

# Notice of Planning Committee



Date: Thursday, 31 October 2019 at 1.00 pm

Venue: Council Chamber, Civic Offices, Bridge Street, Christchurch BH23 1AZ

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## Membership:

### Chairman:

Cllr S Bull

### Vice Chairman:

Cllr S McCormack

Cllr S Bartlett

Cllr S Baron

Cllr M Davies

Cllr B Dunlop

Cllr P R A Hall

Cllr P Hilliard

Cllr T Johnson

Cllr D Kelsey

Cllr M Le Poidevin

Cllr D Mellor

Cllr T O'Neill

Cllr A M Stribley

Cllr T Trent

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All Members of the Planning Committee are summoned to attend this meeting to consider the items of business set out on the agenda below.

The press and public are welcome to attend.

If you would like any further information on the items to be considered at the meeting please contact: Joseph Tyler or email [joseph.tyler@bcpcouncil.gov.uk](mailto:joseph.tyler@bcpcouncil.gov.uk)

Press enquiries should be directed to the Press Office: Tel: 01202 454668 or email [press.office@bcpcouncil.gov.uk](mailto:press.office@bcpcouncil.gov.uk)

This notice and all the papers mentioned within it are available at [democracy.bcpCouncil.gov.uk](http://democracy.bcpCouncil.gov.uk)

GRAHAM FARRANT  
CHIEF EXECUTIVE

23 October 2019



Available online and  
on the Mod.gov app



# AGENDA

Items to be considered while the meeting is open to the public

## 1. **Apologies**

To receive any apologies for absence from Councillors.

## 2. **Substitute Members**

To receive information on any changes in the membership of the Committee.

Note – When a member of a Committee is unable to attend a meeting of a Committee or Sub-Committee, the relevant Political Group Leader (or their nominated representative) may, by notice to the Monitoring Officer (or their nominated representative) prior to the meeting, appoint a substitute member from within the same Political Group. The contact details on the front of this agenda should be used for notifications.

## 3. **Declarations of Interests**

Councillors are required to comply with the requirements of the Localism Act 2011 and the Council's Code of Conduct regarding Disclosable Pecuniary Interests.

Councillors are also required to disclose any other interests where a Councillor is a member of an external body or organisation where that membership involves a position of control or significant influence, including bodies to which the Council has made the appointment in line with the Council's Code of Conduct.

Declarations received will be reported at the meeting.

## 4. **Confirmation of Minutes**

To confirm and sign as a correct record the minutes of the Meeting held on 3 October 2019.

5 - 10

## 5. **Public Issues**

To receive any requests to speak on planning applications which the Planning Committee is considering at this meeting.

The deadline for the submission of requests to speak is 12 noon on Wednesday 30 October 2019. Requests should be submitted to Democratic Services using the contact details on the front of this agenda.

Further information is contained in the Protocol for Public Speaking at Planning Committee which is available on the Council's website at the following address:

<https://democracy.bcpccouncil.gov.uk/documents/s2380/Protocol%20for%20Public%20Speaking%20at%20Planning%20Committee.pdf>

## 6. Schedule of Planning Applications

To consider the planning applications as listed below, and any updates from relevant planning officers to be circulated 24 hours prior to the meeting.

See planning application reports circulated at 6a – 6d.

The running order in which planning applications will be considered will be finalised and published online by Democratic Services as soon as possible after 12 noon on the day before the meeting.

Members will appreciate that the copy drawing attached to planning application reports are reduced from the applicants' original and detail, in some cases, may be difficult to read. The submitted drawings can be viewed on the application file at the relevant local planning office or by using the relevant planning register for this meeting, online at:

<https://planning.christchurchandeastdorset.gov.uk/search.aspx?auth=1&AspxAutoDetectCookieSupport=1>

<https://www.bournemouth.gov.uk/planningbuilding/CurrentPlanningApplications/PlanningApplicationRegister.aspx>

<https://www.poole.gov.uk/planning-and-building-control/planning/planning-applications/find-a-planning-application/>

Development Plans for the BCP Council area are available to view online at:

<https://www.bournemouth.gov.uk/planningbuilding/PlanningPolicy/Local-Plan-Documents/Local-Plan-Documents.aspx>

<https://www.poole.gov.uk/planning-and-building-control/planning-policy-and-guidance/>

<https://www.christchurch.gov.uk/planning-buildings-land/planning-policy/christchurch/christchurch-borough-council-local-plan.aspx>

### a) **Former Winter Gardens site, Keystone House and 20, 20a and 20b Exeter Road**

(Westbourne & West Cliff - Pre May 2019)

7-2017-1273-AZ

Demolition of existing buildings & construction of a mixed use scheme comprising 352 residential apartments (use class C3) in buildings between 3 storeys & 15 storeys, between 4124sq.m. and 5284sq.m. of leisure (use class D2), between 1160sq.m. and 1204sq.m. of convenience retail (use class A1), between 854sq.m. and 2058sq.m. of restaurant/cafe (use class A3), 774sq.m. of mixed use restaurant/bar (use class A3/A4), 370sq.m. of offices (use class B1), associated servicing & loading areas, 225 public car

parking spaces, 369 private car parking spaces, public open space, public realm enhancements & associated engineering works. Application for Reserved Matters in respect of application 7-2017-1273-AY

**Recommendation: Grant in line with the recommendation detailed within the report.**

- |    |                                                                                                                                                                                                                                                                                                                                                                                                                               |         |
|----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|
| b) | <p><b>Land South of Gillett Road, Talbot Village, Poole, BH12 5BF</b><br/>(Talbot and Branksome Woods)</p> <p>APP/19/00870/F</p> <p>Erection of a two-storey building for use as a digital exchange, with associated access road, car park, bin store, cycle store, back-up diesel generator and associated works.</p> <p><b>Recommendation: Grant in accordance with the recommendation detailed within this report.</b></p> | 29 - 52 |
| c) | <p><b>137 Rosemary Road, Poole, BH12 3HE</b><br/>(Newton and Heatherlands Ward)</p> <p>APP/19/00759/P</p> <p>Demolish existing dwelling and erect a block of 4 no 2-bedroom flats with parking, bin and cycle storage (Outline).</p> <p><b>Recommendation: Grant in accordance with the recommendation detailed within the report.</b></p>                                                                                    | 53 - 64 |
| d) | <p><b>6 St Georges Avenue, Poole, BH12 4ND</b><br/>(Newtown and Heatherlands Ward)</p> <p>APP/19/0070/F</p> <p>Change of Use of land from residential garden associated with 6 St Georges Avenue C3 to staff amenity space/garden for Charles Trent Limited (CTL) Sui Generis.</p> <p><b>Recommendation: Grant in accordance with the recommendation detailed within the report.</b></p>                                      | 65 - 76 |

No other items of business can be considered unless the Chairman decides the matter is urgent for reasons that must be specified and recorded in the Minutes.



**BOURNEMOUTH, CHRISTCHURCH AND POOLE COUNCIL**  
**PLANNING COMMITTEE**

Minutes of the Meeting held on 03 October 2019 at 1.00 pm

Present:-

Cllr S Bull – Chairman

Cllr S McCormack – Vice-Chairman

Present: Cllr S Bartlett, Cllr S Baron, Cllr M Davies, Cllr B Dunlop,  
Cllr P R A Hall, Cllr P Hilliard, Cllr T Johnson, Cllr D Kelsey,  
Cllr D Mellor, Cllr T O'Neill, Cllr A M Stribley and Cllr T Trent

65. Apologies

Apologies were received from Cllrs M Le Poidevin.

66. Substitute Members

There were no substitute members.

67. Declarations of Interests

There were no declarations of disclosable pecuniary interest.

Cllr S Bartlett declared a personal interest in Agenda Item 6a as he was a AFC Bournemouth season ticket holder.

68. Confirmation of Minutes

The minutes of the Planning Committee held on 5 September 2019 were confirmed as a correct record and signed.

69. Public Issues

There were a number of requests to speak from members of the public and from Ward Councillors. These were heard as and when the relevant item was considered.

70. Schedule of Planning Applications

The Committee received planning application reports, copies of which had been circulated and copies of which appear as Appendices A – H to these minutes in the Minute Book. Further to this, the Committee received an update sheet in relation to the applications, a copy of which had been circulated and which appears as Appendix I to these minutes in the Minute Book. The Committee considered the planning applications as set out in Minutes 71 to 78 below.

71. Former Canford Magna Golf Club, Knighton Lane, Wimborne, BH21 3AS

(Bearwood and Merley Ward)

Application Number: APP/19/00867/F

Development Considered: Variation of Condition 2 of planning permission APP/17/01196/F as described in that description of development to replace approved plans with new plans for the site, landscape, main pavilion, indoor pitch, spectator stand, roofs, groundskeeper's store and security lodge.

**Representations at Meeting:**

In Objection: Marion Pope

In Support: Karl Kradick

Ward Councillor: Cllr D Brown

**RESOLVED that the Application be granted planning permission in accordance with the recommendation detailed within the report.**

**Voting: For – Unanimous**

72. Milton House, 53 Wellington Road, Bournemouth, BH8 8JJ

(Queens Park Ward pre-May 2019)

Application Number: 7-2019-4932-E

Development Considered: Change of use of Children's Hostel (Class C2) to a House in Multiple Occupation (Sui Generis) - Regulation 3

**Representations at Meeting:**

In Objection: Fiona Merritt and Rod Sessions

In Support: Colette Riggs

Ward Councillor: NONE REGISTERED

**RESOLVED that the Application be granted planning permission in accordance with the recommendation detailed within the report.**

**Voting: For – 10;                      Against – 4;                      Abstentions - 0**

73. Cabbage Patch Car Park, 22 St Stephens Road, Bournemouth

(Bournemouth Central Ward)

Application Number: 7-2019-7755-B

Development Considered: Erection of a 5 storey block of 11 flats with parking, bin and cycle storage

**Representations at Meeting:**

In Objection: NONE REGISTERED

In Support: NONE REGISTERED

Ward Councillor: NONE REGISTERED

**RESOLVED that the Application be Granted planning permission in accordance with the recommendation detailed within the report**

**Voting: For – Unanimous**

74. 39 & 39A Queens Park Avenue, Bournemouth, BH8 9LH

(Queens Park Ward)

Application Number: 7-2019-2983-I

Development Considered: Erection of a block of five flats with parking, refuse facilities and integral bike store

**Representations at Meeting:**

In Objection: Jim Dipple

In Support: Matt Stevens

Ward Councillor: Cllr M Anderson

**RESOLVED that the Application be granted planning permission in accordance with the recommendation detailed within the report and subject to the following additional condition:**

“18. The proposed first floor balconies on the front elevation shall be provided with 1.8m high privacy screens in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. The privacy screens shall be sited on the outer side east and west elevations facing Nos.37 and 41 Queens Park Avenue before the development hereby approved is first occupied in full or in part and thereafter maintained and retained for that purpose.

Reason: To protect the privacy of occupiers of the adjoining dwelling in accordance with saved Policy 6.10 of the District Wide Local Plan and Policy CS41 of the Bournemouth Local Plan: Core Strategy (October 2012).”

**Voting: For – 12;**

**Against – 0;**

**Abstentions - 2**

75. Unit D13, Dolphin Quay, Poole, BH15 1HU

(Poole Town Ward)

Application Number: APP/19/00420/C

Development Considered: Use of Unit D13 for Storage Purposes

Proposal moved and seconded for temporary permission for five years

**Representations at Meeting:**

In Objection: John Sprackling

In Support: Danielle Lawrence

Ward Councillor: Cllr M Howell

**RESOLVED that the Application be granted planning permission in accordance with the recommendation detailed within the report and as updated by the planning update sheet.**

**Voting: For – 12;                      Against – 1;                      Abstentions – 1**

NOTE: Cllr P Hall left the Meeting at 4:16pm

76. Units D19 and D20, Dolphin Quay, Poole, BH15 1HH

(Poole Town Ward)

Application Number: APP/19/00465/C

Development Considered: Change of use from A1/A2 to create 6 car parking spaces including minor external works

**Representations at Meeting:**

In Objection: John Sprackling

In Support: Danielle Lawrence

Ward Councillor: Cllr M Howell

**RESOLVED that the Application be granted planning permission in accordance with the recommendation detailed within the report and as updated by the planning update sheet.**

**Voting: For – Unanimous**

77. 148 Lake Road, Poole, BH15 4LW

(Hamworthy Ward)

Application Number: APP/19/00821/F

Development Considered: Internal alterations, loft conversion and incorporation of two dormers to the property.

**Representations at Meeting:**

In Objection: James Cain and Judith Weldon

In Support: NONE REGISTERED

Ward Councillor: Cllr M White (written representation)

**Additional condition to remove PD rights for alteration to roof**

**RESOLVED that the Application be granted planning permission in accordance with the recommendation detailed within the report and as updated by the planning update sheet and subject to the following additional condition:**

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 and the Town and Country Planning Act 1990 or any subsequent re-enactments thereof:-
  - (i) no further windows/dormer windows (other than those expressly authorised by this permission) shall be constructed at first floor level (such expression to include the roof and wall) to all elevations of the extension hereby permitted; and
  - (ii) no further alterations shall be made to the windows at first floor level (such expression to include the roof and wall) to all elevations of the extension hereby permitted.

Reason -

To avoid loss of privacy to adjoining properties and in accordance with Policy PP27 of the Poole Local Plan (November 2018).

**Voting: For – 10;                      Against – 1;                      Abstentions - 2**

78. 37 Thorncombe Close, Poole, BH17 9EF

(Canford Heath Ward)

Application Number: APP/19/00821/F

Development Considered: Internal alterations, loft conversion and incorporation of two dormers to the property.

**Representations at Meeting:**

In Objection: NONE REGISTERED

In Support: Jeremy Issacs

Ward Councillor: Cllr C Matthews

**RESOLVED** that the Application be refused in accordance with the recommendation detailed within the report.

**Voting: For – 11;          Against – 0;          Abstentions - 2**

The meeting ended at 5.04 pm

CHAIRMAN



## PLANNING COMMITTEE

Application Address	Former Winter Gardens site, Keystone House and 20, 20a and 20b Exeter Road
Proposal	Demolition of existing buildings & construction of a mixed use scheme comprising 352 residential apartments (use class C3) in buildings between 3 storeys & 15 storeys, between 4124sq.m. and 5284sq.m. of leisure (use class D2), between 1160sq.m. and 1204sq.m. of convenience retail (use class A1), between 854sq.m. and 2058sq.m. of restaurant/cafe (use class A3), 774sq.m. of mixed use restaurant/bar (use class A3/A4), 370sq.m. of offices (use class B1), associated servicing & loading areas, 225 public car parking spaces, 369 private car parking spaces, public open space, public realm enhancements & associated engineering works. <b>Application for Reserved Matters in respect of application 7-2017-1273-AY</b>
Application Number	7-2019-1273-AZ
Applicant	Bournemouth Development Company LLP
Agent	Savills UK Ltd
Date Application Valid	17 April 2019
Decision Due Date	16 July 2019
Extension of Time date (if applicable)	TBC
Ward	Westbourne & West Cliff - Pre May 2019
Report Status	Public
Meeting Date	31 October 2019
Recommendation	<b>Grant in line with the recommendation below</b>

Reason for Referral to Planning Committee	Major development on Council owned land
Case Officer	Charles Raven

### **Description of Development**

1. Consent is sought for the remaining reserved matter (landscaping) in respect of the outline permission granted under reference 7-2017-1273-AY for:

Demolition of existing buildings & construction of a mixed use scheme comprising 352 residential apartments (use class C3) in buildings between 3 storeys & 15 storeys, between 4124sq.m. and 5284sq.m. of leisure (use class D2), between 1160sq.m. and 1204sq.m. of convenience retail (use class A1), between 854sq.m. and 2058sq.m. of restaurant/cafe (use class A3), 774sq.m. of mixed use restaurant/bar (use class A3/A4), 370sq.m. of offices (use class B1), associated servicing & loading areas, 225 public car parking spaces, 369 private car parking spaces, public open space, public realm enhancements & associated engineering works.

2. The applicant has provided the following information:

Landscape Schedule
Planting Schedule
Landscape Master Plan
Landscape General Arrangement
Climber Support System

### **Key Issues**

3. The main considerations involved with this application are:  
  
Impact on character and appearance of the area.
4. These points will be discussed as well as other material considerations at para 20 to 37 below.

### **Planning Policies**

5. **Core Strategy (2012)**

Policy CS 1 – Presumption in favour of sustainable development  
Policy CS 2 – Sustainable Homes and Premises  
Policy CS 3 – Sustainable Energy and Heat  
Policy CS 4 - Surface Water Drainage  
Policy CS 6 – Delivering Sustainable Communities  
Policy CS 7 – Bournemouth Town Centre  
Policy CS 29 – Protecting Tourism and Cultural Facilities  
Policy CS 31 – Recreation, Play and Sports



Policy CS 39 – Designated Heritage Assets  
Policy CS 41 – Quality Design

**6. District Wide Local Plan (2002)**

Policy 4.20 - Inclusive Access  
Policy 4.24 - Public Art  
Policy 4.25 - Landscaping  
Policy 7.7 - Winter Gardens

**7. Town Centre Area Action Plan (2013)**

Policy A31 – Winter Gardens  
Policy D3 – Character Areas  
Policy D4 - Design Quality  
Policy D6 - Public Realm

**8. Supplementary Planning Documents:**

Bournemouth Town Centre Development Design Guide – SPD (2015)  
Bournemouth Public Realm Strategy – SPD (2013)  
Residential Development: A Design Guide – PGN (2008)

**9. The National Planning Policy Framework (2019)**

Paragraph 11 sets out the presumption in favour of sustainable development. Development plan proposals that accord with the development plan should be approved without delay. Where the development plan is absent, silent or relevant policies are out-of-date then permission should be granted unless any adverse impacts of approval would significantly and demonstrably outweigh the benefits when assessed against the NPPF.

**Relevant Planning Applications and Appeals:**

10. 7-2017-1273-AY - Outline planning application for demolition of existing buildings & construction of a mixed use scheme comprising 352 residential apartments (use class C3) in buildings between 3 storeys & 15 storeys, between 4124sq.m. and 5284sq.m. of leisure (use class D2), between 1160sq.m. and 1204sq.m. of convenience retail (use class A1), between 854sq.m. and 2058sq.m. of restaurant/cafe (use class A3), 774sq.m. of mixed use restaurant/bar (use class A3/A4), 370sq.m. of offices (use class B1), associated servicing & loading areas, 225 public car parking spaces, 369 private car parking spaces, public open space, public realm enhancements & associated engineering works. Proposal affects a public right of way and is a departure from the Development Plan – Granted 28/03/19

**Representations**

11. Site notices were posted in the vicinity of the site on 01/05/2019 with an expiry date for consultation of 07/06/2019.
12. 24 representations have been received, 22 raising objection; and 2 comments. The relevant planning issues raised comprise the following:

Insufficient details relating to greening, maintenance and watering of private balconies;  
Measures to deter skateboarders and anti-social behaviour;  
Removal of trees;  
Loss of privacy;  
Location of play area;  
Loss of light;  
Impact on wildlife.

13. Increase in traffic; Vehicular access; Pollution from traffic; Impact on property value;

These issues are either not relevant to the current application or not material planning considerations.

