

Supplementary Papers for Planning Committee

Date: Thursday, 18 April 2024



6. Schedule of Planning Applications

3 - 10

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

Published: 17 April 2024

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Planning Committee – 18 April 2024

Addendum Sheet

**6a Hawkwood Road Main Car Park, car park rear of 629-633 Christchurch Road and 625 Christchurch Road, Boscombe
7-2023-6706-D**

- For clarity, the impact of development on heritage assets in the proximity of the site has been considered. The Council's Heritage Officer advised that the impact of the proposed development upon the setting of heritage assets including the nearby Boscombe Spa Conservation Area will be marginal due to the spacing and intervening features. The proposed development will therefore not result in any harm to nearby heritage assets and will make a positive contribution to the local character and distinctiveness of the area.
- Paragraph 51 of the report should refer to the **Dorset Heathlands Planning Framework 2020-2025 SPD**, not the 2015 version.
- The second sentence in Paragraph 58 of the report should read "*the principle of proposed development in this location is therefore considered acceptable and satisfies **most of** the policy aims of the Neighbourhood Plan, the Bournemouth Core Strategy, and the emerging BCP Local Plan*".
- Reference should also be made in paragraphs 62 and 64 of the report to Policy CS6 (Delivering Sustainable Communities) of the Core Strategy which states that the Council "*will ensure that local neighbourhoods are improved and enhanced..... promoting a range and variety of retail, health, cultural and community facilities and infrastructure that meet the day to day needs of the local community*".
- Add to paragraph 144 "*Financial contribution to be payable towards the maintenance of the new park for 10-year period*".

**6b 56A and 58 Danecourt Road, Poole
APP/22/01094/F**

No update required.

Recommendation

As per the published agenda report.

**6c Tayfield House, 38 Poole Road, Bournemouth, BH4 9DW
7-2023-71-M**

Additional Representations:

The agent has expressed concerns that the application is not being determined under delegated powers, as in their opinion the number of 'eligible' objections submitted in respect of the application fall below the threshold set out in the constitution, given some were received outside the formal consultation and reconsultation period end dates.

Corrections:

Paragraph 119 amended as follows:

There should in all developments be adequate amenity space to serve future residents. The rooftop garden would be accessible to all residents of the block, from the second floor lobby. Privacy screening can be secured by condition as can obscuration of the high level bathroom window that faces onto it. Outdoor clothes drying will be possible on the balconies – which 32 of the 40 flats have, reducing the need for all flats to rely on conventional central heating or tumble driers.

Changes to the following condition nos.:

1 – Remove *“Subject to any details approved as part of the discharge of conditions process,”*

2 – Part (a), substitute *‘appropriate’* with *necessary’*

4 – Was originally to be a pre-commencement condition, since amended and moved in order to after no.7. Should now be renumbered as condition no. 7. The line *‘a competent person’* to be replaced with *‘a suitably qualified person’*.

5 - To be renumbered condition no. 4.

6 - To be renumbered condition no. 5 and should read (bolded words added):

Tree Protection (Site preparation)

*“No part of the development hereby permitted shall be commenced, including any site clearance, the digging of any trenches and the bringing on to the application site of any equipment, materials and machinery for use in connection with the implementation of the development save as is necessary for the purposes of this condition, unless all height and lateral barriers and ground protection for any **retained** trees **on the site or** on adjoining land have first been provided in accordance with the details contained in the approved Tree Protection Plan (dwg no. GH2237 Rev B dated 12.11.2023) and the approved Arboricultural Method Statement (ref. GH2237, dated 03.05.2023 and authored by Gwydion’s Tree Consultancy) (hereafter “the Approved Tree Protection Measures”).*

Once implemented, the Approved Tree Protection Measures shall thereafter be retained until both the development has been substantially completed and all equipment, machinery and surplus materials relating to the construction of the development have been removed from the site, unless an alternative time is provided for in the Approved Tree Protection Measures. Within the areas secured by the Approved Tree Protection Measures, until such time as the Approved Tree Protection Measures have all been removed, nothing shall be stored or placed in any area secured by any part of the Approved Tree Protection Measures nor shall the ground levels within those areas be altered or any excavation made without the written consent of the local planning authority.

In this condition “retained tree” means an existing tree which is to be retained in accordance with the approved plans and particulars Reason: To ensure that trees and other vegetation to be retained are not damaged during construction works and to accord with Policy 4.25 of the Bournemouth District Wide Local Plan (February 2002).”

Reason: To ensure that trees and other vegetation to be retained are not damaged during construction works and to accord with Policy 4.25 of the Bournemouth District Wide Local Plan (February 2002).

7 - To be renumbered condition no. 6

8 – Omit the words ‘*the erection of*’ in the first sentence.

9 – part (iii) is a repeat of part (ii) and is deleted, along with the redundant ‘*and*’ at the end of part (ii).

11 - Revised condition wording to read:

“Hard Landscaping

No part of the development hereby permitted shall be constructed above damp proof course level as shown on approved plan unless a scheme of hard landscaping, including:

- (a) all earthworks;*
- (b) means of enclosure and retaining structures;*
- (c) boundary treatments;*

(d) vehicle parking layouts;
(e) accesses and circulation areas;
(f) hard surfacing materials;
and

(g) lighting;
has first been submitted to and approved in writing by the local planning authority.

