Notice of Planning Committee

Date: Thursday, 13 August 2020 at 1.00 pm

Venue: Via Skype

Membership:

Chairman:
Cllr D Kelsey

Vice Chairman:
Cllr S McCormack

Cllr S Bull
Cllr S Baron
Cllr S Bartlett
Cllr M Davies
Cllr N Decent
Cllr P R A Hall
Cllr P Hilliard
Cllr T Johnson
Cllr R Lawton
Cllr M Le Poidevin
Cllr T O'Neill
Cllr A M Stribley
Cllr T Trent

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 view the live stream of this meeting at the following link:

https://democracy.bcpcouncil.gov.uk/ieListDocuments.aspx?MId=4396

If you would like any further information on the items to be considered at the meeting please contact: Democratic Services or email democratic.services@bcpcouncil.gov.uk

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

This notice and all the papers mentioned within it are available at democracy.bcpcouncil.gov.uk

Available online and on the Mod.gov app

GRAHAM FARRANT
CHIEF EXECUTIVE

5 August 2020

Maintaining and promoting high standards of conduct

Declaring interests at meetings

Familiarise yourself with the Councillor Code of Conduct which can be found in Part 6 of the Council's Constitution.

Before the meeting, read the agenda and reports to see if the matters to be discussed at the meeting concern your interests

Do any matters being discussed at the meeting relate to your registered interests?

Disclosable Pecuniary Interest → Yes

- Declare the nature of the interest
- Do NOT participate in the item at the meeting. Do NOT speak or vote on the item EXCEPT where you hold a dispensation
- You are advised to leave the room during the debate

Local Interest → Yes

- Declare the nature of the interest
- Applying the bias and pre-determination tests means you may need to refrain from speaking and voting
- You may also need to leave the meeting. Please seek advice from the Monitoring Officer

No

- Do you have a personal interest in the matter?

Yes

- Consider the bias and pre-determination tests
- You may need to refrain from speaking & voting
- You may also need to leave the meeting. Please seek advice

No

- You can take part in the meeting speak and vote

What are the principles of bias and pre-determination and how do they affect my participation in the meeting?

Bias and predetermination are common law concepts. If they affect you, your participation in the meeting may call into question the decision arrived at on the item.

Bias Test

In all the circumstances, would it lead a fair minded and informed observer to conclude that there was a real possibility or a real danger that the decision maker was biased?

Predetermination Test

At the time of making the decision, did the decision maker have a closed mind?

If a councillor appears to be biased or to have predetermined their decision, they must NOT participate in the meeting.

For more information or advice please contact the Monitoring Officer (anne.brown@bcpcouncil.gov.uk)

Selflessness

Councillors should act solely in terms of the public interest

Integrity

Councillors must avoid placing themselves under any obligation to people or organisations that might try inappropriately to influence them in their work. They should not act or take decisions in order to gain financial or other material benefits for themselves, their family, or their friends. They must declare and resolve any interests and relationships

Objectivity

Councillors must act and take decisions impartially, fairly and on merit, using the best evidence and without discrimination or bias

Accountability

Councillors are accountable to the public for their decisions and actions and must submit themselves to the scrutiny necessary to ensure this

Openness

Councillors should act and take decisions in an open and transparent manner. Information should not be withheld from the public unless there are clear and lawful reasons for so doing

Honesty & Integrity

Councillors should act with honesty and integrity and should not place themselves in situations where their honesty and integrity may be questioned

Leadership

Councillors should exhibit these principles in their own behaviour. They should actively promote and robustly support the principles and be willing to challenge poor behaviour wherever it occurs

AGENDA

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

1. Apologies

To receive any apologies for absence from Members.

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 requested to declare any interests on items included in this agenda. Please refer to the workflow on the preceding page for guidance.

Declarations received will be reported at the meeting.

4. Confirmation of Minutes 7 - 14

To confirm and sign as a correct record the minutes of the Meeting held on 23 July 2020

5. Public Issues 15 - 18

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 12 August 2020. Requests should be submitted to Democratic Services using the contact details on the front of this agenda.

Further information about how public speaking is managed at virtual meetings is contained in the Protocol for Public Speaking at Planning Committee which is included with this agenda sheet and is available on the Council's website at the following address:

https://democracy.bcpcouncil.gov.uk/documents/s18186/Protocol%20for%20Public%20Statements%20at%20Planning%20Committee.pdf

Note: The public speaking procedure is separate from and is not intended to replicate or replace the procedure for submitting a written representation on a planning application to the Planning Offices during the consultation period.

6. Schedule of Planning Applications

To consider the planning applications as listed below.

See planning application reports circulated at 6a-6h, as updated by the agenda addendum sheet to be published on 12 August 2020.

Councillors are requested where possible to submit any technical questions on planning applications to the Case Officer at least 48 hours before the meeting to ensure this information can be provided at the meeting.

The running order in which planning applications will be considered will be as listed on this agenda sheet.

The Chairman retains discretion to propose an amendment to the running order at the meeting if it is considered expedient to do so.

Members will appreciate that the copy drawings 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 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/

Councillors are advised that if they wish to refer to specific drawings or plans which are not included in these papers, they should contact the Case Officer at least 48 hours before the meeting to ensure that these can be made available.

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) **Hurn Quarry, Hurn Court Lane, Christchurch, BH23 6AX** 19 - 80

(Commons)

8/20/0016/CONDR

Extension to sand and gravel extraction at Hurn Quarry followed by filling

	with imported inert materials and restoration - Variation of Condition 1 (Time limit - Commencement of Development) and Condition 6 (Pre-Commencement - Archaeology) of App 8/16/2010/DCC to - Extend the end date of Hurn Quarry to support the restoration of the Western Extension.	
b)	**Hurn Quarry, Hurn Court Lane, Christchurch, BH23 6AX** (Commons) 8/20/0017/CONDR Extension to sand and gravel extraction at Hurn Quarry, Dorset, followed by filling with imported materials and restoration - the deletion of condition 3 (Limit and Depth of Extraction) of App. No. 8/16/2011/DCC to avoid the sterilization of 305,168 tonnes of sub-groundwater mineral and the variations of condition 2 (Development to be in accordance with approved plans) and condition 18 (Throughput and type of waste) to adopt a revised scheme of working and the volume of imported restoration materials.	81 - 142
c)	**30-34 Panarama Road, Poole, BH13 7RD** (Canford Cliffs) APP/19/00818/P Demolition of existing buildings and erection of 4 storey block comprising - Basement - parking, cycle and bin stores to serve residential development - Ground floor - boat yard cafe/restaurant and office (as part of the Sandbanks Yacht Company composite boat yard use) and estate agents office - First, 2nd and 3rd floors - 15 residential apartments (12 x 2 bed and 3 x 1 bed)	143 - 164
d)	**4 Queens Park Avenue, Bournemouth, BH8 9LG** (Queens Park) 7-2019-16827-E Alterations, extensions, formation of dormer windows and conversion of dwelling house to 5 flats with cycle store, modification of vehicular access and formation of parking space	165 - 192
e)	**Merley Court Touring Park, Wimborne, BH21 3AA** (Bearwood and Merley) APP/19/01586/C Change of use of land for the stationing of 99 static caravans for permanent residential occupation.	193 - 210
f)	**72 Lincoln Road, Poole, BH12 2HU** (Newtown and Heatherlands) APP/20/00299/F Retrospective application for flat roof single storey rear extension and erection of 2 outbuildings and raised patio to the rear of the site. Re-roof	211 - 222

	and increase the eaves height of the existing bungalow. New boundary treatment to the rear of the site.	
g)	**44 Western Road, Poole, BH13 6EU** (Canford Cliffs) APP/20/00247/F Demolish existing garage and outbuilding, sever land and erect a pair of 3 bedroom semi detached houses with parking.	223 - 240
h)	**50 Throopside Avenue, Bournemouth, BH9 3NR** (Muscliff and Strouden Park) 7-2020-2799-BA Alterations and conversion of garage to form additional living space.	241 - 250

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 23 July 2020 at 10.00 am

Present:-

Cllr S Bull – Chairman

Cllr S McCormack – Vice-Chairman

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

188. Election of Chair of the Planning Committee

RESOLVED that Cllr D Kelsey be elected Chair of the Planning Committee for the 2020/21 Municipal Year.

Voting: 8 : 7

189. Election of Vice-Chair of the Planning Committee

RESOLVED that Cllr S McCormack be elected Vice-Chair of the Planning Committee for the 2020/21 Municipal Year.

No secret ballot vote was required as Cllr S McCormack was the only nominee.

190. Apologies

Apologies were received from Cllr N Decent.

191. Substitute Members

Notification was received from the nominated representative of the relevant Political Group Leader that Cllr J Butt would substitute for Cllr N Decent for this meeting of the Committee.

192. Declarations of Interests

Members of the Committee made the following declarations on planning applications being considered at the meeting:

Agenda item 8a:

Cllr P Hilliard informed the Committee that, as the BCP appointed governor to the Royal Bournemouth Hospital NHS Foundation Trust, he would not participate as a member of the Committee and would instead be speaking in support of the application as local Councillor.

Cllr A Stribley, for transparency and openness, informed the Committee of her position as the appointed governor to the Poole NHS Foundation. Cllr A Stribley explained that she had no pecuniary interest in the plans or proposals, had never stated an opinion, in support or objection, either privately or publicly, on the application.

Cllr T Trent, for transparency and openness, informed the Committee that he knew one of the individuals who submitted a statement of support. Cllr T Trent clarified that he had not discussed the matter with the individual nor would he be pre-determined or bias by his knowing the person.

193. Confirmation of Minutes

An amendment to minute number 186 of the meeting on 2 July 2020, to correct the ward, reference number and application description was agreed by the Committee.

The minutes were then approved for signing as an accurate record.

194. Public Issues

There were several public statements received relating to the applications considered by the Planning Committee. As per the Protocol for Public Speaking, the Democratic Officer read out the written statements before the Chairman invited those Ward Councillors who had requested to speak, to address the Committee.

The Chair informed the Committee that given the scale and significance of item 8a, application 7-2019-5913-EQ, he had agreed, as Chair, to increase the number of public statements to three either side and to allow BCP Councillors to speak.

195. Schedule of Planning Applications

The Committee considered planning application reports, copies of which had been circulated and 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 has been circulated and appears as Appendix I to these minutes in the Minute Book. The Committee considered the planning applications as set out in Minutes 196-203.

196. Royal Bournemouth Hospital, Castle Lane East, Bournemouth, BH7 7DW

(Littledown and Iford)

7-2019-5913-EQ

Outline submission for the demolition of existing buildings, and phased construction of new buildings and structures to accommodate hospital uses

and facilities (including nursing home), new car parking (including multistorey parking), ancillary uses (including Class A uses), ancillary plant and equipment (including new electricity sub-station), alterations to existing footpaths and roadways along with construction of new footpaths and roadways, lighting, fencing, screening, and landscaping.

Ø IN OBJECTION -

Sue Aitkenhead
Susan Ward
Siobhan Coleman

Ø IN SUPPORT -

Dr Eric Fisher
Forbes Watson
Tim Goodson

Ø VERBAL STATEMENTS –

The following Cllrs gave statements:

Cllr L Williams – (Ward Councillor)
Cllr P Hilliard
Cllr M Cox – (statement read by the Democratic Officer)
Cllr F Rice
Cllr G Farquhar

RESOLVED that the application be granted Planning Permission in line with the recommendation as set out in the report with an amendment to Condition 2 to read as follows:

No development shall take place until a scheme for the phasing of the development to be carried out has been submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved phasing plan, subject to any amendments approved in writing by the Local Planning Authority. The submission of reserved matters shall relate to each phase of the development.

Reason: To secure the proper development of the site and in accordance with Policy CS41 of the Bournemouth Local Plan: Core Strategy (October 2012).

Voting:

For – 11 Against – 3 Abstain – 0

NOTE: Cllr S Baron left the meeting at 12:30.

197. Hillbourne School, Kitchener Crescent, Poole

(Creekmoor)

19/01335/F

Demolish existing schools and pre-school and erect new school, with preschool and MUGA.

Ø IN OBJECTION -
None

Ø IN SUPPORT -
Jane Lock-Smith

Ø VERBAL STATEMENTS –
Cllr D Butler gave a verbal statement as Ward Councillor.

RESOLVED that the application be granted Planning Permission in line with the recommendation as set out in the report.

Voting:

For – 14 (Unanimous) Against – 0 Abstain – 0

NOTE: Cllr J Butt left the meeting at 13:40.

198. Unit 2 Fleets Corner, Fleets Lane, Poole, BH15 3BZ

(Oakdale)

APP/19/00558/F

Variation of condition 13 of permission 5/95/21727/010/F to allow Unit 2 to be occupied by a food store retailer.

Resolved that the application be deferred until a future Planning Committee meeting, due to a legal opinion received from a Third Party.

199. 115 Bargates, Christchurch, BH23 1QH

(Christchurch Town)

8/20/0098/FUL

Change use on ground floor to A1 (Retail) use at front with separate one bedroom flat at rear.