### **Consultations**

14. Tree Officer – no objection subject to conditions
15. Urban Design Officer – no objection subject to detailed consideration when discharging conditions

### **Constraints**

16. Tree Preservation Orders

### **Planning Assessment**

#### **Site and Surroundings**

17. The application site includes the well known former site of the Winter Gardens concert hall, the artiste's car park at the rear, the Keystone building including several restaurants, the former Winter Gardens booking office that is now Valentino Restaurant and the public car park behind the Keystone site. The former Winter Gardens concert hall has been demolished and that part of the site has been in use as a temporary public car park for some time.
18. The area around the site has been subject to significant changes over recent years with the 13 storey high Hilton Hotel and adjacent Hampton Hotel, Redrow Homes apartments, the BH2 cinema and restaurant complex, an approved extension of the Trouville Hotel, and the approved redevelopment of the Punshon Methodist Church.
19. Outline planning permission for the redevelopment of the site was granted consent in March 2019. The matters considered under that application were siting, scale, appearance and access, with landscaping reserved for subsequent consideration, although detailed landscaping plans were provided at the time. This application seeks confirmation of the principle of the landscaping details of the site only.

### **Key Issues**

#### **Impact on character and appearance of the area**

20. The landscaping of this site is particularly important as it provides the setting for the remainder of the development and is included as part of the public realm. A full

landscaping strategy was provided as part of the outline application, although at that time it was only indicative. Nevertheless, it provided a good understanding as to what would be achievable. There are a number of elements to the landscape scheme, which shall be considered in turn. As a point of clarification, given the comments received from neighbouring residents, particularly those on Cranbourne Road, there are no additional trees proposed to be removed over those previously considered under the outline application. The tree coverage on the Cranbourne Road perimeter remains largely unaltered, there is one large tree to be removed as shown in the outline application, and two smaller trees to facilitate the upgraded access point and public realm improvements.

### Play Area

21. The play park is an important part of the scheme and should provide a significant public benefit that compliments the leisure uses. The principle of the play area and its location were agreed under the outline application. The landscaping to the northern part of the site together with the proposed play area is considered to be a good feature of the development. This includes the public right of way that must be retained as part of the policy. The indicative plans showed slides and a water feature making use of level changes which have been omitted from the current plans in favour of timber constructed apparatus. While the use of timber equipment would complement the wooded setting, this is now shown in a small, flat, cleared site. It would be much better to make use of topography and planting to design a more natural and unique play area. A water feature is provided further down the site towards and within the piazza and an access from the nearest leisure use to the play area is shown.
22. Having discussed this with the Council's Parks Section, it is too early in the process to finalise the detail of the equipment and its layout, which will be dependant on who has final responsibility for the equipment provision and ongoing maintenance of the area. The applicants, in conjunction with Parks, will need to instruct a specialist play area consultant to work-up the detail of the play equipment and its layout within the areas shown on the submitted plans. Given this, it is appropriate for the play equipment details to be secured through a planning condition.

### Piazza

23. The approved masterplan shows a 'leisure terrace' at the top of the steps leading to the piazza providing outdoor seating for the leisure units. It is important for the leisure uses to benefit from external spill out space and without this use the area looks like left over space. The layout allows for future pedestrian desire lines and has been reduced in overall size to ensure it doesn't appear or feel empty and uninviting when not in use for events. It provides opportunities for events and for interaction between outside space and indoor leisure uses.
24. A large number of boomerang shaped benches were shown in the piazza, but their number seemed excessive and blocked pedestrian flows. These have now been reduced and relocated to more appropriate areas. These elements are considered to form the hard landscaping proposals and their final design and finish can be secured by condition.

### Street Furniture

25. The bins originally had an unusual design but have since been amended to better reflect those elsewhere in the town centre.
26. The supporting document refers to concrete benches and planters. There are concerns that concrete is likely to become stained as the triangular concrete seating outside BH2 already looks very poor. The concrete bollards and benches also have a very angular design and a clinical, harsh appearance. It would be preferable to see something warmer and more rounded in timber or stone.
27. The originally proposed lampposts on Exeter Road have an odd, angular appearance that would not relate to the rest of the town centre and could become dated. These have now been omitted and the final design can be agreed by condition.
28. A large number of stainless steel handrails are proposed. The BH2 development uses timber handrails which would be better as they create a warmer, less clinical appearance.
29. All of the above issues can be addressed through a relevant hard landscaping condition.

### Green Roofs

30. The approved plans show sedum roofs on the three residential cycle stores as well as on the main roof of Block A. The green roofs to the cycle stores were not shown on the originally submitted plans but have since been reintroduced following discussions with officers. The green roofs were considered an important part of the scheme as their purpose is not primarily aesthetic. They reduce runoff, conserve energy, reduce pollution, sequester carbon and provide habitat for wildlife, their re-introduction is welcomed.

### Planting

31. Your Arboricultural Officer comments that the shrub palette is generally appropriate. This large development deserves to sit in a varied and interesting landscape which varies in height, foliage, texture and colour, and that sits comfortably within its setting and surroundings.
32. Notwithstanding the level of detail provided, the details relating to the landscape specification, management and maintenance, together with details of the vertical planting, balcony planting, and green roofs can be agreed through appropriate conditions, which is normal practice for schemes of this scale.

### Public Art

33. In line with saved Policy 4.24 of the DWLP, the provision of public art on this prominent and highly visual site is considered to be particularly important. The applicants have agreed to provide public art up to a value of £50,000 and whilst they will have the final say, the Council will have an input into the scheme. However, the applicants are advised that the public art need not be one bespoke piece, but it may be more beneficial to integrate art into the fabric of the public facing parts of the buildings as well as the public spaces. It is considered that this approach would add

interest and character to the development. This can be secured by an appropriate condition.

### Trees

34. The tree palette for small/medium sized trees is satisfactory, although it could be improved upon. However, there is a distinct lack of long lived large tree species in the proposed landscape scheme. Large trees within landscape would help to offset the scale of the buildings.
35. With global warming there is the opportunity for greater tree species diversity which should help to maintain our tree cover for the future. Details of the tree planting pits have not been submitted, this detail will be of paramount importance to ensure the long-term establishment of the trees given the unnatural environment they are expected to grow in.
36. The cross-sectional drawing for trees along Exeter Road shows small selected standard trees, these are far too small and will be a target for vandalism. The specification for these trees should be semi mature. All of these details can be secured through relevant conditions.

### Impact on Residential Amenity

37. There are existing residential properties in Cranborne Road, Tregonwell Road and Exeter Road, many of which face onto the site. As commented above, contrary to the assertions of many of the representations received, the level of tree loss is the same as previously agreed under the outline application, together with a generous replacement tree planting scheme. The impact on the amenities of neighbouring occupiers remains as previously considered acceptable by the Planning Committee.

### Summary

38. It is envisaged that the detailed responses within the report will aid the developer in providing acceptable and deliverable solutions to all issues raised when seeking to discharge the relevant conditions.

### Planning Balance

39. The principle of the landscaping scheme is considered acceptable and is very similar to the indicative scheme previously seen by the Planning Committee. Given the timescales and phasing involved with a development of this scale, the specific details are left to be considered through the discharge of conditions
40. Therefore, having considered the appropriate development plan policy and other material considerations, including the NPPF, it is considered that subject to compliance with the conditions attached to this permission, the development would be in accordance with the Development Plan, would not materially harm the character or appearance of the area. The Development Plan Policies considered in reaching this recommendation are set out above.

## **Recommendation**

41. **GRANT permission with the following conditions, which are subject to alteration/addition by the Head of Planning Services provided any alteration/addition does not go to the core of the decision.**

### **Conditions**

#### **1. Development to be carried out in accordance with plans as listed**

The development hereby permitted shall be carried out in accordance with the following approved plans: D2420-L100 Rev14, D2420-L200 Rev04, D2420-L201 Rev04, D2420-L202 Rev04, D2420-L203 Rev04, D2420-L204 Rev03, D2420-L205 Rev02, D2420-L210 Rev01.

Reason: For the avoidance of doubt and in the interests of proper planning.

#### **2. Public Art**

Prior to the commencement of any Superstructure works on site, details of a bespoke scheme of public art to be provided on-site, including details of the timescales for its delivery, future maintenance and all costings associated with the installation, shall be submitted to the local planning authority for comment. The scheme of public art shall be limited to value of no less than £50,000 unless otherwise agreed in writing with the Local Planning Authority, and completed on a building by building basis prior to the first occupation of each building and retained and maintained thereafter.

Reason: In accordance with Policy D7 of the Bournemouth Local Plan: Town Centre Area Action Plan (March 2013) and saved Policy 4.24 of the Bournemouth District Wide Local Plan (February 2002).

INFORMATIVE NOTE: The design and finish of the public art should be considered at an early stage and integrated into the built fabric of the development.

#### **3. Play Area**

Prior to the commencement of any Superstructure works on site, full details of the play area shall be submitted to and approved in writing by the Local Planning Authority. The details shall include hard and soft landscaping, green walls/climbing plants on the podium, steps and access, seating and play equipment. The details shall include the phasing of when the play area will be constructed and provided and shall be retained and maintained thereafter following its provision. The details shall be implemented as approved.

Reason: In accordance with Policy CS31 of the Bournemouth Local Plan: Core Strategy (October 2012) and Policy D7 of the Bournemouth Local Plan: Town Centre Area Action Plan (March 2013).

#### **4. Soft Landscaping**

Prior to the commencement of any Superstructure works on site, full planting plans, schedules of plants include species, size of plants, number of plants, soil specification, mulches, continual maintenance program and phasing details, shall be submitted to and approved in writing by the Local Planning Authority. All approved landscaping shall be implemented in accordance with the approved programme and retained thereafter. Any subsequent variations to the landscaping must be agreed in writing with the Local Planning Authority prior to them being implemented. Approval and implementation of these details may be on a building by building basis.

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

## **5. Tree Planting**

Prior to the commencement of any Superstructure works on site, full details of proposed tree planting, species, sizes, staking and/or ground anchors, details of the specifically designed linked tree pit systems in the hard landscaped areas including irrigation, construction, soil volumes, type of soil and soil enhancement and phasing details shall be submitted to and approved in writing by the Local Planning Authority. The proposed tree palette should include trees which have the potential to grow into large specimens to maintain and increase the tree cover in this area. All approved tree planting shall be implemented in accordance with the phasing details maintained and retained thereafter. Any subsequent variations to the landscaping must be agreed in writing with the Local Planning Authority prior to them being implemented. Approval and implementation of these details may be on a building by building basis.

Reason: To maintain the visual amenities of the area and in accordance with saved Policy 4.25 of the Bournemouth District Wide Local Plan (February 2002).

## **6. Green Roofs**

Prior to the commencement of any Superstructure works on site, full details of the green roof design, species, size of plants, number of plants together with full details of the balcony planting to include planting containers, irrigation, plant species, size of plants, number of plants, phasing details and continual maintenance program shall be submitted to and approved in writing by the Local Planning Authority. All approved details shall be implemented in accordance with the phasing details and maintained and retained thereafter. Any subsequent variations to the landscaping must be agreed in writing with the Local Planning Authority prior to them being implemented. Approval and implementation of these details may be on a building by building basis.

Reason: In the interests of visual amenity and sustainability and to accord with saved Policy 4.25 of the Bournemouth District Wide Local Plan (February 2002) and Policy CS41 of the Bournemouth Local Plan: Core Strategy (October 2012).

## **7. Hard Landscaping**

Prior to the commencement of any Superstructure works on site, full details of hard landscape works, including the agreed areas of the `public realm` and phasing details, shall be submitted to and approved in writing by the Local Planning Authority. Hard landscape details shall include:

- a) Water features;
- b) Lighting;
- c) Bollards;
- d) Seating;
- e) Tree grills;
- f) Other street furniture;
- g) Construction and services details in proximity to trees; and
- h) Proposed finished levels and contours.

The approved hard landscape scheme shall be implemented in full prior to the occupation or use of the development commencing and permanently maintained and retained unless otherwise agreed 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 saved Policy 4.25 of the Bournemouth District Wide Local Plan (February 2002) and Policy CS41 of the Bournemouth Local Plan: Core Strategy (October 2012).

### **8. Landscape Maintenance**

Prior to the commencement of any Superstructure works on site, a landscape management plan, to include management responsibilities and continual maintenance schedules for all landscape areas within the external public area shall be submitted to and approved in writing by the Local Planning Authority. The landscape management plan shall be carried out as approved unless agreed otherwise, in writing with the Local Planning Authority. Approval and implementation of these details may be on a building by building basis.

Reason: To ensure that the proposed development includes a long-term management plan for the landscaped areas in the interests of visual amenity and to accord with saved Policy 4.25 of the Bournemouth District Wide Local Plan (February 2002) and Policy CS41 of the Bournemouth Local Plan: Core Strategy (October 2012).

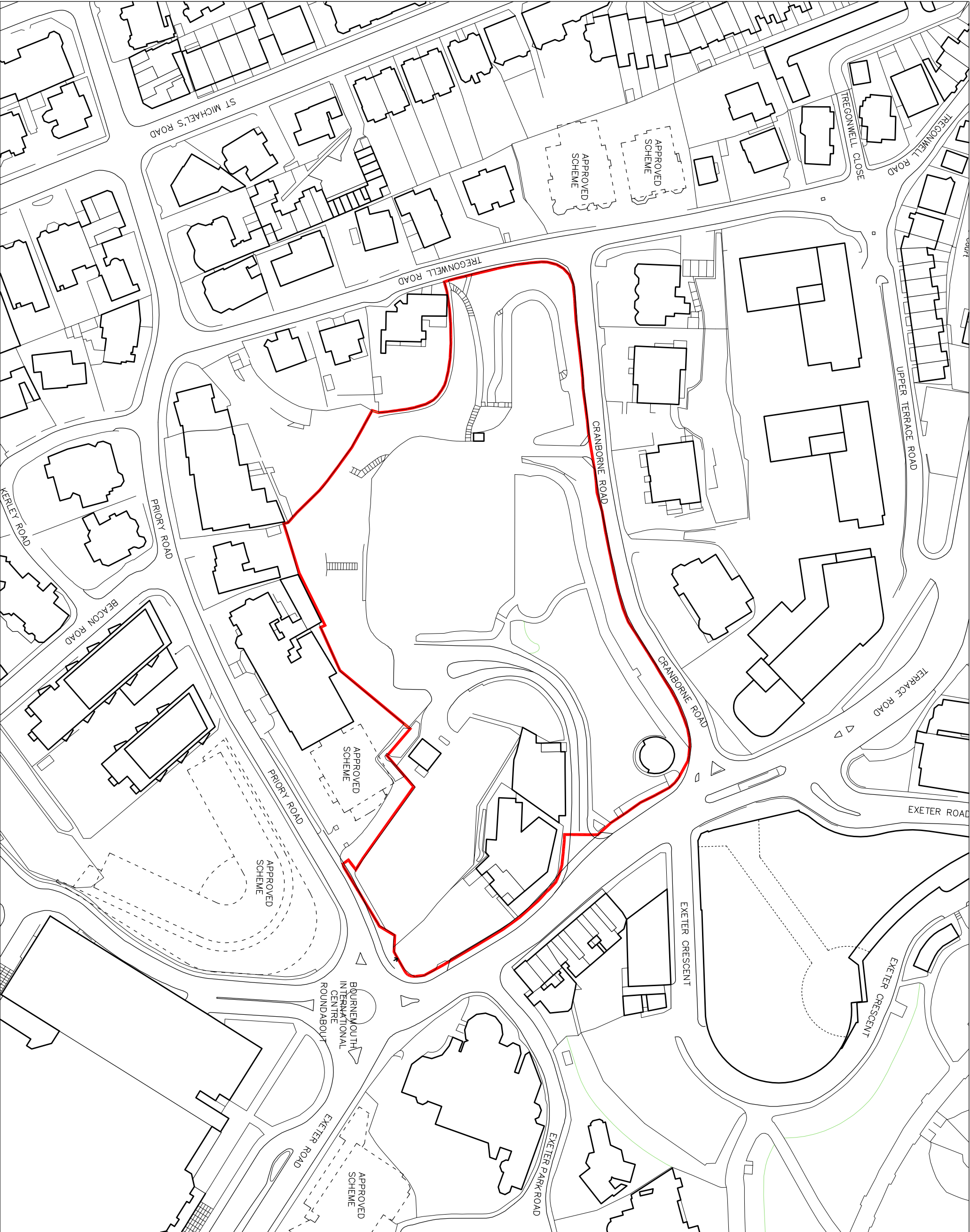
INFORMATIVE NOTE: Definition of superstructure: the above pavement/ podium element of each building.

### **Background Documents:**

### **Case File – ref 7-2019-1273-AZ**

NB For full details of all papers submitted with this application please refer to the relevant Public Access pages on the council's website.





