Supplementary Papers for Planning Committee

Date: Thursday, 20 April 2023

a)	**Parrs Quality Confectionery, 26 Alder Road, Poole BH12 2AQ** A copy of the Officer Presentation to Committee is attached.	3 - 26
b)	**19a Rozelle Road, Poole BH14 0BX** A copy of the Officer Presentation to Committee is attached.	27 - 40
c)	**Herbert Hospital, 49 Alumhurst Road, Bournemouth BH4 8EW** A copy of the Officer Presentation to Committee is attached.	41 - 64

Published: 20 April 2023

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Parrs, 26 Alder Road, Poole, BH12 2AQ

APP/20/00877/F

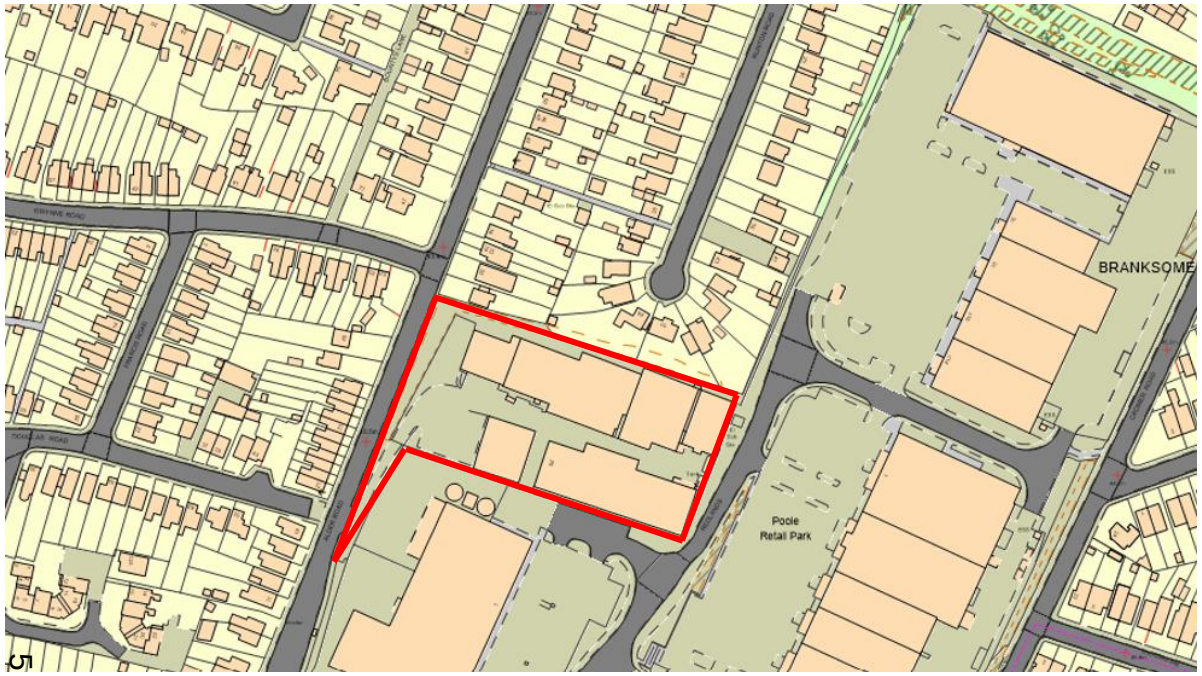
Erection of a Class E discount foodstore and Class E coffee shop with associated access, car parking and landscaping

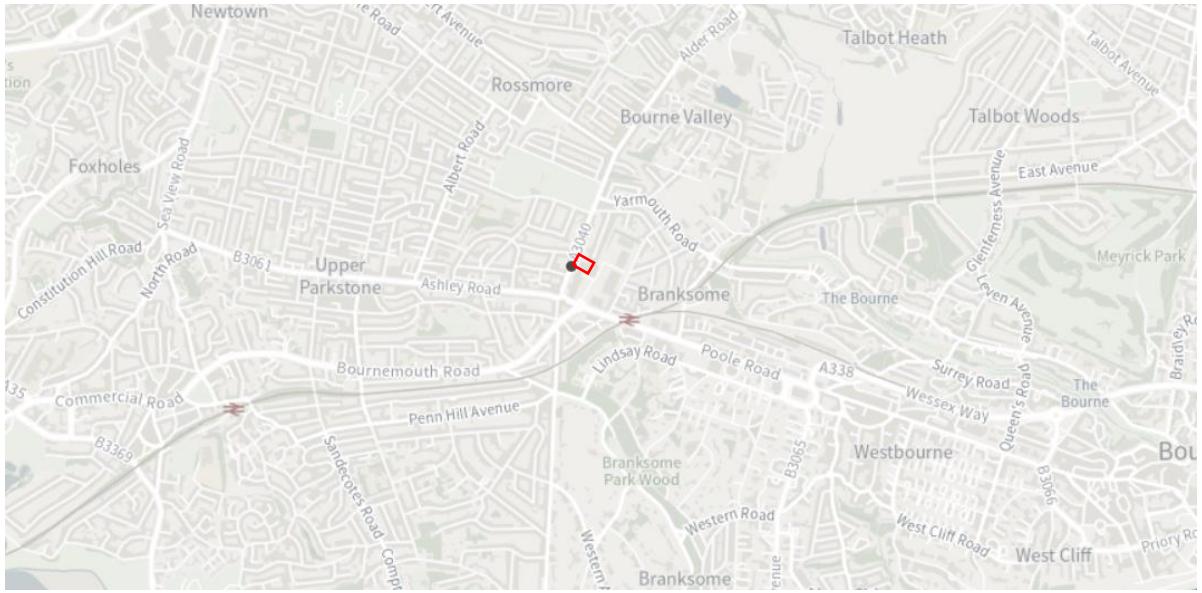
Matters identified by members during debate in support of approval included:

- Concerns re appropriateness of the site for its allocated use (e.g. location) whilst proposal would complement retail park and attract footfall of benefit to location
- Changes in circumstance since policy adopted – in particular, significant vacancies at local care homes / issues re their viability and not just due to COVID
- Length of vacancy of the site, antisocial behaviour / condition of site, and benefit of bringing the site back into use
- Location not within centre but right next to centre and appears as large centre
- Applicant is same owner of the existing Wallisdown store and not considered likely to do something that would affect its trade. Applicant says it will retain both and have done in other locations in BCP
- Not realistic to be able to go to town centre to do weekly food shop
- Competition would be good for local shops and encouraging existing shops like Tesco to invest and up their game.
- Good bus access but need for bus passes for staff
- Proposal would provide much needed employment in the local area

Matters identified by members during debate against an approval included:

- Lack of evidence of absence of need for care home in this location or alternative employment uses
- Need to prioritise town centres otherwise it is contributing to the destruction of town centres and creating more traffic congestion
- Concerns over the existing traffic congestion in locality and the impact of proposal on this including if Wallisdown site closed
- Scope for certain proposed highway benefits to be secured through other means
- Concern about loss of ALDI at Wallisdown
- Concerns over adequacy of marketing of site for different uses
- Condition of site should not be a tool to force a planning permission
- More employment generated and less traffic generated if developed for allocated use