As per the Protocol for Public Speaking, written statements from the following people were received and read out by the Democratic Services Officer:

Ø IN OBJECTION –
None

Ø IN SUPPORT -
Tony Gibney

Ø VERBAL STATEMENTS –
There were no verbal statements from Ward Councillors for this item.

RESOLVED that the application be granted Planning Permission in line with the recommendation as set out in the report.

Voting:
For – 9 Against – 4 Abstain – 0

200. 13 Danecourt Road, Poole, BH14 0PG

(Parkstone)

APP/19/01571/P

Outline Application to demolish existing building and erect a new development of 8 flats with associated parking.
As per the Protocol for Public Speaking, written statements from the following people were received and read out by the Democratic Services Officer:

Ø IN OBJECTION –
Jean Woodall

Ø IN SUPPORT -
Darryl Howells

Ø VERBAL STATEMENTS –
There were no verbal statements from Ward Councillors for this item.

RESOLVED that the application be granted Planning Permission in line with the recommendation as set out in the report.

Voting:
For – 10 Against – 2 Abstain – 1

NOTE: During the debate an alternative Motion to refuse Planning Permission was LOST.

201. 15 Danecourt Road, Poole, BH14 0PG

(Parkstone)

APP/19/01572/P

Demolish existing building and erect a new development of 8 flats.

As per the Protocol for Public Speaking, written statements from the following people were received and read out by the Democratic Services Officer:

Ø IN OBJECTION –
Jean Woodall

Ø IN SUPPORT -
Darryl Howells

Ø VERBAL STATEMENTS –
There were no verbal statements from Ward Councillors for this item.

RESOLVED that the application be granted Planning Permission in line with the recommendation as set out in the report.

Voting:
For – 11 Against – 2 Abstain – 0

202. 40A Portfield Close, Christchurch, Dorset, BH23 2DQ

(Christchurch Town)

8/20/0166/FUL

Erect dwelling with associated access and parking.

As per the Protocol for Public Speaking, written statements from the following people were received and read out by the Democratic Services Officer:

Ø IN OBJECTION –
Peter Sutthery
Carol Cronshaw

Ø IN SUPPORT -
John Hammond

Ø VERBAL STATEMENTS –
There were no verbal statements from Ward Councillors for this item.

RESOLVED that the application be granted Planning Permission in line with the recommendation as set out in the report.

Voting:
For – 10 Against – 3 Abstain – 0

203. 20 Upton Way, Broadstone, BH18 9LY

(Broadstone)

APP/20/00198/F

Demolish the dwelling and erect a block of 6 self-contained flats with surface car parking and vehicular access.

As per the Protocol for Public Speaking, written statements from the following people were received and read out by the Democratic Services Officer:

Ø IN OBJECTION –
David Ralph
George Lawrence

Ø IN SUPPORT -
Darryl Howells

Ø VERBAL STATEMENTS –
Cllr M Brooke gave a statement as the Ward Councillor who called in the application.

RESOLVED that the application be granted Planning Permission in line with the recommendation as set out in the report.

Voting:
For – 11 Against – 1 Abstain – 0

NOTE: Due to technical difficulties, Cllr P Hall did note vote.

The meeting ended at 3.45 pm

CHAIRMAN

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PLANNING COMMITTEE

PROTOCOL FOR PUBLIC STATEMENTS AT MEETINGS

(ARTICLE 16: COVID-19 INTERIM DECISION MAKING ARRANGEMENTS)

This protocol makes provision for public statements to be taken into account in the decision making process at virtual meetings of the Planning Committee. It enables objectors and applicants/supporters to submit a written statement on planning applications for consideration at the meeting where they would normally submit a request to attend and speak at a physical meeting. These statements will be read out at the meeting on their behalf.

This protocol is separate from and is not intended to replicate or replace the procedure of submitting a written representation on a planning application to the Planning Offices during the consultation period.

1. Objectors and applicants/supporters, including Parish or Town Council representatives, who wish to provide a written statement to be read out on their behalf at the Planning Committee must submit this to Democratic Services by 12noon on the day before the meeting.

2. There will be a maximum of two statements from objectors and a maximum of two statements from applicants/supporters on each planning application considered by the Committee. Each statement may consist of up to 450 words.

3. Statements will be accepted on a first come, first served basis. Statements will not be accepted once the limit has been reached. Objectors, and applicants/supporters with similar views are encouraged to co-ordinate in advance in the production of statements.

4. Statements will be read aloud by the Democratic Services Officer once the Presenting Officer has completed their presentation on each planning application.

5. Ward Councillors who have referred an application to the Planning Committee for decision will be expected to attend and speak at the meeting wherever possible, to explain their reasons for the call in. Other Ward Councillors may also wish to attend and speak at the meeting.

6. Any Ward Councillor attending and speaking at the meeting must also submit a written version of what they intend to say to Democratic Services by 12noon on the day before the meeting. In the event of a Ward Councillor not being able to access the meeting at the appropriate time for any reason, this statement will be read out on their behalf to ensure their views can be taken into account. Statements may consist of up to 900 words.

7. Any member of the Planning Committee who has referred an application to the Committee for decision and who has a predetermined view on that application may speak as a Ward Councillor in accordance with the provisions in this protocol, but will not be able to participate in the discussion or vote as a member of the Committee.

8. Written statements should refer to planning related issues as these are the only matters the Committee can consider when making decisions on planning applications.

Statements must direct points to reinforcing or amplifying the planning representations already made to the Council in writing. Guidance on what constitutes planning considerations is included at the end of this document. Statements must not include derogatory or defamatory comments.

9. Anyone submitting a written statement who wishes to provide still photographs or illustrations (a maximum of five) to be displayed on screen while their statement is being read aloud must submit these to Democratic Services by 12noon TWO DAYS before the meeting.

10. Presentations other than those by the Presenting Officer(s) will not be facilitated at the meeting.

11. Any updates on planning applications to be considered by the Committee will be published by Democratic Services as soon as possible after 12noon on the day before the meeting.

12. In considering each application the Committee will normally consider contributions from people in the following order:

    - Presenting Officer(s)
    - Objectors
    - Applicant/Supporters
    - Ward Councillors (for the avoidance of doubt and for the purposes of this protocol, the term 'ward councillor' means a councillor who is not a member of the planning committee)
    - Questions and discussion by Members of the Planning Committee, which may include points of clarification from Officers, leading to a decision.

13. Exceptionally, in cases of significant major planning applications the Chairman of the Planning Committee may exercise discretion in respect of provisions within this protocol. Arrangements will be agreed in advance in consultation with Planning Services and Democratic Services.

14. Please note that virtual meetings of the Planning Committee are recorded for live and subsequent broadcast by the Council, and will be published on the Council's website for a minimum of six months after the meeting date. Agenda, reports and broadcasts can be accessed using the following link:
    https://democracy.bcpcouncil.gov.uk/ieListMeetings.aspx?CId=290&Year=0

For further information about public statements at Planning Committee please contact democratic.services@bcpcouncil.gov.uk

This Protocol has been adopted in accordance with the provisions of Article 16 of the Council's Constitution - Covid-19 Interim Decision Making Arrangements.
A copy of the Council's Constitution can be accessed using the following link:
https://democracy.bcpcouncil.gov.uk/ieListDocuments.aspx?CId=151&MId=4091&Ver=4&Info=1

The National Planning Portal provides the following guidance on material planning considerations:

‘A material consideration is a matter that should be taken into account in deciding a planning application or on an appeal against a planning decision. Material considerations can include (but are not limited to):

- Overlooking/loss of privacy
- Loss of light or overshadowing
- Parking
- Highway safety
- Traffic
- Noise
- Effect on listed building and conservation area
- Layout and density of building
- Design, appearance and materials
- Government policy
- Disabled persons' access
- Proposals in the Development Plan
- Previous planning decisions (including appeal decisions)
- Nature conservation

However, issues such as loss of view, or negative effect on the value of properties are not material considerations.’

https://www.planningportal.co.uk/faqs/faq/4/what_are_material_considerations

Adopted by the Planning Committee on 21 May 2020

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PLANNING COMMITTEE

Application Address	Hurn Quarry Hurn Court Lane Christchurch BH23 6AX
Proposal	Extension to sand and gravel extraction at Hurn Quarry followed by filling with imported inert materials and restoration - Variation of Condition 1 (Time limit - Commencement of Development) and Condition 6 (Pre-Commencement - Archaeology) of App 8/16/2010/DCC to - Extend the end date of Hurn Quarry to support the restoration of the Western Extension.
Application Number	8/20/0016/CONDR
Applicant	Mr Robbie Flower
Agent	Mr Nicholas Dunn
Date Application Valid	6 January 2020
Decision Due Date	2 March 2020
Extension of Time Date (if applicable)	
Ward	Commons
Report status	Public
Meeting date	13th August 2020
Recommendation	Grant, subject to conditions
Reason for Referral to Planning Committee	The application is referred to Committee by Cllr Phipps on the following grounds; Saved Policies Christchurch Local Plan ENV2 and ENV3 apply to potential noise issues from 24 hour running of generator to pump ground water away from development Policy HE3 Christchurch Core Strategy, potential landscape and mature tree issues relating to routing of water run off from pumping ground water away from development Policies ME6 and ME7 Christchurch Core Strategy, route of pumped water run off from the development could cause

	localised flooding which is not addressed in the application
Case Officer	Kim Bowditch

Description of Development

1. Extension to sand and gravel extraction at Hurn Quarry followed by filling with imported inert materials and restoration - Variation of Condition 1 (Time limit - Commencement of Development) and Condition 6 (Pre-Commencement - Archaeology) of App 8/16/2010/DCC to - Extend the end date of Hurn Quarry to support the restoration of the Western Extension.

Application Address	Hurn Quarry Hurn Court Lane Christchurch Dorset BH23 6AX
Proposal	Extension to sand and gravel extraction at Hurn Quarry, Dorset, followed by filling with imported materials and restoration - the deletion of condition 3 (Limit and Depth of Extraction) of App. No. 8/16/2011/DCC to avoid the sterilization of 305,168 tonnes of sub-groundwater mineral and the variations of condition 2 (Development to be in accordance with approved plans) and condition 18 (Throughput and type of waste) to adopt a revised scheme of working and the volume of imported restoration materials.
Application Number	8/20/0017/CONDR
Applicant	Mr Robbie Flower
Agent	Mr Nicholas Dunn
Date Application Valid	6 January 2020
Decision Due Date	2 March 2020
Extension of Time Date (if applicable)	
Ward	Commons
Report status	Public
Meeting date	13th August 2020
Recommendation	Grant, subject to conditions
Reason for Referral to Planning Committee	The application is referred to Committee by Councillor

	Phipps on the grounds of; Saved Policies Christchurch Local Plan ENV2 and ENV3 apply to potential noise issues from 24 hour running of generator to pump ground water away from development Policy HE3 Christchurch Core Strategy, potential landscape and mature tree issues relating to routing of water run off from pumping ground water away from development Policies ME6 and ME7 Christchurch Core Strategy, route of pumped water run off from the development could cause localised flooding which is not addressed in the application
Case Officer	Kim Bowditch

Description of Development

2. Extension to sand and gravel extraction at Hurn Quarry, Dorset, followed by filling with imported materials and restoration - the deletion of condition 3 (Limit and Depth of Extraction) of App. No. 8/16/2011/DCC to avoid the sterilization of 305,168 tonnes of sub-groundwater mineral and the variations of condition 2 (Development to be in accordance with approved plans) and condition 18 (Throughput and type of waste) to adopt a revised scheme of working and the volume of imported restoration materials.

Planning Policies

3. The development plan for both applications includes a number of adopted development plans, and saved policies.

    i) the Bournemouth, Dorset and Poole Minerals Strategy, adopted in May 2014 ('the Minerals Strategy') provides guidance and criteria for the mineral planning authorities of Dorset Council and BCP Council when considering planning applications for minerals development for the plan period until 2028.

    ii) the Bournemouth, Christchurch, Poole and Dorset Waste Plan 2019

    iii) the Christchurch and East Dorset Local Plan: Part 1 – Core Strategy adopted in April 2014 (C&ED Core Strategy) which provides a basis for planning decisions in the former Christchurch and East Dorset area for the plan period until 2028.

The most relevant development plan policies are listed below.

4. **Bournemouth, Dorset and Poole Minerals Strategy**

- Policy SS1 – Presumption in Favour of Sustainable Development.
- Policy SS2 – Identification of Sites in the Minerals Sites Plan.
- Policy AS1 – Provision of Sand and Gravel.
- Policy CC1 – Preparation of Climate Change Assessments.
- Policy RS1 – Restoration, Aftercare and After-use of Minerals Development.
- Policy RS2 – Retention of Plant, Machinery and other Ancillary Development.
- Policy DM1 – Key criteria for Sustainable Minerals Development.
- Policy DM2 – Managing Impacts on Amenity.
- Policy DM3 – Managing the Impact on Surface Water and Ground Water Resources.
- Policy DM4 – Protection and Enhancement of Landscape Character and the Countryside.
- Policy DM5 – Biodiversity and Geological Interest.
- Policy DM7 – The Historic Environment.
- Policy DM8 – Transport and Minerals Development.
- Policy DM9 - Extraction and Restoration within Airfield Safeguarding Areas.