No part of the development hereby permitted shall be first occupied unless the approved hard landscaping scheme has been fully carried out and thereafter the hard landscaping shall at all times be retained. "

12 – Revised condition wording to read:

"Soft Landscaping & Maintenance

No part of the development hereby permitted shall be constructed above the proposed finished ground level as shown on approved plans unless a scheme of soft landscaping including all planting has first been submitted to and approved in writing by the local planning authority. The scheme shall include indications of all existing trees, and hedges and other planting on the land, identify those to be retained and set out measures for their protection throughout the course of development.

The approved landscaping scheme shall be carried out in the first planting season following substantial completion of the development or the first occupation of any part of it, whichever is the sooner.

Any tree or plants found damaged, removed, dead or dying in the first 5 years following its planting shall be replaced with a tree / plant of the same species and similar size or such other species and size as has otherwise been submitted to and approved in writing by the local planning authority.

Reason: To ensure that the proposed development includes a properly designed scheme of landscaping in the interests of visual amenity and to accord with Policy 4.25 of the Bournemouth District Wide Local Plan (February 2002) and Policy CS41 of the Bournemouth Local Plan: Core Strategy (October 2012).

After condition no 12, insert a new / additional condition to be numbered 13, as follows:

Landscape management plan

"No part of the development hereby permitted shall be first occupied unless a landscape management plan that includes long term design objectives, management responsibilities and maintenance schedules (including replacement of dead or dying plants) for all landscape areas as shown on approved plans and coloured green, together with a time period for the

operation of the plan [not being less than 5 years from the date of first landscape planting] has first been submitted to and approved in writing by the local planning authority. The landscape management plan shall thereafter be carried out as approved."

Reason: To ensure that the proposed development includes a properly designed scheme of landscaping in the interests of visual amenity and to accord with Policy 4.25 of the Bournemouth District Wide Local Plan (February 2002) and Policy CS41 of the Bournemouth Local Plan: Core Strategy (October 2012).

13 – to be renumbered 14

14 & 15 – to be renumbered 15 and 16 respectively.

16 – to be renumbered 17. After the words '*purpose specified*' add the words '*and maintained in a condition such as to be fully useable for the purposes identified*'.

17 - to be renumbered 18. Reference to 'power point' to be made plural to and the condition amended to read "*Prior to the first occupation of any of the dwellings hereby approved the cycle parking facilities and bike wheeling ramp shown on the approved plans must have been constructed fully in accordance with those details, including the provision of a minimum of 10no. individual 3 pin outlets (or 5no. double) in the ground level cycle store and a minimum of 34no. individual 3-pin outlets (or 17no. double) in the below ground level cycle store, shown on approved floor plans. Thereafter, the 2no. cycle stores, power outlets and any visitor stands, shall be retained, maintained in full working order and kept available for the residents/visitors of the development for the lifetime of the development.*"

18 - to be renumbered 19 after 'hereby permitted' add the words "and for the lifetime of the development"

19 - to be renumbered 20. The number '10(c)' be inserted after '*condition*' and before '*on*'; and the wording '*for the lifetime of the development*' to be added after the word '*such*' and the full stop.

20,21,22, to be renumbered 21,22 and 23 respectively.

23 - to be renumbered 24 and omit the word '*/or*'

25 - to be renumbered 26 and the Reason amended to include '*and pedestrians*' after the word '*traffic*'.

Recommendation

As per the published agenda report with the amendments to the proposed conditions as set out above in the Addendum.

6d 506-508 Charminster Road, Bournemouth BH8 9SJ

Additional Representations:

An additional representation has been received objecting to the proposals. This does not raise issues not already addressed in the report.

Amendments to report

Para 48 - should refer to Policy CS20 explanatory paragraph 4.3.14 instead of 4.2.14

Para 127 – The second reference to ‘CS21’ should read ‘CS20’. In order to provide clarity the paragraph is amended as below;

127. It remains that the aims of policy CS21 require proposed redevelopment of this sustainably located site to deliver an increased number of dwellings, so long as the scale, form and general appearance of the proposal do not harm the character of the locality. This is supported by the explanatory paragraph for policy CS20, para 4.3.14 which clearly states that “in areas characterised by large detached buildings a similar scale of building containing flats would be more appropriate than small houses”. There is no conflict with Policy CS20 as the proposal would deliver new dwellings in flatted form whilst retaining most of the existing building. The proposed extensions would reflect the proportions and scale of what would typically be acceptable on single family dwellinghouses of this size and result in an attractive site layout and pair of buildings that are not out of keeping with the area. An alternative seeking smaller houses would require the full demolition of the existing houses and introduce terraces or smaller narrower houses themselves out of character with the prevailing pattern of large detached buildings, which would fail to satisfy CS20.

Para 128 – Add the following to the end of this paragraph: “Subject to conditions, the aims of Policy CS21 have been satisfied.”

Recommendation

As per the published agenda report.

6e Clubhouse, Christchurch Sailing Club, Wick Lane, Christchurch
8/23/0855/FUL

No update required.

Recommendation

As per the published agenda report.

6f 98 Kitchener Crescent, Poole
APP/24/00126/F

No update required.

Recommendation

As per the published agenda report.

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