Site Location and Context

View of site and existing access onto Alder Road



View of site from Redlands and the retail park



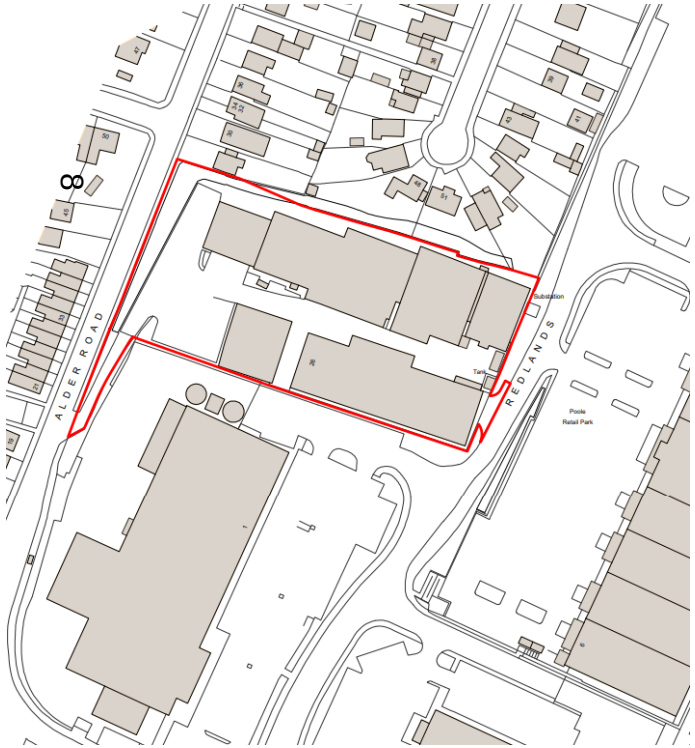


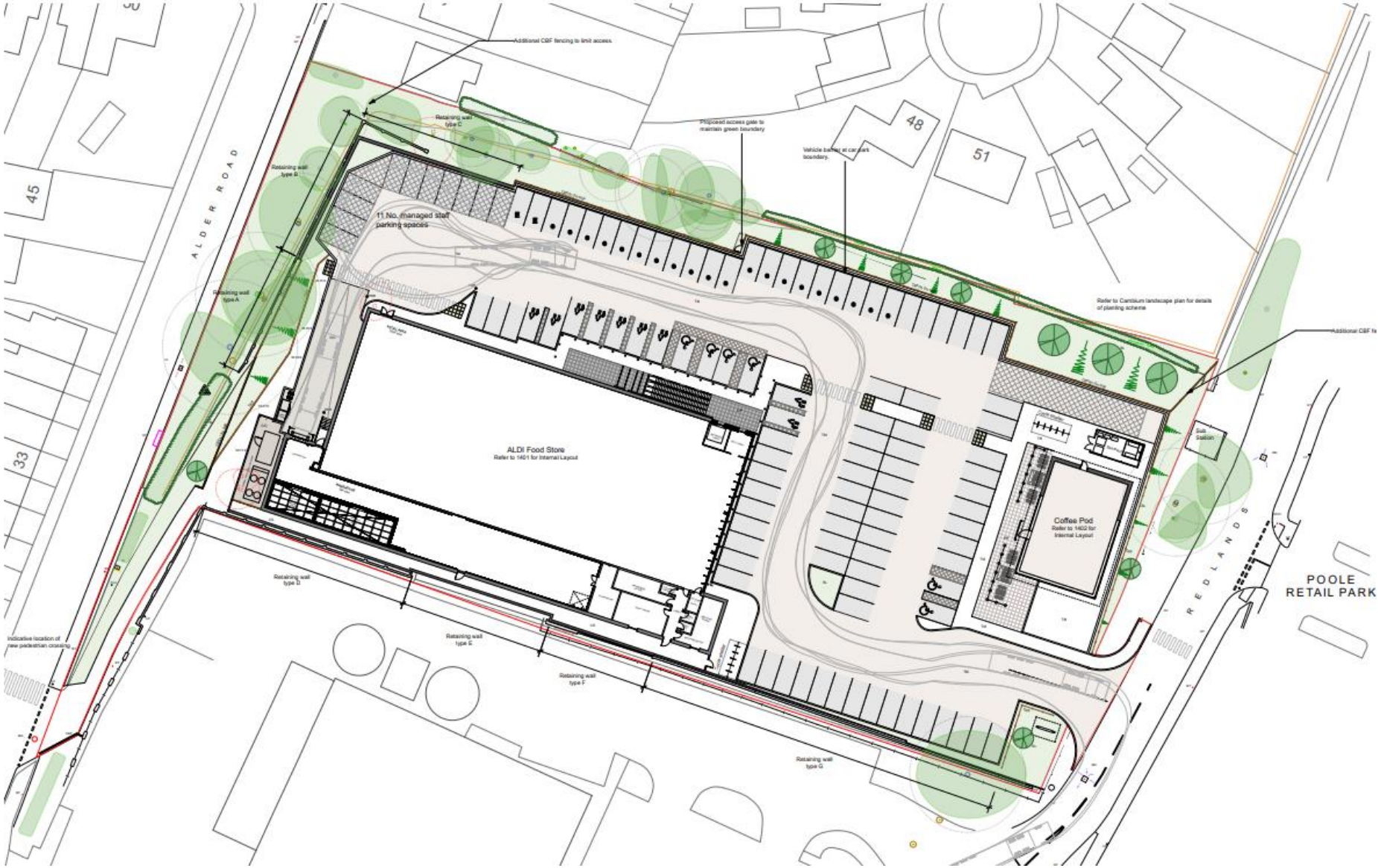


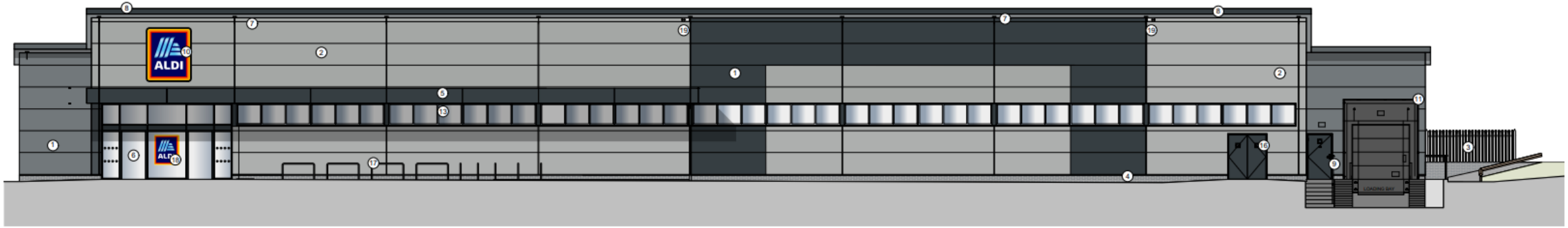


Factory buildings have been demolished under prior approval

Site Location Plan



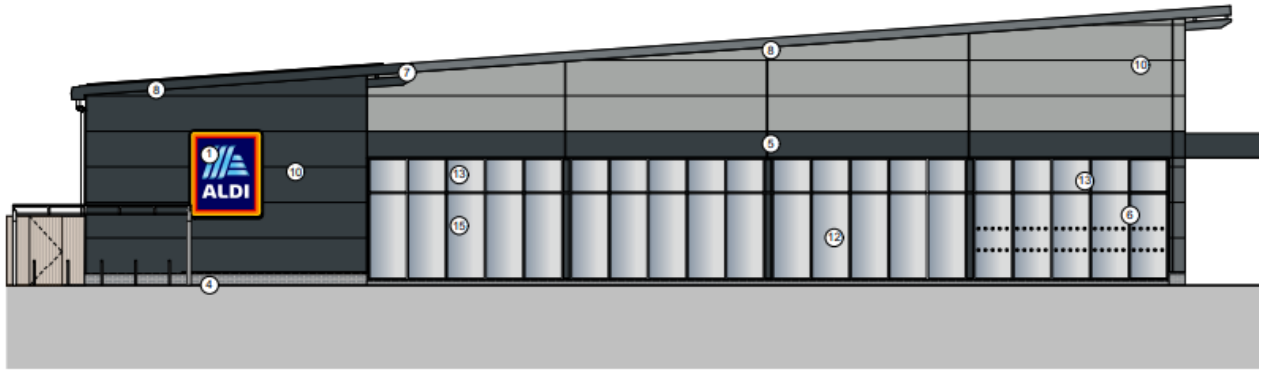




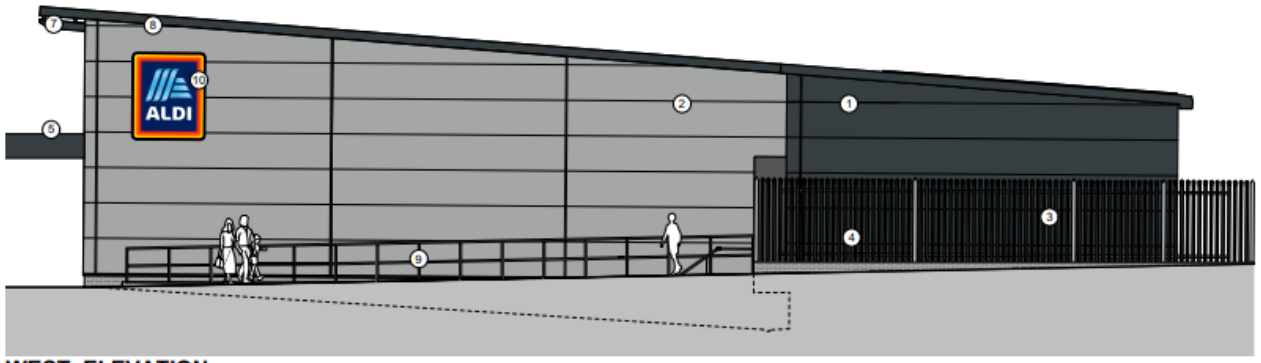
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION

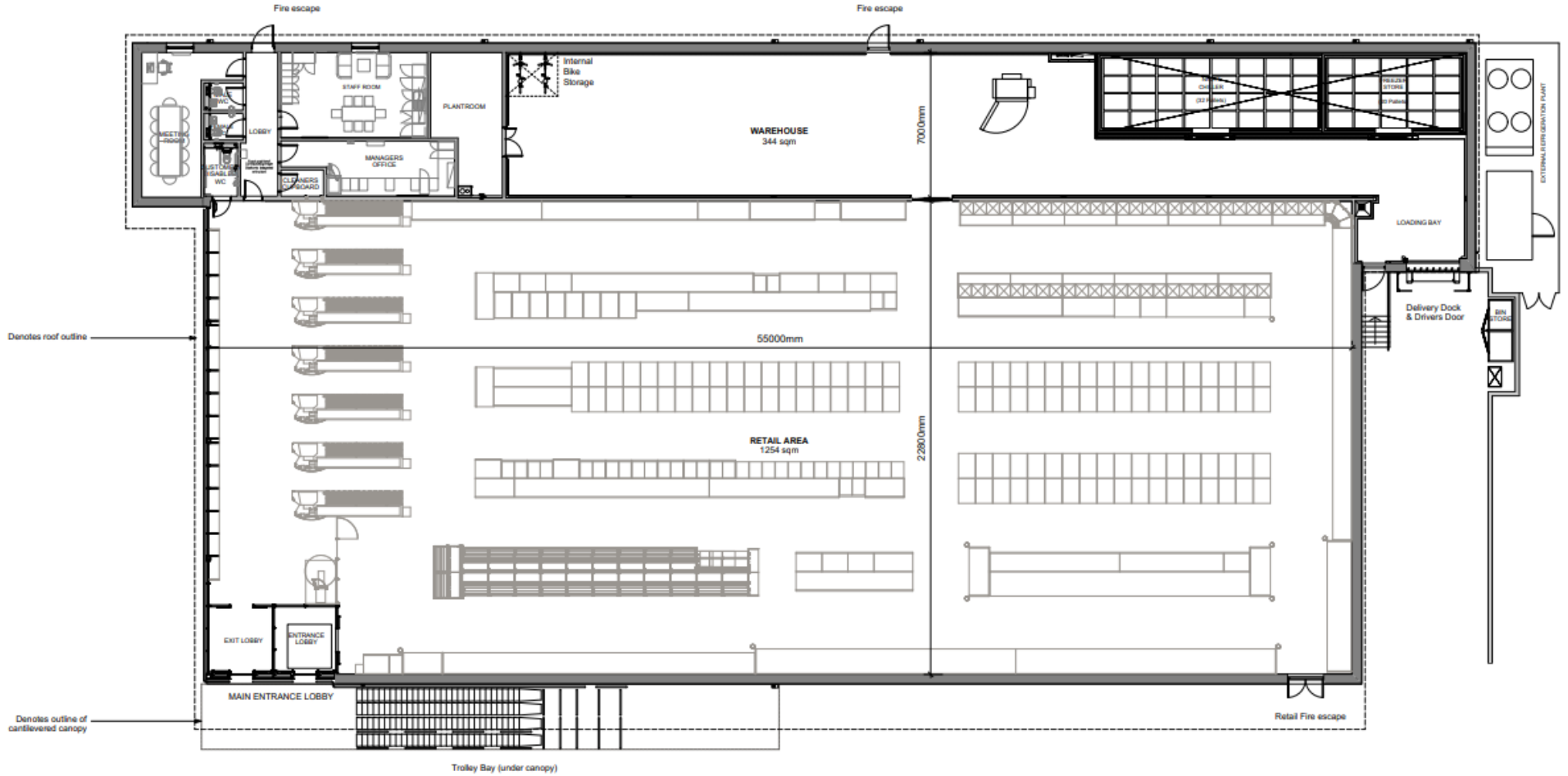


WEST ELEVATION

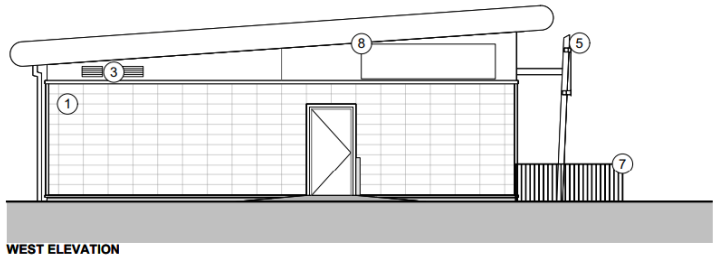
Proposed Foodstore Elevations

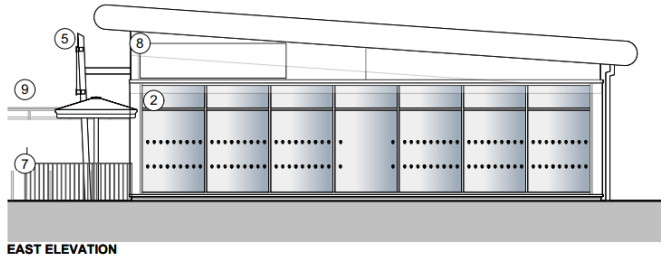
Proposed Foodstore Floorplan

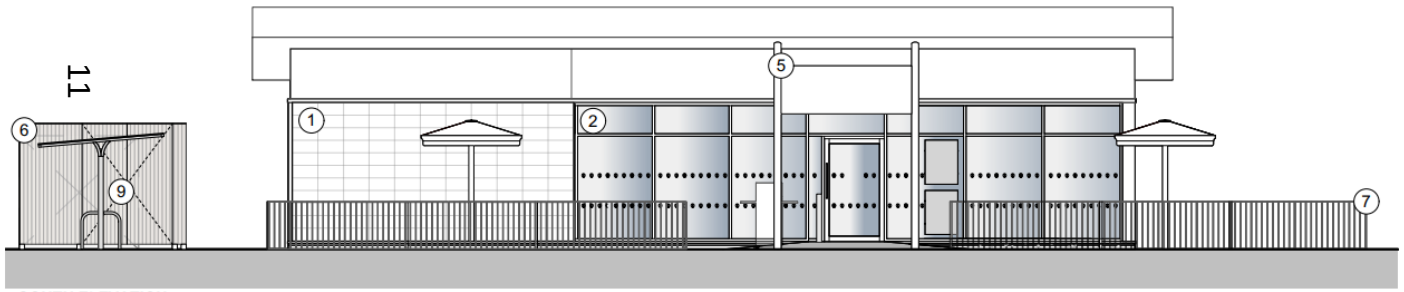
1801 sqm External
1723 sqm Internal

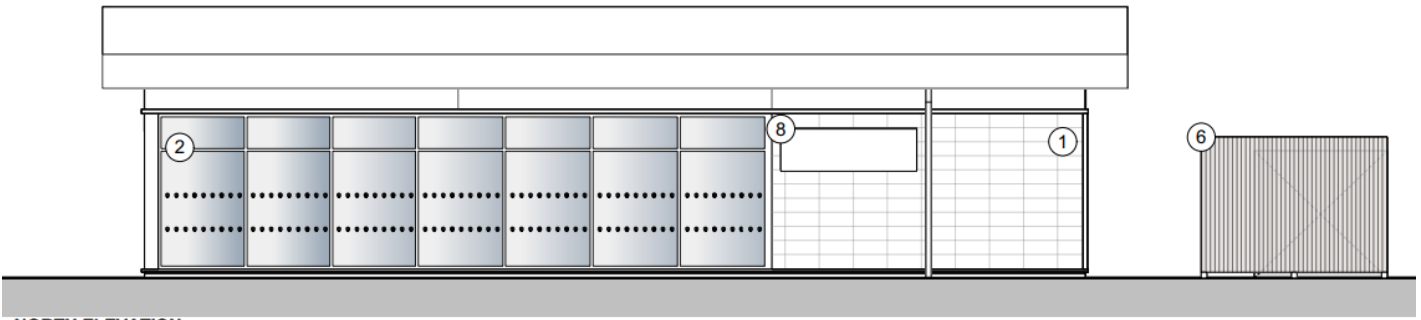


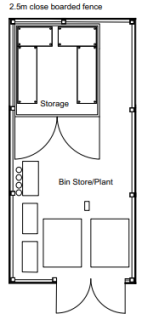
Proposed Coffee Pod Elevations and Floor Plan