Bournemouth, Christchurch, Poole and Dorset Waste Plan 2019

- Policy 1 - Sustainable Waste Management
- Policy 8 - Inert Waste Recovery and Disposal
- Policy 12 -Transport and Access
- Policy 16 - Natural Resources

5. **Christchurch and East Dorset Local Plan, Part 1 – Core Strategy**

KS1	Presumption in favour of sustainable development
KS11	Transport and Development
ME1	Safeguarding biodiversity and geodiversity
ME6	Flood Management, Mitigation and Defence
ME7	Protection of Groundwater
HE1	Valuing and Conserving our Historic Environment
HE3	Landscape Quality
ENV 2	Protection of Development from nearby Polluting Operations
ENV 3	Pollution and Existing Development
ENV 4	Protection of Water Supply and Quality
ENV 5	Drainage and New Development
ENV 21	Landscaping in New Development

6. **National Planning Policy Framework (NPPF) (2019)**

The National Planning Policy Framework (NPPF) sets out the government's planning policies for England and is a material consideration in the assessment of planning applications. Also material are relevant elements of the *National Planning Policy for Waste (October 2014: Department for Communities and Local Government)* and National Planning Policy Practice Guidance (PPG).

Section 2 of the NPPF states that plans and decisions should apply a presumption in favour of sustainable development. For decision making this means approving development that accords with an up to date development plan. Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, permission should be granted unless:

- the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole (Paragraph 11).
- Local planning authorities may take decisions that depart from an up to date development plan, but only if material considerations in a particular case indicate that a plan should not be followed (Paragraph 12).

Relevant parts of the NPPF 2019 include:

- Achieving sustainable development – Section 2.
- Decision-making – Section 4.
- Planning conditions and obligations – Paragraphs 54-57.
- Building a strong, competitive economy – Section 6.
- Meeting the challenge of climate change, flooding and coastal change – Section 14.
- Conserving and enhancing the natural environment – Section 15.
- Conserving and enhancing the historic environment – Section 16.
- Facilitating the sustainable use of minerals – Section 17.
- Planning Practice Guidance to the NPPF (published March 2014)
- Minerals policy - Paragraph (21)-(51)
- Waste policy - Paragraph (3), (8) –(9), (46) – (48)
- Noise – Paragraphs (1) – (9)

7. Relevant Planning Applications and Appeals

Planning Application Ref: 8/16/2011/DCC was granted on 20th August 2018, to extend Hurn Quarry to the west (the 'Western Extension'), to extract River Terrace sand and gravel. The Western extension is 15.7ha in area.

Planning Application Ref: 8/16/2010/DCC was also granted on 20th August 2018, to extend the end date of Hurn Quarry (the original quarry) to retain the plant area to process, store and sell the extracted mineral, to support importation of restoration materials for the Western Extension and to extend the end date of the extraction of the mineral which underlies this plant area.

The development approved by planning permissions ref: 8/16/2011/DCC and 8/16/2010/DCC was accompanied by a single Environmental Impact Assessment (EIA).

Representations

Consultations

8. **Environment Agency**

The EA made an initial objection to the proposed removal of Condition 3 for the following reasons:

Process - permitting decisions are required for,

- the abstraction of groundwater to dewater the mineral reserve for extraction,
- for the discharge of the dewatering water
- the restoration with inert material

Although planning and regulation, particularly environmental permitting, are separate processes they should be complementary and in this case the planning condition 3 should only be removed once the permit applications have been successful.

However, this initial objection was followed up with a further response, withdrawing the objection provided a Condition is included which requires that a Hydrogeological Risk Assessment (HRA) and Hydrometric Monitoring Strategy (HMS) is submitted to, and approved in writing by, the mineral planning authority prior to any excavation below 7.0m AOD.

This will assist in demonstrating that the proposed dewatering methodology is capable of coping with the actual inflows and quantities whilst maintaining a dry quarry base, and the potential risks to controlled waters (both groundwater and surface water) can be adequately addressed.

9. **Airport Safeguarding**

Raise no objection, subject to the imposition of conditions:

i. that work below the water table should not commence until a suitable dewatering system is in place and operational to prevent open areas of standing water and

ii. the guidance within the revised birdstrike management plan must be adhered to at all times and be auditable by Bournemouth Airport.

10. **Flooding & Coastal Erosion Risk Management Team**

No objection, but the following comments are made:

i. Query as to whether current ground water levels have been used in the design of the Surface Water Management Scheme

ii. Important to ensure that the attenuation pond and ditches are secure, including from illegal access e.g. by children, given that they are to have vertical sides

iii. According to the EA's main river map the 'un-named watercourse' is an ordinary water course, and any work on it (e.g. the outfall structure) may well need the approval of BCP as the Land Drainage Authority under the Land Drainage Act 1991.

iv. Until the vegetation is fully established after the site has been restored there is likely to be a lot of silt running off into the attenuation pond - has provision been made to maintain the pond?

v. Should the outlet drain go through some form of filtration like a reed bed before discharging into the watercourse?

11. **Constraints**

- Neighbouring LPA 1000m Buffer
- SSSI Impact Risk Zone
- Highways Inspected Network
- Green Belt
- Heathland 5km Consultation Area
- Airport Safeguarding
- Dorset Minerals Consultation Area

Planning Assessment

Site Description

12. Both the original Hurn Quarry site, where the mineral processing facility is located, and the permitted Western Extension site to the west of the original quarry, lie in the countryside immediately to the south of the B3073 (Parley Lane). This road separates the northern boundary of the existing quarry and the main entrance to Bournemouth International Airport, which lies to the north of the Western Extension site, beyond the B3073.

13. The surrounding area is of mixed character comprising undulating agricultural land, dense woodland and the large flat expanse of land interspersed with built development associated with the airport and its business parks. The underlying geology of the site comprises sand, silt and clay known as 'Poole Formation'. This is overlain by deposits of sand and gravel classified as 'River Terrace'. At its nearest point, the Moors System SSSI is approximately 860 metres south and 820 metres east of the Western Extension site.

14. The Western Extension site is located to the west of Hurn Court Lane and is approximately 15.7 hectares (ha) in area. The existing mineral processing facility is located east of Hurn Court Lane and is approximately 3.6 ha in area. Access to the existing quarry is directly off Parley Lane onto Hurn Court Lane, using the provision of a dedicated right turn.

15. Beyond the existing quarry access, Hurn Court Lane becomes a single-track road providing access to a small number of residential dwellings along Dales Lane, a no through road and Hurn Court Lane. Hurn Court Lane loops around the western and southern edges of the existing site, connecting back onto Parley Lane (B3073).

16. The northern section of the Western Extension site currently comprises predominately flat agricultural land used for arable farming. Part of the overall permitted site is classified as 'Best and Most Versatile' (BMV) Grade 2 and Grade 3a agricultural land. The far western section of one of the fields is not used for farming but temporarily each year as an overflow carpark for the 'Adventure Wonderland' theme park. Paddocks and scrubland lie to the south

west, adjacent to the arable fields that abut the gardens of scattered residential properties along Dales Lane, to the south, and further along Hurn Court Lane, to the south east.

17. Mineral extraction has begun in Phase 1 in the south east of the site, with creation of bunds around the first phase and extraction of mineral above the water table as required by permission 8/16/2011/DCC.

18. The Western Extension site is enclosed by mature hedgerows on all but the western boundary that abuts the temporary overflow carpark of Adventure Wonderland. There are glimpsed views of the site from the public highway along Hurn Court Lane and Dales Lane. The Stour Valley Way, a public right of way (reference: E62/2), runs adjacent to a short section of the proposed extension boundary in the south-west corner.

19. The nearest residential properties are two dwellings known as 'Dales House' which lie approximately 38.5 m to the south of the outer boundary of the Western Extension site. Dales House is designated a Grade 2 listed building.

20. The existing mineral processing facility comprises operational plant machinery, restored land and land that will be worked for sand and gravel extraction. The mineral processing facility is bounded to the north by Parley Lane and beyond that Bournemouth Airport; to the east by restored land within the existing quarry and beyond that Mill Lane; to the south by agricultural land that is used for arable farming and beyond that Mill Lane, and to the west by Hurn Court Lane. The existing mineral processing facility is not visible from the public highway and already benefits from landscaping screening bunds.

21. The development approved by planning permissions /8/16/2011/DCC and 8/16/2010/DCC was accompanied by a single Environmental Impact Assessment (EIA) which has been revised and updated to consider the impact of the revised development proposals. The original EIA, as updated by an Addendum (collectively termed the EIA), accompanies these Section 73 planning applications.

Assessment of Previous Applications: 8/16/2010/DCC and 8/16/2011/DCC

22. **Acceptability in principle of the development**

As part of the assessment of the previous applications 8/16/2010/DCC and 8/16/2011/DCC, the principle of the development (both the development of the Hurn Court Farm Western Extension site and the extension of the permission of the original site), including their acceptability in policy terms, were considered.

Issues arising from EIA of previous proposals

23. An EIA assessment of the proposals identified a number of likely significant effects (LSEs) which were assessed to determine whether potentially adverse environmental impacts could be avoided, reduced or mitigated to acceptable levels in accordance with policy requirements.

24. The issues assessed included:

- Water resources and flood risk
- Restoration using inert waste

- Retention of the existing mineral processing facility and delay to the full reclamation of the existing quarry by 12 years
- Impact on heritage assets including listed buildings
- Landscape and visual impact

25. Other planning matters which were not significant for the purposes of the EIA, but which nevertheless were material to the planning application, included:

    - Transport and traffic
    - Ecology and biodiversity
    - Climate change.

Conclusion of assessment of previous applications 8/16/2010/DCC and 8/16/2011/DCC

26. It was considered that these issues could be satisfactorily addressed, through mitigation or other means and the assessment of the previous applications 8/16/2010/DCC and 8/16/2011/DCC concluded:

    a. The location of the proposed extension fully accorded with Policy AS1 (*Provision of Sand and Gravel*) of the Minerals Strategy.

    b. Inert waste was an acceptable restoration method for quarry voids and the importation of sufficient quantities of waste from local construction sites would also provide an identified need for inert waste disposal facilities that complies with Policy 8 (*Inert Waste Recovery and Disposal*) of the Waste Plan 2019.

    c. The retention of the existing minerals processing facility was logical, as it is optimally placed to serve the proposed extension and accords with the requirement to reduce the impact of mineral development traffic (Policy DM8 – *Transport and Minerals Development*). The need for the mineral was sufficient to outweigh an exception to Policy RS1 - f (*Restoration, Aftercare and After-use of Minerals Development*) which requires restoration to be undertaken at the earliest opportunity.

    d. The ES demonstrated, as required, that neither the existing site nor the proposed extension would adversely affect the integrity of the Dorset Heaths SAC, Dorset Heathlands SPA and Ramsar site, either alone or in combination.

    e. The proposed extension would result in temporary harm to the setting of two Grade II listed buildings: Dales House and Merritown Farm. However, it is accepted that the temporary harm to both listed buildings would be less than substantial. Despite the heritage impacts from the proposed extension not being identified as ‘significant’ in EIA terms, the less than substantial harm to the listed buildings was given significant weight when weighed against the public benefits associated with the proposed extension.

    f. The site would make a valuable contribution to securing a sufficient supply of aggregate and would also maintain the valuable local economic role of the quarry.

g. Prior to the submission of both applications, consideration was given to alternative land areas for the proposed extension. The current area and boundaries were identified as being both deliverable, maximising the efficient extraction of the mineral available, in close proximity to an existing processing facility and having the least overall environmental effects. It was considered that the environmental harm caused by each of the other alternatives (save for no development at all) would render each of the alternatives unacceptable in planning terms. The applicant provided clear and robust justification as to why harm to the assets could not be avoided and officers viewed the public benefits that exist to justify this harm as clear and significant. There were no realistic alternatives to the proposals.

h. Officers had special regard to the desirability of preserving the setting of both listed buildings when considering the alternatives proposed by the applicant, but were of the opinion that the less than substantial harm to the setting of each listed building would be minor in scale, due to the lack of contribution that the proposed extension area made to the appreciation of their significance within the wider landscape. Whilst the screening bund on the southern boundary of the site would also harm the setting of Dales House, it significantly reduced impacts from the visual intrusion and noise of mineral extraction, particularly from the closest phase to the dwelling, thereby avoiding significant adverse effects to amenity. Even when this less than substantial harm was given great weight, the public benefits of the mineral extraction and the economic viability of the business clearly outweighed the residual harm to the respective settings of Dales House and Merritown Farm.

i. Mineral extraction and restoration would be phased and the reclamation of the site back to an agricultural after use, with a 5-year aftercare period was supported Policy RS1 (Restoration, Aftercare and After-use of Minerals Development) of the Minerals Strategy. The public benefits associated with the continued use of the minerals processing facility to provide a steady supply of construction aggregates and to reduce the transportation distance of minerals, was considered material to delay the reclamation of the final phase of the existing quarry by 12 years.

j. Having regard to the mitigation of impacts and potential effects associated with the proposed development, and when balancing the remaining residual impacts and their effects against the wider public benefits, there were clear and robust material reasons to justify the approval of both applications.