Scale 1:1250



Revised	Date	Revised	Date	Revised	Date
0	18/08/17	Issued for planning			
C	07/04/17	Revised adjusted by JIC roundabout			
B	06/06/16	Dotted line removed			
A	11/02/16	Redline adjusted, approved scheme shown dotted			

### PLANNING

Project/Client:	Project No:
Winter Gardens	15033
Bournemouth	

Dwg No:	001
Rev:	D

Drawing:	Scale:
Location Plan	1:1250 @A3

Drawn By:	Date:
JT	28/10/15
Checked By:	Date:
ES	28/10/15

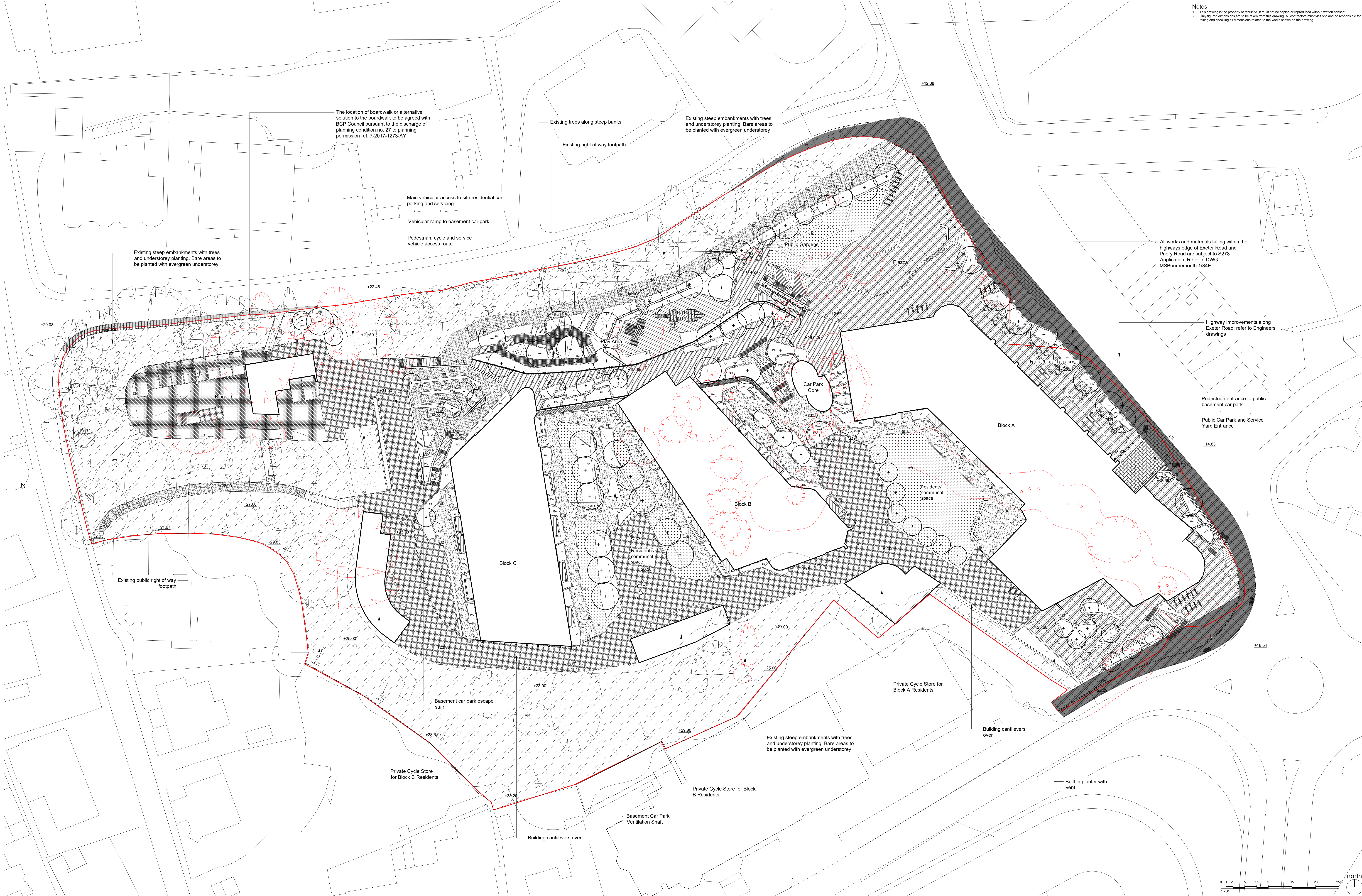


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Hampshire, SP6 1DX  
T: (01425) 655806/653639  
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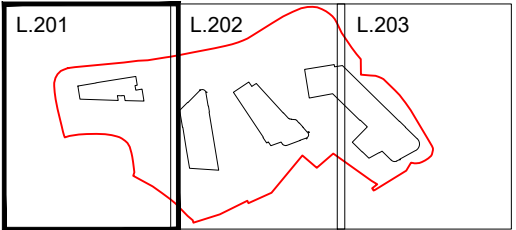


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  - This sheet to be read in conjunction with drawing D2420-L.001 Landscape Legend

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04	01.07.2019	Council comments - added cycle storage, steps to play area, shown tables, revised seating within piazza	JC	MB
03	12.04.2019	Issued for Planning.	AW	AS
02	10.04.2019	Issued for Client review.	AW	AS
01	01.04.2019	Initial design	AW	AS
Revisions				
External References:				
• Architect/Recvd-19-03-25/Fabrik dwg issue/Fabrik dwg issue/Planning Podium Plan/511 - Overall Podium Plan-copy.dwg				
• Architect/Recvd-19-03-25/Fabrik dwg issue/Fabrik dwg issue/Planning Podium Plan/510 - Overall Roof Plan-copy.dwg				
• Architect/Recvd-19-03-25/Fabrik dwg issue/Fabrik dwg issue/Current Basement and GF Block A/19004_503_Car Park Level-01				
RevH1 copy.dwg				
• Architect/Recvd-19-03-25/Fabrik dwg issue/Fabrik dwg issue/Current Basement and GF Block A/19004_503_Car Park Level-02				
RevH1 copy.dwg				
• Architect/Recvd-19-03-25/Fabrik dwg issue/Fabrik dwg issue/Current Basement and GF Block A/19004_503_Car Park Level-03				
RevH1 copy.dwg				
• Highways/Recvd-17-01-31/34A				
• Site Survey/Recvd-16-06-22/OS				
• Site Survey/Recvd-16-06-22/9C8D-Winter Gardens, Bournemouth-Revision-Dec 2015				
• Tree Survey/Recvd-16-06-22/65A5494.02A.TCP				

Project  
Former Winter Gardens Site, Bournemouth  
for Bournemouth Development Company

Drawing  
Landscape General Arrangement Plan  
Sheet 1 of 3

24

Scale	Date	Checked	Drawn
1:200 @ A1	April '17	KLK	AW
Drawing No.			Revision
D2420 L.201			04
<input type="checkbox"/> Preliminary	<input type="checkbox"/> Issued for Design/Information	<input type="checkbox"/> Issued for Tender	<input type="checkbox"/> As Built
<input checked="" type="checkbox"/> Issued for Planning Approval	<input type="checkbox"/> Issued for Construction	<input type="checkbox"/> As Built	<input type="checkbox"/> As Built
Drawing sheet size - A1	Copyright Reserved ©		

REFER TO DRAWING D2420 L.202



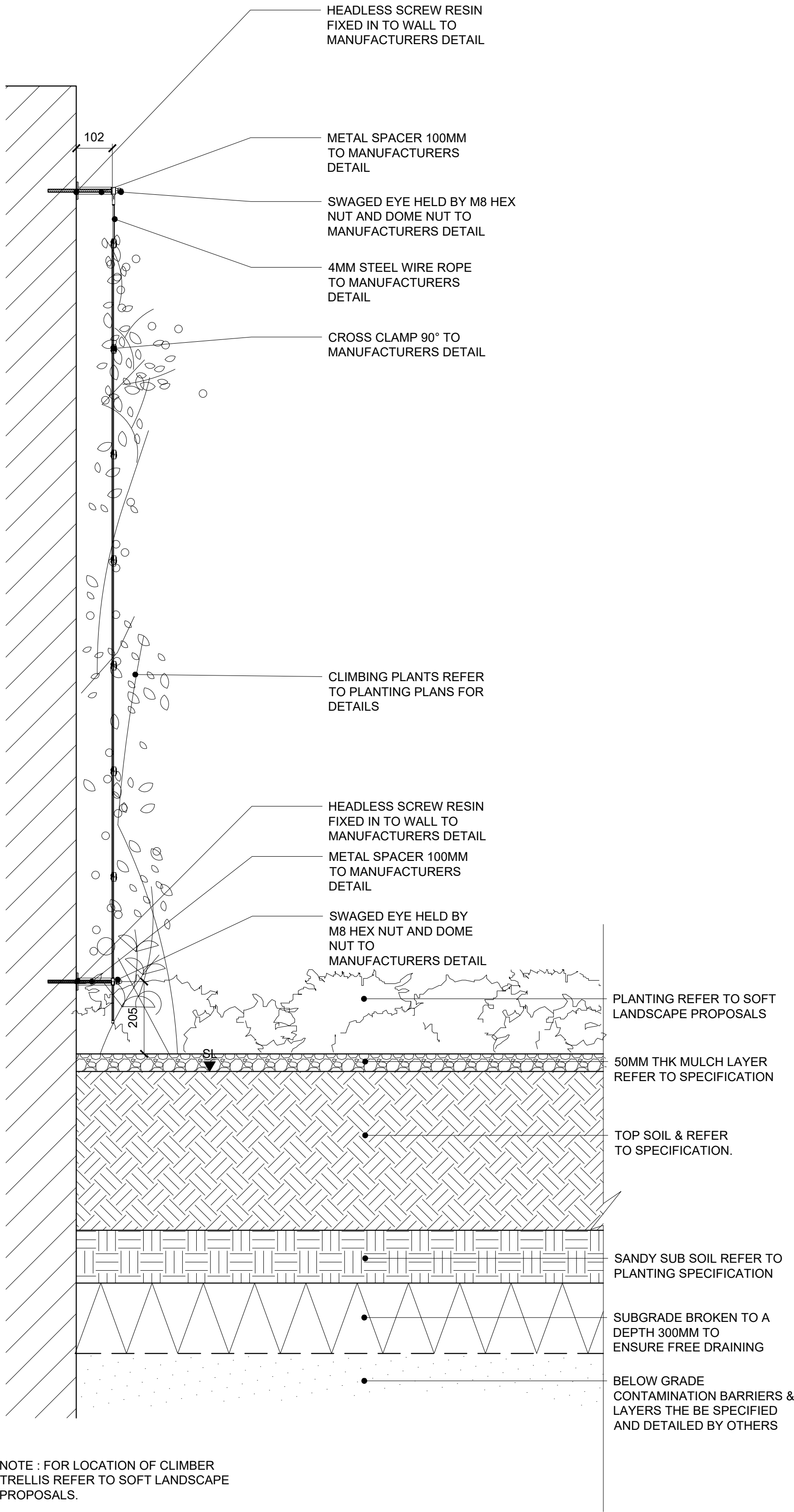




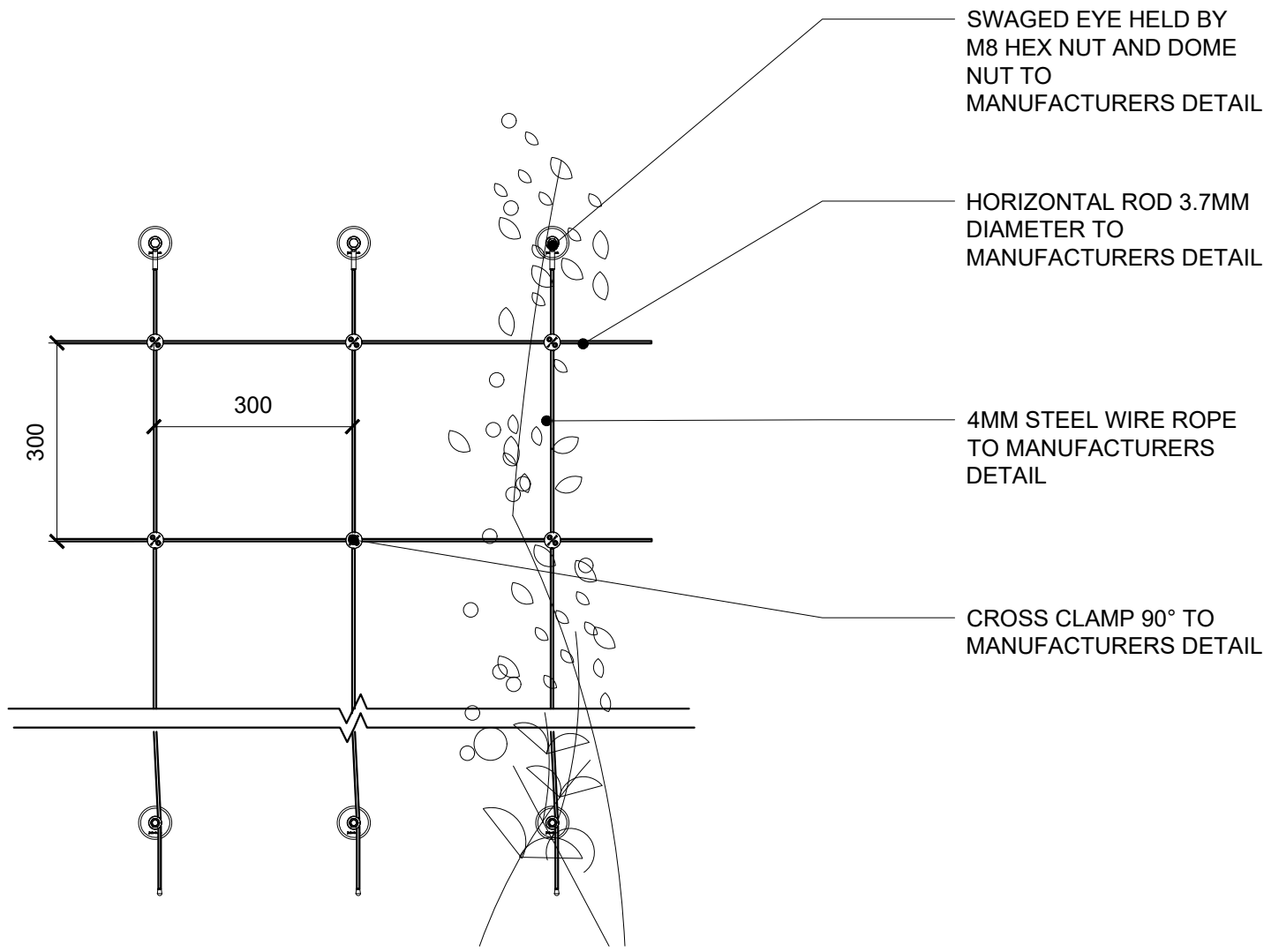




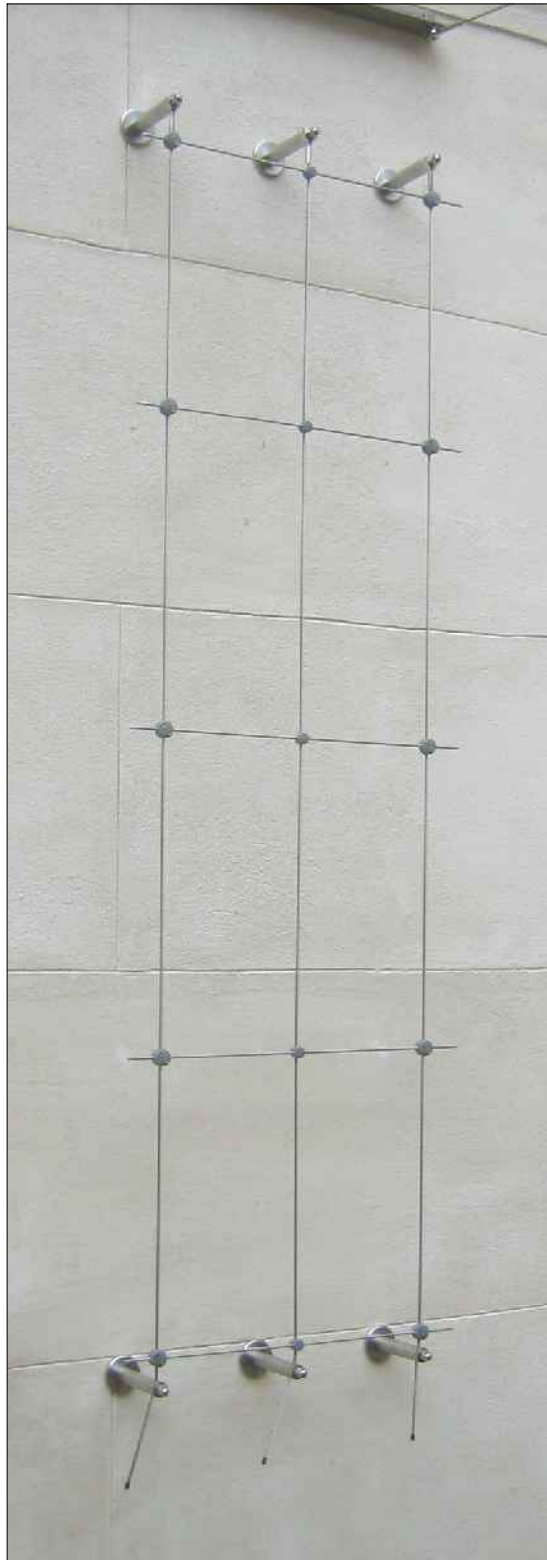
27



1 TYPICAL CLIMBER SUPPORT - SECTION  
Scale: 1:10



2 TYPICAL CLIMBER SUPPORT - ELEVATION  
Scale: 1:10



3 TYPICAL CLIMBER SUPPORT - REFERENCE IMAGES

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- External References:
- 1. \\\...\\Architect\Revit-19-02-05 approved planning pack\2019 04 16 - Basement Plans DWG\2019 04 16 - Basement Plans DWG\506 - Car Park Level 02 copy.dwg
  - 2. \\\...\\Architect\Revit-19-02-05 approved planning pack\2019 04 16 - Basement Plans DWG\2019 04 16 - Basement Plans DWG\504 - Car Park Level 02 copy.dwg
  - 3. \\\...\\Architect\Revit-19-02-05 approved planning pack\2019 04 16 - Basement Plans DWG\2019 04 16 - Basement Plans DWG\502 - Car Park Level 02 copy.dwg
  - 4. J:\06 Files\202405 Former Winter Gardens Site, Bournemouth\Drawings\Site Survey\Revit-16-08-22\026.dwg
  - 5. J:\06 Files\202405 Former Winter Gardens Site, Bournemouth\Drawings\Site Survey\Revit-17-02-23\034 copy.dwg
  - 6. \\\...\\Architect\Revit-19-02-05 approved planning pack\2019 04 16 - Basement Plans DWG\2019 04 16 - Basement Plans DWG\500 - Car Park Level 04 copy.dwg
  - 7. \\\...\\Architect\Revit-19-02-05 approved planning pack\2019 04 16 - Basement Plans DWG\2019 04 16 - Basement Plans DWG\508 - Podium Level 00 copy.dwg
  - 8. \\\...\\Architect\Revit-19-02-05 approved planning pack\2019 04 16 - Basement Plans DWG\2019 04 16 - Basement Plans DWG\510 - Podium Level 00 copy.dwg
  - 9. \\\...\\Architect\Revit-19-02-05 approved planning pack\2019 04 16 - Basement Plans DWG\2019 04 16 - Basement Plans DWG\512 - Podium Level 00 copy.dwg
  - 10. J:\06 Files\202405 Former Winter Gardens Site, Bournemouth\Drawings\Tree Survey\Revit-16-08-22\CSA5484.02A TCP copy.dwg
  - 11. 02420-Soft well.dwg
  - 12. 02420-Soft well.dwg
  - 13. \\\...\\Site Survey\Revit-16-08-22\030-Winter Gardens, Bournemouth\Revision-Dec 2015.dwg

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Project: Former Winter Gardens Site		Client: Bournemouth Development Company	
Drawing Title: Details - Climber support system		Purpose of issue: ISSUED FOR PLANNING APPROVAL	
Project Number: D2420	Origin: FAB	Zone: 00	Level: XX
File Type: DR	Role: L	Number: 0210	Revision: 01

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## PLANNING COMMITTEE

Application Address	Land south of Gillett Road, Talbot Village, Poole, BH12 5BF
Proposal	Erection of a two-storey building for use as a digital exchange, with associated access road, car park, bin store, cycle store, back-up diesel generator and associated works
Application Number	APP/19/00870/F
Applicant	Talbot Village Trust
Agent	Savills
Date Application Valid	8 July, 2019
Decision Due Date	31 October, 2019
Extension of Time Date (if applicable)	31 October, 2019
Ward	Talbot & Branksome Woods
Report status	Public
Meeting date	31 October 2019
<b>Recommendation</b>	<b>Grant in accordance with the recommendations in this report</b>
Reason for Referral to Planning Committee	This application is brought before committee due to the concerns raised by Cllr Mrs Rampton with regards to the potential impact of the proposed development on the protected heathland and neighbouring amenity.
Case Officer	Monika Kwiatkowska

### Description of Development

1. Planning consent is sought for the erection of a two-storey building for use as a digital exchange, with associated access road, car park, bin store, cycle store, back-up diesel generator and associated works
2. The applicant has provided the following information:

	Existing	Proposed
Site area (ha)	0.15ha within Plot R	0.15ha within Plot R
use	greenfield site	Office building with a car park and associated access road

3. Amended plans have been submitted during the course of the application to provide further detail of the proposed cabling routes, to revise the parking layout and to provide additional information regarding the lighting scheme on site.

