

Supplementary Papers for Planning Committee

Date: Thursday, 17 August 2023



6. Schedule of Planning Applications

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Please refer to the Planning Committee Addendum set out on the following pages for any further updates on planning applications listed on the agenda.

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PLANNING COMMITTEE – 17 AUGUST 2023

ADDENDUM SHEET

6a

**Quay Thistle Hotel, The Quay, Poole BH15 1HD
APP/23/00011/F**

Additional Representations:

Following the publishing of the committee report, five additional public representations have been received, four of which had not previously commented. The five representations object to the proposal. The issues raised in the new representations do not raise any new matters which have not been previously raised within the list in Paragraph 5.1.3 of the committee report.

A late representation from Natural England has been received. Natural England do not object to the proposal and require that a financial contribution to mitigate potential phosphate and nitrate impact should be included. An additional obligation to address phosphorous impact has been inserted via the later part of this addendum sheet. The nitrogen impact mitigation was already included within the committee report.

Corrections:

Paragraph 17.3.4 – All references to “bus station” are amended to “bus stop”.

Amendments to Planning Obligations:

Planning obligations in Paragraph 27.1.4 amended as follows:

- ~~£10,740 contribution for~~ The provision of Sustainable Travel Vouchers to occupiers of the development **to the sum of £10,470.**
- **Mitigation of potential phosphates impact through a planning obligation to be negotiated by officers.**

Amendments to Conditions:

Condition 28 Removed (amalgamated with Condition 29 to reflect the policy requirement)

Condition 29 Amended as follows:

29. Prior to ~~first occupation of the non-residential parts of the buildings of the~~ **commencement of** Phase 3 of the development hereby permitted, details of the measures to provide on-site renewable energy sources to meet a minimum of 20 per cent of the predicted energy use of the ~~non-residential~~ development, shall be submitted to and approved in writing by the Local Planning Authority. These measures must then be implemented before any non-residential occupation is brought into use and maintained thereafter in accordance with the approved details.

Reason: In the interests of delivering a sustainable scheme, reducing carbon emissions and reducing reliance on centralised energy supply, and in accordance with Policy PP37 of the Poole Local Plan (2018).

Condition 53 Removed (duplication of Condition 48 which is retained)

Amendments to Informatives:

An additional informative is recommended, requested by BCP Highways as follows:

9. "Any works on the Public Highway referred to in this planning permission will be required to be the subject of an Agreement under Section 278 of the Highways Act 1980"

Recommendation

Recommendation as per the published committee report, amended to clarify planning obligations as follows:

28.6.14 Officers have weighed the application on its merits, taking into account the heritage harm and policy conflicts, and consider that any adverse impacts of granting permission would not significantly and demonstrably outweigh the benefits, in accordance with the NPPF assessment. Officers therefore recommend that members:

"GRANT permission for the reasons as set out in this report subject to:

a. the following conditions with power delegated to the Head of Planning (including any officer exercising their powers if absent and/or the post is vacant and any other officer nominated by them for such a purpose to alter and/or add to any such conditions provided any alteration/addition in the opinion of the Head of Planning (or other relevant nominated officer) does not go to the core of the decision; together with;

b. a deed pursuant to section 106 Town and Country Planning Act 1990 (as amended) securing the terms ~~below~~ **within Paragraph 27.1.4 of this report (as amended by the published addendum)** with power delegated to the Head of Planning (including any officer exercising their powers if absent and/or the post is vacant and any other officer nominated by them for such a purpose) to agree specific wording provided such wording in the opinion of the Head of Planning (or other relevant officer) does not result in a reduction in the terms identified in this report.”

6b

5 Parkstone Heights, Poole BH14 0QE APP/22/01073/F

No update required.

Recommendation

As per the published agenda report.

6c

9 Partridge Walk, Poole, BH14 8HL APP/23/00247/F

It is noted that a number of representations query the scale on the drawings and the plans which state ‘Do not scale from this drawing.’ The agent has advised that the drawings are drawn to scale and based on a measured topographical survey. There is a scale bar on all drawings for the purposes of scale. The ‘do not scale from drawing’ is a standard note common across most architectural firms and it is designed to ensure that builders do not measure from these drawings for the purposes of construction. They have also advised that attempting to measure from printed plans will never be 100% accurate unless ones printer is set manually to print at 100%. Instead, most automatic print settings print at ‘fit to page’ which will make any scaling inaccurate. The agent has advised that the case officer and all members of the public can have confidence that the drawings are to scale and the building has been shown accurately in the context of surrounding buildings.

Recommendation

As per the published agenda report.