27. It was concluded that overall, when considering the provisions of the development plan, national policy and guidance, the environmental information submitted in support of the applications and in support of planning permission 8/2001/192 for the existing quarry, and the representations received, both proposals would provide for sustainable minerals development in accordance

with the provisions of the development plan, and there were no other material considerations that indicate that a decision should be made otherwise.

28. The proposed development was considered to be acceptable in principle, providing a sustainable source of construction aggregate. Identified impacts were considered to be capable of satisfactory mitigation.

Deepening of the existing quarry

29. These decisions established the Western Extension site as an existing quarry, albeit extracting above the water table. The principle of mineral extraction and restoration at the site was established. Through the assessment and determination of the original application to develop the quarry, the various issues and impacts associated with quarrying in this location were considered and addressed to the satisfaction of the Mineral Planning Authority.

30. The current applications seek to extend the quarry, both in size (deepening) and in length of time required to finalise restoration. This will lead to potential impacts that have not yet been considered, and it is these impacts that will now be assessed.

Planning assessment of current applications

31. In accordance with national policy, Policy SS 1 (*Presumption in Favour of Sustainable Development*) of the Minerals Strategy requires that when considering development proposals, the MPA will take a positive approach that reflects the presumption in favour of sustainable development, working proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, thereby securing development that improves the economic, social and environmental conditions in the area. Planning applications that accord with the policies of the development plan are to be approved without delay, unless material considerations indicate otherwise.

32. Having regard to the provisions of the development plan, the information submitted in support of the application and the representations received the main issues raised by this application are:

Main issues assessed

i) The acceptability in principle of the proposed development, including benefits

ii) Whether potentially adverse environmental impacts can be avoided, reduced or mitigated to acceptable levels in accordance with policy requirements, in particular those related to likely significant effects:

- Noise
- Pollution/climate impacts
- Landscape and visual impact
- Biodiversity/ecology
- Hydrology/flooding
- Archaeology/heritage
- Human health - various, particularly aircraft/birdstrike minimisation
- Increased importation of inert waste for restoration

- Increased time period for the retention of the existing mineral processing facility and delay to the full reclamation of the existing quarry
- Transport and traffic
- Land use/soils
- Vibration
- Dust
- Cumulative impacts

33. In recognition of the various environmental considerations, a revised working scheme has been proposed to achieve:

- Extraction of the sub-groundwater mineral by dewatering the Western Extension to release an extra 305,168 tonnes of mineral;
- Settlement of the groundwater before discharging off-site into an existing drainage system;
- Management of dewatering process, including the provision of a sump in each phase to collect surface and groundwater, a settlement lagoon that the collected water is pumped to and a pump to send the collected water to the lagoon, and impacts of pumping the water offsite;
- A revised Bird Strike Management Plan;
- Provision of a 'Dewatering Standoff' between the sub-groundwater mineral extraction and Dales House;
- Revised phasing and bunding scheme to ensure that the Western Extension can be progressively restored; and
- Restoration which continues to use imported and indigenous materials.

Principle of Development - current applications 8/20/0016/CONDR and 8/20/0017/CONDR

34. Minerals can only be worked where they are found and so the acceptability in principle of the proposed extension (deepening), and the retention of the mineral processing facility has been considered within the context of the development plan strategy for maintaining an adequate and steady supply of locally extracted sand and gravel.

35. The NPPF and the Minerals Strategy 2014 both recognise the value of minerals as a finite resource and the contribution that minerals make to national prosperity and in improving quality of life. Paragraph 205 of the NPPF provides that, when determining planning applications, 'great weight' should be given to the benefits of mineral extraction, including to the economy. Aggregates are minerals of national and local importance, meaning that they are essential in meeting the needs of a healthy and prosperous society. This requirement to give 'great weight' to a particular form of development is used infrequently elsewhere in the framework and is, therefore, a fundamental expression of policy support for minerals development. Both the National Planning Policy Framework and the Minerals Strategy are underpinned by a general presumption in favour of sustainable development.

36. The Minerals Strategy recognises that aggregates are essential to support continued economic growth in the BCP Council area and beyond its

boundaries. A sufficient supply of aggregates, enables the delivery and maintenance of infrastructure projects and community facilities such as; transport networks, flood and sea defences and commercial buildings.

37. A key objective of the C&ED Local Plan is to deliver strategic highway infrastructure improvement works for South East Dorset (Objective 6) and to provide a wide range of new homes to provide for local need (Objective 5) in an area of the country where house prices to income ratios are relatively high. The Minerals Strategy is committed to providing a sufficient supply of construction aggregates to deliver this building programme and to maintain existing infrastructure, whilst also managing the environmental effects of this essential form of development (paragraph 7.1).

38. Policy AS1 (*Provision of Sand and Gravel*) of the Minerals Strategy requires that new sand and gravel quarries are located within the designated aggregate resource blocks, which are spatial areas that have been identified as having significant reserves of sand and gravel considered economically viable. Specific sites within these resource blocks will only be considered for development where it has been demonstrated that mineral extraction would not adversely affect the integrity of the Dorset Heaths SAC, Dorset Heathlands SPA and Ramsar site, either alone or in combination with other plans or projects (Policy AS1).

39. The NPPF places a duty on the Council, as the Mineral Planning Authority (MPA), to make provision for a steady and adequate supply of aggregate minerals by maintaining at least a 7-year supply of permitted sand and gravel reserves. This is a minimum requirement and the NPPF acknowledges that longer periods may be appropriate to take account of the need to supply a range of types of aggregates, locations of permitted reserves relative to markets, and productive capacity of permitted sites. The principle of a 7-year land-bank being a minimum threshold that should not preclude additional reserves being secured is re-iterated in paragraph 086 of the Planning Policy Guidance (PPG) in which it is clearly stated that:

> "There is no maximum land-bank level and each application for minerals extraction must be considered on its own merits regardless of the length of the land-bank*".*

40. The mineral output from the proposed deepening would be an additional 305,168 tonnes of 'River Terrace' sand and gravel. The most recent Local Aggregates Assessment (LAA) is the 2018 LAA, which indicates that in 2018 (as required by Policy AS2 Land-bank Provision of the Minerals Strategy) the NPPF requirement for a minimum 7-year land-bank for River Terrace sand and gravel (the aggregate produced from Hurn Court Farm) forecast over the plan period was comfortably exceeded.

41. The LAA is based on the current agreed local annual supply requirements for Bournemouth, Dorset and Poole and is calculated based on:

- remaining reserves at existing permitted sites
- new sand and gravel sites, including extensions to existing permitted sites that are identified in the Minerals Site Plan 2019, and
- new sites not identified in the Draft Minerals Site Plan (subject to other criteria not relevant to this report)

42. Demand for River Terrace aggregate has remained relatively level in recent years, with a slight rise since 2017, in response to ambitious national and local targets for housing and infrastructure provision. The forecast is estimated on a 'rolling' year-on-year basis, and permitted reserves are continuing to be worked and therefore the land-bank, without replenishment, would be continually diminishing. Whilst the current River Terrace land-bank exceeds 10 years, further commitments to the land-bank, via allocations or permissions, are required to ensure that a land-bank is capable of being maintained throughout the life of the plan (and beyond).

43. It is clearly impossible to predict the impacts of the coronavirus and resultant lockdown and the effects these will have on economic development and the associated demand for aggregates but, current economic conditions would not be considered a valid reason to refuse a limited extension to an existing quarry.

44. As part of the evidence base for the recently adopted Minerals Sites Plan 2019, a review of the existing permitted sites for River Terrace aggregate extraction concluded that the vast majority of the remaining River Terrance reserve land-bank (i.e. mineral in the ground, with permission for extraction) was comprised within just four sites. One was located at the western edge of the County (Chard Junction) and the other close to its eastern edge (Avon Common), with the only other two 'sand and gravel' quarries (as distinct from sand quarries associated with Poole Formation sand) currently operating close to Dorchester, at Redbridge Road, where extraction is nearing completion, and Woodsford Quarry.

45. Relative to the markets served by the existing Hurn Court Farm quarry and the Western Extension site, the productive capacity of Avon Common remains nil as it is not operational, despite planning permission being granted 12 years ago. There is no certainty that during the plan period the Avon Common site would be worked, and so the Hurn Court Farm deepening would have an important role to play in continuing to serve the markets in the South East of the Dorset Council and BCP areas.

46. The closest site to the Hurn Court Farm Western Extension site, allocated through the Minerals Sites Plan is at Roeshot Quarry, which is 11km away to the east and straddles the Hampshire-Dorset border. A planning application for the eastern part of this site has recently been approved by Hampshire County Council, and it is unlikely that the western part of this site, which is within the BCP boundary, would be developed for some 6 years, by which time the proposed extraction at Hurn, including the deepening, would be almost half completed.

47. The location of Roeshot Quarry on the eastern edge of Christchurch indicates that it would have its own established markets by the time any extension into the BCP area occurred, and it is not anticipated that this or any other site allocation in the Mineral Sites Plan 2019 would adversely affect the market demand for the aggregate from Hurn Court Farm.

Restoration using inert waste

48. The application for deepening of the proposed extension would use a total of approximately 690,666 tonnes of imported inert waste to restore the quarry back to an agricultural after-use. The restoration of each phase would immediately follow once mineral extraction had ceased, thereby progressively

restoring the proposed extension fully by the end of 2031, as originally permitted.

49. Policy RS1 (*Restoration, Aftercare and After-use of Minerals Development*) of the Minerals Strategy advocates progressive and timely restoration, whilst recognising the importation of inert waste as an established way to restore a quarry. Similar to the Minerals Strategy, the Waste Plan 2019 (Policy 8) supports the use of inert waste for the restoration of mineral voids.

50. Policy RS1 requires the developer to demonstrate that inert waste imported for restoration is both suitable and available in sufficient quantity when needed to achieve the proposed restoration scheme. As far as reasonably possible, recyclable material capable of producing high quality washed recycled aggregates should already have been removed from the inert waste prior to being used for restoration.

51. The Waste Plan 2019 identifies a shortfall in the provision of inert waste disposal facilities and the need for greater provision (Paragraph 10.28). Policy 8 (*Inert Waste Recovery and Disposal*) of this Plan provides specific criteria for identifying the provision of new disposal facilities that have been used, alongside Policy RS1 of the Minerals Strategy, to assess the acceptability of disposing the proposed quantities of inert waste to achieve the proposed restoration profile and after-use.

52. Policy 8 requires proposals for inert waste disposal to demonstrate that they meet all of the following criteria:

- as far as is reasonably practicable all materials capable of producing high quality recycled aggregates have been removed for recycling;
- the minimum amount of waste is being used to achieve the intended benefit; and
- they will not prejudice the restoration of existing or permitted mineral sites.

53. The original application established the principle of importing waste for use for restoration. Although the current application proposes importation of a greater amount of waste, given the increased void proposed through deepening, the applicant still expects to finish extraction and restoration by the end of 2031, as originally permitted. The rate of importation originally permitted, 70,000 to 140,000 tonnes per annum (tpa), will not change.

54. Although ‘cut and fill’ calculations for quarry restoration can only ever be estimated, it is considered that the proposed overall volume of imported inert waste is not excessive to achieve the proposed land form and after-use. Nevertheless, as with the original permission, a condition requiring that the applicants submit a detailed restoration scheme identifying the tonnage and volume of inert waste, required for the restoration of each phase, is considered appropriate, should consent be forthcoming.

55. In meeting the requirements of criterion (a) and (c) of Policy 8, the developer intends to import inert waste through their own local construction and demolition waste business. Any materials that could be used to produce a high quality recycled aggregate would have been removed for their commercial value, prior to the inert waste being exported to the proposed site.

Retention of the Existing Mineral Processing Facility and Delay to the Full Restoration of the Existing Quarry by 12 Years.

56. Condition 1 of planning permission 8/16/2010/DCC required the original Hurn Court Farm quarry to be restored by 20th August 2030. This date is in conflict with the requirements of Condition 19 of planning permission 8/16/2011/DCC which required the Western Extension site to be restored by 31st December 2031 even though the temporary retention of the original Hurn Court Farm quarry was required, to allow the mineral to be processed and sold through the plant remaining on the original Hurn Court Farm site.

57. The current application therefore seeks to extend the date for full restoration to 31st August 2032, allowing time for the full restoration of the Western Extension site and the removal of the plant and any remaining mineral and full restoration of the original Hurn Court Farm quarry site.

58. Policy RS2 (*Retention of Plant, Machinery and other Ancillary Development*) of the Minerals Strategy requires that there should be a demonstrable need for the retention of the mineral processing facility beyond the life of the existing permitted quarry. Policy DM8 (*Transport and Minerals Development*) of the Minerals Strategy requires the provision of a safe access.

59. The proposed extension would require the retention of the existing mineral processing facility to provide for the continuing supply of construction aggregates from the site. The need for the mineral from the proposed extension is considered sufficient to outweigh any cumulative effects from the delay to the final working of Phase 5 of the original Hurn Court Farm quarry and the full restoration of the site, which would otherwise be contrary to the requirements of Policy DM1 j (*Key Criteria for Sustainable Minerals Development*) and RS1 f (*Restoration, Aftercare and Afteruse of Minerals Development*) of the Minerals Strategy. The retention of the mineral processing facility and the delay to mineral extraction and reclamation of Phase 5 would not affect restoration of the wider original Hurn Court Farm quarry site (Policy RS2 c - *Retention of Plant, Machinery and other Ancillary Development* of the Minerals Strategy).