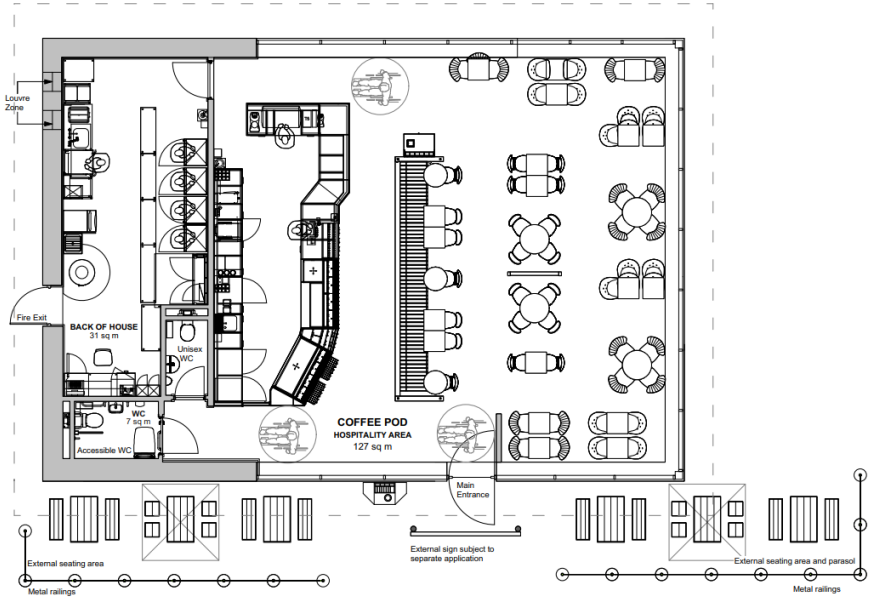




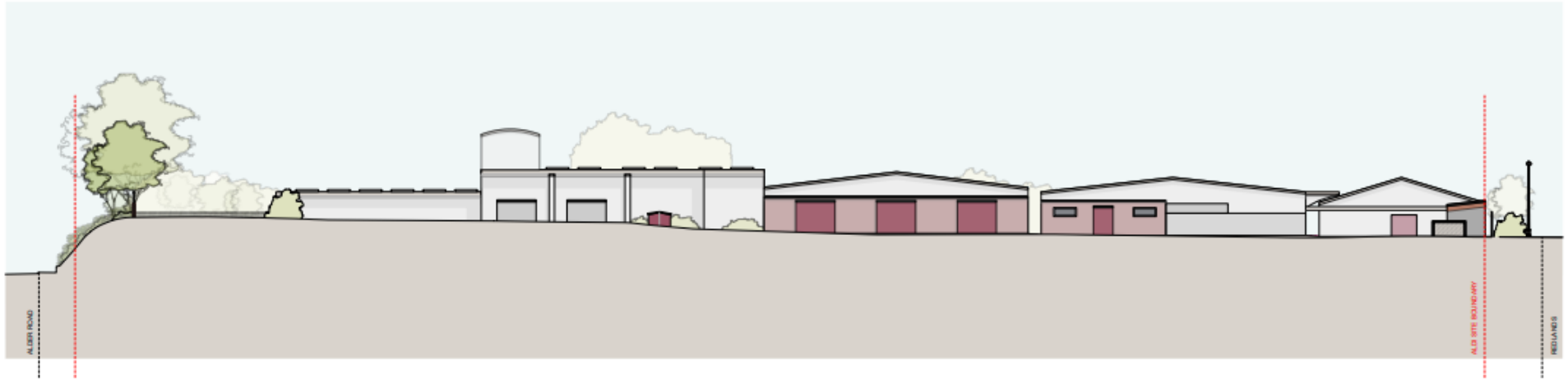




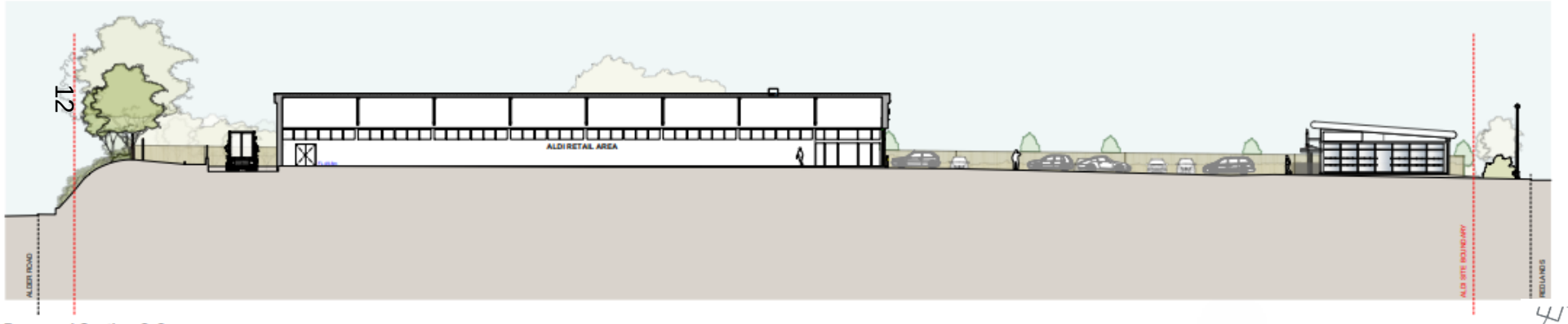




195 sqm External
177sqm Internal

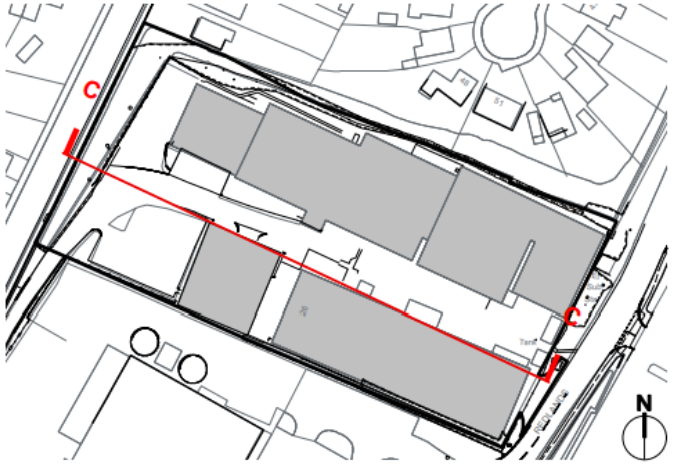


Existing Section C-C



Proposed Section C-C

Existing and Proposed Sections



Proposed Streetscene Elevations



Proposed Elevation From Redlands A-A

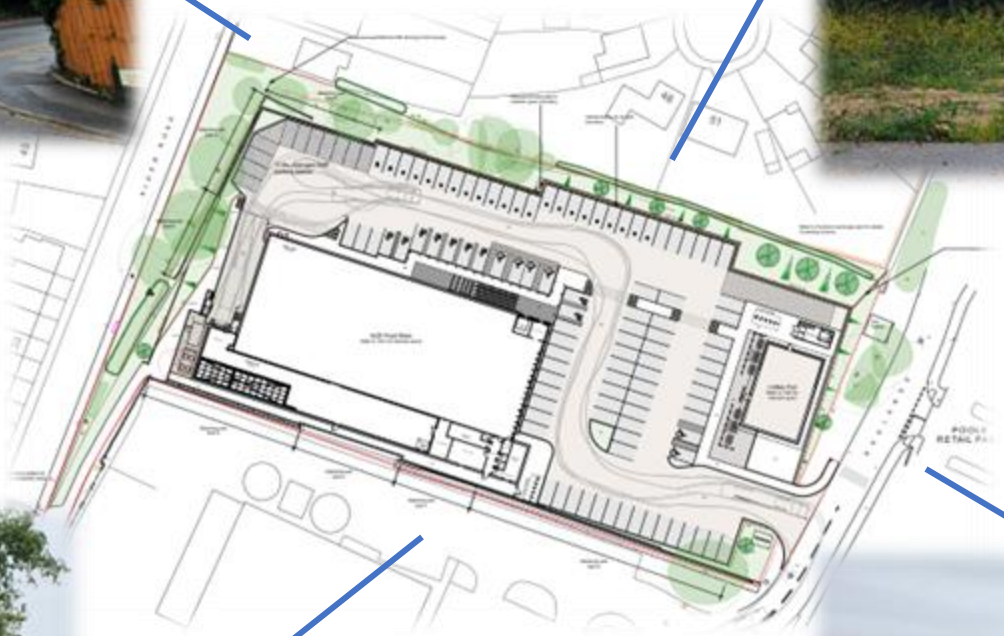


Proposed Elevation From Alder Road B-B

Relationship to neighbouring properties and premises





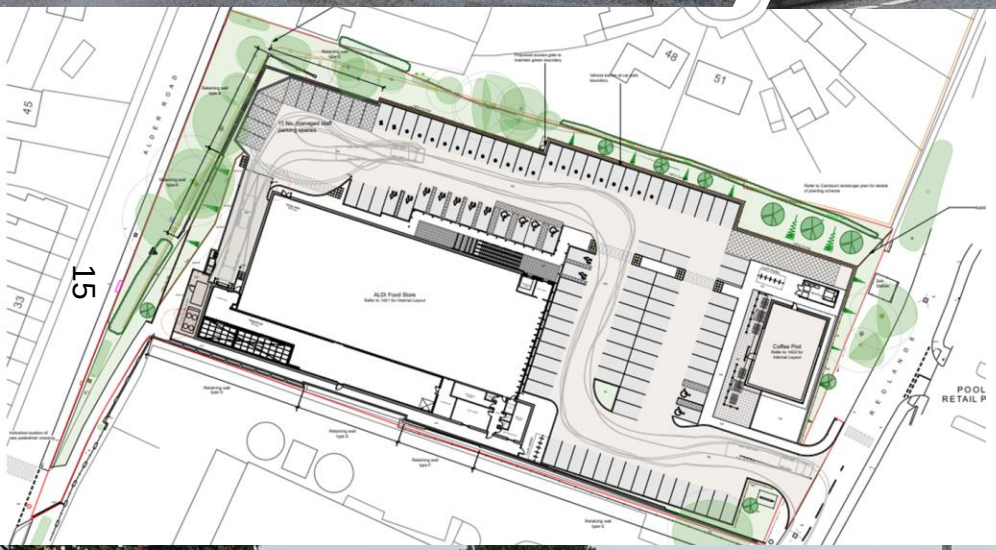












Access and Vehicle Movements





Policy PP9

Urban allocations outside the town centre

The following sites are allocated for development as shown on the Policies Map. Development on each site must demonstrate how it complies with the site-specific criteria set out below, other relevant plan policies and be in accordance with any guidance prepared for the area including development briefs prepared in consultation with the local community and adopted by the Council.

U1 Turlin Moor (N)

- Approximately 400 homes on land between the sports pavilion and Blandford Road
- Playing fields to be relocated on the remaining open space and designed to avoid flooding
- Community benefits such as an all-weather games area, enhancements to the public realm/foreshore, shopping parade improvements and/or a new community centre
- Designation and enhancement of a local nature reserve
- Provide a package of measures to mitigate any impact on wildlife in the Harbour including circular walks across the remaining open space
- Improved pedestrian and cycle access to Upton Country Park

U2 West of Bearwood

- A mixed-use development of a minimum of 300 homes in the northern part of the site and 5.1ha of employment in the southern part of the site (site ref E2 and Policy PP18: Magna Business Park)
- Integrated with the existing Bearwood community by providing walking and cycling connections to Bearwood Local Centre
- Strong landscaping along the western boundary to provide new permanent Green Belt boundary
- Provision of a SANG along the River Stour that connects with other parts of the Stour Valley Park to mitigate impact upon nearby heathland, designed in accordance with criteria set out in the Dorset Heathlands SPD. Access to the SANG from the housing will require a pedestrian crossing on Magna Road and a suitably wide corridor to provide attractive access
- Mitigation measures to discourage direct access onto Canford Heath, principally through the construction of the employment site as a barrier to access
- Contributions to upgrading a local doctors surgery and additional school capacity where required
- Make a contribution towards the implementation of a sustainable transport corridor, including bus services, between the site and Poole/ Bournemouth town centres

U3 Civic Centre and surrounds

- Approximately 330 homes, subject to the relocation of Council and public services to alternative accommodation
- Explore opportunities to provide the housing through converting the Civic Centre alongside redevelopment of the car parks
- Preserves or enhances the setting of Poole Park Conservation Area

U4 Crown Closures

- Approximately 155 homes that could include a care home with a minimum of 60 bed spaces

U5 Parrs

- A care home of approximately 70 bed spaces and approximately 30 specialist accommodation homes

Note: The approximate number of homes is an indicative planning officer estimate and does not preclude the developer achieving significantly more or less homes on the site, subject to other policy considerations.