### **Key Issues**

4. The main considerations involved with this application are:

- The principle of the development
- Impact on the character and appearance of the area
- Impact on the amenity
- Impact on protected trees nearby
- Biodiversity considerations
- Impact on parking and highway safety
- Sustainability issues
- Drainage issues
- Section 106 Agreement

### **Planning Policies**

5. Poole Local Plan (Adopted 2018)

PP01	Presumption in Favour of Sustainable Development
PP02	Amount and Broad Location of Development
PP17	Employment Site Allocations
PP21	Talbot Village
PP27	Design
PP31	Poole's Coast and Countryside
PP32	Poole's Nationally, European and Internationally Important Sites
PP33	Biodiversity and Geodiversity
PP34	Transport Strategy
PP35	A Safe, Connected and Accessible Transport Network
PP37	Building Sustainable Homes and Businesses

6. Supplementary Planning Documents

Parking and Highway Layout in Development SPD (2011)  
Talbot Village SPD (2015)  
The Dorset Heathlands Planning Framework 2015-2020 SPD (2015)  
Nitrogen Reduction in Poole Harbour SPD  
Poole Harbour Recreation Mitigation, Interim Scheme (January 2019)

7. National Planning Policy Framework (February 2019)

**Relevant Planning Applications and Appeals**

8. The Village Surgery Dental Practice, Gillett Road

**2007:** Placement of 2 air conditioning units, **Approved** (07/39256/001/F)

**2006:** Form new pharmacy within existing surgery with external access and canopy. **Approved** (06/39256/000/F)

9. Arts University Bournemouth

**2019:** Non material amendment following approval APP/17/01178/R to amend previously approved plans. Approved (**APP/19/00246/R**)

**2018:** Variation of condition no 1 of APP/17/01178/R, following the approval of outline permission APP/16/00454/P, as described in that description of development, to replace the phrase 'before any work on-site works commence' to "before any work on the external elevations or roof of the building commences. Approved (**APP/18/01140/F**)

**2018:** Non-material amendment following planning permission APP/17/01178/R for minor changes to approved Reserved Matters plan. Approved (**APP/18/01071/R**)

**2017:** Non-material amendment following approval of APP/16/00454/P for reduction in width of the strategic boundary planting for existing campus south of workshop building, and creation of break in strategic boundary planting on southern boundary (Gillett Road). Approved (**APP/17/01107/F**)

**2017:** Reserved Matters Application following approval of Outline Planning Permission APP/16/00454/P for the approval of access, appearance, landscaping, layout, scale, landscape maintenance, the provision of lighting, street furniture, bollards, etc. and the storage and removal of refuse in connection with the student residential accommodation and entrance pavilion. Approved (**APP/17/01178/R**)

**2016:** Outline application for extension of University Campus to provide new academic buildings (up to 13,000 sqm), student residential accommodation (up to 300 bed spaces), arrivals pavilion (up to 1,000 sqm), new vehicular access from Gillett Road, car parking (minimum of 220 spaces) and structural landscaping. Approved (**APP/16/00454/P**)

**2016:** Hybrid planning application comprising:

1) Detailed application for the demolition of Tolpuddle House, the removal of TPO trees (as shown on the tree loss plan), the construction of a fourth arm off Boundary Road roundabout connecting to Gillett Road, car park extension and car park reorganisation, bus hub, waste compound (including lighting schemes), kerb realignment and widening to the Talbot Campus access road, landscaping and associated works;

2) Outline application for the removal of TPO trees (as shown on the tree loss plan, erection of a four-storey building (up to 6,000m<sup>2</sup>) to provide teaching, research and technical facilities on the eastern edge of the Talbot campus (all matters reserved). Approved (**APP/16/00803/F**)

**10. Plot W (Land east of Bishops Close and south of Gallop Way), Purchase Road**

**2019:** Temporary Use of part of Plot W for contractor car parking for a period of 15 months. Works to form hardstanding, fencing and lighting. Not yet determined (**APP/19/00949/F**)

**Representations**

11. In addition to letters to neighbouring properties, a site notice was posted outside the site on 17 July 2019 with an expiry date for consultation of 12 August 2019.

12. Representations have been received from the local residents raising objection. The issues raised comprise the following:

- Increased traffic issues due to the expansion of the universities
- The proposal not being residential in character and therefore not in keeping with the character of the area
- Loss of green space and common land and open space
- Parking issues within Talbot Village, including disabled parking spaces
- The proposal compromises plans for the expansion of the adjacent surgery
- Loss of privacy to the patients of the surgery by virtue of overlooking from the first-floor windows into the consultation rooms
- The proposal compromises potential additional parking spaces for the surgery
- Loss of light to the surgery windows at ground floor level and increased noise affecting the patients
- The proposed access to the site rising vehicular conflicts with the entrance to the construction site opposite the road
- The proposal being a gateway to the redevelopment of the Highmoor Farm and the creation of a digital village
- Impact on the residential amenities due to the construction noise generated by the proposal and the adjacent sites

- Harmful impact of the proposal on the heathland and the SSSI
- Loss of privacy and light to the residential dwellings nearby
- Impact on the electricity provision to the residential dwellings in the area
- impact on public wellbeing
- loss of biodiversity
- the noise, dust and pollution associated with the proposed development

### **Consultations**

13. BCP Highways Authority – offers support, subject to conditions
14. BCP Environmental Health Officer – offers support
15. BCP Biodiversity Officer – offers support, subject to conditions
16. Natural England – comments received advising no mitigation towards the heathland is required
17. Local Flood Risk Authority – comments received regarding the proposed drainage solution
18. BCP Environmental Health Officer (waste collection) – comments received advising no issues with the proposed bin store and capacity
19. The Society for Poole – objects to the proposal due to its non-compliance with the adopted policies

### **Constraints**

20. The application site lies within 400m of Bourne Valley SSSI, part of which is designated as heathland (Talbot Heath). The trees on the adjoining land are covered by an Area Tree Preservation Order. The site is within the area covered by the policies of the Talbot Village SPD.

### **Planning assessment**

#### **Site and Surroundings**

21. The application site comprises a 0.15ha grass field, known as Plot R, which is currently vacant and currently not being used for agricultural purposes. The site is located to the immediate south of Gillett Road, on a small field located between the 'Village Surgery' and car park H operated by Bournemouth University.

22. The site is within area of TV1 (Talbot Academic Quarter), as per Policy PP21 allocation, immediately north of the area of TV2 (Talbot Innovation Quarter – Digital Village).
23. There are protected trees beyond the southern boundary of the site. Currently, there is no vehicular access to the site. The site levels are even.
24. The site is within 400m of the Bourne Valley SSSI, a part of which is designated as heathland (Talbot Heath – TV3).

## **Key issues**

### Principle of development

25. The development seeks to provide a 'digital exchange/office hub', accommodating up to 30 employees.
26. The application site is located in Talbot Village, where land is allocated with the aim of delivering the vision as set out in the Talbot Village SPD, namely to 'support and strengthen the Universities and deliver a dynamic Digital Village to sustain entrepreneurial businesses, while protecting and enhancing important wildlife habitats, heritage assets and respecting the amenity of the local community'. Proposals for the area fall within three broad character areas: the Talbot Academic Quarter (TV1), the Talbot Innovation Quarter (TV2) and Talbot Heath (TV3), as outlined by Policy PP21 of the Poole Local Plan.
27. Policy PP21 of Poole Local Plan therefore sets out provision to provide the opportunity to deliver growth at Talbot Village, including that of the universities. The policy seeks to provide development within three broad character areas: the Talbot Academic Quarter (TV1), the Talbot Innovation Quarter (TV2) and Talbot Heath (TV3).
28. The application site is located within the area of TV1 (the Talbot Academic Quarter), which is allocated for the expansion of Bournemouth University and the Arts University (TV1) to create around 33,000 sq. m of additional academic floor space and 450 student bed spaces, located primarily on, or adjacent to, the existing university campuses. The Talbot Village SPD acknowledges at para 6.9.3 that 'it is possible the Universities may not require all of the land to the south and east of their campuses. Alternatively, this land can be used for other forms of development..'
29. This land forms part of the strategic allocation of 38 hectares of employment land to meet future needs, as laid out by Policy PP17.
30. The Talbot Innovation Quarter was identified as having the potential to provide business start-ups and development of new industries linked to specialisms of the

universities, such as creative media and health care facilities, retaining graduates in Poole.

31. The proposal could be considered a precursor to the future development of the Digital Village, albeit that the site falls within the area designated TV1, broadly comprising the existing University campuses and adjacent land. The proposal would function as an incubator for start-ups and small businesses looking to grow, who can then move out and become established in the Digital Village in the future, once the road, drainage and service infrastructure is in place.
32. Development of the nature proposed is not necessarily precluded by the wording of Policy PP21, as long as the overall objectives of the policy are not compromised by any individual application. Letters of support for the proposed development were received from the representatives of both Bournemouth University and Arts University of Bournemouth. These letters also confirmed that both universities have no immediate plans to expand their academic floor space or student accommodation in that location (Plot R).
33. As such, the proposed development would not be considered to prejudice the expansion of the universities in that location, within the 5 years period of time requested by the applicant. In the absence of any plans for the expansion of the Bournemouth University and the Arts University in this area, the proposed use could be supported on site and the proposal would not conflict with Policy PP21 of the Poole Local Plan.
34. The proposal would generate employment within Talbot Village, prior to the future development of the Digital Village. Policy PP17 of the Poole Local Plan states that “the Council is allocating 38 hectares of employment land to meet future needs (land E1). The proposed Innovation Quarter adjacent to the universities in Talbot Village has the potential to provide business start-ups and for industries to develop and flourish linked to the specialisms of the universities, such as creative media and health care facilities, retaining graduates in Poole.”
35. Permission for the proposed development is sought for a time limited period of five years, as it is anticipated that within this period, elements of the Digital Village (within area of TV2) would have been delivered and there would be an alternative location for a larger office. It is therefore considered that once a replacement digital exchange has been delivered within area TV2, the function of the proposed exchange will cease. A condition (1) could be secured to ensure the application site is restored to its former state within 1 month of the expiry of this permission.
36. This temporary permission provides space for an innovation studio to be provided in advance of the wider policy aspiration for a digital village and provides for an important employment space close to the University campuses. As such, the principle of development can be supported.

#### Impact on the character and appearance of the area

37. Due to its siting and the openness of the plot, the proposed scheme would be readily visible in the street scene.
38. The proposal would introduce a 2 storey portacabin style modular office building on site, which would be an appropriate type of building, given the proposed time limitation of the proposed scheme. The proposed building would be finished in combination of brick and timber cladding, to ensure it would respect the visual amenity of the area. The proposed use of the finishing materials could be secured by condition (2).
39. The application site is located within the area of a mixed use, including residential development further along Gillet Road, university campus and new buildings under construction directly opposite and some retail/commercial development adjacent to the site, which also includes the village surgery. The character of the area is therefore sufficiently varied for the proposed office building to integrate well within the context of the street scene.
40. The proposed building would be 2 storeys in height and of a flat roof design. Some 2 storey (and higher) buildings are present in the vicinity of the application site and for that reason the proposal would relate to the nearby development by virtue of its proposed scale and mass.

#### Impact on the amenity

41. The application site is currently a greenfield site. The field is located between the local surgery building and the university car park. There is some residential development in the vicinity of the site, however these dwellings are located some 120-140m away from the site and therefore they would not be directly affected by the proposal.
42. The proposed office building would be located 7m away from the Village Surgery. Due to its 2-storey height and its proximity to the surgery building, the proposed office building would give rise to some additional overshadowing to the side elevation of the surgery building. The surgery is mostly a single storey building with a first-floor element located away from the shared boundary. It is noted that the ground floor element of the surgery, which is located directly adjacent to the proposed office building, is located behind the tall boundary treatment and mature vegetation and, as such, that elevation is already overshadowed.
43. Furthermore, due to the orientation of the site, the additional loss of light to the ground floor windows of the surgery would only occur during the early morning hours of the day. Overall, it is therefore considered that the presence of the proposed office building would not give rise to any materially harmful loss of light to the ground floor surgery rooms.
44. The ground floor surgery windows facing the application site serve the consultation rooms. Concerns were raised by the local residents and the surgery



representatives regarding the loss of privacy due to potential for overhearing private conversations held in these rooms.

45. The proposed ground floor windows in the elevation of the office building facing the Village Surgery would serve the canteen, the kitchen and the digital exchange part of the office building (containing servers and other digital equipment). As such, these windows would serve the rooms incidental to the proposed office use of the building. One of these windows would be high level; however, all of them would be sited behind the mature strip of vegetation along the shared boundary with the Surgery known as the ecology buffer, 7m away from the consultation rooms. As such, there is a reasonable expectation that this arrangement would adequately respect the privacy of the patients.
46. Similarly, the proposed first floor windows within that elevation of the proposed office building would not give rise to any materially harmful levels of overlooking towards the ground floor examination rooms, due to their siting and angle, separation distance and the presence of the mature vegetation along that boundary.
47. It is understood that the first-floor rooms of the surgery are used as offices and staff rooms. Due to the 22m separation distance between the first-floor windows of the proposed office building and the first-floor windows of the surgery, the proposed scheme would respect the privacy of the employees of the surgery.
48. The proposed scheme would include a provision for a generator, which would be located to the rear of the site. The generator would only be used in the emergency back-up situations and it would be enclosed in an acoustic canopy and surrounded by a 1.8m close boarded acoustic fence. Details of this arrangement were consulted with the Council's Environmental Health Officer, who, taking into account these mitigation measures, supports the proposal on noise grounds. A condition can be secured to ensure the implementation and retention of the acoustic fence (3).
49. Overall, it is considered that the proposed scheme would not give rise to any materially harmful loss of amenities, by way of light, privacy, noise or light pollution that would be materially harmful to the occupants and users of the neighbouring buildings and dwellings.

Impact on protected trees nearby:

50. There are no protected trees on site; however, the site is located within the larger parcel of land (Plot R), which is abutted by mature trees to the south.
51. Whilst the proposed scheme would have no direct impact on these trees; the proposed trench digging, associated with the provision of cabling to the site, would be located in close proximity of the root protection areas of these trees. It is however acknowledged that laying cables to facilitate the functional operation of the proposed office building, would be permitted development by the statutory

undertaker (in accordance with Part 15, Class B of the GPDO) and as such, does not form a part of this proposal and would not require planning permission.

52. Notwithstanding the above considerations, it is recognised that the proposal would require providing net biodiversity gain within the immediate area of the site and additional tree planting of 4 trees was proposed and accepted by the Council's Senior Arboricultural Officer, as part of the Biodiversity Enhancement and Mitigation Plan. This planting scheme can be secured by a condition (4).
53. Further condition (5) ensuring the protection of the nearby trees is preserved during the development phase of the scheme can be secured accordingly.

#### Biodiversity considerations:

54. The application site is located within 400m of the Bourne Valley SSSI, part of which is designated as heathland (Talbot Heath).
55. The proposed scheme was a subject of Appropriate Assessment, to establish its impact and required mitigation measures upon the Talbot Heath. Natural England were consulted on the results of the Appropriate Assessment and advised the proposal would not give rise to any direct impact on the protected habitat within the Talbot Heath and therefore no mitigation measures, as set out by Policy PP21 (1) (a), would be required.
56. Notwithstanding this assessment, the proposal would be required to provide a comprehensive biodiversity enhancement and mitigation to demonstrate that there will be no adverse effects to habitats and secure a net gain in biodiversity on site, in line with Policies PP21 and PP37.
57. The application is accompanied by the Ecology Report and the Biodiversity Enhancement and Mitigation Plan (BEMP), which sets out how the proposed scheme can achieve the biodiversity net gain by the planting of trees, provision of bird/bat boxes and maintaining a habitat corridor alongside the development and to its rear.
58. The details of the BEMP are supported by the Council's Biodiversity Officer, subject to conditions (6, 7 and 8) ensuring its implementation.

#### Impact on parking and highway safety:

59. The proposed scheme has been assessed by the Council's Transportation Officer.
60. The proposal would create a vehicular access off Gillett Road, providing adequate visibility splays to ensure the highway and pedestrian safety. On-site turning would be provided as well. There would be a dedicated pedestrian footway into the site, which would run from the highway footway to the main entrance of the building.

- 61.22 parking spaces would be provided on site, which would exceed the Council's parking guidelines (16 parking spaces) for a scheme of this scale and this location. 2 parking bays would be allocated for disabled users, close to the building entrance, in compliance with appendix C of the Parking and Highway Layout in Development SPD.
62. The proposed scheme would provide cycle parking within the secure cycle store, which would be sufficient for this scale of development.
63. A scheme of lighting for the vehicle and pedestrian access and parking area has been provided to support this proposal. The scheme was assessed by the Council's Street Lighting Engineer who supports the proposal. The implementation and retention of the proposed lighting scheme could be secured by a condition in a manner that protects the BEMP above. (#8)
64. Appropriate conditions safeguarding the retention of the proposed access, turning space, visibility splays, vehicle and cycle parking can be secured accordingly. (10 and 11)
65. It is also noted that, in accordance with the provisions of Policy PP21(3), development at Talbot Village is expected to deliver significant improvement of transport and movement to the area by, where appropriate:
- providing enhancements to the pedestrian and cycle environment, including supporting delivery of a new strategic north-south cycle route;
  - supporting the provision of enhanced pedestrian crossings on Wallisdown Road; and
  - providing a level of car parking designed to encourage access to the campus by walking, cycling and public transport."
66. It is, however, considered, that this scheme is not of a scale that would require to contribute to any highway improvements, such as improved cycleway or pedestrian crossings. The Transportation Officer advised that such improvements have been secured in the past with the AUB and BU proposals. The Transportation Officer supports the scheme, without additional mitigation required by Policy PP21. Given the temporary nature of the proposed scheme, this is considered an acceptable approach.

Sustainability issues:

67. Policy PP37 of the Poole Local Plan identifies that proposals for commercial development must contribute to tackling climate change and they would be required to meet the latest Building Regulations, therefore achieving a high level of energy efficiency and sustainability.
68. The Planning and Design and Access Statement, submitted as part of this application, sets out how the proposed development would try to meet the requirements of Policy PP37 by providing the layout, orientation and design of the proposed building that would ensure the natural light penetrates the work spaces

and prevents the internal spaces from excessive changes of temperatures. The proposal would strive to maximise the opportunities for energy sufficiency by installing double glazing, LED lighting and recycling grey water. Given the temporary nature of the proposed development, it is not considered to be financially feasible to include the on-site renewable technologies on site.

69. Furthermore, because of its modular nature, it is also unlikely that the proposed office building would achieve BREEAM rating of 'Very Good', as required by Policy PP37
70. Whilst this situation would result in the proposed scheme being contrary to Policy PP37, the obvious benefits of delivering an employment site, a precursor of the Innovation Quarter, in line with the Council's economic objective, (Objective 3 of the Poole Local Plan), would outweigh the lack of renewables offered by the proposed scheme.

#### Drainage issues:

71. The proposed scheme was assessed by the Local Flood Risk Authority Officer, who advised that a comprehensive drainage system would be required on site to mitigate against any potential flood risk or climate changes in the future. The application site is not in the area at risk of flooding now or in the future. The proposed scheme would, however, introduce an area of hardstanding replacing the previously soft landscaped terrain.
72. The Design and Access Statement, submitted in support of this application, states that the proposed office building would be connected to the existing water and sewage system. No comprehensive drainage solution is proposed on site.
73. Permeable tarmac surface to the car park areas can be secured by a condition. (#12)
74. Having regard to the temporary nature of the proposed scheme, it is considered that, on balance, whilst a comprehensive drainage system would provide betterment over the proposed solution, as outlined by Policy PP38, its provision on site would not be practical and proportionate to the proposed scheme.
75. The obvious benefits of delivering an employment site, a precursor of the Innovation Quarter, in line with the Council's economic objective, (Objective 3 of the Poole Local Plan), would outweigh the lack of a drainage system offered by the proposed scheme.