60. A planning condition ensuring that mineral extraction in Phase 5 of the existing, original Hurn Court Farm quarry would not occur until the deepened extension has been fully worked out, is recommended. This would prevent the working of both sites simultaneously and ensure the timely reclamation both sites back to an agricultural after use in accordance with Policy RS2 (b).

Scope for Mitigation of Likely Significant Effects of the Development on Water Resources and Flood Risk

61. Paragraph 103 of the NPPF and PPG: *Minerals* provides that when determining a planning application for minerals development, the MPA is required to ensure flood risk is not increased elsewhere. Development should also have no unacceptable adverse impact on the flow and quantity of surface and groundwater, and migration of contamination from a site. The Minerals Strategy recognises that sand and gravel extraction will at some point affect surface and ground water resources, and that there will be potential for significant adverse impacts to water quality and water levels, both within and beyond the boundaries of a site. Policy DM3 (*Managing the Impact on Surface Water and*

Ground Water Resources) states that proposals for minerals development which would have an impact on water resources will only be permitted where it can be demonstrated that the local water environment would be protected and, where appropriate, enhanced.

62. The nearest main river is the River Stour, which is located approximately 450m to the south-west of the proposed extension. The Moors River is located approximately 550m to the east of the minerals processing facility. There are no watercourses or surface water features located within the boundaries of either site. To the south of the site a series of land drains and streams coalesce to form the Leaden Stour, a minor tributary of the River Stour. The proposed discharge from the site will drain into these.

63. The Western Extension site lies within Flood Risk Zone (FRZ) 1 as indicated by the EA indicative flood maps. Flood Zone 1 comprises land assessed as having a 'low' probability (<0.1% - a risk of fluvial flooding of less than 1 in 1000 in a year) to river and sea flooding. All uses of land are appropriate in Zone 1, including mineral extraction.

64. The previous permission limited working to above the water table, and there was therefore no impact on groundwater flows or quality, or requirement to manage/remove groundwater. The consent confirmed that the use of inert material to restore the proposed extension back to pre-extraction ground levels, whilst not as porous as the sand and gravel to be extracted, would reduce the risk of groundwater flooding should groundwater levels become elevated or drainage potential for surface water reduce.

65. However, working above the water table also effectively sterilised over 300,000 tonnes of sand and gravel. The current application seeks to realise this part of the resource, and proposes intercepting flows of ground and surface water, pumping these to a settlement lagoon in Phase 2 of the quarry and allowing the water to flow out of the site when the solid matter in it has settled out. Following completion of extraction, all areas would be backfilled with inert waste and returned to pre-development ground levels. Drainage would then be monitored following restoration for a period of 5 years to ensure that soils continue to drain freely, with remediation measures taken in the event of drainage problems.

66. The layout of the existing plant site would not be changed during the proposed works and runoff will continue to be managed as at present with runoff dispersing by infiltration and overland flow and by retention within the drainage ditch to the north of the site.

67. The proposed extension site is located immediately adjacent to Bournemouth Airport and within the 13-km safeguarding consultation zone, which is subject to the requirements of Policy DM9 (*Extraction and Restoration within Airfield Safeguarding Areas*) of the Minerals Strategy. The Airport safeguarding Authority has not objected to either proposal subject to the imposition of a planning condition requiring the submission of an updated birdstrike management plan. The plan is required to be approved prior to any development taking place in the proposed extension area and is to ensure that there would be no increased hazards to aviation safety.

68. Issues raised by objectors included:

i) Insufficient information has been submitted to enable the application to be determined at this time

ii) Increased risk of flooding pollution downstream as a result of water being pumped from the site

iii) Whether the data used for the Flood Risk Assessment was fit for purpose

69. BCP Council's Flooding and Coastal Erosion Risk Management Team (FCERMT) have raised some queries but have not objected to the proposed development.

70. As identified in the information submitted in support of the application, the proposal has the potential to impact upon the water environment in the following direct ways:

i) Potential for impact upon groundwater levels and flows;

ii) Potential for impact upon surface water levels and flows;

iii) Potential for derogation of groundwater quality;

iv) Potential for derogation of surface water quality, and;

v) Potential for the exacerbation of extant flood risk.

71. Given the proximity of the adjacent Bournemouth Airport, the impact assessment also additionally considered:

i) Potential for increased bird strike risk resulting from changes in site water management measures.

72. The direct impacts outlined above may lead, in-turn, to indirect impacts upon:

i) The stability of nearby structures.

ii) Potential for indirect derogation of surface water flow rates and / or waterbodies;

iii) Potential for indirect impact upon the volume of groundwater and / or surface water available to existing abstractions;

iv) Potential for indirect impact upon the quality of groundwater and / or surface water available to existing abstractions;

v) Potential impact upon floral and/or faunal habitats as a result of flow/quality derogation within surface water-courses/wetland areas.

73. The submitted hydrology/hydrogeology assessment and Flood Risk Assessment have assessed these risks and consider that the proposed methodology for intercepting and collecting ground and surface water is fit for purpose and will ensure the necessary safeguards. This assumes that permission will be conditioned by implementation and adherence to recommendations set out in the hydrology/hydrogeology assessment and Flood Risk Assessment documents.

74. In addition, further and more detailed assessment will be required for the necessary Environment Agency permitting/approval to extract and discharge water as proposed. As the ditches and Southern Stream which will receive the outflow from the site are Ordinary Watercourses, BCP's FCERMT will hold administrative responsibility for them and connection of the site discharge to

these watercourses will require Land Drainage Consent (LDC). The additional assessment and permitting requirements will provide further safeguards for the environment.

75. The issues of hydrology and hydrogeology, the proposed methodology, its potential effect on surface water and groundwater flooding and water pollution have been the subject of discussions between the Environment Agency (EA) and the developer. The EA have advised that a pre-commencement condition should be imposed, requiring that the principles of a Hydrogeological Risk Assessment (HRA) and Hydrometric Monitoring Strategy (HMS) are submitted to and agreed by the mineral planning authority, thereby ensuring that the water environment is properly managed and protected. The actual HRA and HMS, as agreed, would be undertaken at the same time as the necessary work to inform the EA permitting requirements, all in advance of approval by the EA and actual work beginning on the ground. These will confirm that the EA are satisfied that the proposed approach to deal with ground and surface water is robust and fit for purpose. The developer has indicated that they would be willing to accept this approach.

76. Having regard to the above, it is considered that the two development proposals would not have any significant adverse effect on water resources and flood risk in isolation or cumulatively that could not be mitigated for by planning condition, together with EA permitting requirements, and it is therefore considered they are in accordance with national policy and Policies DM1 i (*Key Criteria for Sustainable Minerals Development),* DM2 (*Managing Impacts to Amenity*), DM3 (*Managing the Impact on Surface Water and Groundwater Resources*) and CC1 (*Preparation of Climate Change Assessment*) and draft Policy 16 (*Natural Resources*) of the Waste Plan.

Impact on Heritage Assets

77. The NPPF sets out the approach to be adopted in assessing development proposals within the context of applications for development of both designated and non-designated assets. Great weight should be given to the conservation of designated heritage assets, and harm or loss to significance through alteration or destruction should require clear and convincing justification.

78. The attribution of 'great weight' in the NPPF is used sparingly and so needs to be given proper consideration when considering impacts on heritage assets. (It is relevant to note that great weight is also afforded to minerals supply and this report considers both matters accordingly.) As heritage assets are irreplaceable, any harm should require clear and convincing justification.

79. In relation to listed buildings there is a statutory duty to have special regard to the desirability of preserving the listed building and/or its setting together with any special architectural or historic features it has. This duty applies when considering granting planning permission affecting a listed building or its setting. Even when harm is less than substantial, that harm must carry great weight in the planning balance. The NPPF requires that '*Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification*' (para. 194). Paragraph 195 goes on to state that permission should be refused in the case of a proposal leading to substantial harm to a designated heritage asset unless substantial public benefits can be demonstrated. Where the harm to the significance of a designated heritage

asset is less than substantial the NPPF adds that '*this harm should be weighed against the public benefits of the proposal*…' (para. 196). In assessing such benefits, it will important to give due consideration to alternatives which could reduce or avoid any harm.

80. In accord with the NPPF, Policy DM7 of the Minerals Strategy (*The Historic Environment*) states that proposals for mineral development will only be permitted where it can be demonstrated through authoritative assessment and evaluation that heritage assets and their setting will be conserved in a manner appropriate to their significance.

81. Adverse impacts should be avoided or mitigated to an acceptable level. The policy further provides that where the presence of historic assets of national significance is proven, either through designation or a process of assessment, their preservation in situ will be required. Any other historic assets should be preserved in situ if possible, or otherwise by record.

82. Policy DM1 (d) (*Key Criteria for Suitable Minerals Development*) requires the protection, and where possible, enhancement of heritage assets. Preservation in this context means not harming the interest in the building, as opposed to keeping it completely unchanged. Policy HE1 of the Christchurch and East Dorset Core Strategy accords with national and minerals policy. The setting of a heritage asset is defined as "…..*the surroundings within which it is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of setting can make a positive or negative contribution to the significance of a heritage asset, may affect the ability to appreciate that significance or may be neutral…."* (DCLG 2012:56).

83. The previous application (8/16/2011/DCC), proposed a 3m landscape bund located 38.5m from the north (rear) elevation of Dales House, 15m from the property boundary. The heritage assessment concluded that the temporary change of use of land from agriculture to mineral extraction, including the removal of hedgerows would temporarily harm the setting of Dales House. It was acknowledged that the construction of a landscape screening bund between the proposed extension and Dales House would be an alien feature in the immediate agricultural landscape, but would lead to less than substantial harm to the setting of Dales House and would also mitigate the impact of mineral extraction in terms of noise and visual amenities.

84. Officers considered that the extent to which the proposed extension would help to secure the deliverability of construction aggregate supply weighed in favour of the proposal and should be accorded significant weight. The proposed extension was modest in scale and offered planning and environmental gains associated with locating the quarry adjacent to an existing mineral processing facility. Subject to the imposition of planning conditions, an adequate buffer would exist to the extent necessary to achieve an adequate and acceptable level of mitigation of potential adverse effects including noise, vibration, dust and visual intrusion to the use of Dales House and Merritown Farm as residential dwellings, such that the proposal would be in accordance with Policy DM2 (*Managing Impacts on Amenity*).

85. The heritage assessment established that the most important settings and views of both listed buildings would not be impacted by the proposed extension. Moreover, the surrounding agricultural landscape character that would be changed temporarily by mineral extraction does not meaningfully

contribute to the significance of either asset, because this setting has already been degraded by other built development.

86. Notwithstanding the foregoing, it was established that the proposals would give rise to less than substantial harm to the setting which should be afforded due consideration in the assessment of the application. In doing so, officers concluded that the harm was clearly outweighed by the significant public benefits of the proposal, which also provided clear and convincing justification to make an exception to Policies DM1d (*Key Criteria for Sustainable Mineral Development*) and DM4 (*Protection and Enhancement of Landscape Character and the Countryside*) and DM7 (*The Historic Environment*), which require the preservation of a heritage asset's setting.

87. The permission granted established the acceptability of mineral working at the site. A heritage impact assessment has been undertaken for the current planning application 8/20/0017/CONDR, which seeks to deepen the extraction with no change to the footprint. No additional sensitive receptors were identified, and no changes to the previous permitted mitigation is proposed. For the most part, the new proposals will not entail any additional significant effects to heritage assets above and beyond those already identified within the 2016 ES.

88. The exception to this is the listed building located in close proximity to the Western Extension; Dales House, which could be adversely affected by the proposals, above and beyond the level previously identified in respect of the original planning applications. As the building is located outside the boundary of the site, there will be no direct impacts as a result of extraction. However, there is the potential for indirect physical impacts to the fabric of the heritage asset. These potential effects could arise during Phases 1b and 2b of the revised working scheme. Extraction will entail de-watering of the sub-water table mineral via a sump, and relocation of the groundwater into a water lagoon. The mineral will then be extracted above groundwater mineral below groundwater mineral (below 7m AOD).

89. Dales House is situated adjacent to the southern boundary of the Western Extension. The building lies at c. 7m AOD, and therefore it is possible that the foundations of the building extend into the current water table. The dewatering of the Western Extension, if unmitigated, has the potential to affect the water table beyond the application site boundaries. Hydrological changes in the ground directly below Dales Farmhouse could cause adverse physical effects to the fabric of the building. Rapid drying out of the foundations could potentially causing cracking and shrinking of mortar, timber or other historic fabric, potentially causing destabilisation of foundations. At worst case, these hydrological changes could threaten the structural stability of the building.

90. To address this, a de-watering buffer is proposed for Phases 1 and 2. This buffer will take in the area within 125m of Dales House, and within this area mineral extraction will remain above the water table. Based on the evidence available, changes to the hydrology of the property as a result of mineral extraction will not occur.