Policy PP12

Housing for an ageing population

(1) General principles

In order to meet the needs of the ageing population proposals for high quality, well designed care homes and other forms of specialist housing will be permitted where:

(a) they are located close to local centres, services and amenities or in a sustainable transport corridor to provide an alternative to trips made by private car (nursing homes providing for advanced dementia or physical nursing needs are acceptable in less accessible locations);

(b) the design reflects current best practice guidance; and

(c) in the instance of a care home development proposed within the 400 metre heathland buffer, the type of care home will be limited to full nursing home provision only, providing necessary nursing care, such as for advanced dementia or physical nursing needs.

(2) Care homes

The Council will meet the need for care homes bed spaces by:

(a) Bringing forward the allocated sites identified in sites Polices PP9 and PP10;

(b) exploring opportunities for the provision of new care home bed spaces in new large scale residential developments and through the redevelopment of isolated employment sites which are no longer suited to continued employment use;

(c) allowing for the conversion of existing buildings and the development of, or extension to, nursing homes; and

(d) resisting development which would lead to the loss of premises used, or last used, as a care home unless:

(i) replacement nursing home bed spaces are proposed; or

(ii) the site or premises cannot be refurbished or redeveloped to provide a replacement care home or other form of specialist housing for an ageing population as demonstrated through a residual land value assessment, as set out in Policy PP40:Viability.

(e) Developers of care/nursing homes, extra care and sheltered housing schemes should in the process of preparing a planning application consult with Dorset Clinical Commissioning Group to determine the level of impact on local health resources.

(3) Accessible and adaptable dwellings

To provide specialist homes that meet the needs of an ageing population, schemes of 11 or more houses/flats or over 1,000 sq. m floor space must provide at least 20% of a mix of the housing types on the site in accordance with Building Regulations Part M4(2) for adaptable and accessible homes.

- Local Plan identifies need for 816 care/nursing home bed spaces
- Local Plan identifies need for 3425 specialist housing units
- Shortfall in delivery of both care home bed spaces and specialist accommodation

Policy PP16

Employment areas

(1) Existing employment areas

Land and premises within Poole's existing employment areas will be safeguarded for uses which generate employment, and which are appropriate to the location as a consequence of:

(a) the principal activity falling within Use Classes B1 (Office, research & development and light industrial), B2 (General industrial) or B8 (Storage and distribution);

(b) their need to be in the employment area in question, due to close associations with neighbouring businesses;

(c) the potential to have an adverse impact in more sensitive locations such as residential areas; or

(d) a lack of suitable alternative sites, other than in existing employment areas, for the type of activity proposed.

In all cases proposals will only be permitted where they do not compromise the activities and vitality of the employment area or conflict with other policies in the Poole Local Plan including, design, suitable access and infrastructure.

(2) Isolated employment sites

Proposals for a change of use for sites currently or previously used for B1 (Office, research & development and light industrial)/B2 (General industrial)/B8 (Storage and distribution) employment generating uses not located within an existing employment area, Poole town centre or other designated retail allocations/boundaries will be permitted where the site is no longer suitable for continued employment use and the cost of refurbishment or redevelopment for a more appropriate form of employment use would be prohibitive.

Where these circumstances apply, the Council will prioritise alternative uses in the following order:

(a) starter/incubator business units as part of a comprehensive mixed-use scheme;

(b) health or care-related uses, including care homes and specialist housing or health facilities, where the site is suitably accessible for the use proposed;

(c) other uses which generate employment; or

(d) other forms of housing not covered by (b) where the site offers an acceptable environment.

Policy PP22

Retail and main town centre uses

(1) Retail Strategy

The Council adopts the town centre first approach. New proposals for retail or other main town centre uses should be located in Poole town centre, district centres, local centres and neighbourhood parades in accordance with the retail hierarchy. Outside of these areas, proposals for bulky goods should be located in the retail parks.

(2) Loss of retail uses

Proposals, including change of use, in Poole town centre, district centres, local centres and neighbourhood parades, from retail and other main town centre uses will be permitted where they:

(a) are commensurate with the scale and function of Poole's retail hierarchy;

(b) are an appropriate use for the shopping frontage/area;

(c) provide an active frontage at ground floor/street level; and

(d) enhance vitality, viability and diversity of the centre/parade.

(3) Shopping Frontages

To retain and enhance the mix and range of retail and other main town centre uses, the Council has designated shopping frontages in Poole town centre and the district centres. In the:

(a) Primary Shopping Frontage, proposals for the change of use will be permitted where it will not result in, or not exacerbate, the over-concentration of units in the non-A1 Use Class; and

(b) Secondary Shopping Frontage, proposals for the change of use will be permitted where it will not result in, or not exacerbate, the over-concentration of units in the non-A Use Class.

(c) In local centres and parades proposals for change of use will be permitted provided that 20% of the units remain in the retail (A1) Use Class.

Proposals for change of use to residential on the ground floor in primary and secondary shopping frontages will not be permitted.

(4) Proposals outside designated boundaries and allocations

Outside of designated boundaries and allocations* new retail development and main town centre uses will only be permitted where:

(a) The proposal satisfies the sequential test and for retail and leisure schemes over 280 sq. m (net) floor space an impact assessment; and

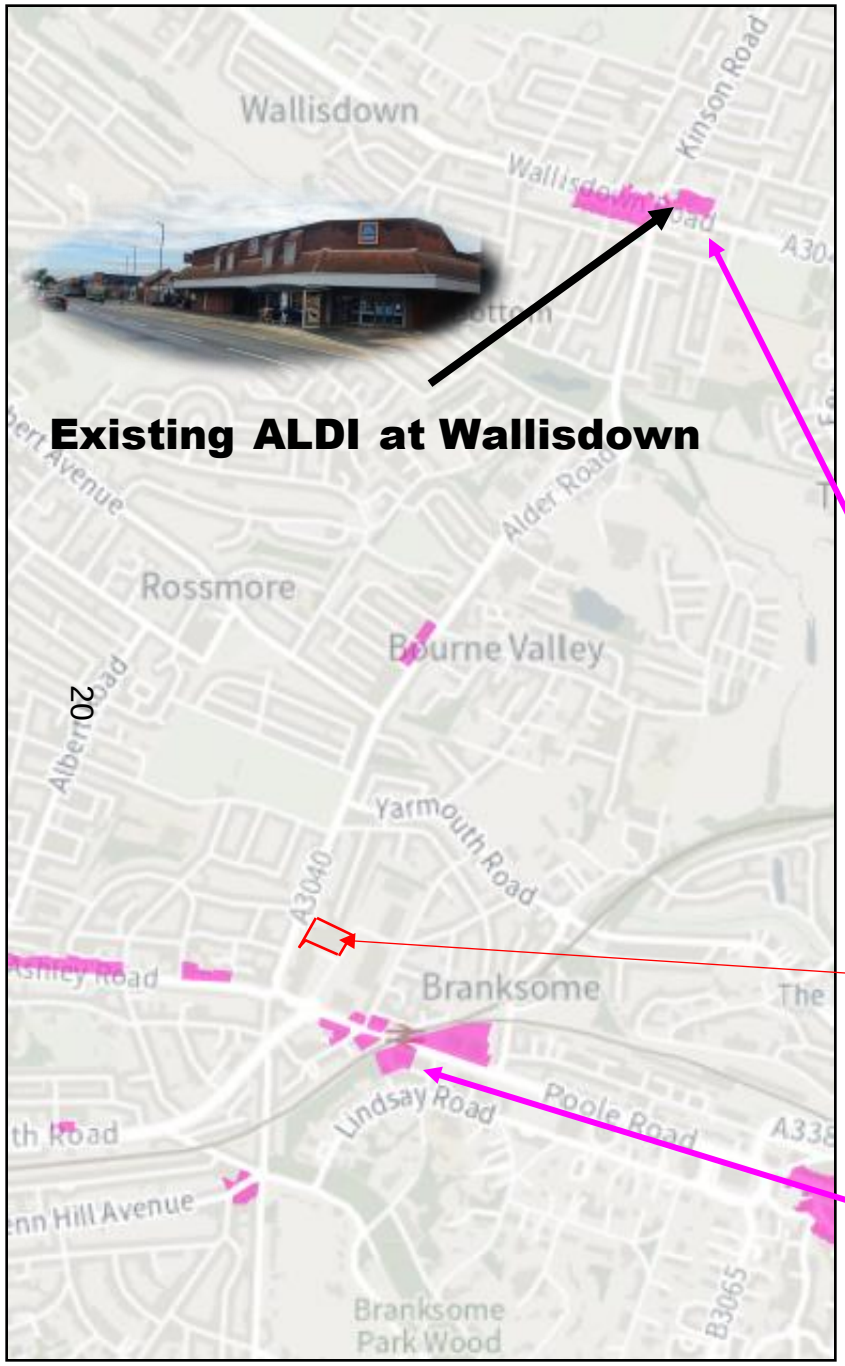
(b) it is appropriate in scale, role, function and nature to its location and does not prejudice the role and function of Poole town centre or undermine the retail strategy; and

(c) in the case of Poole's retail parks, the proposal is predominantly for bulky goods or DIY retail floor space and which is not suited to a town centre location; or

(d) in areas of demonstrable need, the proposal is for a local convenience food shop providing up to 280 sq. m (net) of floor space.

Passed sequential test

Impact Assessment identified significant likely impact to existing ALDI in Wallisdown Local/District Centre



Existing ALDI at Wallisdown

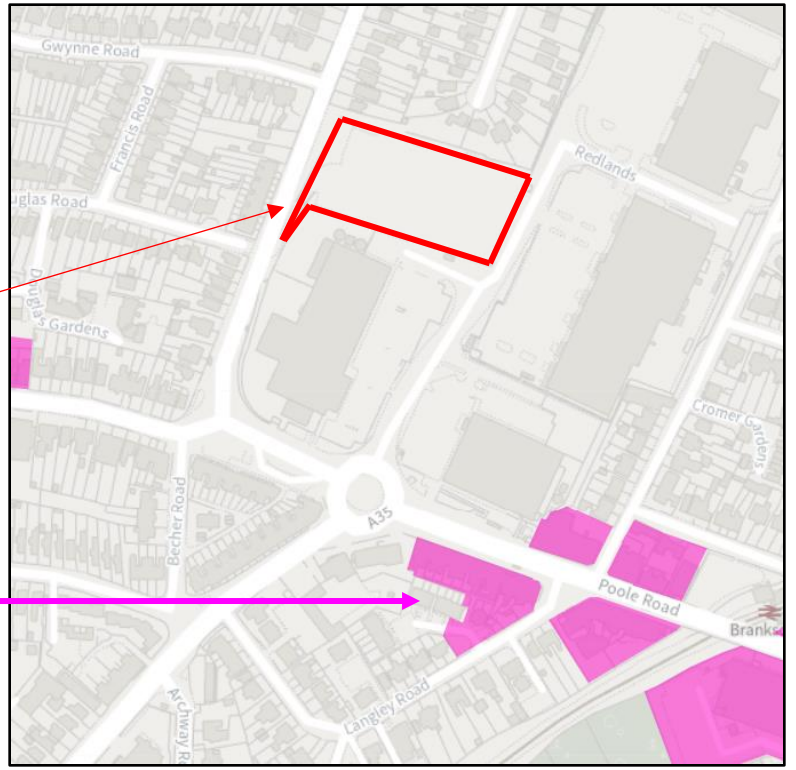
Forecast Convenience Goods Impact of Proposed Foodstore (Advice Independent Retail Consultant Sept 2021)

STORE / CENTRE	2025 STUDY AREA TURNOVER (£m)	FORECAST DIVERSION (£m)	RESIDUAL TURNOVER (£m)	IMPACT (%)
Poole town centre	£47.02	£1.03	£45.99	2.2%
Waitrose, Parkstone	£18.68	£0.39	£18.29	2.1%
Lidl, Poole Road	£10.21	£3.55	£6.66	34.8%
Tesco Express, Bournemouth Road	£4.30	£0.06	£4.24	1.4%
Sainsburys, Alder Road	£32.70	£2.07	£30.63	6.3%
Tesco Extra, Mannings Heath	£18.91	£0.31	£18.60	1.6%
Tesco, Poole Road	£14.06	£1.06	£13.00	7.5%
Tesco Extra, Waterloo Road	£15.81	£0.24	£15.57	1.5%
ALDI, Wallisdown	£6.73	£1.45	£5.28	21.5%

Wallisdown Local/District Centre

Application Site and Proposed ALDI

Branksome (Poole Road) Local Centre



BCP Issues & Options 2021 (arcgis.com)

Equalities

- Section 149 of the Equality Act 2010 requires that a local authority must carry out their functions, having regard to the need to achieve objectives set out under s149 of the Equality Act 2010:

  (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Equality Act 2010;

  (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;

  (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

- In this case the decision could impact upon those with a protected characteristics; in this case, the older population; those with disabilities; and those with lower socio-economic status.
- Short term positive impacts vs long term negative impacts
- Short term – positive impacts that would benefit all local residents but including those with a lower socio-economic status; and also potentially the older population; and those with disabilities
- Longer term – negative impact upon older population, which would need to be mitigated through the development of additional sites elsewhere for care home and/or specialist accommodation homes in order to meet the housing needs of the older population; and retail functions and investments within the Wallisdown district centre will need to be supported in order to maintain vitality and viability (i.e. to encourage a new food convenience store if the old store closed due to trade diversion).