#### Section 106 Agreement/CIL compliance:

76. The proposed scheme is not CIL or SAMM liable as no residential units would be created.

77. The site is within proximity of Poole Harbour SPA and Ramsar site; however, the proposed scheme, due to its small scale, would not be likely to cause additional detrimental impacts on features of nature conservation interest requiring avoidance/mitigation contribution under the Nitrogen Reduction in Poole Harbour SPD.

### **Summary**

78. The proposal would-

- contribute to the Council's objective of supporting employment in the area
- respect the evolving and varied character and appearance of the area.
- provide an acceptable standard of residential amenity for the neighbouring residents and the users of the surgery.
- retain important trees and provide additional planting to intensify the verdant character of the area.
- preserve highway and pedestrian safety
- provide an acceptable level of vehicle and cycle parking on site
- preserve the protected species in the vicinity of the site and secure biodiversity enhancements by condition.

### **Planning Balance**

79. It is acknowledged that the development, as proposed, does not provide 'academic space' as proposed by PP21, and it fails to provide for energy efficiency as required by PP37. The proposals are not wholly in accordance with the provisions of the Talbot Village SPD. However, it is acknowledged that the Universities may not require such space and importantly alternative uses would be considered.

80. It is also noted that this site is likely to provide a gateway to the proposed innovation quarter where such plans are not yet forthcoming.

81. The proposed temporary use of this site provides for an important facility that will support the university outcomes in the interim period, pending plans for the innovation quarter, in a manner that causes no material harm to the amenities of adjoining uses, to highway safety, or important ecological interests.

### **RECOMMENDATION**

Grant permission with the following conditions which are subject to alteration / addition by the Head of Planning Services provided any alteration / addition does not go to the core of the decision :

#### **Conditions**

##### **1. AA01 (Non standard Condition)**

This permission is limited to the period of 5 years starting from the date of this Decision Notice. Upon the expiry of this period of time, the temporary office building hereby permitted, shall cease to operate. Within a month of the expiry

of this permission, the office building, along with all associated services (cycle stores, generator and any other paraphernalia associated with the office building, including the hard surfaces and provision of the temporary access), shall be removed from the land and the land shall be restored to its previous state.

The Local Planning Authority shall be advised in writing when the reinstatement of the site has been completed so that it can be checked on site.

Reason -

In order to preserve the visual amenities of the area and to support the development of the Digital Village on the TV2 land adjacent to the application site and in accordance with the provisions of the Talbot Village SPD and Policies PP17, PP20, PP21 and PP27 of the Poole Local Plan.

2. AA01 (Non standard Condition)

The materials to be used for the external wall and roof shall be as specified in the application form.

Reason -

To ensure a satisfactory visual relationship of the new development and that existing and in accordance with Policy PP27 of the Poole Local Plan (November 2018).

3. AA01 (Non standard Condition)

The generator shall be installed, and its enclosure shall be erected in accordance with the approved details of sound attenuation insulation (received 30/07/19). All works which form part of the scheme shall be completed before the office building is brought to use. The scheme, as approved, shall be thereafter maintained and retained on site for the duration of the temporary planning permission.

Reason -

In the interests of amenity and in accordance with Policy PP27 of the Poole Local Plan (November 2018).

4. AA01 (Non standard Condition)

4 trees (2 no. maple trees towards the front of the site and 2 no. oak trees along the southern edge of the Plot R, as shown on the plan in Appendix 4), in the location specified by the Habitat Retention and Enhancement Plan at Appendix 4 of the Ecology Report (dated and received on 11/10/19), shall be planted in accordance with BS3936, BS4043, BS4428 and BS8545 within 1 month following implementation of this permission. The trees shall be thereafter maintained for a period of five years including the replacement of any trees, or any trees planted in replacement for it, which die, are removed or become damaged or diseased within this period with trees of a similar size and of the same species, unless the Local Planning Authority gives written consent to any variation. The Local Planning Authority shall be notified in writing when the trees have been planted so that compliance with the condition can be confirmed.

Furthermore, notwithstanding the submitted details of the tree planting, shown on the plan in Appendix 4 (the Habitat Retention and Enhancement Plan) of

the Ecology Report (dated and received on 11/10/19), the planting of 2 oak trees shall be undertaken in such a way that a separation distance between the newly planted trees is at least 10m.

Reason -

In order to preserve the visual amenities which at present exist on the site and to ensure that as far as possible the work is carried to current best practice, in accordance with Policy PP27 of the Poole Local Plan (November 2018).

5. TR050 (Tree Protection-No Fires/Mixing/Storage)

No fires shall be lit within 15 metres of the furthest extent of the canopy of any tree or group of trees to be retained on the site or adjoining land. No concrete mixing shall take place, or oil, cement, bitumen or chemicals stored within 10 metres of the trunk of any tree to be retained on the site or adjoining land.

Reason -

To prevent trees on site and on adjoining land from being damaged during building works and in accordance with Policy PP27 of the Poole Local Plan (November 2018).

6. AA01 (Non standard Condition)

Details of the biodiversity mitigation, biodiversity enhancement and habitat retention as outlined in 'Ecological assessment to inform the proposed construction of a digital exchange and associated car park on land off of Gillett Road, Poole, BH12 5BF' by Simon Geary Ecology Services Limited (dated and received on 11/10/19) shall be undertaken in accordance with the mitigation requirements set out within the above referenced document.

Any works on site relating to habitat manipulation (if required) shall be undertaken and supervised by a Suitably Qualified Ecologist, as described within 'Ecological assessment to inform the proposed construction of a digital exchange and associated car park on land off Gillett Road, Poole, BH12 5BF' by Simon Geary Ecology Services Limited

Reason -

To ensure protection of species under the Wildlife and Countryside Act 1981(as amended), the Badger Protection Act 1992 and in accordance with paragraph 170 of the National Planning Policy Framework, Policy PP33 of the Poole Local Plan and BSI 42020:2013 'Biodiversity - code of practice for planning and development'

7. AA01 (Non standard Condition)

Prior to commencement of development hereby permitted (including the removal of herbage or the disturbance of topsoil), any species protected under the Wildlife and Countryside Act 1981 (and, if necessary, elements of their support habitat), shall be removed under licence by a suitably qualified ecologist. Where protected species are discovered during the works on site, the works shall stop immediately until consideration of the need for a methods of removal of the protected species is made and such removals shall be carried out in accordance with the details of the timing and method of proposed rescue, protection and relocation of protected species and habitat that shall have first been submitted to and approved in writing by the Local

Planning Authority. Such works shall be subsequently carried out in strict accordance with the approved details of methodology and programme.

No vegetation shall be removed during the bird nesting season (1st March - 30th August), unless it can be sufficiently demonstrated by an ecologist that nesting birds are not present.

Rubble piles (located to the southwest of the proposed development, as specified in Appendix 3 of the 'Ecological assessment to inform the proposed construction of a digital exchange and associated car park on land off of Gillett Road, Poole, BH12 5BF' by Simon Geary Ecology Services Limited (dated and received on 11/10/19) shall be retained and maintained as reptile habitat for at least the period of development, unless suitable alternative reptile habitat is agreed in writing by the Local Planning Authority.

Reason -

To ensure, before any disturbance occurs, the protection and rescue of species protected under the Wildlife and Countryside Act 1981(as amended), the Badger Protection Act 1992 and in accordance with Policy PP33 of the Poole Local Plan, paragraph 170 of the NPPF and BSI 42020:2013 'Biodiversity - code of practice for planning and development'.

#### 8. AA01 (Non standard Condition)

The car park street lighting (as specified in the Outdoor Lighting Report, prepared by RML, dated 07/10/19) shall use lights with a colour temperature of 3000K or less in order to comply with 'Bats and artificial lighting in the UK' by Institution of Lighting Professionals with BCT, Guidance Note 8, 2018, unless otherwise agreed in writing with the Local Planning Authority.

Reason:

To ensure protection of species under the Wildlife and Countryside Act 1981(as amended), the Badger Protection Act 1992 and in accordance with paragraph 170 of the National Planning Policy Framework, Policy PP33 of the Poole Local Plan and BSI 42020:2013 'Biodiversity - code of practice for planning and development'

#### 9. AA01 (Non standard Condition)

Details of the Outdoor Lighting Report (dated 09/10/19, project no: T317) and Lighting Plan (drawing no: T317/17, rev.B, received 09/10/19) shall be implemented prior to the first use of the office building hereby approved, and these details thereafter retained and maintained to ensure the lighting remains in working order for the duration of the temporary permission hereby granted.

Reason:

In the interests of the safety of all users of the site in accordance with Policy PP35 of the Poole Local Plan (2018).

#### 10. HW100 (Parking/Turning Provision)

#### 11. HW200 (Provision of Visibility Splays)

#### 12. HW230 (Permeable surfacing condition)



### 13. PL01 (Plans Listing)

The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Proposed Site Plan, Drg. no: Dig Exchange SP 2, received 10/10/2019

Site Location Plan Drg. no: Dig Exchange SLP, received 16/10/19

Preliminary Design of Site Access from Gillett Road, Drg. no. T317/14 Rev. E, received 28/08/19

Proposed Street Lighting Plan and accompanying specification leaflet (drawing ref: T317/17 rev. B, received 09/10/19)

Proposed Floor Plans & Elevations, Drg. no: PKR00GFDRA01 rev. 10, received 09/07/19

Ecology Report and BEMP, dated 11/10/2019 and received 11/10/19

Outdoor Lighting Plan, ref: T317, received 09/10/19

J200K generator specification sheets, received 30/09/19

Reason -

For the avoidance of doubt and in the interests of proper planning.

### Informative Notes

#### 1. IN72 (Working with applicants: Approval)

In accordance with the provisions of paragraphs 38 of the NPPF the Local Planning Authority (LPA) takes a positive and creative approach to development proposals focused on solutions. The LPA work with applicants/agents in a positive and proactive manner by;

- offering a pre-application advice service, and
- advising applicants of any issues that may arise during the consideration of their application and, where possible, suggesting solutions.

Also:

- in this case the applicant was advised of issues after the initial site visit
- in this case the applicant was afforded an opportunity to submit amendments to the scheme which addressed issues that had been identified

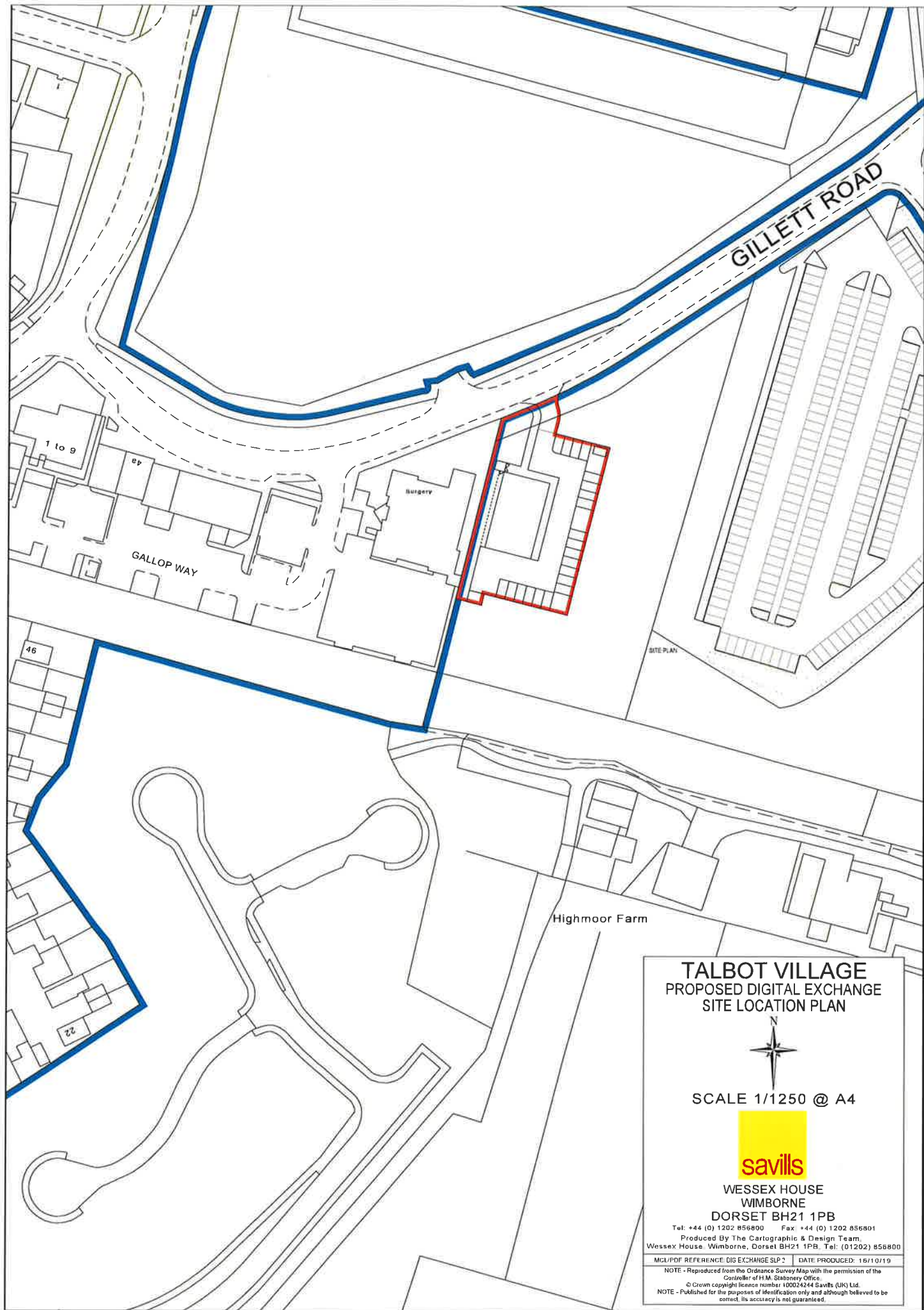
#### 2. IN13 (Kerb Crossing to be Lowered)

The applicant is informed that the Local Highway Authority will require the footway and kerb to be lowered and reconstructed in the position corresponding to the temporary vehicular means of access to the site. This requirement is imposed in order to service the means of access; in order to prevent danger and inconvenience to other road users and to pedestrians; and in order to prevent possible damage to highway surfaces. The work shall conform to a specification to be provided by the Highway Authority (BCP Council), or it may be required to be undertaken by the Authority itself. In either event, the work will be required to be undertaken at the applicant's

expense. With regards to such works the applicant should contact BCP Council on Tel: 01202 261700, by email at [droppedcrossings@bcpcouncil.gov.uk](mailto:droppedcrossings@bcpcouncil.gov.uk), or in writing to BCP Council, Environmental Services, Hatchpond Road Depot, Hatchpond Road, Poole, Dorset, BH17 7LQ. Contact should be made before the commencement of any works on or adjacent to the public highway.

### **Background papers**

1. Case Officer file ref 19/00870/F



**TALBOT VILLAGE  
PROPOSED DIGITAL EXCHANGE  
SITE LOCATION PLAN**



SCALE 1/1250 @ A4



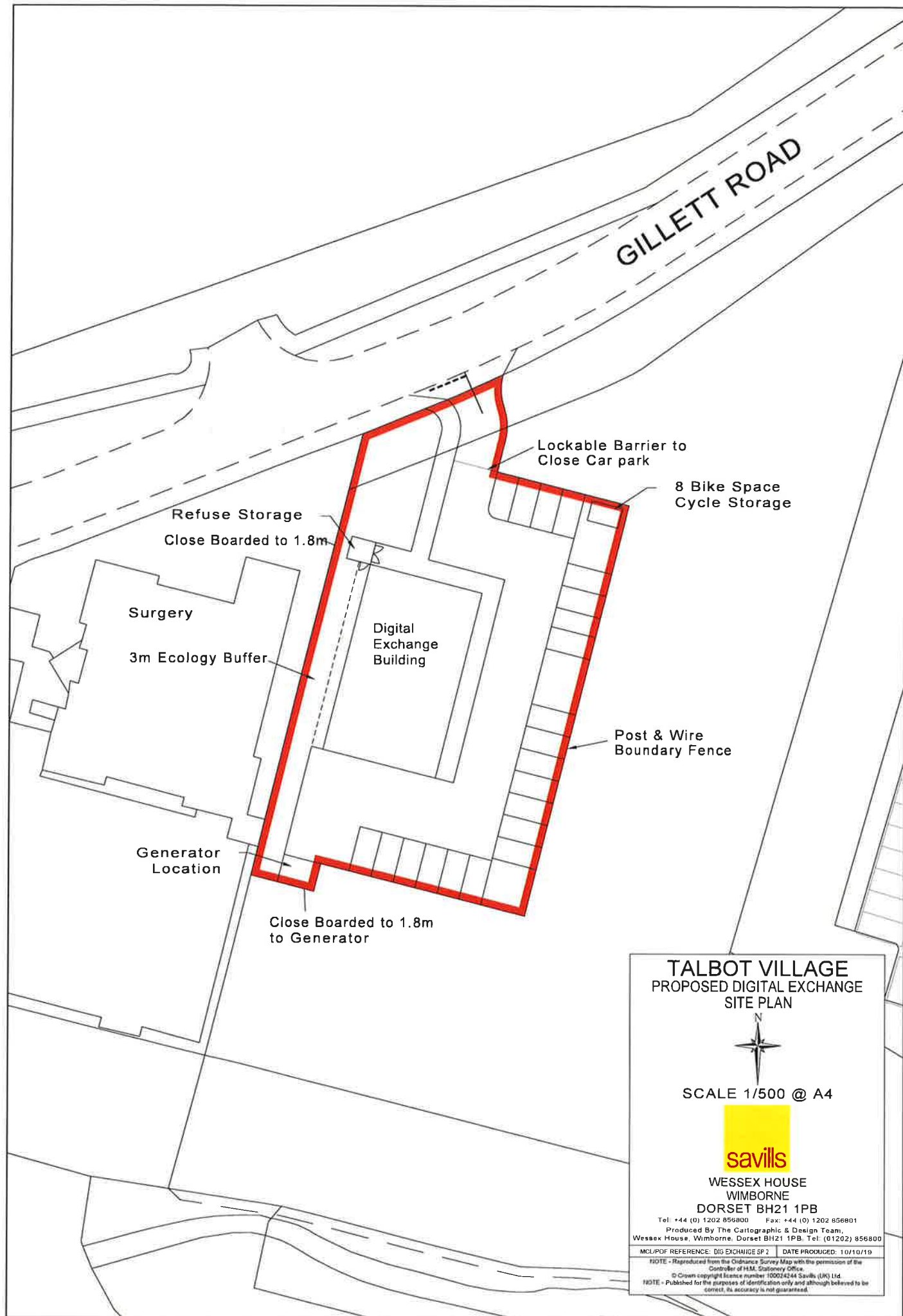
**WESSEX HOUSE  
WIMBORNE  
DORSET BH21 1PB**