91. The consented scheme proposed to have bunds in position for the duration of the working period of the Western Extension, a period of over 10 years. However, the new proposals have altered the methodology, so that a series of targeted bunds are proposed, constructed and then removed on a rolling basis

as each phase is completed and becomes ready from restoration. This methodology would result in the restoration of the areas of the Western Extension in closest proximity to Dales House much sooner than would be the case with the consented scheme. This will result in a minor reduction of the anticipated impacts of the operation of the Western Extension.

92. The remainder of the heritage assets assessed within the 2016 ES were assessed as not receiving adverse significance of effect. No additional impacts are anticipated for the Western Extension as a result of the current Planning Application.

93. In order to facilitate extraction of the sub-water table mineral within the Western Extension, there is also an application to extend the operational life of the original quarry, in order to bring it in line with the Western Extension. The 2016 ES identified a number of sensitive receptors to the consented scheme to extract mineral within the original quarry, which are set out within the 2016 ES Chapter. It is anticipated that the extension of the operational life of the original quarry as proposed will not result in any additional significant effects to the sensitive receptors identified within the 2016 ES.

94. As with the original proposal for the Western Extension site, officers consider that the extent to which the proposed deepening would assist in securing the deliverability of construction aggregate supply should again be accorded weight. The proposed deepening is modest in scale and offers planning and environmental gains given the location of the quarry adjacent to an existing mineral processing facility.

95. Under the current planning permission, less than substantial harm to the setting exists and will continue to exist, and this must be afforded due weight. It is considered that the potential indirect hydrological impact has been appropriately mitigated and officers are satisfied that any impact on Heritage assets would be outweighed by the public benefits of the proposal, providing clear and convincing justification to make an exception to Policies DM1 d (*Key Criteria for Sustainable Mineral Development*) and DM4 (*Protection and Enhancement of Landscape Character and the Countryside*) and DM7 (*The Historic Environment*), which require the preservation of a heritage asset's setting.

Landscape and Visual Impact Assessment

96. Policy DM4 (*Protection and Enhancement of Landscape Character and Countryside*) of the Minerals Strategy provides that minerals development will only be permitted when the proposals include provisions to protect and/or enhance the quality, character and amenity value of the countryside and landscape. It is further stated that development which affects the landscape will only be permitted if it can be demonstrated that any adverse impacts can be:

    i) avoided; or

    ii) where an adverse impact cannot be avoided, the impact will be adequately mitigated; or

    iii) where adverse impacts cannot be avoided or adequately mitigated, compensatory environmental enhancements will be made to offset the residual landscape and visual impacts.

97. Policy HE3 (*Landscape Quality*) of the C&ED Core Strategy places similar requirements on new development. Policy RS1 (*Restoration, Aftercare and After-use of Minerals Development*) requires high quality and timely restoration that where possible is undertaken in phases to mitigate for residential amenity and to minimise the duration of landscape and environmental impacts.

98. The Landscape and Visual Impact Assessment prepared in support of the original applications found that the proposed development would have no significant, adverse visual or noise impact such that landscape character or views in isolation or cumulatively would be affected in a manner which could not be adequately mitigated for by planning condition, achieving accordance with Policies DM4 (*Protection and Enhancement of Landscape Character and Countryside*), RS1 (*Restoration, Aftercare and After-use of Minerals Development*) and Policy HE3 (*Landscape Quality*) of the C&ED Core Strategy. A planning condition was recommended which sought the submission of a detailed landscaping plan, prior to the commencement of mineral extraction which would ensure that all additional planting would be sufficient to offer mitigation.

99. For the current applications, the proposed changes are as follows:

    i. Working the mineral to greater depth which will require the early construction of a dewatering sump followed by extraction in all phases below the current 7m Above Ordnance Datum (AOD) limit;

    ii. Mineral extraction remains split into five phases commencing in the south eastern block (Phase 1) of the extension area and progresses in a westerly direction into the south western block (Phase 2). After Phase 2 the sequence of phasing changes with the northeast section of the site becoming Phase 3 followed by Phase 4, which is now in the northwest. This change to phasing is proposed in order to facilitate the proposed extraction to greater depth as well as the retention of the pumped sump;

    iii. A strip of mineral running east to west through the centre of the extension area (Phase 5) will be retained as an access route to Phases 2 to 4 and will be extracted after Phases 1 to 4 have been worked;

    iv. Management of ground water which will require the construction of a small settlement lagoon located close to the southern boundary of Phase 2 of the Approved Development extraction area;

    v. Construction on the southern boundary and beneath Dales Lane to a discharge point adjacent to the watercourse south of the site. This operation, which will be very temporary, will require removal of a small length of scrub hedgerow on the north side of Dales Lane;

    vi. As the quarry has been worked, it has become apparent that there are insufficient soil from Phase 1 to build bunds around the whole of the western extension area, As a result, each phase of mineral extraction will be bunded separately as

shown on the submitted plans 347D – 01-03 (Phase 1A) to 347D -01-010 (Phase 5B). these bunds will be constructed prior to the commencement of mineral extraction in each phase, until final restoration of that phase; and

vii. Longer duration of quarrying activities, as follows:

- The Planning Permission for the Western Extension requires working to cease and the land to be restored by 30th August 2031;
- Mineral extraction above groundwater, will have a 3 to 6-year duration based on the predicted rates of extraction;
- The current estimates suggest that deepening the quarry will extend the duration of mineral extraction by 2-4 years. It is therefore envisaged that mineral extraction will cease by 30th August 2030; and
- Due to the time lag between mineral extraction and restoration, it is envisaged that the restoration of the Western Extension will be completed within 12 months following mineral extraction. As already consented by Condition 19 of Planning Permission Ref: 8/16/2011/DCC, the Western Extension shall be restored by 31st December 2031.

100. Planning permission requires the western extension to be restored back to agriculture use, at the original pre-development ground levels and consents the use of imported restoration materials. This restoration outcome will not change as a result of the revised, proposed development.

101. To support the Western Extension, the plant area in the original quarry must be retained to process, store and sell the mineral and to support importation of restoration materials. In contrast to the 31st December 2031 end date of the Western Extension, Condition 1 of planning permission ref: 8/16/2010/DCC requires the original quarry to be restored within 12 years from the date of this consent (20th August 2030), even though the temporary retention of the original quarry is required to provide the weighbridge, office and staff facilities necessary to support the restoration works. It is therefore also proposed to extend the restoration end date of the original quarry until 31st August 2032.

102. The significance of the landscape effects of the approved proposals was generally assessed to be moderately adverse for the short term (during extraction) and negligible to slightly beneficial for the long term (following restoration).

103. In the context of the approved development proposals, which have now become the baseline landscape condition, the significance of landscape effects arising from the proposed development changes are assessed to be generally as follows:

104. The significance of landscape and visual effects for a western extension restoration to Hurn Quarry, was originally assessed in a Landscape Visual Impact Assessment (VIA) included within an Environmental Statement (dated July 2016) accompanying planning applications 8/16/2011/DCC and 8/16/2010/DCC. An Addendum to the LVIA has been undertaken, considering

the significance of landscape and visual effects in the context of specific changes proposed to the approved scheme.

105. Due to the nature of the revised proposals, all effects identified are temporary and the phased construction and removal of perimeter screen bunding will deliver earlier agricultural restoration of the site.

106. Phased mineral extraction and restoration will take place within the approved timescale to 2031. An additional 2 years beyond that currently permitted is required to retain the plant area in the original quarry to support the development of the western extension.

107. The significance of landscape and visual effects upon identified local receptors, arising from the changes included in the proposed development, are generally considered to be negligible and therefore 'not significant'.

Ecology and Biodiversity

108. Policy DM5 (*Biodiversity and Geological Interest*) of the Minerals Strategy aims to protect, maintain and enhance the condition of all types of nature conservation sites, habitats and species within their ecological networks and sets out criteria that should be addressed when development is proposed.

109. The ecological appraisal carried out on the original application noted the presence of some habitats that may be of interest to protected species and the potential presence of badgers, reptiles, amphibians including great crested newts and nesting birds. Further assessment of bats, badgers and reptiles was subsequently undertaken. It was considered that the ecological interests on the site would be addressed satisfactorily through the imposition of a planning condition requiring a site environmental management plan for the lifecycle of the proposed development. The opportunity to create new ecological habitat and increase biodiversity during restoration should ensure that there is no net loss to biodiversity, because of the temporary loss of habitat.

110. Having regard to the above, it was considered that the, then proposed development would not have any significant adverse effect on ecology and biodiversity, in isolation or cumulatively, that could not be mitigated for by planning condition and was therefore considered to be in accordance with national policy and Policy DM5 (*Biodiversity and Geological Interest*) of the Minerals Strategy.

111. Proposed changes to the current permitted situation include installation of a sump and a large sediment lagoon in line with best practice in relation to water treatment arising from quarrying activities. The sump will move within the site, the lagoon will remain in Phase 2. The water discharge outfall point from the lagoon, and the discharge itself, are new features that do have potential to impact adversely on the local ecology. In order to further negate bird strike issues that might arise as a consequence of creation of these waterbodies netting will be used and maintained to prevent access by waterfowl.

112. The area of the new discharge point on the embankment and ditch discharge area south of the site comprises a mixture of common low scrub and forb species. Further west along the ditch receiving water are three veteran oak trees (*Quercus Robur*), supporting potential roosting features (PRF) for bats. Some of the larger/denser trees and shrubs have the potential to support low numbers of common nesting birds.

113. The assessment determined that the discharge point would not impact on the PRF Oak Trees which lie to the west of the discharge point. The protection of these trees is therefore not required.

114. Regarding nesting birds, installation of the proposed outfall may require removal or trimming of a small amount of planting that could support low numbers of common nesting birds. This could result in the damage or destruction of breeding birds, their nests (while in use or being built) or the destruction of bird eggs unless appropriate mitigation action is taken. To ensure compliance with the Wildlife and Countryside Act, 1981 (as amended) the following action is required:

115. Vegetation removal/cutting should be undertaken outside the bird breeding season, which is generally considered to be from 1st March to the 31st August (to cover all bird species, particularly multiple brood species). This option would avoid the need for a pre-works inspection to determine the presence of nesting/breeding birds. If this option is not feasible then the following action will be taken:

    A nesting bird inspection immediately prior to the commencement of vegetation removal/cutting will be undertaken. If nesting birds or birds constructing a nest are subsequently identified to be present, work in that area must cease until the nest is clear.

116. Irrespective of time of year or if nesting birds move into the area then works in the immediate vicinity should stop and an ecologist consulted.

117. The downstream water environment and any habitats reliant upon water will be protected from adverse impacts in terms of water quantity or quality. All quarry run-off and silt/sediment-laden water will first flow through a silt trap (silt lagoon) before entering the outflow ditch (or other surface water drain). Water containing silt/sediment will not be pumped into or allowed to flow directly into, the discharge ditch (or other surface water drain). The water and silt/sediment discharge regime will require an Environment Agency Environmental Permit, thereby ensuring the protection of the downstream water environment and any habitats reliant upon water quality or quantity.

118. A planning condition requiring a site-wide environmental management plan for the lifecycle of the proposed development, would be appropriate, if consent is forthcoming.

Noise

119. The assessment carried out in support of the original planning applications included noise impacts, and conditions relating to the control of noise and associated impacts were included with the permissions issued. It was considered that these conditions provided the necessary controls over noise.

120. The proposed variations to the current planning consents seek to permit extraction of sand and gravel from below the water table, and involve the following changes to the current permitted way of working:

    - Changes to the phasing of the mineral extraction, specifically phases 3 and 4 will swap around, resulting in a more practical approach to the extraction of materials;

- Changes to the mitigation bunding whereby the bunds are to be constructed around each extraction phase as required, rather than around the whole development site. That is, the bunds around phase one have been constructed around this specific phase and will be used in its restoration once the extraction phase has been completed;
- The management of groundwater during mineral extraction below the water table; and
- Extension to the end date of the original quarry facilities.

121. Extraction below the water table will extend the extraction phase of the development, which will cease by 30th August 2030. The rest of the site, material throughput per annum, extraction methods, number of vehicles per day etc will remain as detailed in the consented plans.

122. The extension to the end date of the original quarry will not introduce any new noise impacts and, during the later stages of the lifespan, will only be used to support the restoration of the western extension. To that end, it is considered that the extension to the life of the original quarry will not result in any additional noise impacts and has not been considered within this assessment.

123. Further work has been undertaken to assess the changes in noise impacts associated with the additional drainage plant and changes to the bunding. The impacts associated with the site preparation, mineral extraction and restoration phases will remain the unchanged and are therefore not assessed again.

124. The proposed drainage equipment will not generate significant levels of ground transmitted vibration. Therefore, the vibration impacts associated with the extraction of sand and gravel remain unchanged and effects from vibration and are also not assessed again.

125. It was originally proposed through the current applications that the pump required to dewater the site would be powered by a diesel generator which would run as required when the pump was needed. The pump itself is submersible, and would generate very little or no noise that would be perceptible at any receptor locations.

126. The further noise assessment carried out has shown that noise from the additional drainage plant would be very low when calculated to the nearest noise sensitive receptor locations.