Summary

Meeting the Housing Need

- Proposal would be departure from policy PP9 – U5 and PP12 as it is allocated for a care home and specialist accommodation homes to meet strategic need. Current shortfall in delivery of care homes to meet future strategic need but current drop in demand and oversupply in the market. Also current shortfall in delivery of specialist accommodation to meet future strategic need but still current demand in market and undersupply (depending on type of specialist accommodation homes). Full and proper marketing has not been undertaken to demonstrate whether there is interest in the site to develop for its allocated use as required by PP40.

- If no longer suitable for care home and specialist accommodation, continued employment for business units should be considered before a retail store in accordance with PP16. No marketing undertaken to demonstrate whether there is interest in the site to develop for this use contrary to policies PP16 and PP40

Town Centre First Approach

- Site is out of centre and passed sequential test meaning no alternative sites are available in any centre

- But impact assessment identifies overlapping trade catchment with existing ALDI store in Wallisdown and as a result could affect trade, impacting upon vitality and viability of Wallisdown centre contrary to policy PP22

Highways

- Likely low percentage traffic increase and difficult to argue a severe impact upon the existing congested network

Equalities

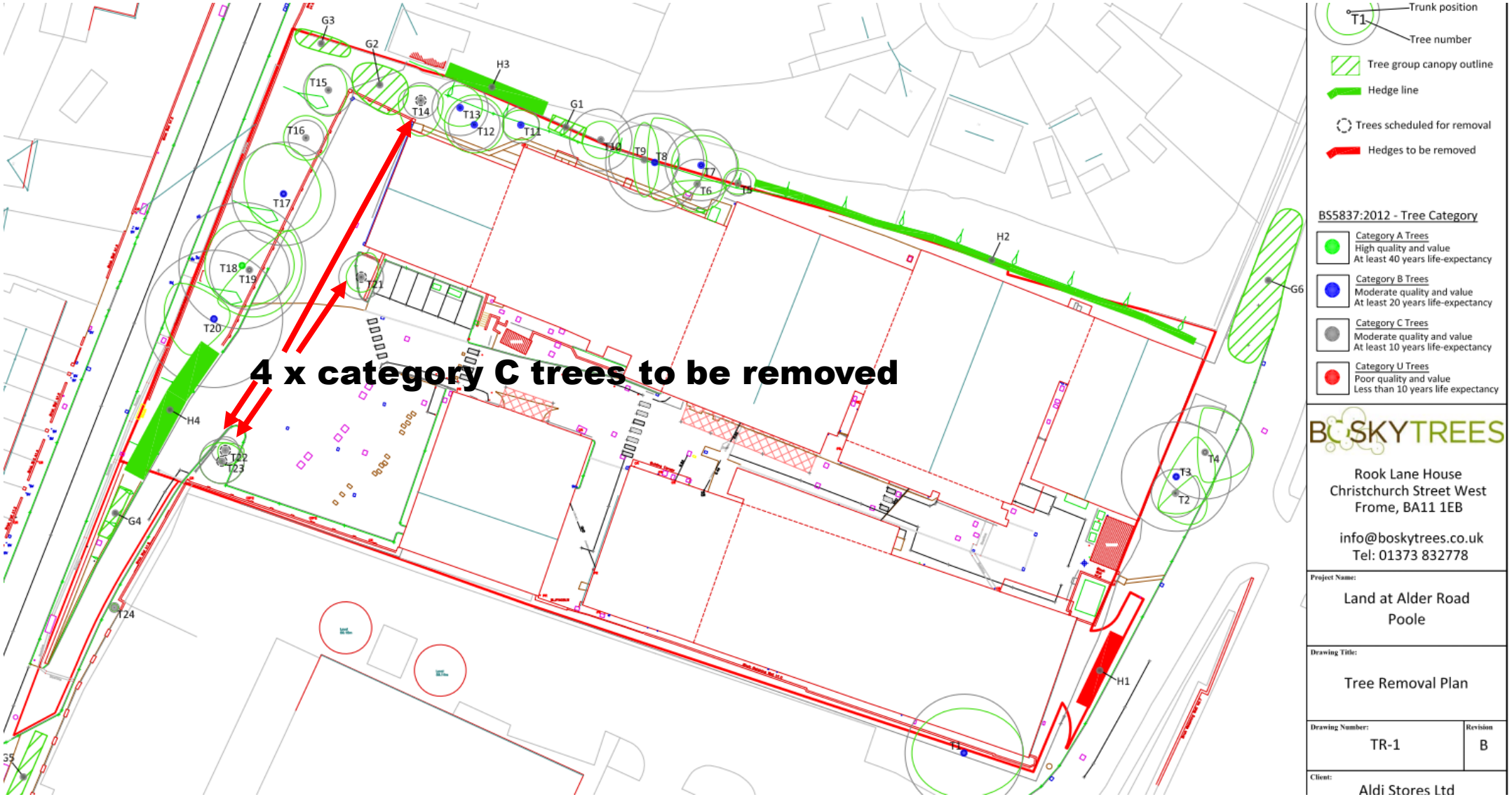
- Some positive and negative impacts upon equality, with negative impacts needing to be mitigated