Tel: +44 (0) 1202 856800 Fax: +44 (0) 1202 856801

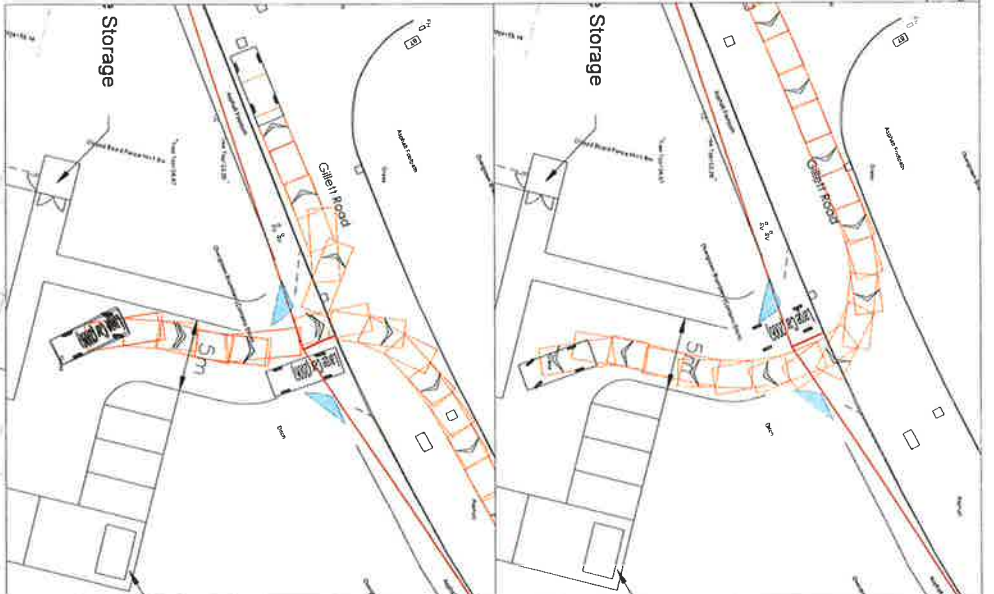
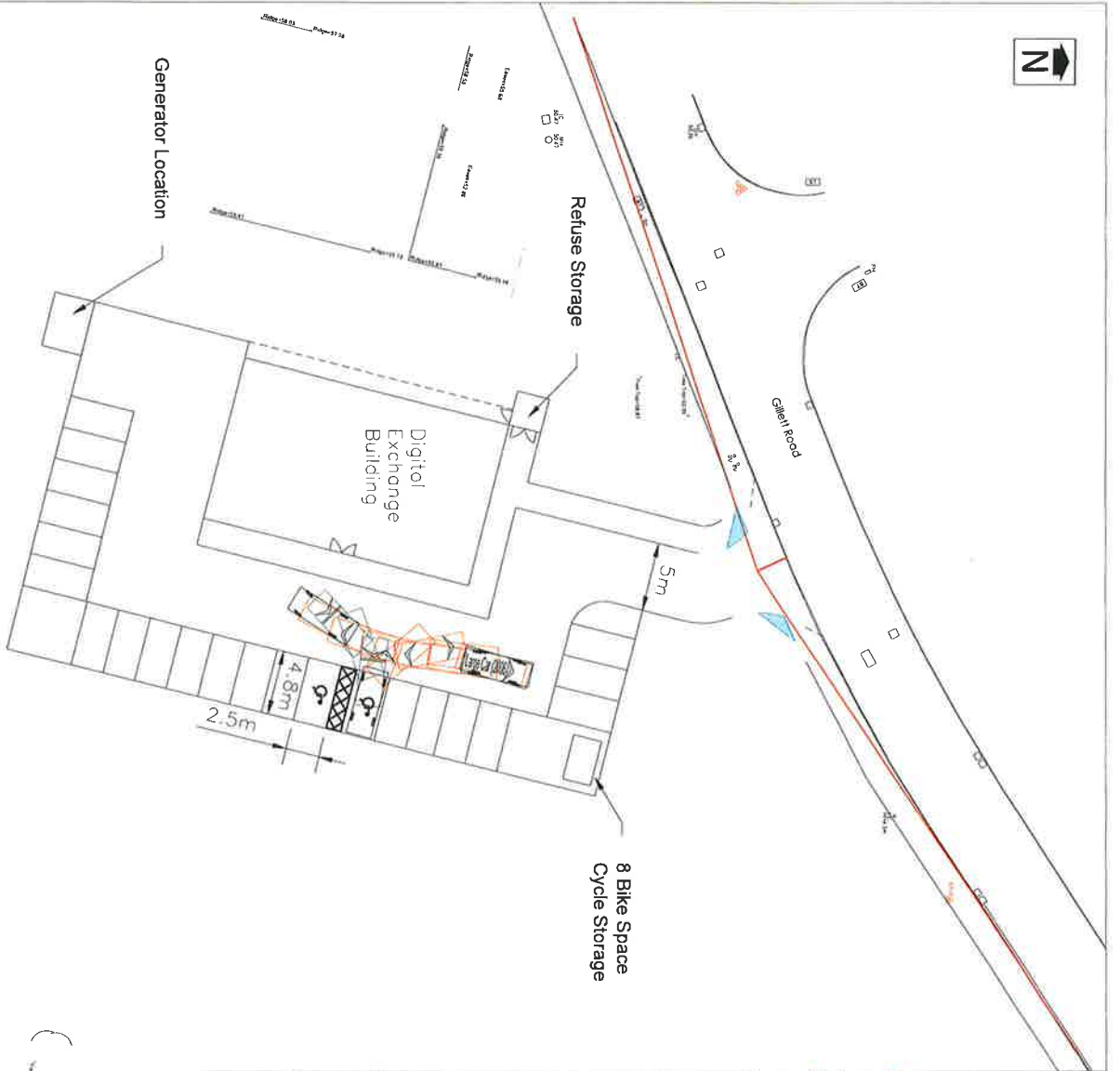
Produced By The Cartographic & Design Team,  
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MGL/PDF REFERENCE DIG EXCHANGE SLP 2 DATE PRODUCED: 16/10/19

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01753 828200  
Website  
www.pfa.co.uk

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#### NOTES

1. Based on topographical survey undertaken by Brown Surveyors in May 2016. Survey on Drawing No. 15004-200-001.

#### KEY

2.0m x 4.0m Vehicle Space  
2.0m x 2.0m Pedestrian Vehicle Space

#### VEHICLE PROFILE

Large car (2008)  
Overall height  
1.5m  
Overall width  
1.8m  
Overall length  
4.5m  
Overall weight  
1.8 tonnes  
Overall clearance  
1.8m  
Overall ground clearance  
1.8m  
Overall ground clearance  
1.8m  
Overall ground clearance  
1.8m

Key	Code	Description	Scale	Units
A	12/06/15	Initial design stage (P2) Scheme	1:50	m
B	10/07/15	Final design stage	1:50	m
C	28/06/15	Intermediate design stage (P2) Scheme	1:50	m
D	28/06/15	Intermediate design stage (P2) Scheme	1:50	m
E	28/06/15	Intermediate design stage (P2) Scheme	1:50	m
F	28/06/15	Intermediate design stage (P2) Scheme	1:50	m
G	28/06/15	Intermediate design stage (P2) Scheme	1:50	m
H	28/06/15	Intermediate design stage (P2) Scheme	1:50	m
I	28/06/15	Intermediate design stage (P2) Scheme	1:50	m
J	28/06/15	Intermediate design stage (P2) Scheme	1:50	m
K	28/06/15	Intermediate design stage (P2) Scheme	1:50	m
L	28/06/15	Intermediate design stage (P2) Scheme	1:50	m
M	28/06/15	Intermediate design stage (P2) Scheme	1:50	m
N	28/06/15	Intermediate design stage (P2) Scheme	1:50	m
O	28/06/15	Intermediate design stage (P2) Scheme	1:50	m
P	28/06/15	Intermediate design stage (P2) Scheme	1:50	m
Q	28/06/15	Intermediate design stage (P2) Scheme	1:50	m
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#### FOR PLANNING

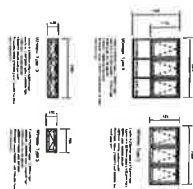
Talbot Village Trust

Talbot Village,  
Proposed Digital Exchange

Preliminary Design of  
Site Access from  
Gillett Road

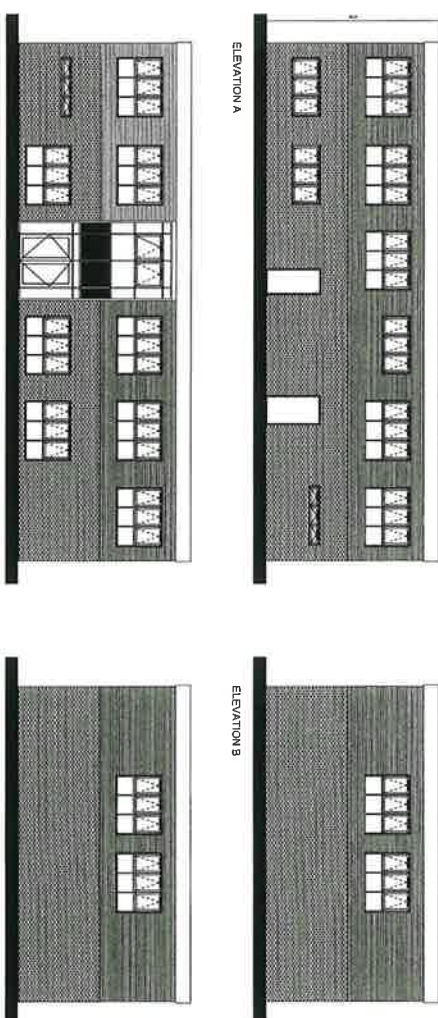
Drawing No. T317/14 Rev E

Date: June 2015 Scale: 1:250 @ A3  
File: T317/14 Preliminary Design of Site Access from Gillett Road



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Product	Prostate Cancer Research Fund
Estimate	2006
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Advertiser	Prostate Cancer Research Fund
Product	Prostate Cancer Research Fund
Estimate	2006
Advertiser	Prostate Cancer Research Fund
Product	Prostate Cancer Research Fund
Estimate	2006
Advertiser	Prostate Cancer Research Fund
Product	Prostate Cancer Research Fund</

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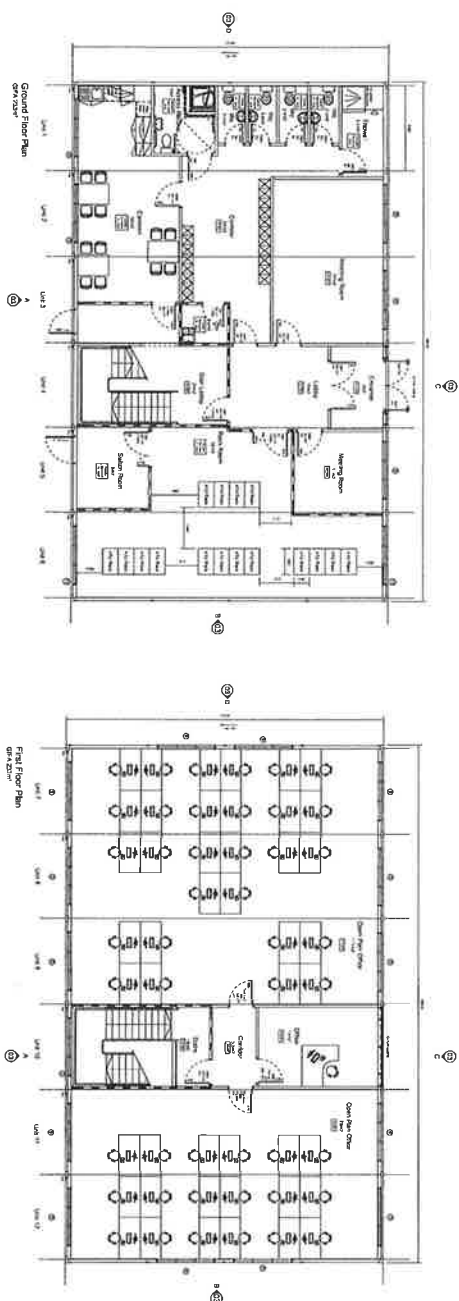


ELEVATION C



Scale Bar

ELEVATION D

[illegible]

Ground Floor Plan  
CSA 723-01

First Floor Plan  
GFA 231m<sup>2</sup>

<p><b>Portakabin</b></p> <p>Portakabin Ltd, Llandudno, Llandudno          Industrial Estate, Llandudno, Llandudno          Cheshire, Llandudno, Llandudno          LL50 2JG, Llandudno, Llandudno          01492 83215932  <a href="http://www.portakabin.co.uk">www.portakabin.co.uk</a></p>									
<p>Product Name</p> <p>Portakabin</p>		<p>Product Code</p> <p>1100</p>		<p>Product Description</p> <p>Portakabin</p>		<p>Product Category</p> <p>Portakabin</p>		<p>Product Sub-Category</p> <p>Portakabin</p>	
<p>Product Name</p> <p>Portakabin</p>		<p>Product Code</p> <p>1100</p>		<p>Product Description</p> <p>Portakabin</p>		<p>Product Category</p> <p>Portakabin</p>		<p>Product Sub-Category</p> <p>Portakabin</p>	
<p>Product Name</p> <p>Portakabin</p>		<p>Product Code</p> <p>1100</p>		<p>Product Description</p> <p>Portakabin</p>		<p>Product Category</p> <p>Portakabin</p>		<p>Product Sub-Category</p> <p>Portakabin</p>	

#### NOTES

1. Based on Topographical Survey undertaken in May 2016 shown on the proposed highway layout shown on PFA Drawing T317/08 Rev A.

#### KEY

- 2.5 Lux Contour
- 5.0 Lux Contour
- 10.0 Lux Contour
- Urbis Pharos 5119
- Asymmetrical 8 LED bollard 1.0m high
- 5.0m mid-hinged column with post top mounted Urbis Axia luminaire with 8 neutral white LEDs, 700mA driver and Type 3079 optic. Colour: warm white

No.	Date	Description	Drawn	Checked
1	15/07/17	Initial design	MD	MD
2	15/07/17	Minor amendments as requested by client	MD	MD
3	15/07/17	Final design for planning	MD	MD

FOR PLANNING

Client

Talbot Village Trust

Project

Talbot Village,  
Proposed Digital Exchange

Drawing Title

Proposed Street  
Lighting Plan

Drawing No. T317/17

Date: October 2019  
Scale: 1:250 @ A3  
E-Mail: j.albain@pfa.co.uk

Lighting to Table 5.9.1 of  
BS EN 12464-2

Horizontal Illuminance	Requirement	Design
Average Illuminance	5.00	6.24
Uniformity	0.25	0.25

Back shield to be provided  
on bollard to reduce back  
spill of light (not modelled  
by lux contours)

Due to modelling limitations,  
back shields are not accurately  
represented. Actual light spill  
behind columns (outside of  
site) will be minimal

Due to modelling  
limitations, back shields  
are not accurately  
represented. Actual light  
spill behind columns  
(outside of site) will be  
minimal

Back shields to be  
provided on luminaries to  
reduce back spill of light  
(not modelled by lux  
contours)

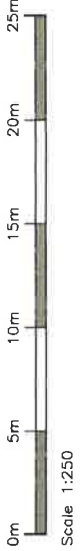
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behind columns (outside of  
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Back shields to be  
provided on luminaries to  
reduce back spill of light  
(not modelled by lux  
contours)



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## PLANNING COMMITTEE

Application Address	137 Rosemary Road, Poole, BH12 3HE
Proposal	Demolish existing dwelling and erect a block of 4 no 2 bedroom flats with parking, bin and cycle storage (Outline)
Application Number	APP/19/00759/P
Applicant	Fortitudo
Agent	Anders Roberts & Assoc
Date Application Valid	18 June, 2019
Decision Due Date	13 September, 2019
Extension of Time Date (if applicable)	13 September, 2019
Ward	Newtown & Heatherlands
Report status	Public
Meeting date	31 October 2019
<b>Recommendation</b>	<b>Grant in accordance with the recommendation in the report</b>
Reason for Referral to Planning Committee	This application is brought before committee at the request of Councillor Earl because of concerns about scale; highway safety; and impact on neighbours.
Case Officer	Claire Moir

### Description of Development

1. Outline planning permission is sought to demolish the existing dwelling and erect a block of four 2-bed flats with parking, bins and cycle storage.
2. The proposals have been subject to amendments during the life of the application including the following key changes:

- Second floor accommodation removed;
- Reduction from 8 flats (2 x 2-bed; 6 x 1-bed) to 4 flats (4 x 2-bed);
- Reduced building footprint and increased separation from 139 Rosemary Road;

## **Key Issues**

3. The main considerations involved with this application are:

- Impact on character and appearance of the streetscene
- Impact on neighbouring privacy and amenities
- Impact on highway safety
- SAMM/CIL/S106

## **Planning Policies**

### Supplementary Planning Document

SPD1 Parking & Highway Layout in Development

SPD3 Dorset Heathlands Planning Framework (2015-2020)

### Poole Local Plan (Adopted 2018)

PP01 Presumption in favour of sustainable development

PP02 Amount and broad location of development

PP08 Type and mix of housing

PP24 Green infrastructure

PP26 Sports, recreation and community facilities

PP27 Design

PP28 Flats and plot severance

National Planning Policy Framework (February 2019)

## **Relevant Planning Applications and Appeals:**

None

## **Representations**

4. Fourty seven representations have been received in which the following concerns are raised:

- Out of character, including because of excessive height
- Noise and health impacts
- Additional traffic/ congestion
- Overlooking and loss of privacy

- Impact on existing services
- Loss of sunlight/overshadowing
- Insufficient parking provision will increase parking congestion on adjacent roads which are dangerous and an 'accident black spot'. Visitors and workmen will add to congestion
- Noise and pollution from cars entering the site
- Overdevelopment, with insufficient open space for future occupiers
- Underground bins are unacceptable

## **Consultations**

BCP Highway Authority: No objection subject to appropriate conditions.

## **Planning assessment**

### **Site and Surroundings**

5. The application site is a corner plot, currently occupied by a bungalow, which sits central to the site. The bungalow reflects the building line of properties on both Rosemary Road and Good Road.
6. The character of the area is predominantly residential, with a mixture of single and two-storey homes. The application site is enclosed by bungalows on both Rosemary Road and Good Road.
7. The front garden is enclosed by a low brick wall. To the rear of the site there is a detached garage and parking adjacent to 67 Good Road.

### **Key issues**

8. The Outline proposals are to demolish the existing bungalow and erect a two-storey building located in a similar position to the existing dwelling and accommodating four 2-bed flats. 'Landscaping' and 'scale' are reserved matters.
9. The application site is within a Sustainable Transport Corridor and as such the principle of higher density development in this area is potentially acceptable.
10. The area is characterised by a mixture of single and two-storey homes. Notwithstanding that the immediate context of the application site is primarily single storey properties, as a corner plot the application site could accommodate a more prominent building without harm to the existing character of the wider area. A two-storey building on the application site would therefore preserve the existing character of the wider area.
11. The proposals would reflect the existing building line on Rosemary Road, which it would front. It would be set forward of properties on Good Road, however due to its open corner location; the substantial 14m gap to its immediate neighbour at 67 Good Road; and the diverse streetscene this would not harm the existing established character of the street.