127. When the cumulative daytime operational scenario is considered, it is evident that the proposed drainage plant would not result in any significant increase in noise emissions from the quarry extension and, therefore, would not result in any change in the noise impacts originally calculated. The generator would operate at night but the assessment indicates that a noise limit 10dB below that set to prevent sleep disturbance can be achieved.

128. Overall, noise impacts from the deepening of the Western Extension site remain ‘minor adverse’ during daytime hours and are rated as ‘minor’ during the night-time period as it is possible that noise will be discernible should it be necessary to operate the pump during night-time hours.

129. A response from a local resident was received, objecting to potential impacts on amenity from the noise of the drainage plant. In response, the operator has

confirmed that there is no longer a proposal to use a generator to power the submersible pump. The pump will be directly powered from a power cable running onto the site. This will reduce noise impacts still further, and the Mineral Planning Authority is satisfied that with the imposition of conditions to control and manage noise as previously, there is no need for any further action. The proposals are considered to be in accordance with national policy and Policy DM2 (a) and (f) *Managing Impacts on Amenity* of the Minerals Strategy.

Transport and Traffic

130. Policy DM8 (*Transport and Minerals Development*) of the Minerals Strategy provides that minerals development which could have an adverse impact as a consequence of the traffic generated should only be permitted where it is demonstrated through a transport assessment that, among other matters, safe access will be provided, there will be no adverse impact on the Strategic, Primary or Local Route Network, and that where required, funding for network improvements will be provided to mitigate for significant impacts.

131. Policy KS11 (*Transport and Development*) of the C&ED Core Strategy states that development will only be permitted where mitigation against adverse transport impacts, which may arise in isolation or cumulatively with other proposals, is provided. Mitigation is to be provided through site specific legal agreements and payment of the Community Infrastructure Levy (CIL).

132. It was noted that the previous application did not propose any materially significant increase in traffic movements over and above the existing permitted quarry and there was a committed programme of highway improvements to serve planned growth in and around the airport. Aggregates are essential minerals needed to support the construction industry, as well as for highway infrastructure, and in this sense a local supply of aggregate for an area of planned growth offered distinct sustainability benefits. In the absence of any highway objection in relation to direct or cumulative impacts, it was not considered that the impact of HGV movements from the proposed extension would have a significant adverse effect, in isolation or cumulatively with other development that would require a financial contribution through the district council's CIL. Both proposals were therefore considered to fully comply with Policy DM (j) of the Minerals Strategy and Policy KS11 (Transport and Development) of the CD&ED Core Strategy.

133. The current planning application proposes the variation of the depth limit, reducing the amount of mineral resources sterilised through the extant consent. The current estimates suggest that deepening the quarry will release an extra 305,000 tonnes (approx.) of mineral. This will extend the duration of mineral extraction by 2-4 years and it is therefore envisaged that mineral extraction will cease in 2030.

134. Planning permission 8/16/2011/DCC for the Western Extension also consented the importation of 140,000 tonnes per annum of restoration materials, up to 564,000 tonnes in total. As with mineral extraction, the actual rate of importation is 70,000 to 140,000 tonnes per annum.

135. It is estimated that a total of 690,666 tonnes of imported material will be required to restore the Western Extension, following the extraction of both the above & sub-groundwater mineral. Based on the rate of importation of 70,000 to 140,000 tonnes per annum, the restoration will take 5-10 years. In light of the

time lag between mineral extraction and restoration, it is envisaged that the restoration of the Western Extension will be completed within 12 months following mineral extraction. As already consented by Condition 19 of planning permission 8/16/2011/DCC, restoration of the Western Extension is expected to be completed by 31th December 2031.

136. The rate of extraction/infill will not alter relative to the already approved development of the Western Extension, thus there is no predicted increase in daily HGV traffic relative to that already permitted. Although there will be an increase in the duration of extraction by 2-4 years, extraction will not extend beyond the restoration end date of 31th December 2031 as limited by conditions attached to Planning Permission Ref: 8/16/2011/DCC.

137. If extraction had only taken place above the water table, working and restoration could have been completed some 4 to 5 years before the end date of the permission. If extraction does take place below the water table, working and restoration will continue for a longer period of time, although remaining within the permitted timeframe. There would be more vehicles on the road, in that works would last for a longer period of time, but all would be within permitted timeframes and levels.

138. The proposed original quarry restoration variation application is the only aspect that will actually alter traffic flows, as it will have the effect of allowing operations to extend beyond 2030 (currently dictated by the original quarry consent) to 2032. The effects of the proposed variations to the approved schemes, in traffic terms, will be to extend extraction and restoration traffic from 2030 to 2032. In the final year (August 2031 to August 2032), extraction will be from the plant area only after it has been dismantled. This further assessment considers the effects at the end of the period, in 2032.

139. Following assessment, it can be shown that the percentage changes at each relevant junction around the site (B3073 Staggered Crossroads; Hurn Roundabout; B3073 between Crossroads & Roundabout) shows that there is no material difference arising from extending the operational period to 2032, and it is considered that the traffic levels pertaining to the proposed increase in the depth of the quarry, will have no additional impact over baseline conditions in that year.

140. There will be no day to day increase in traffic associated with the quarry, arising from the increased depth of extraction, as extraction rates will not alter. The only effect will be to extend the operational life of the quarry to 2032, which will have no material effect on traffic relative to background levels. It is therefore concluded that there is no requirement for any more detailed analysis of traffic impact and no requirement for mitigation arising from this planning application.

141. Retaining the existing minerals processing facility during the life of the proposed quarry extension would also offering meaningful environmental benefits by reducing the distance the mineral would have to be transported for processing. Both proposals are therefore considered to fully comply with Policy DM8 (Transport and Minerals Development) of the Minerals Strategy and Policy 12 (Transport and Access) of the Waste Plan 2019.

Other Issues Considered in the 2020 Addendum to the Environmental Statement

142. **Land-use/soils**: Chapter 9 of the original 2016 Environmental Statement concerned land use and soils and concluded that the impact would not be significant due to the temporary nature of the change in land use and the planned restoration to additional agricultural land of the same quality. As the current proposals do not impact on agricultural land beyond that already consented for mineral extraction and a change in the management of soils is not required, the further assessment of the impact of land use and soils is not required to consider the impact of the Development Proposals.

143. **Vibration**: Regarding vibration, the original 2016 Environmental Statement found that due to the nature of the material being extracted, the proposed extraction methods are not considered likely to generate significant levels of vibration and the operation of various items of plant would be likely to be imperceptible. The current proposals essentially introduce one new item of plant, a submergible pump and it is considered that this additional plant would not result in vibration when in operation. Consequently no further assessment is required.

144. **Dust**: A Dust Assessment was included in Chapter 12 of the 2016 ES which concluded that *'the effective implementation of the dust mitigation measures will ensure that dust generated at the site will have an insignificant effect on nearby sensitive receptors'.* The dust mitigation measures are included in a Construction Management Plan, adherence to which is conditioned through the current planning permissions 8/16/2011/DCC and 8/16/2010/DCC. It is proposed that adherence to the Construction Management Plan will continue and the further assessment of dust is not required to consider the impact of the Development Proposals.

Climate Change

145. Policy CC1 (*Preparation of Climate Change Assessments*) of the Minerals Strategy requires that proposals for minerals development include an assessment of how climate change mitigation has been considered and addressed.

146. Both of the original proposals were supported by a climate change assessment which detailed the limited increase in greenhouse gas emissions from the proposed extension when compared to the existing authorised development. Climate projections for the UK were assessed in order to establish what changes to the climate are likely to occur over the lifetime of the project (12 years), within Dorset.

147. An assessment of the effects of the proposals on climate, and the effects of climate change on the proposals, was included in Chapter 14 of the 2016 Environmental Statement. This assessment concluded that it is not anticipated that climate change will impact on conditions or operations at the site.

148. This assessment also considered the generation of greenhouse gas (GHG) emissions which would be minimised through the location and design of the scheme, through the use of energy efficiency measures, and the restoration of the site. The Flood Risk Assessment was also used to outline measures that will be incorporated within the design of the scheme to ensure that it is not at risk of flooding. Chapter 14 concluded that the development will be resilient to

the impacts of climate change, and will ensure continued provision of a mineral resource whilst minimising GHG emissions.

149. Climate change impacts and their effects would be limited due to the fairly short-term duration of the development, but would include the following:

    i. implement a drainage strategy that would ensure that there was no increased risk of flooding;

    ii. have a working scheme to minimise mineral waste;

    iii. not significantly increase traffic movements;

    iv. use of modern plant and machinery with high efficiency rating; and

    v. progressive restoration of the site to a high quality that would deliver net ecological gain.

150. Having regard to the information submitted in support of both proposals, it was concluded that neither would have any significant adverse effect on climate change, either in isolation or cumulatively, that could not be mitigated for by planning condition, and is therefore considered to be in accordance with national policy and Policy CC1 (*Preparation of Climate Change Assessments*) of the Minerals Strategy.

151. The current development proposals seek the extraction of the same volume of mineral over the same 12-year period, as considered in the 2016 Environmental Statement and a revised Flood Risk Assessment has been provided with the current applications demonstrating that the proposals will not result in flooding. It is considered that in terms of climate change, the findings of Chapter 14 of the 2016 ES are still valid and the proposals remain in compliance with Policy Cc1 of the Minerals Strategy.

Alternatives and the planning balance

152. As the site already benefits from planning permission for mineral extraction, and this permission is currently being actively implemented, the only alternative to deepening would be to do nothing. This would see the sterilisation of approximately 300,000 tonnes of mineral in a location where extraction is already ongoing.

153. Public benefits associated with the proposed extension include:

    i. The contribution to securing an appropriate, robust and flexible level of aggregates provision to meet the requirement for ambitious housing and infrastructure building programmes. New housing and infrastructure is a key national priority of the Government that is reflected in local development plans as necessary to secure economic growth and to maintain and improve quality of life in the County, as well as the larger conurbations of Bournemouth and Poole. This argument is substantiated by the fact that the site is a proposed allocation in the submitted Mineral Sites Plan;

    ii. The continued contribution that the existing quarry and proposed extension would make to the economy more generally, including locally based and skilled employment.

154. Officers consider the extent to which the proposed extension would help to secure the deliverability of construction aggregate supply weighs heavily in

favour of the proposal and should be accorded great weight. The proposed extension is modest of scale and there are significant planning and environmental gains associated with locating the quarry adjacent to an existing mineral processing facility.

Conclusion

155. Although there is no land-bank shortfall for River Terrace aggregate, there is an ongoing need for aggregate as without renewals i.e. new permissions, the land-bank will decline steadily.

156. The location of the proposed extension fully accords with Policy AS1 (Provision of Sand and Gravel) of the Minerals Strategy.

157. Inert waste is an acceptable restoration method for quarry voids and the importation of sufficient quantities of waste from local construction sites would also provide an identified need for inert waste disposal facilities that complies with Policy 8 (Inert Waste Recovery and Disposal) of the Waste Plan.

158. The retention of the existing minerals processing facility is logical, as it is optimally placed to serve the proposed extension and accords with the requirement to reduce the impact of mineral development traffic (Policy DM8 – *Transport and Minerals Development*). The need for the mineral is sufficient to outweigh an exception to Policy RS1 - f (*Restoration, Aftercare and Afteruse of Minerals Development*) which requires restoration to be undertaken at the earliest opportunity.

159. The original ES demonstrated that neither the existing Hurn Court Farm quarry nor the permitted Western Extension site adversely affected the integrity of the Dorset Heaths SAC, Dorset Heathlands SPA and Ramsar site, either alone or in combination (the plan requires that this be demonstrated). There is no reason to expect that the current proposed deepening would have any effect on integrity.

160. The permitted extension was found to result in temporary harm to the setting of two Grade II listed buildings: Dales House and Merritown Farm. However, it was accepted that the temporary harm to both listed buildings would be less than substantial. Despite the heritage impacts from the proposed extension not being identified as 'significant' in EIA terms, the less than substantial harm to the listed buildings was given significant weight when weighed against the public benefits associated with the proposed extension and, in relation to harm to the setting of Dales House and Merritown Farm, required clear and convincing justification.

161. The assessment took account of the valuable contribution to securing a sufficient supply of aggregate that the previous permitted site would make, including maintaining the valuable local economic role of the quarry. The proposed deepening will have the same continuing beneficial effects.

162. Consideration has been given to alternatives to the proposals which in the current case is to take no action and accept the sterilisation of mineral which can be extracted. The proposed deepening is identified as being deliverable, maximising the efficient extraction of the mineral available, in close proximity to an existing processing facility. Officers consider that to take no action would not comply with the requirement of the NPPF to deliver sustainable development

and avoid the unnecessary sterilisation of minerals in the ground, and the public benefits that exist to justify this harm are clear.

163. Any residual adverse impacts that would affect the wider landscape character and amenity of the adjacent residential dwellings and public right of way need also to be considered in the context of the temporary and reversible nature that would be predominately contained within the first phase of the quarry. Subject to the imposition of planning conditions, an adequate buffer would also exist to the extent necessary to achieve an acceptable level of mitigation of potential adverse effects including noise, vibration, dust, visual intrusion and hydrological impact to the use of Dales House and Merritown Farm as residential dwellings, such that the proposal would be in accordance with Policy DM2 (*Managing Impacts on Amenity*).