Applicant’s Presentation

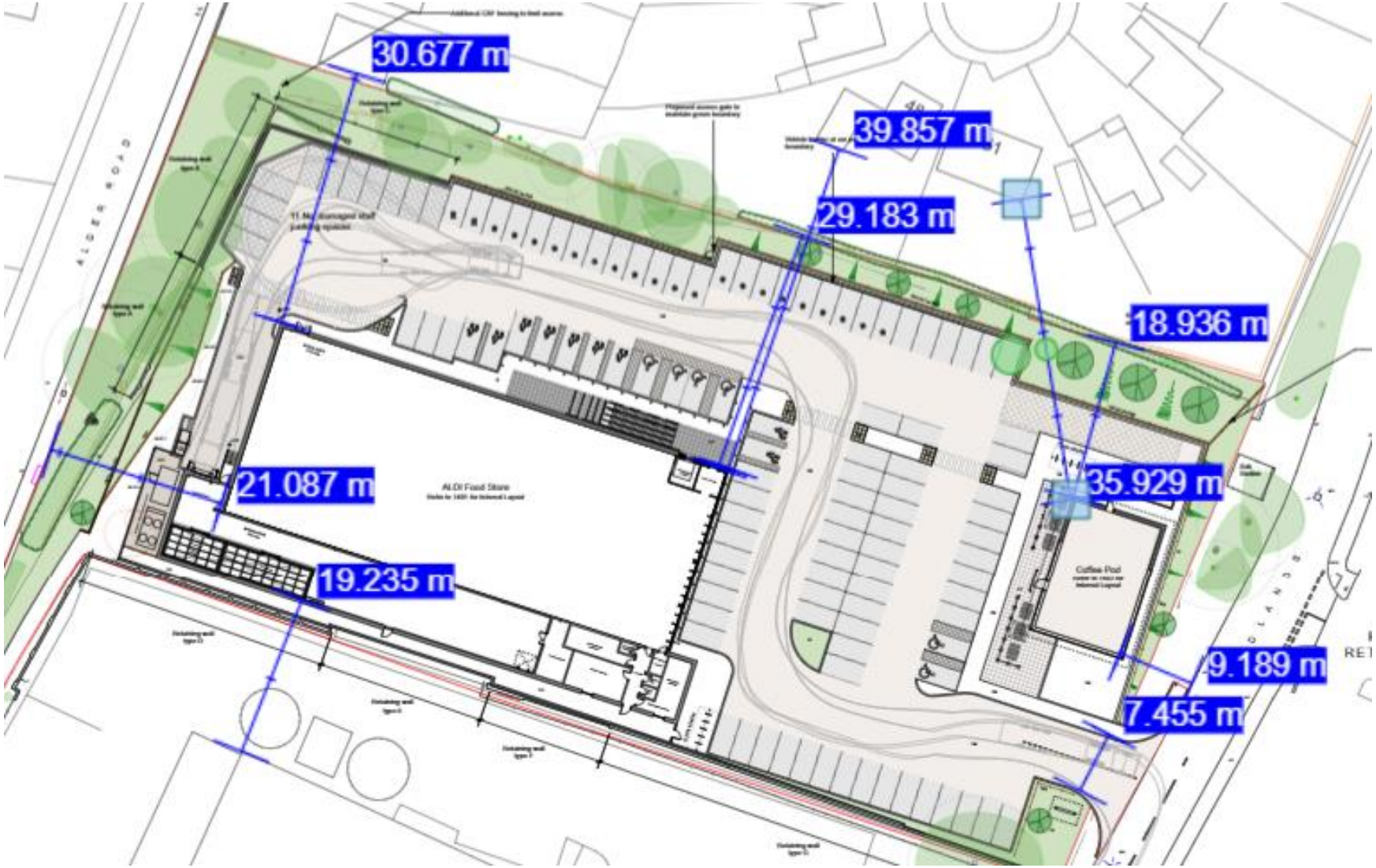
CGI Visualisation



Additional Information - Trees



Distances

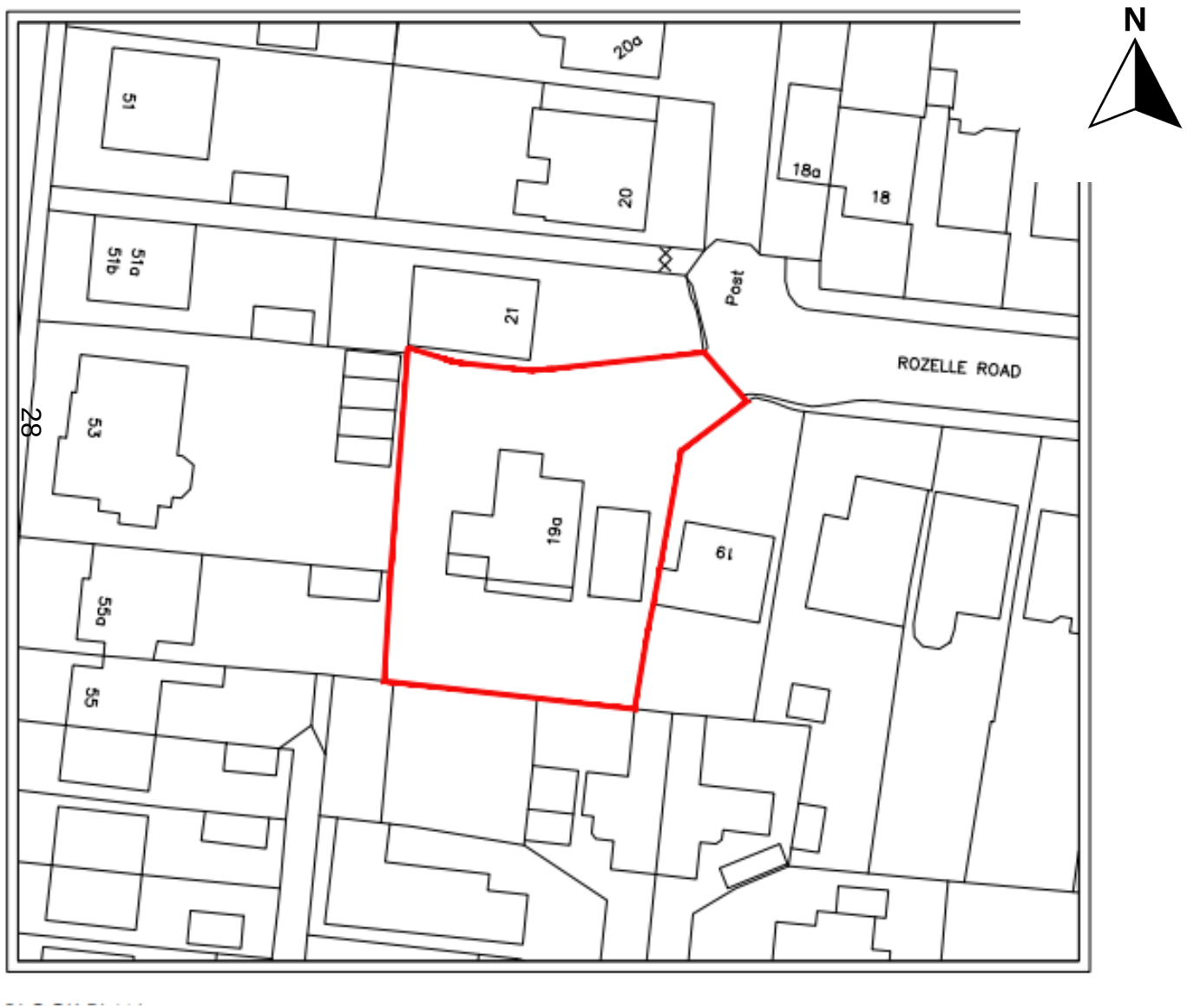

30.677 m
39.857 m
29.183 m
18.936 m
21.087 m
35.929 m
19.235 m
9.189 m
7.455 m

19A Rozelle Road, Poole, BH14 0BX

Demolish existing house and erect 3 detached houses with parking

Application Ref: APP/22/01585/F

Location Plan



Site photos

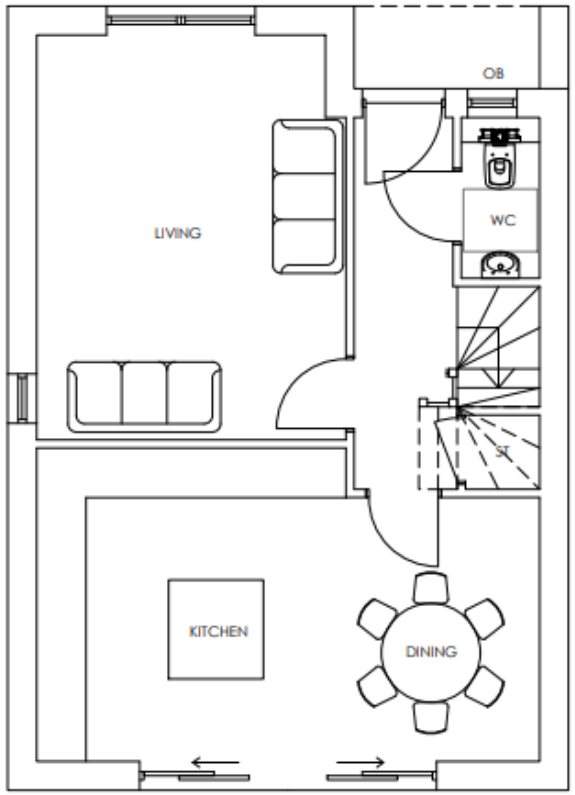




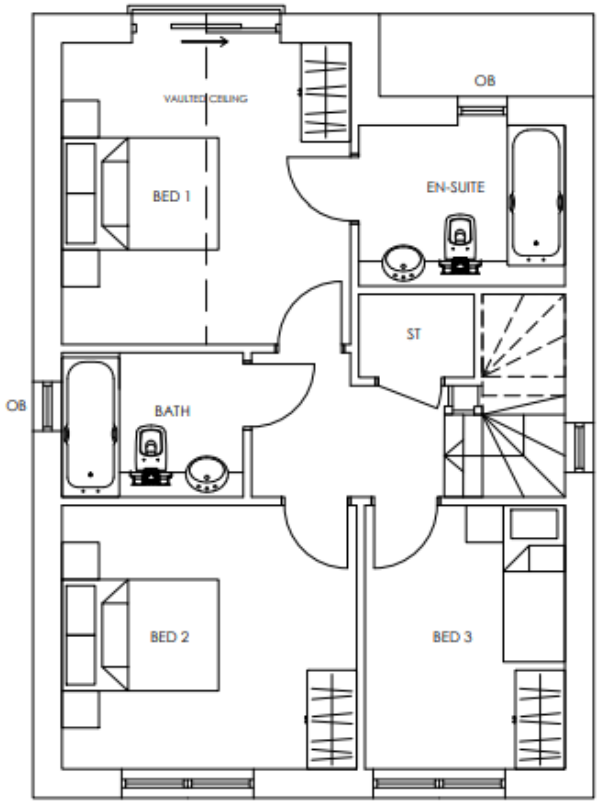
Proposed Site Plan



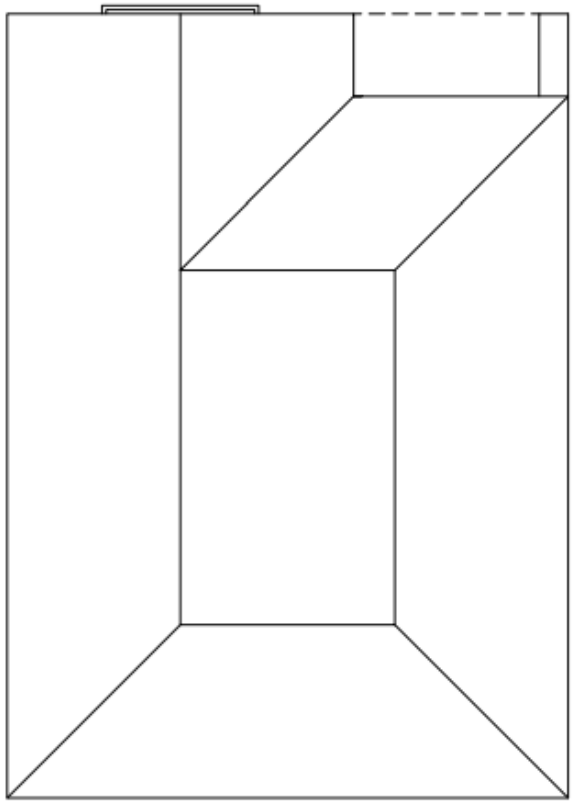
Proposed Floor Plans



GROUND FLOOR PLAN
SCALE 1:50

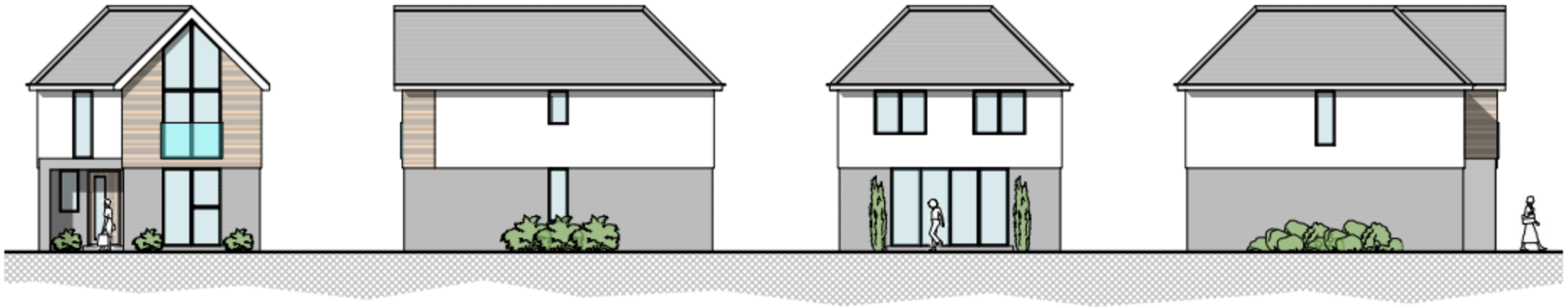


FIRST FLOOR PLAN
SCALE 1:50



ROOF PLAN
SCALE 1:50

Proposed elevations



NORTH ELEVATION
SCALE 1:100

WEST ELEVATION
SCALE 1:100

SOUTH ELEVATION
SCALE 1:100

EAST ELEVATION
SCALE 1:100

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7-2022-7797-AW

Herbert Hospital, 49 Alumhurst Road, Bournemouth, BH4 8EW

Demolition of 2no. existing buildings and erection of a new hospital building (Child and Adolescent Mental Health Services – CAMHS and Psychiatric Intensive Care Unit - PICU) comprising treatment rooms, 8-bedrooms, ancillary accommodation, associated car park reconfiguration, generator reconfiguration and associated works –

Full Planning Application)

Location


Rozel Mnr
Westbourne P
Car Valeting Cleaning Mobile Car Wash Valet
W Cliff Rd
Westland Holiday Flats
Dixon Driving
Warren Rd
RD Cleaning Services (Bournemouth) Limited
Mayfair
Alum Chine
Clarendon House - Retirement Living
Apex Detailing
Fountain Ct
Richard Skins Photography
St Ambrose C
Drury Rd
Alum Chine Crossover
Tower Rd
Westbourne Park Rd
Pembroke Rd
Beard Meets Dog
Smart Resurface
Pebble Lodge
Nightingale Ct
Nightingale Ct
Emma Morgan Yoga
Cedar Ct
W Overcliff Dr
Herbert Rd
Pink Sapphire
Women's clothing store
Alphabet
Alumhurst Rd
McKinley Rd
Herbert Rd
Tower Rd
The Chines
Justine Louise Aes
Blu Strobe Productions
DJ supply store
Dorset Ironing
Branksome Dene Rd
The Pavilion
Rosemount Rd
Aranlaw House Care Home
Alum chine log cabin
W Overcliff Dr
Love Your Rocks
Jewelry store
Cognatum Retirement Property - Sandbourne
The Old Stables at Branksome Dene
www.Personalised-Nanny...
Alumdale Rd
Tower Rd
Milner Rd

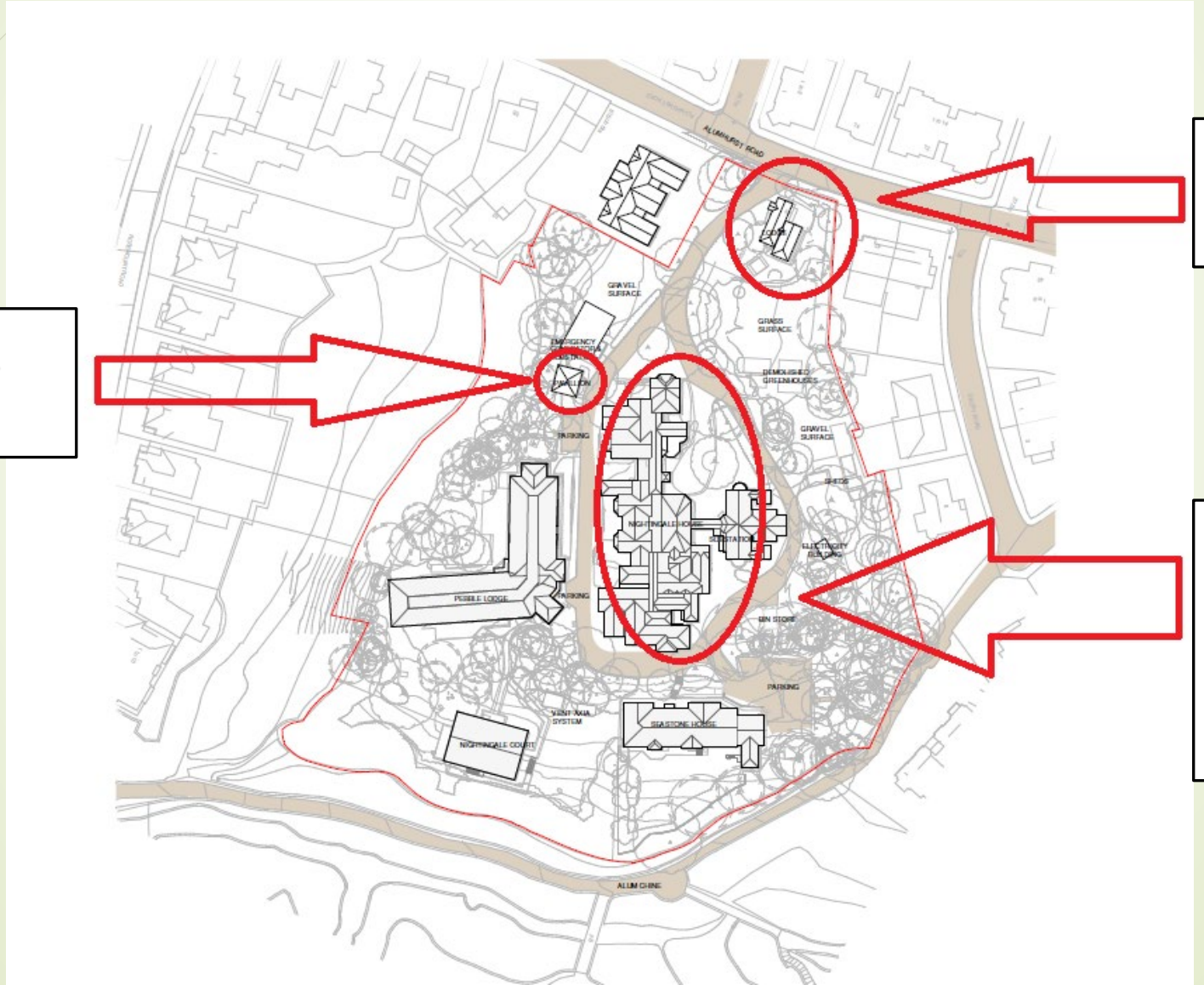

Mayfair
Nightingale Court
Alum Chine
N

Existing Site





Heritage Assets



Grade II Listed The Lodge

Grade II Listed Summerhouse

Grade II Listed Nightingale House (Main Hospital and Chapel)