12. Furthermore, the proposals would retain the landscaped area to the front and side of the building, including the potential for increasing the existing boundary hedge. This would contribute to preserving the existing character of the sites frontage; create a setting for the building; and create shared amenity space for future occupiers. This space would be both adequate to meet the needs of future residents and well positioned along the southern aspect of the building adjacent to the principle living rooms.
13. The proposals would result in a significant increase in building and parking footprint and building bulk on the application site. The building would nevertheless retain the characteristic gaps between buildings in the streetscene and would sit comfortably within the site, creating a more prominent corner development, whilst still reflecting the character and characteristics of the established buildings around it.
14. The rear elevations of homes in Chloe Gardens would be in excess of 20m from the application site boundary, which is sufficient to prevent any material loss of privacy or harm to amenities. The proposed two-storey residential building would have no windows to principal living rooms other than on elevations facing the road frontages, with only bedroom; bathroom; and landing windows facing adjacent homes to the side and rear. Such window-to-neighbour relationships are not uncommon in the area.
15. The separation of the proposed building from immediately adjacent homes and their relative orientation would be such that the proposals would not give rise to materially harmful shading to any of those adjacent homes. Nor would it give rise to any overlooking that would materially harm any neighbours' privacy.
16. Sunken refuse bin provision adjacent to the Good Road frontage of the site would be a suitable distance from the kerbside to allow BCP waste collection.
17. The existing access would be closed and a new one formed off Good Road. The new access would be wide enough for two vehicles to pass, avoiding the need for vehicles to wait on the highway. Visibility splays would be provided.
18. Seven car-parking spaces are proposed, which is sufficient to meet the requirements for allocated car parking provision. There would be adequate turning space within the site.

## **Section 106 Agreement/CIL compliance**

Contributions Required			Dorset Heathland SAMM	Poole Harbour Recreation SAMM
Flats	Existing	0	@ £264	@ £95
	Proposed	4		
	Net increase	4	£1,056	£380
Houses	Existing	1	@ £387	@ 139
	Proposed	0		
	Net increase		£669	£241
Total Contributions			£669(plus admin fee)	£241(plus admin fee)
CIL	Zone C		@ £115sq m	

19. Mitigation of the impact of the proposed development on recreational facilities; Dorset Heathlands and Poole Harbour Special Protection Areas; and strategic transport infrastructure is provided for by the Community Infrastructure Levy (CIL) Charging Schedule adopted by the Council in February 2019. In accordance with CIL Regulation 28 (1) this confirms that dwellings are CIL liable development and are required to pay CIL in accordance with the rates set out in the Council's Charging Schedule.
20. The site is within 5km (but not within 400m) of Heathland SSSI and the proposed net increase in dwellings would not be acceptable without appropriate mitigation of their impact upon the Heathland. As part of the Dorset Heathland Planning Framework a contribution is required from all qualifying residential development to fund Strategic Access Management and Monitoring (SAMM) in respect of the internationally important Dorset Heathlands. This proposal requires such a contribution, without which it would not satisfy the appropriate assessment required by the Habitat Regulations
21. In addition, the proposed net increase in dwellings would not be acceptable without appropriate mitigation of their recreational impact upon the Poole Harbour SPA and Ramsar site. A contribution is required from all qualifying residential development in Poole to fund Strategic Access Management and Monitoring (SAMM) in respect of the internationally important Poole Harbour. This proposal requires such a contribution, without which it would not satisfy the appropriate assessment required by the Habitat Regulations.

22. The applicant has paid the relevant contributions towards Dorset Heathlands and Poole Harbour Recreation SAMM by means of the Section 111 process.

### **Planning balance**

23. The proposals will result in additional residential units within a Sustainable Transport Corridor. The proposals reflect the established character and characteristics of the area, which are a mixture of single and two storey homes. The corner location of the plot allows for a more prominent building than its immediate neighbours, with sufficient spacing for a landscape setting; parking; and turning provision on site, and an acceptable relationship to its neighbours. The proposals therefore comply with the provisions of the Poole Local Plan 2018.

### **RECOMMENDATION**

It is therefore recommended that this application be Granted With CIL Contribution subject to the following conditions, which are subject to alterations / addition by the Head of Planning Services provided any alteration / addition does not go to the core of the decision

1. OL010 (Submission of Reserved Matters)  
(scale and landscaping)
2. OL020 (Timing of Reserved Matters Submission)
3. PL01 (Plans Listing)
4. GN030 (Sample of Materials)
5. GN090 (Obscure Glazing of Windows)  
Both in the first instance and upon all subsequent occasions, the windows in the south east side elevation serving bathrooms on the approved plan shall be glazed with obscure glass which conforms to or exceeds Pilkington Texture Glass Privacy Level 3 to prevent external views and shall either be a fixed light or hung in such a way as to prevent the effect of obscure glazing being negated by reason of opening.

Reason -

To protect the amenity and privacy of the adjoining properties and in accordance with Policy PP27 of the Poole Local Plan (November 2018).

6. HW080 (First 4.5 Metres of Access Constructed)
7. HW100 (Parking/Turning Provision)
8. HW200 (Provision of Visibility Splays)
9. AA01 (Non standard Condition)  
A scheme to close the existing access (which is to be made redundant) shall

be submitted to and approved in writing with the Local Planning Authority. The scheme shall include provision to raise the existing lowered kerbs, and reinstate the footway to the existing access and shall comply with the standards adopted by the Local Highway Authority. All works shall be completed in accordance with the approved scheme prior to first occupation of the new development.

Reason-

In the interests of highway safety and in accordance with Policies PP27, PP34, PP35 and PP36 of the Poole Local Plan (November 2018).

10. HW230 (Permeable surfacing condition)

11. GN162 (Renewable Energy - Residential) (10%)

### **Informative Notes**

1. IN72 (Working with applicants: Approval)

2. IN74 (Community Infrastructure Levy - Approval)

3. IN81 (SAMM Approval)

The necessary contributions towards SAMM arising from the proposed development have been secured under S.111 of the Local Government Act 1972.

4. IN11 (First 4.5m Access Crossing)

The applicant is informed that the “first” part of the 4.5 metres of the access crossing in any case falls within the highway and is subject to the direct jurisdiction of the local highway authority. The remaining proportion of the 4.5 metres is also required to be surfaced to ensure free and easy access to and from the highway and to ensure stones, mud, gravel and the like do not result in a hazard on or near the highway.

5. IN12 (Kerb Crossing to be Raised)

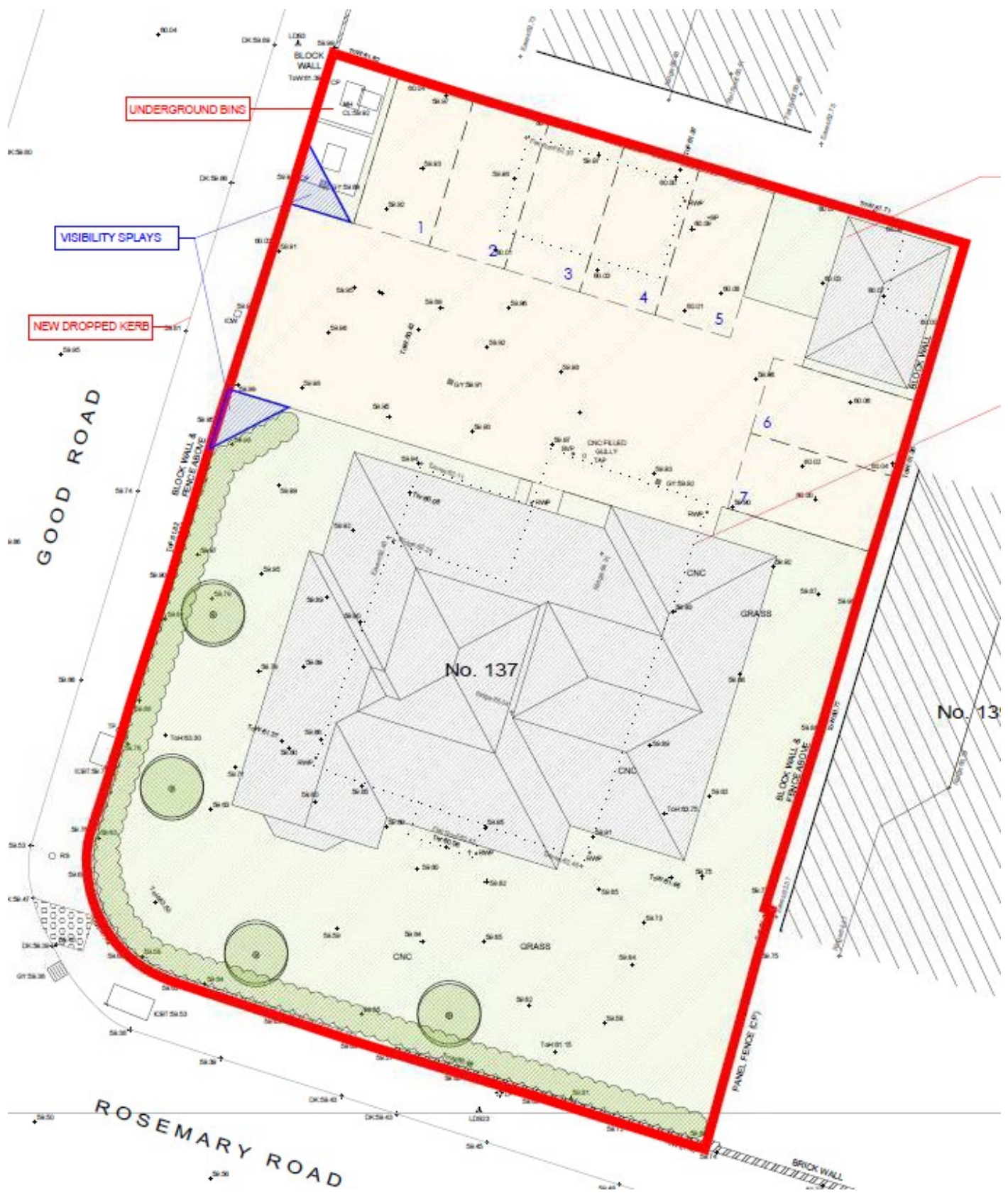
6. IN13 (Kerb Crossing to be Lowered)

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Location Plan

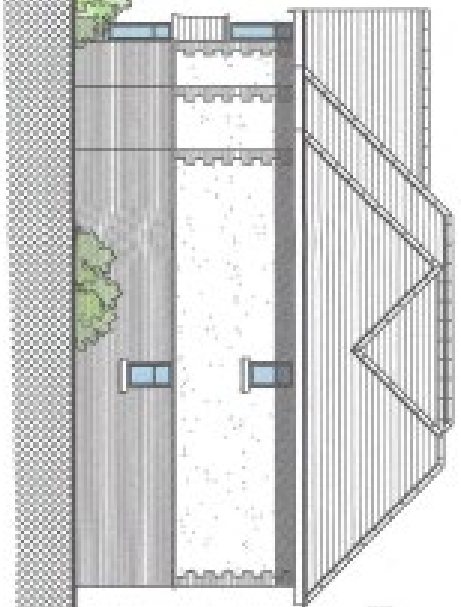


Site Plan

SOUTH ELEVATION  
1:100



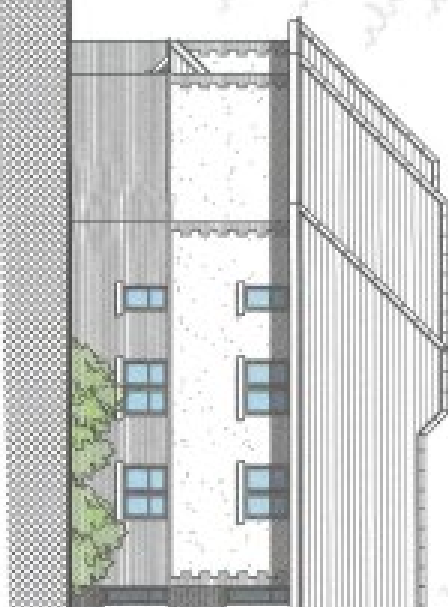
EAST ELEVATION  
1:100

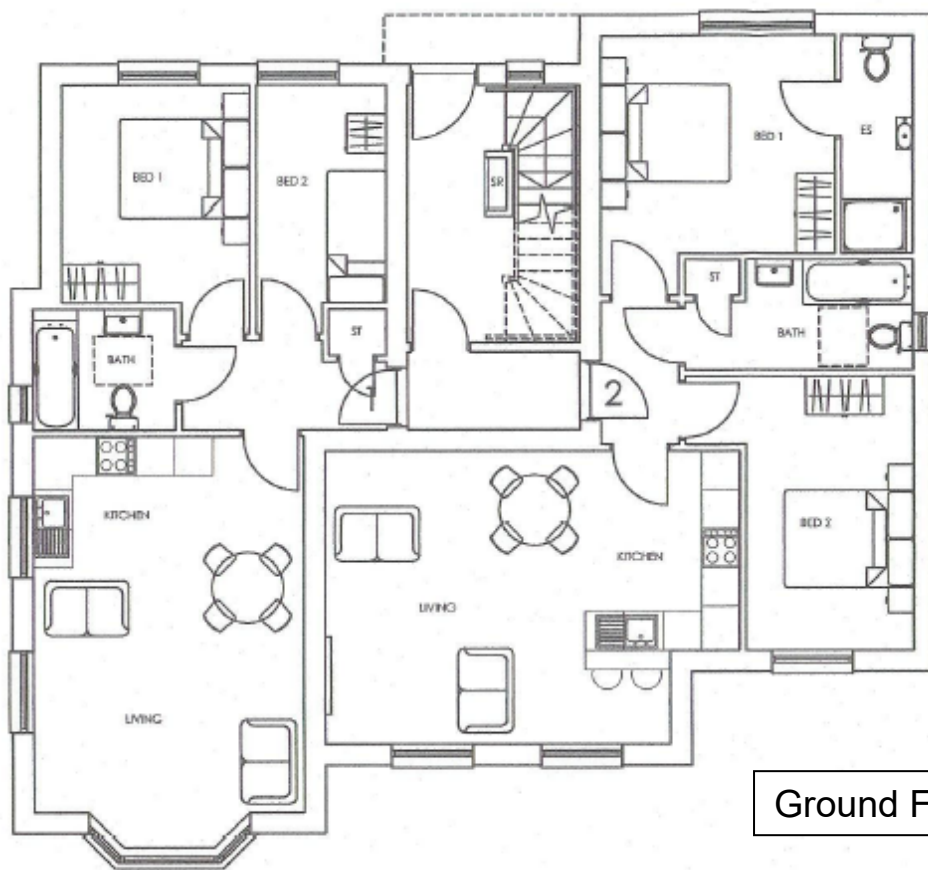


NORTH ELEVATION  
1:100

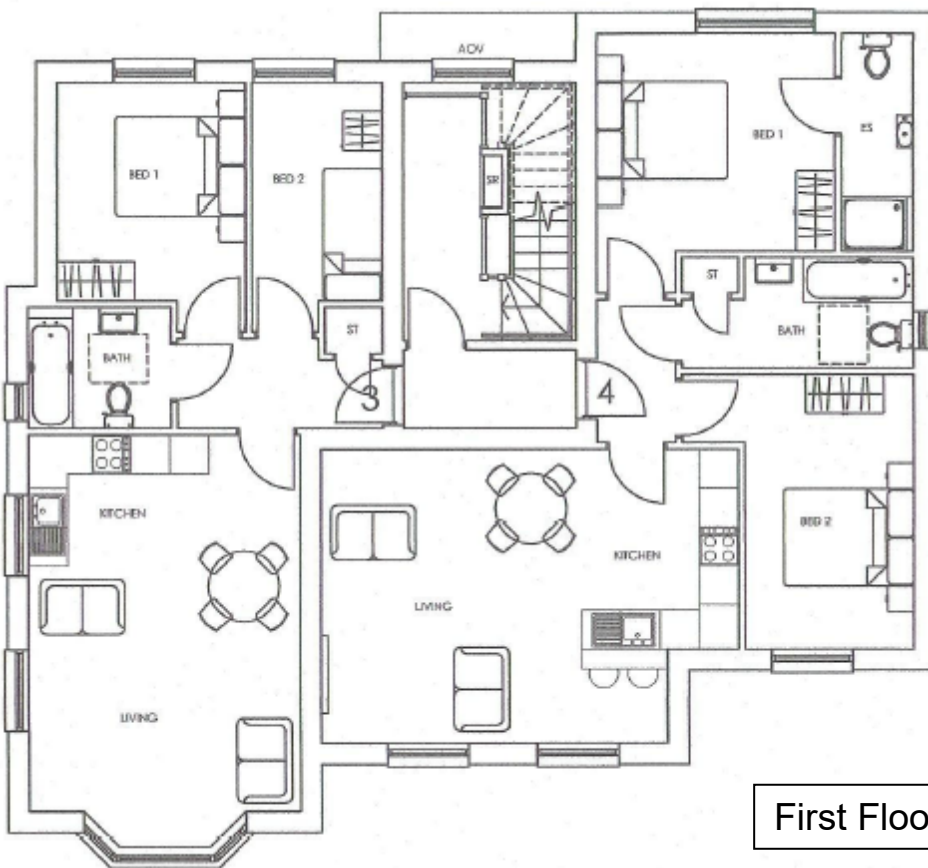


WEST ELEVATION  
1:100





Ground Floor Plan



First Floor Plan



## PLANNING COMMITTEE

Application Address	6 St Georges Avenue, Poole, BH12 4ND
Proposal	Change of Use of land from residential garden associated with 6 St Georges Avenue C3 to staff amenity space/garden for Charles Trent Limited (CTL) Sui Generis
Application Number	APP/19/00770/F
Applicant	Charles Trent Limited
Agent	Ken Parke Planning Consultants
Date Application Valid	25 July, 2019
Decision Due Date	19 September, 2019
Extension of Time Date (if applicable)	
Ward	Newtown & Heatherlands
Report status	Public Grant with Conditions
Meeting date	31 October 2019
<b>Recommendation</b>	Grant in accordance with the recommendation in the report
Reason for Referral to Planning Committee	This application is brought before committee at the request of Cllr Mrs Haines due to concerns about the character and appearance of the area; vehicular access to the site; the impact on neighbouring amenity; and the planning history.
Case Officer	Sarah Scannell

### Description of Development

1. Planning consent is sought for the change of use of land from residential garden associated with 6 St Georges Avenue C3 to staff amenity space/garden for Charles Trent Limited (CTL) (aka 'Trents') Sui Generis. (Retrospective).

### Key Issues



2. The principal issues for consideration in this case relate to-
  - the character and appearance of the area;
  - residential amenity.
3. These points will be discussed as well as other material considerations below.

## **Planning Policies**

### 4. Poole Local Plan 2018

PP1 Presumption in Favour of Sustainable Development  
PP9 Urban Allocations Outside the Town Centre  
PP16 Employment Areas  
PP27 Design

### 5. National Planning Policy Framework (February 2019)

## **Relevant Planning Applications:**

### 6 St Georges Avenue

6. **2017:** Change of use from residential garden to overspill car park for adjoining office staff only. (APP/17/01169/F). **Refused** for the following reasons:
  1. The proposal would fail to respect or protect residential amenities by eroding garden space where it currently provides an important buffer and haven for residents in an area where commercial and residential uses co-exist. The loss of garden, together with the toing and froing of cars to an area abutting gardens would create noise and disturbance where residents could reasonably expect some relief from traffic and commercial activity. Therefore the proposal would be contrary to the provisions of Policies PCS23 of the Poole Core Strategy adopted 2009, and DM1v of the Poole Site Specific Allocations and Development Management Policies adopted 2012.
  2. The applicant has failed to demonstrate a satisfactory car parking layout and the proposal fails to demonstrate an overriding need for the car parking or how other sustainable modes of transport have been promoted. Therefore, the proposal is contrary to PCS15 of the Poole Core Strategy adopted 2009, and DM8 of the Poole Site Specific Allocations and Development Management Policies adopted 2012.

