be used for purposes within Schedule 2, Part A,</p>
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		<p>Class E parts a, b, ci, cii, ciii, d, e, f and gi of the Town and Country Planning (Use Classes) Order 1987 (as amended) and for no other purposes whatsoever, including any other purpose in Class E.</p> <p>Reason – To secure the limitations of future appropriate uses for the site.</p>
5b)	<p>APP/22/00230/F</p> <p>29 Cynthia Road</p>	<p>Amend Recommendation to include the following;</p> <p>Approve subject to conditions and subject to the Head of Planning (or any other officer exercising management responsibilities within the Planning Unit) in their opinion being satisfied that such arrangements are in place as are necessary to appropriately address any adverse effect on the integrity of any relevant protected European sites associated with the recent identified concerns relating to phosphates together with delegated power to agree those arrangements.</p> <p>Para. 49. – amended for clarity as follows;</p> <p>The closest neighbouring dwellings to the proposed houses would be Nos.41 and 43 Jacqueline Road to the north. The window-to-window distances are a minimum of 21 metres to these neighbours, complying with the distances in the National Model Design Code (15 – 20 metres), retaining acceptable privacy for existing and proposed occupiers. The scale of development and distance to neighbours will mean acceptable living conditions would be preserved in terms of outlook, sunlight/daylight and dominance. The distance between the proposed houses and the parent properties on Cynthia Road is also sufficient so as not to cause material harm to the occupiers of those dwellings.</p>

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