2018 Refusal Site Plan



Existing Site Plan



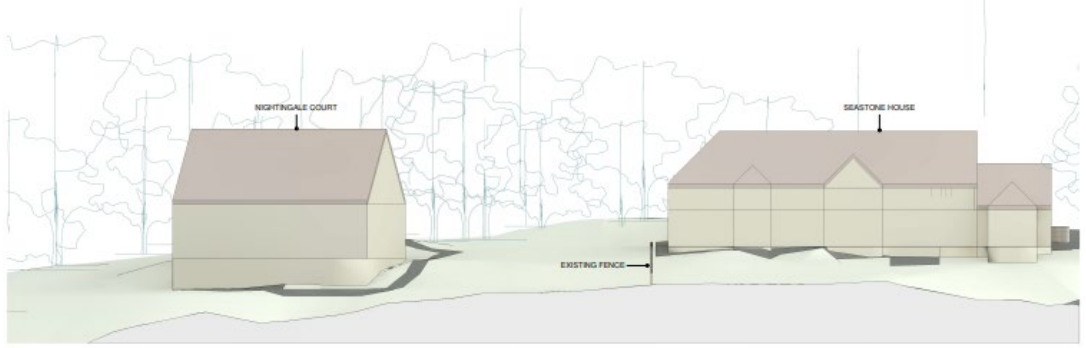
Proposed Site Plan



Aerial Perspective



Existing & Proposed Elevations E &W



Existing Elevation - East
1 : 200



Proposed Elevation - East
1 : 200



Existing Elevation - West
1 : 200

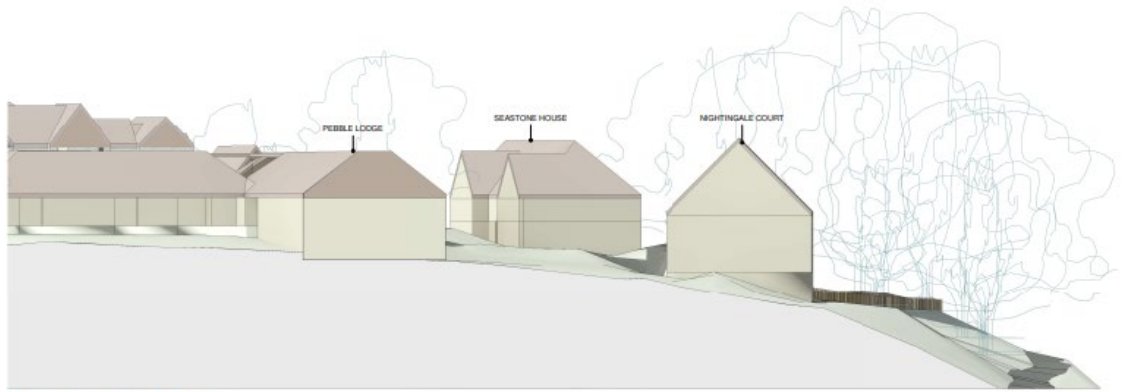


Proposed Elevation - West
1 : 200

Existing & Proposed Elevations N &S



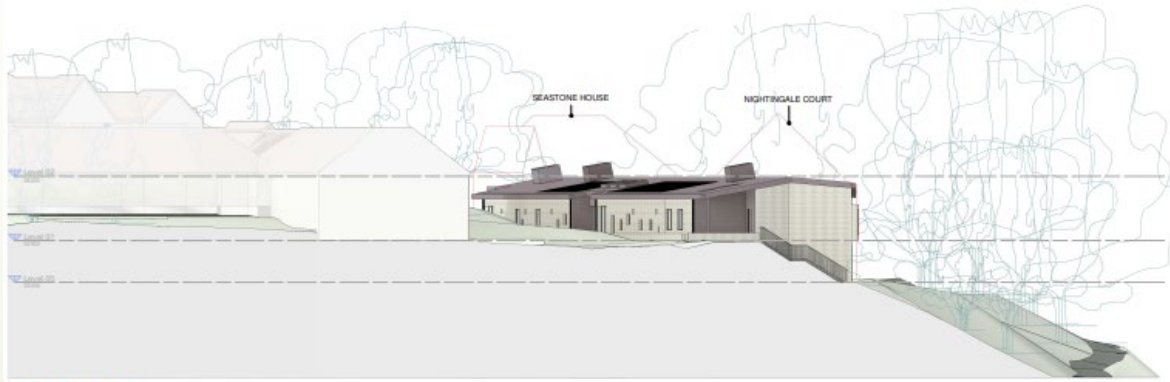
Existing Elevation - North
1 : 200



Existing Elevation - South
1 : 200



Elevation - North
1 : 200

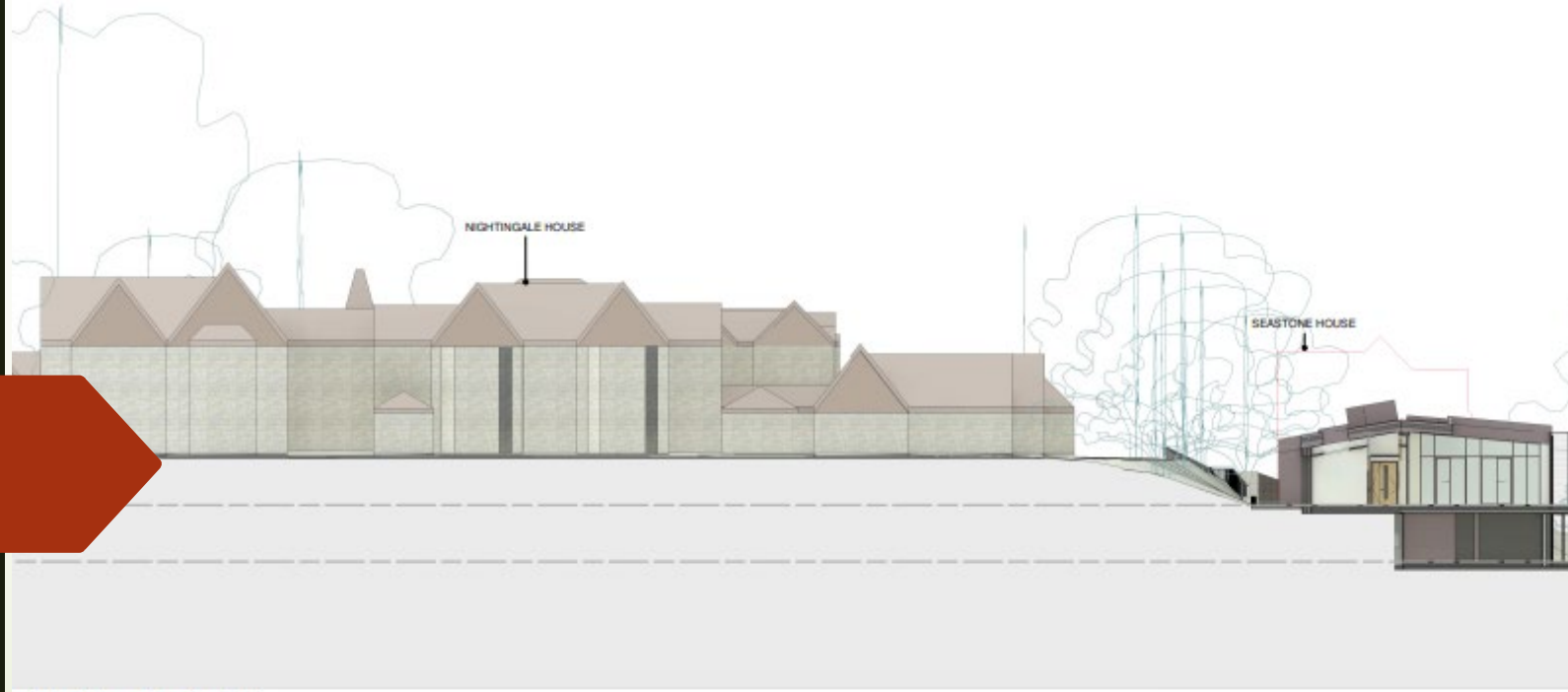


Elevation South
1 : 200

Site Section Comparison

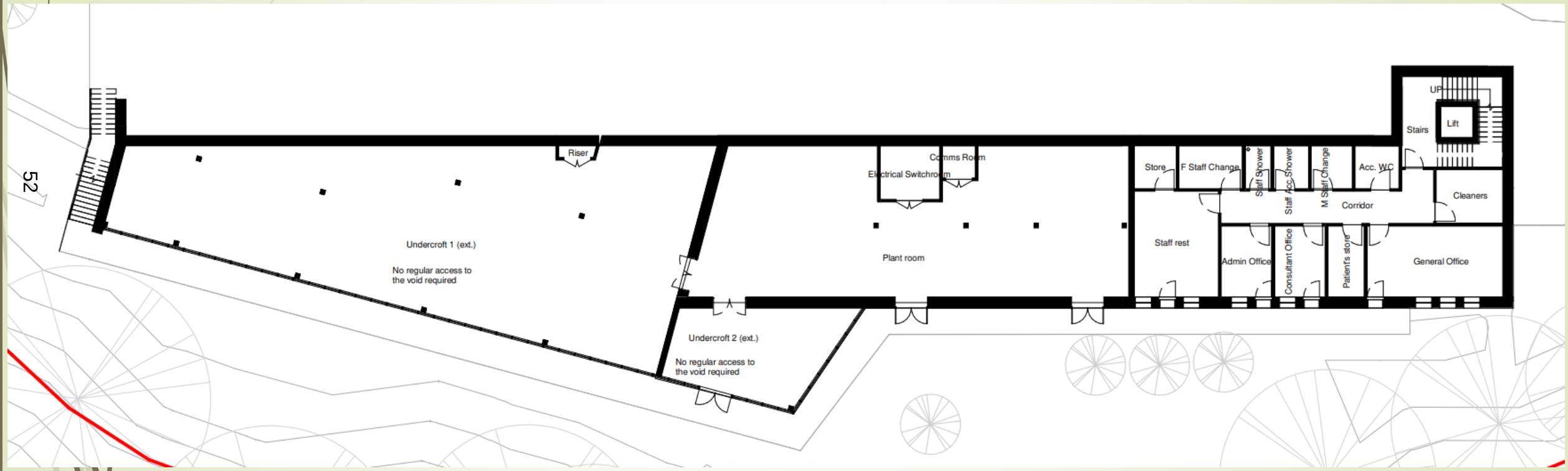


tion - East/West

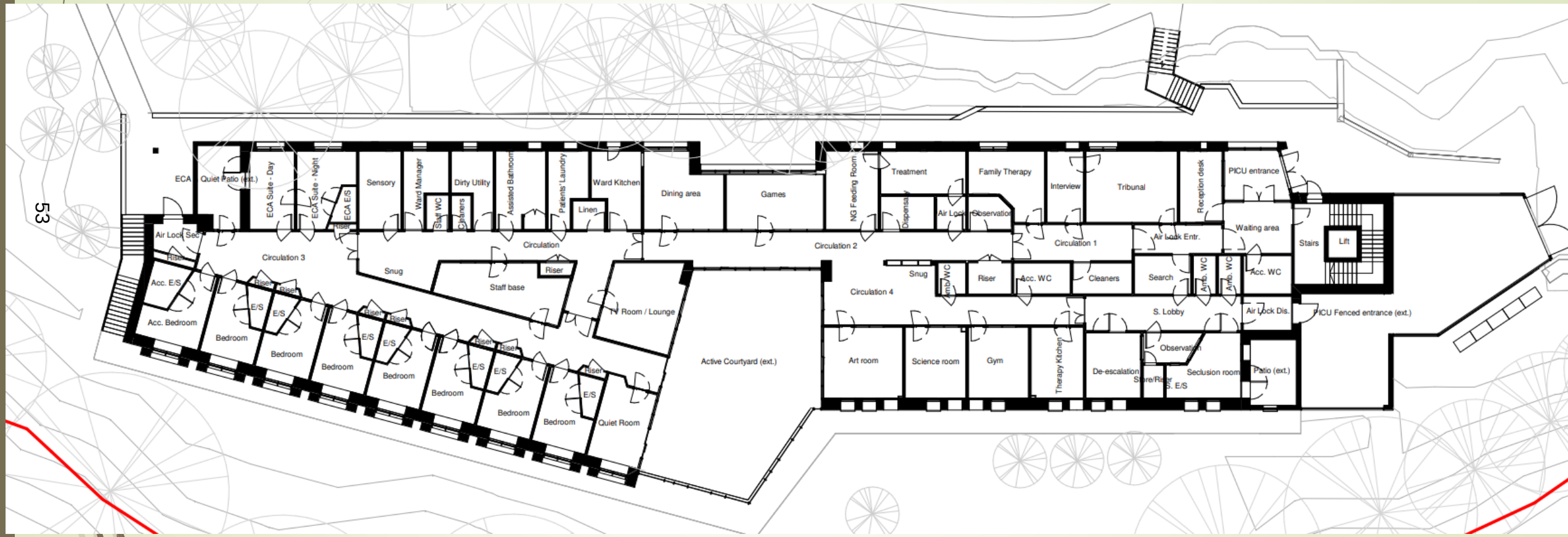


e Section - East/West

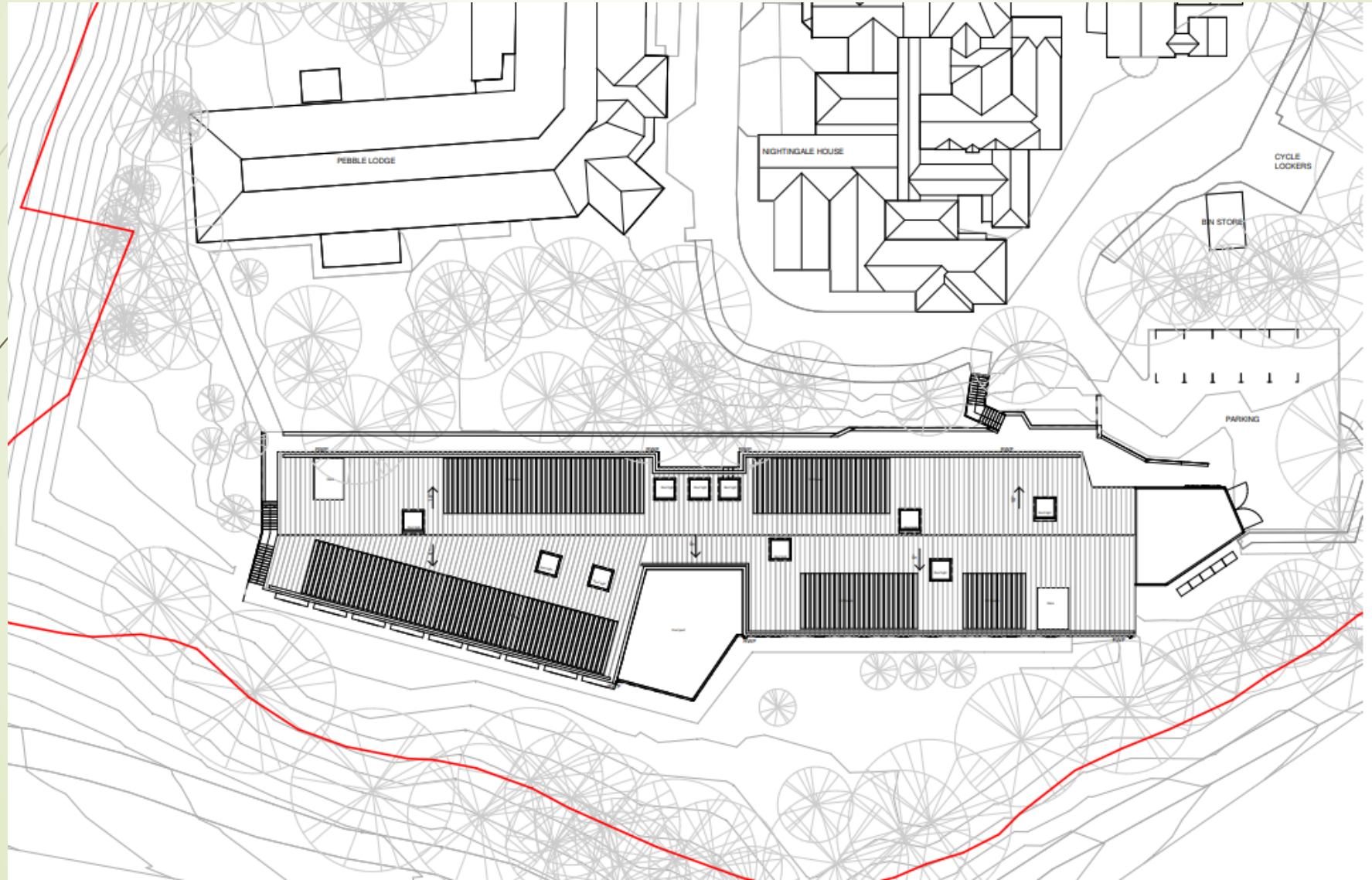
Proposed Lower Ground Floor



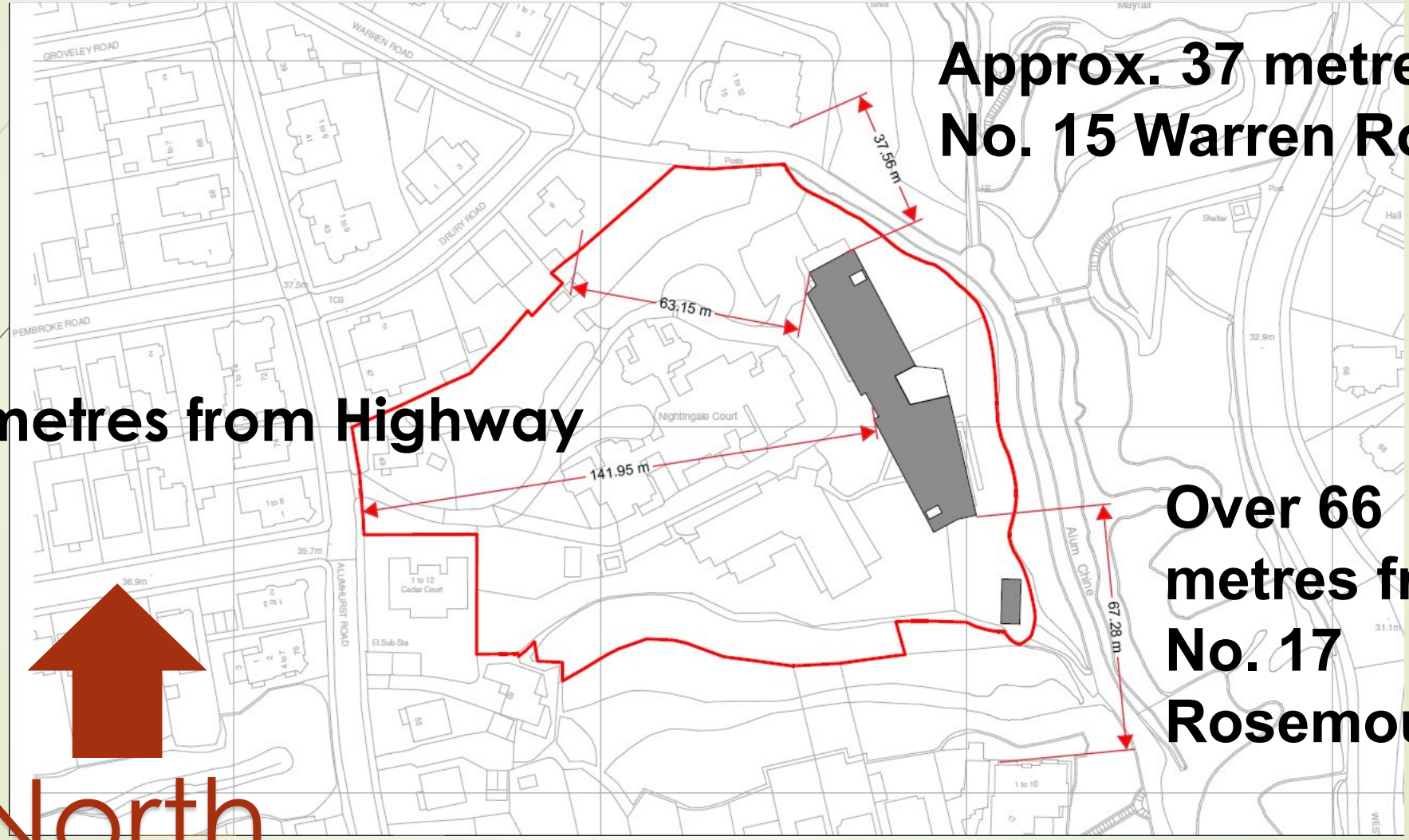
Proposed Ground Floor



Proposed Roof Plan



Impact on Neighbours



Approx. 37 metres from No. 15 Warren Road

Over 140 metres from Highway

Over 66 metres from No. 17 Rosemount Road

North

Impact on Neighbours

- **Site Management** is controlled by a separate Act **outside Planning Control.**

- **The Mental Health Act Hospital Managers** have a statutory responsibility for the care and treatment of patients detained in their hospitals and for each hospital's administration of the **Mental Health Act 1983**, as amended by the **Mental Health Act 2007 (The MHA)**

- Patients can be granted **Section 17** leave which allows them to leave the hospital grounds with the permission of their Responsible Clinician or the Ministry of Justice (dependent upon the section). This policy is in place to guide practitioners to understand when they can grant Section 17 leave, what conditions they can apply to leave and the requirements they must comply with under the **Revised Mental Health Act Code of Practice 2015.**

- Crime Prevention Design Advisor (Dorset Police) '*fully support this application*'.

- **There are already Children and Adolescent Mental Health Services (CAMHS)** at the Pebble Lodge unit (28 in-patient beds) – 8 beds proposed.