### 8-10 St. Georges Avenue/ rear of

7. **2004:** Use of land for the storage of motor vehicles for resale, reception and treatment of scrap motor vehicles and temporary storage of decontaminated scrap motor vehicles. (Retrospective Application). (04/01499/024/C). **Granted** with conditions including that the use permitted shall not operate and no deliveries taken at or despatched from the site otherwise than on Mondays to Fridays inclusive, 08:00 to 12:00 on Saturdays, and not at any time on Sundays, Bank and other national Public Holidays.

8. **1992:** Cleud Application for use of the site as a scrapyard **Granted:** That use of the entire site as a scrapyard and buildings and parking ancillary to scrapyard use has been in operation for over 10 years) (10434/7).

CTL, 580 Ringwood Road

9. **Current application:** Demolish existing buildings (inc 12 St Georges Ave) and erect industrial building for vehicle disassembly. New entrance gates and improvements to Calluna Road and St Georges Ave. (APP/18/01571/F).
10. **17/05/2019:** Lawful Development Certificate for operations comprising the siting of car storage racks (APP/19/00058/J). **Refused** for the following reason:

As a matter of fact and law, and by virtue of their significant size, permanence and degree of physical attachment, the car storage racks constitute buildings and a building operation as defined under sections 55(1A) and 336 of The Town and Country Planning Act 1990 and therefore constitute development.

**Representations**

11. Letters were sent to neighbouring properties and a site notice was erected nearby.
12. Objections were received from a neighbour, Councillor Haines and Society for Poole on the following grounds:
- intensification of industrial use would exacerbate impact on residential amenity. Previous application for use of garden for parking refused on grounds of harm to residential amenity.
  - proposal would further erode residential character.
  - proposal is a material change of use contrary to planning statement.
  - proposal would extend industrial permitted development rights closer to dwellings and potentially allow for storage of scrap and manoeuvring of cars on the site in future.
  - proposal would be contrary to policies PP9, PP17, PP27 and PP28 and Human Rights Act.
  - various inaccuracies in application.
  - no pre-application discussion.
  - incorrect certificate provided as notice was served on owners of property c/o the applicant.

**Consultations**

13. BCP Highway Authority: **No objection** as proposal unlikely to give way to significant highway safety issues.

**Constraints**

14. No.6 and other residential properties on St Georges Avenue are within an area allocated under PP9 (U15) for the 'redevelopment of employment uses to provide approximately 40 homes that reinforce the residential frontage to

Old Wareham Road and Ringwood Road'. The allocated area extends onto roads off Old Wareham Road and Ringwood Road as is the case with the application site.

15. Trents is within an Existing Employment Area (PP16) which bounds the site.

## **Planning assessment**

### **Site and Surroundings**

16. The application site relates to a parcel of land of approximately 166sqm which was, until recently, part of the rear garden of a bungalow at No.6 Georges Avenue. A relatively small timber shelter has been erected on a paved area with two picnic tables and attached seating. Paving has been laid around the perimeter and the rest is lawned. A tall fence and/or block wall separates the site from the remaining garden of No.6 and Trents, a car dismantling business to the north. There are pedestrian gates providing access from the garden of No.6 and from Trents into the severed parcel of land. The front of No.6 St Georges Avenue is a hard-surfaced parking area.
17. CTL ('Trents') occupy a relatively large part of the block with accesses onto St Georges Avenue, Ringwood Road and Mannings Heath Road. On their wider site there are relatively large warehouses and two storey buildings used for dismantling, storage and sales. There is a large number of vehicles/ parts thereof stored externally including cars stored on racking 3-5 cars/ vans high to the north east of the application site. 'Trent House' a two storey, flat-roofed office building and associated parking is to the north west.
18. Surrounding development is in a mixture of uses comprising residential, industrial and other commercial uses. No.4 St Georges Avenue to the south east is also a bungalow with a mixture of tall trellis fencing, close boarded fencing and vegetation bounding the remaining garden of No.6 and the severed parcel.

## **Key issues**

### **Background**

21. The cover letter submitted with the application states that:
- the applicants do not consider there has been a material change of use but have agreed to make a planning application without prejudice to this position.
  - the site is being used by Trents' staff and 'is now part of [Trents'] site.'
  - the use will be limited to that of a garden/ external seating area and will not be used for any other purpose.
  - that use is less intensive than that of a residential garden as it is used for short periods of the day, around lunch time, when some of the office staff sit out. This is a quiet activity.
  - a residential garden can be used much more frequently and intensively, particularly by families with children.
  - normal residential activities such as lawn mowers or children playing are not regarded as sources of noise nuisance.
  - there is no source of noise to measure and an acoustic report is therefore not required, particularly given the very high background noise levels.
  - the proposal does not present the same issues as under the previous



refusal as there would be no car parking.

22. The National Planning Practice Guidance states that "a change of use of land or buildings requires planning permission if it constitutes a material change of use. There is no statutory definition of 'material change of use'; however, it is linked to the significance of a change and the resulting impact on the use of land and buildings. Whether a material change of use has taken place is a matter of fact and degree and this will be determined on the individual merits of a case."

23. The site is physically divided from the remaining garden of No.6 by a tall fence. Although there is a gate to the remaining rear garden of No.6, the site appears to be accessible to CTL staff during working hours via a separate gate from that site. It is understood that CTL operates six days a week (with reduced services on Saturdays). There is no suggestion in the cover letter that use of the site by staff and the residents of No.6 is interchangeable. As outlined above, the cover letter states that the site is now considered part of CTL's site (by the applicant). It appears that the site is essentially being used as an amenity area for Trents and is no longer part of the residential curtilage of No.6. It is understood that at least one of the current occupants of No.6 is related to the owners of the CTL' business and works for them. Notwithstanding that, the use of the site by general employees is not dependent on the residential use of No.6. These factors are indicative of a material change of use and the outward effects are discussed below.

24. Although the term 'sui generis' is specified in the development description, the proposal would be ancillary to the commercial operation at CTL as a staff amenity space.

#### The character and appearance of the area

25. PP27 states that development will be permitted where it reflects or enhances local patterns of development including in terms of layout, siting, height, scale, materials, landscaping and visual impact; and responds to natural features on the site and does not result in the loss of trees which make a significant contribution.

26. As outlined above, No.6 St Georges Avenue is inside the boundary of an area allocated under PP9 (U15) for the 'redevelopment of employment uses to provide approximately 40 homes that reinforce the residential frontage to Old Wareham Road and Ringwood Road'. The allocated area extends onto adjoining roads as is the case with the application site.

27. In the wider area, the site retains the appearance of an enclosed garden space. No plans have been provided for the lean-to timber shelter however it is relatively minor in scale and does not appear to be fixed to the ground. There is a reasonably mature tree in the rear garden of No.4 which partially overhangs the site and is visible from surrounding roads however this is not protected and could be cut back by the owners of No.6. The fencing separating these two sites has been retained and the area of paving along the boundary is relatively minor. There is no harm to visual amenity arising from the development.

28. The proposal would significantly reduce the garden originally associated with No.6. The character of the area is varied as outlined above with numerous industrial, other commercial and residential uses in close proximity. Residential gardens of dwellings in the immediate area are relatively uniform and the remaining garden of No.6 would be significantly smaller. No.6 is one of a cluster of residential properties

(four bungalows and a block of flats fronting onto St Georges Avenue). The residential character of the area is currently undermined by interspersed commercial uses, an issue which PP9 seeks to address. Notwithstanding that, conditions can be attached to prevent use of the parcel of land other than as an external amenity area for staff and to remove non-residential permitted development rights which would allow buildings to be erected closer to the dwellings and public realm than is currently the case. The frontage of the site would not be affected. While this issue would need to be carefully considered in the context of future proposals for the site and adjoining residential properties, on balance, the proposal would not result in material harm to the residential character of the area or undermine the residential frontage of the area and would therefore not be contrary to PP27 or PP9 in these respects.

### Residential amenity

29. PP27 states that development will be permitted where it is compatible with surrounding uses and would not result in a harmful impact on amenity for local residents and future occupiers in terms of sunlight, daylight, privacy, noise and whether it would be overbearing/ oppressive; and provides satisfactory external and internal amenity space for existing and future occupants.

30. The NPPF states that planning decisions should provide attractive, welcoming and distinctive places to live and visit; create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users (para.127).

31. The proposal would result in benefits to staff wellbeing as it would provide a convenient external seating area with some shelter and vegetation in an otherwise stark work environment. The CTL site is nevertheless extensive and this facility could readily be accommodated elsewhere within their landholding.

32. The proposal would result in a much smaller garden for the occupants of No.6. However, at approximately 80sqm, it would provide a sufficient amount of external amenity space. There is relatively dense vegetation and a tall fence along the boundary with No.4 which provide sufficient screening. This property has a sizeable garden. The ground levels of the site are relatively flat and would not facilitate material overlooking of No.6 or No.4. The amenity of occupants of these properties is already constrained by the proximity to various established commercial uses, particularly CTL: CTL's office building to the north west has numerous first floor windows which face the patio areas of No.6 and No.4 over a relatively short distance; the garden of No.6 immediately abuts staff car parking; there are cars stored externally on racking (up to 5 cars high) at relatively close proximity to the north and north east; and there are various noisy activities associated with the movement and dismantling of vehicles on the site. A number of these impacts are symptomatic of having residential and industrial uses side-by-side. The loss of part of the garden, which acts as buffer, could further erode this constrained residential environment as the application site could accommodate a relatively large number of employees at any one time and a condition limiting the number of people or noise levels would not pass the tests for conditions under the NPPF. Notwithstanding that, the proposal would not result in readily demonstrable or quantifiable harm to residential amenity and a refusal of planning permission could not be substantiated at this stage. A temporary planning permission of one year would allow the impact to be monitored. Conditions limiting use of the site to a staff amenity area between the hours of 9-5 Monday to Saturday and not at any time on Sundays or bank holidays is merited as ambient noise levels are lower outside these hours and residents are

more typically at home relaxing/ sleeping. Conditions preventing vehicular access to the site and the erection of buildings on the site or closer to it than allowed under existing permitted development rights are merited in the interests of neighbouring amenity as is a condition retaining a tall boundary treatment around the site.

33. The proposal would not result in material harm to other residential properties in the area taking into account, cumulatively, the separation distance involved and higher ground levels and boundary treatments to the east.

#### Further matters

34. The Council has had regard to the Human Rights Act 1998 in coming to the conclusion reached.

35. Conditions are attached to prevent vehicular access to the site and its use other than as a staff amenity area. The proposal would be likely to increase pedestrian movements in the vicinity however there are regular pedestrian and vehicular movements on the CTL's site given the nature of the business and this is in the applicant's interest to manage. There would be no significant highway safety implications from the proposal.

36. PP28 relates to flatted development and residential proposals for plot severance and is not applicable in this case.

#### Summary

37. The proposal would-

- result in severance of a residential garden and constitutes a material change of use.
- not result in material harm to visual amenity or the residential character/ frontage of the area on balance.
- result in benefits to staff welfare, but these could potentially be accommodated elsewhere within the extensive landholding.
- not result in readily demonstrable or quantifiable harm to residential amenity. A temporary consent would nevertheless allow this situation to be monitored.
- not compromise highway/ pedestrian safety.

#### **Planning balance**

38. The proposal could undermine a poor residential environment but a level of harm is not readily demonstrable or quantifiable subject to the control of use of the site and the removal of permitted development rights by condition. A temporary permission of one year would reasonably allow the impact to be monitored.

#### **Conclusion**

39. The application is recommended for approval.

#### **RECOMMENDATION**

It is therefore recommended that this application be Granted permission with the following Conditions, which are subject to alterations / addition by the Head of Planning Services providing any alteration / addition does not go to the core of the decision.

## Conditions

### 1. AA01 (Non standard Condition)

This permission shall expire at the end of a period of 1 year from the date of this decision notice. At the end of this period, use of the site other than as part of the residential curtilage of No.6 St Georges Avenue shall cease immediately and pedestrian access to the site from land within the blue line boundary shall be permanently blocked off.

#### Reason -

In the interests of enforceability and to enable the Local Planning Authority to review the situation at the end of the period in the interests of residential amenity in accordance with Policy PP27 of Poole Local Plan 2018 and the NPPF 2019.

### 2. PL01 (Plans Listing)

### 3. RC060 (Limitation on Use)

Notwithstanding the provisions of The Town and Country Planning (Use Classes) Order 1987 and The Town and Country Planning (General Permitted Development) Order 2015 or any subsequent re-enactments thereof, the site shall not be used other than as part of the residential curtilage of No.6 St Georges Avenue or as a staff amenity area for the adjoining commercial use within the blue line boundary (currently known as CTL) and for no other purpose whatsoever without formal planning permission first being obtained.

#### Reason -

To enable the Local Planning Authority to have control over the use of the site in the interests of residential amenity in accordance with Policy PP27 of Poole Local Plan 2018 and the NPPF 2019.

### 4. RC070 (Restriction on Hours of Use/Deliveries)

The site shall not be used as a staff amenity area outside the hours of 09:00 and 17:00 Monday to Saturday inclusive and not at any time on Sundays or bank holidays.

Reason: To prevent use of the site for non-residential purposes when ambient noise levels are lower and residents are more typically at home relaxing/sleeping and in accordance with Policy PP27 of Poole Local Plan (2018) and the NPPF (2019).

### 5. AA01 (Non standard Condition)

Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987, the Town and Country Planning (General Permitted Development) Order 2015 and the Town and Country Planning Act 1990 or any subsequent re-enactments thereof, there shall be no vehicular access to the site and the existing boundary treatments shall be retained, in situ, to a height of at least 1.8m unless details of a suitable replacement are submitted to and agreed in writing by the Local Planning Authority.

#### Reason -

In the interests of pedestrian safety and residential amenity in accordance with Policies PP27 and PP35 of Poole Local Plan 2018 and the NPPF 2019.

### 6. AA01 (Non standard Condition)

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or the Town and Country Planning Act 1990, or any subsequent re-enactment thereof, no buildings or extensions shall be erected on the application site; on land within the blue line boundary where such development would be within 5m of the application site; or on land within the blue line boundary where such development would be within 10m of the application site and exceed 5m in height.

Reason -

To prevent the extension of non-residential permitted development rights to a wider area to the detriment of residential and visual amenity in accordance with Policy PP27 of the Poole Local Plan (November 2018).

### **Informative Notes**

. IN72 (Working with applicants: Approval)

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Proposed Site Plan  
1:500 @ A3



Existing Site Plan  
1:500 @ A3

New Staff Area  
at rear of  
6 ST George's Avenue  
Pond  
for  
CHARLES TRENT LTD

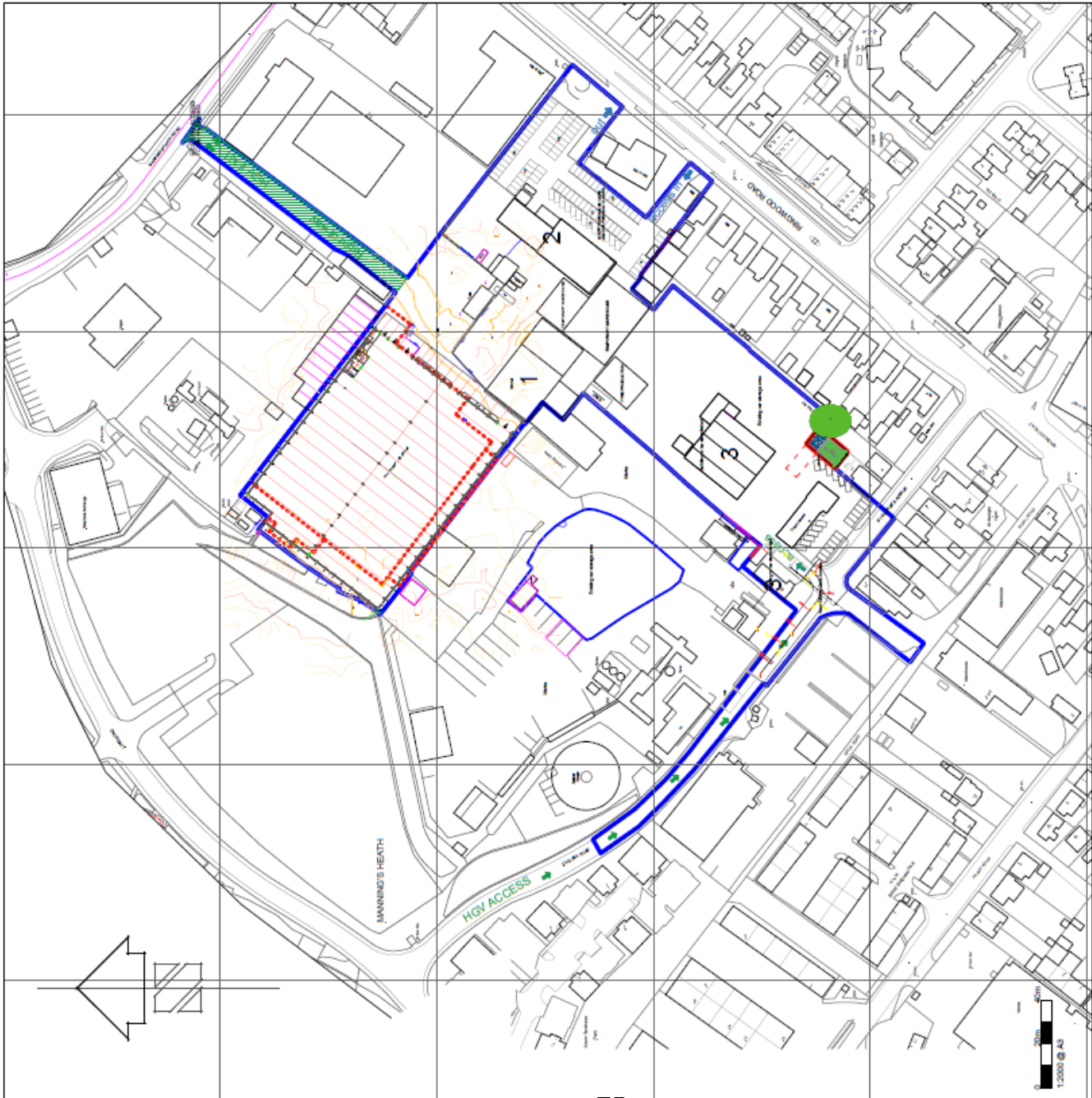
ARCHITECTS  
JAMES WATSON  
100, ST GEORGE'S AVENUE  
POND  
TEL: 01703 322487  
FAX: 01703 322488

DATE: JUNE 2015 SCALE: 1:500 @ A3 DRAWN: D.A.

PROPOSED SITE AND LOCATION PLAN STAFF AREA

5075

22



Proposed Location Plan  
1:2000 @ A3

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