Alterative site?

- Exceptional circumstances have not been found to insist for an alternative site

- No legal obligation in place to consider alternatives

- Proposed CAMHS PICU will have close operational relationships with Pebble Lodge (General Adolescent Unit).

- Clear public benefit

- Core strategy Policy CS12 (Retaining Community Uses) compliance:

  'the development is the same, similar or related to that use', or *'replacement facilities and services are proposed nearby.*

Proposed Site Access



Proposed Surface Layout



- Proposed block paving to car park running aisles, Charcon Europa or equivalent 200 x 100mm paving, colour: Autumn
- Permable block paving to car park, Charcon Europa Infilta or equivalent 200 x 100mm paving, colour: Charcoal
- Existing consolidated gravel surface to be retained to parking area - with in-ground bay markings to be provided through flush kerb or similar
- Proposed bitmac surfacing to vehicular routes, note: to be used as crossover points or to graded access
- Cellular gravel containment paving, such as Terram Bodpave 85, or equivalent. Backfilled with gravel, parking bays to be identified using proprietary bay dividers
- Block paving to proposed pedestrian routes
- Coloured tarmac surface overlay material to existing bitmac surfacing with markings to denote pedestrian route
- Resin bound gravel finish to carriageway

Proposed Loss of Trees



Visuals



Entrance View from the Carpark



Entrance View from the Pedestrian Access



Street View 1



Chine Elevation



trative View on Chine Elevation



trative View from the Chine

The impact of COVID-19 on the mental health of adolescents and youth

- According to a scientific brief by the **World Health Organization (WHO)**, the first year of the COVID-19 pandemic triggered a **25% worldwide increase** in **depression**



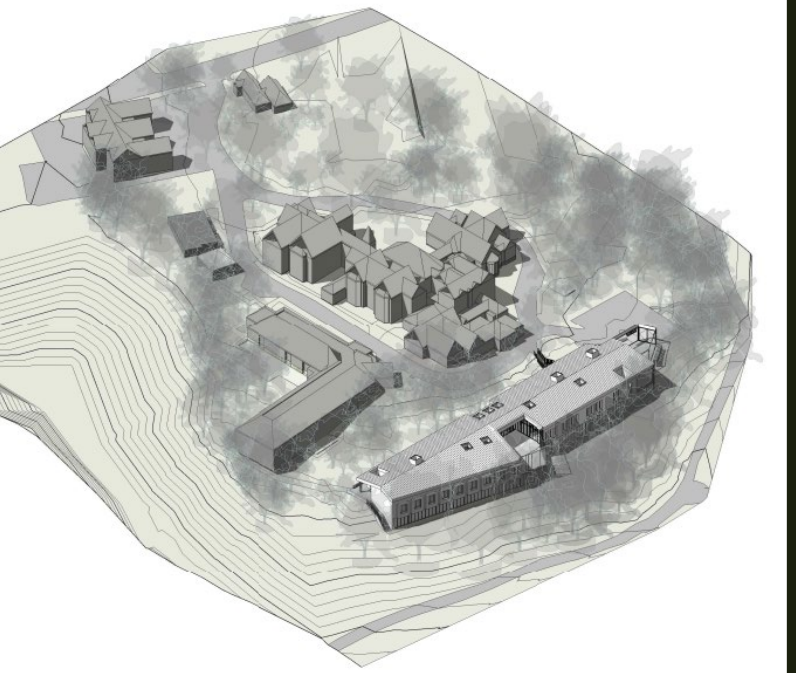




Illustrative View on Chine Elevation



Illustrative View from the Chine





isting Section - East/West
200



oposed Site Section - East/West
200

Summary