164. Mineral extraction and restoration will be phased and the reclamation of the site back to an agricultural after use, with a 5-year aftercare period is supported (Policy RS1 - Re*storation, Aftercare and Afteruse of Minerals Development)* of the Minerals Strategy. The public benefits associated with the continued use of the minerals processing facility to provide a steady supply of construction aggregates and to reduce the transportation distance of minerals, is considered material to delay the reclamation of the final phase of the existing quarry by 12 years.

165. Working below the water table and the associated dewatering of the site as required will bring new impacts, including the discharge of water from the site into the drainage network south of the site having the potential to cause flooding and environmental impacts, and associated potential impacts from the use of the drainage equipment. The EA is satisfied that the imposition of a condition requiring the developer to agree the principles of, and then carry out, an appropriate Hydrogeological Risk Assessment (HRA) and Hydrometric Monitoring Strategy (HMS) prior to commencement will assess and prove the robustness of the proposed methodology. In addition further work for the necessary EA permitting requirements will provide further safeguards. Natural England have made no comment on the proposals, and BCP's Environmental health and Flood Risk and Control of Erosion Teams have made no objections.

166. Having regard to the mitigation of impacts and potential effects associated with the proposed development, and when balancing the remaining residual impacts and their effects against the wider public benefits of the supply of aggregates, there are clear and robust material reasons to justify the approval of both applications.

167. Overall, when considering the provisions of the development plan, national policy and guidance, the environmental information submitted in support of the applications, and the representations received, both proposals would provide for sustainable minerals development in accordance with the provisions of the development plan. There are no other material considerations that indicate that a decision should be made otherwise.

Recommendation:

1. Application No. 8/20/0016/CONDR

That planning permission be GRANTED subject to the conditions set out below:

i) Schedule of conditions for: 8/20/0016/CONDR

1. The development hereby approved shall be completed by the 31st August 2032, by which time mineral winning and working shall have ceased and the site shall be fully reclaimed in accordance with the restoration and aftercare requirements detailed in Condition 6 of this permission.

   Reason: To provide for the completion and progressive restoration of the site within a reasonable and acceptable timescale thereby reducing the environmental effects of the development having regard to: the Bournemouth, Dorset and Poole Minerals Strategy; the Bournemouth, Dorset and Poole Waste Plan 2019; and the Christchurch and East Dorset Local Plan: Part 1 – Core Strategy.

2. Unless otherwise agreed in writing by the mineral planning authority, no development shall be carried out other than in strict accordance with the approved plans, schemes and details submitted as part of the original planning application number: 8/2001/0192; plans and details approved under planning permission 8/16/2011, as listed below; and other plans and details approved under the requirements of these conditions.
   DRG No: 347D 01-01 Location Plan
   Drawing No. ST1 4939 -002 Plant Site Area
   The development shall be carried out in full accordance with the approved plans, schemes and details for the duration of this permission.

   Reason: To manage the development in the interests of ensuring that the permission is implemented correctly thereby avoiding, reducing or mitigating the environmental effects of the development having regard to: Policies SS1; SS2; AS1; CC1; RS1; RS2; DM1; DM2; DM3; DM4; DM5; DM7; DM8; DM9 and Policy DM10 of the Bournemouth, Dorset and Poole Minerals Strategy; and Policies 1; 16; 12 and 8 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan 2019

3. The applicant shall notify the mineral planning authority in writing within one month of the dates of commencement and completion of the following; entering a new phase of extraction and completion of restoration of each phase; completion of (a) final restoration and (b) aftercare under this planning permission.

   Reason: To enable the Mineral Planning Authority to control the development and to monitor the site to ensure compliance with the planning permission having regard to: Policies SS1; SS2; AS1; CC1; RS1; RS2; DM1; DM2; DM3; DM4; DM5; DM7; DM8; DM9 and Policy DM10 of the Bournemouth, Dorset and Poole Minerals Strategy; and Policies 1; 16; 12 and 8 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan 2019

4. Only inert waste is to be imported to the site and this should be for quarry restoration purposes only. The only mineral that shall be processed at the site is from the permitted quarry and the extension area permitted by planning

permission 8/16/2011/DCC and amended by planning permission 8/20/0017/CONDR.

Reason: The permission is granted only for the extraction and processing of mineral from the existing quarry and permitted extension having regard to: Policies SS1; SS2; AS1; CC1; RS1; RS2; DM1; DM2; DM3; DM4; DM5; DM7; DM8; DM9 and Policy DM10 of the Bournemouth, Dorset and Poole Minerals Strategy; and Policies 1; 16; 12 and 8 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan 2019.

5. Mineral extraction shall not take place below the normal water table and there should be no dewatering of the site.

   Reason: To safeguard the local water environment, ensure the satisfactory reclamation of the site and to prevent standing water that could increase the risk of bird strike, compromising aviation safety having regard to: Policies SS1; SS2; AS1; CC1; RS1; RS2; DM1; DM2; DM3; DM4; DM5; DM7; DM8; DM9 and Policy DM10 of the Bournemouth, Dorset and Poole Minerals Strategy; and Policies 1; 16; 12 and 8 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan 2019

6. No soil stripping or mineral extraction shall take place in the final phase of the quarry, approved under planning permission 8/2001/0192, until such time as a comprehensive and detailed scheme of restoration for Phase 2 (to address the ongoing standing water issue) and Phase 5 (where the mineral processing facility is located) has been submitted to and approved in writing by, the mineral planning authority. The submitted restoration scheme shall include: provision for the relief of groundwater standing water in Phase 2 of the existing quarry; provision for the relief of ground compaction; tonnage and volume of waste required for the restoration of each phase; a programme for implementation. Restoration shall be completed in accordance with the approved scheme unless otherwise approved in writing by the Mineral Planning Authority. The restoration scheme shall be implemented in full and in accordance with approved details. The site shall be fully restored to an agricultural after-use by 31st August 2032. Thereafter, and unless otherwise approved in writing by the mineral planning authority, restoration shall be completed in accordance with the approved scheme and aftercare shall be undertaken for a 5-year period from the date restoration of Phase 2 and Phase 5 is completed.

   Reason: To ensure the progressive and timely reclamation of the site back to agriculture having regard to: Policies SS1; SS2; AS1; CC1; RS1; RS2; DM1; DM2; DM3; DM4; DM5; DM7; DM8; DM9 and Policy DM10 of the Bournemouth, Dorset and Poole Minerals Strategy; and Policies 1; 16; 12 and 8 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan 2019.

7. No operations other than essential maintenance and testing of plant shall be carried out on site other than between 07:00 to 18:00 Monday to Friday and 07.00 to 13.00 on a Saturday (excluding bank and public holidays), unless

with prior written approval of the mineral planning authority or where operations are necessary to maintain safe mineral working in emergencies. A precise definition of emergencies shall be submitted to, and agreed in writing by, the mineral planning authority prior to the commencement of development. Thereafter any qualifying emergency that requires working outside of the hours specified in this condition shall be notified to the mineral planning authority as soon as is practicable. No operations associated with soil stripping or the construction or removal of screening bunds shall be carried out except between 0800 hours to 1700 hours, Mondays to Fridays and 0800 to 1300 hours on Saturdays.

Reason: To protect the amenity of local residents having regard to: Policies SS1; SS2; AS1; CC1; RS1; RS2; DM1; DM2; DM3; DM4; DM5; DM7; DM8; DM9 and Policy DM10 of the Bournemouth, Dorset and Poole Minerals Strategy; and Policies 1; 16; 12 and 8 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan 2019.

8. Unless with the prior written agreement of the Mineral Planning Authority, there shall be no tree felling or clearance of scrub or other vegetation carried out during the bird breeding season: 1 April to 31 July (inclusive).

Reason: To protect breeding birds having regard to: Policies SS1; SS2; AS1; CC1; RS1; RS2; DM1; DM2; DM3; DM4; DM5; DM7; DM8; DM9 and Policy DM10 of the Bournemouth, Dorset and Poole Minerals Strategy; and Policy 1 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan 2019.

9. Any facilities for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls, details of which shall be submitted to the mineral planning authority for approval in writing and thereafter the details implemented in full. The volume of the bunded compound should be at least equivalent to the capacity of the tank plus 10%. If there is multiple tankage, the compound should be at least equivalent to the capacity of the largest tank, or the combined capacity of interconnected tanks, plus 10%, or 25% of the total volume which could be stored at any one time, whichever is the greater. All filling points, vents, gauges and sight glasses must be located within the bund. The bund shall be sealed with no drain valves or pipes that could discharge to any watercourse, land or underground strata. Associated pipework should be located above ground where possible, and protected from accidental damage. All filling points and tank overflow pipe outlets should be detailed to discharge downwards into the bund. The bund should be maintained to ensure its storage capacity is always available.

Reason: To prevent pollution of the local environment having regard to: Policies SS1; SS2; AS1; CC1; RS1; RS2; DM1; DM2; DM3; DM4; DM5; DM7; DM8; DM9 and Policy DM10 of the Bournemouth, Dorset and Poole Minerals Strategy; and Policies 1; 16; 12 and 8 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan 2019.

10. No stockpiles of material on the plant site shall exceed 7 metres in height when measured from base of the plant area. No material shall be stockpiled on the remainder of the site.

    Reason: To protect the amenity of local residents having regard to: Policies SS1; SS2; AS1; CC1; RS1; RS2; DM1; DM2; DM3; DM4; DM5; DM7; DM8; DM9 and Policy DM10 of the Bournemouth, Dorset and Poole Minerals Strategy; Policies 1; 16; 12 and 8 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan 2019.

11. No floodlights or street/area lighting shall be erected or installed other than; security lighting activated by unauthorised entry by persons or vehicles, temporary site lighting to ensure a safe working environment (and which shall be so designed and installed as to prevent light spillage outside the application site), and street lighting at the offices in accordance with details which shall first have been submitted to and approved in writing by the Mineral Planning Authority. Matters requiring detailed approval prior to installation of lighting shall include details of the location, height, design, sensors, and luminance of lighting, the times when lights are proposed to be illuminated, and the measures proposed to prevent potential nuisance of light spillage on adjoining properties.

    Reason: To protect the amenity of local residents having regard to: Policies SS1; SS2; AS1; CC1; RS1; RS2; DM1; DM2; DM3; DM4; DM5; DM7; DM8; DM9 and Policy DM10 of the Bournemouth, Dorset and Poole Minerals Strategy; Policies 1; 16; 12 and 8 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan 2019.

12. Before February of every year in the five-year post-restoration aftercare periods, a detailed programme of management measures shall be submitted to the mineral planning authority for review and approval. This shall include a record of aftercare measures undertaken on the land during the previous 12 months and detail the measures to be undertaken in the following 12 months, the period during when the measures are to be undertaken and details of who will be responsible for undertaking each measure. The measures shall include details for the proposed planting (timing and pattern of vegetation establishment), cultivating, seeding, fertilising, watering, draining, and/or otherwise treating land and any other measures for managing soil quality, structure and fertility and for the control of weeds. The detailed programmes of management must be completed and shall be implemented as approved.

    Reason: To safeguard the natural environment and amenity having particular regard to: Policies SS1; SS2; AS1; CC1; RS1; RS2; DM1; DM2; DM3; DM4; DM5; DM7; DM8; DM9 and Policy DM10 of the Bournemouth, Dorset and Poole Minerals Strategy; and Policies 1; 16; 12 and 8 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan 2019.

13. On completion of the infilling of inert waste in each phase, the surface levels of that phase shall be surveyed by a suitably qualified professional and any

discrepancy between actual levels and those approved shall be immediately made known to the mineral planning authority. Any remedial action requested in writing by the mineral planning authority shall be implemented in full within 1 month.

Reason: To safeguard the natural environment and amenity having particular regard to: Policies SS1; SS2; AS1; CC1; RS1; RS2; DM1; DM2; DM3; DM4; DM5; DM7; DM8; DM9 and Policy DM10 of the Bournemouth, Dorset and Poole Minerals Strategy; and Policies 1; 16; 12 and 8 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan 2019.

2. Application 8/20/0017/CONDR

That planning permission be GRANTED subject to the conditions set out below:

ii) Schedule of conditions for: 8/20/0017/CONDR

1. The development permitted by this consent shall commence before the expiration of 3 years from the date of this permission. Written notification of the date of commencement shall be submitted to the minerals planning authority within seven days of such commencement.

   Reason: In accordance with Section 91 of the Town and Country Planning Act 1990 (as amended).

2. Unless otherwise approved in writing by the waste planning authority, the development hereby permitted shall be carried out in strict accordance with the details shown on the following plans and drawings submitted as part of the application:
   DRG No. 347D-01-01 Location Plan
   DRG No. 347D-01-02 Site Plan
   ST14939-002 Plant Site Area
   ST14939-003 Site Setting
   DRG No. 347D-01-03 Phase 1A (as existing)
   DRG No. 347D-01-04 Phase 1B
   DRG No. 347D-01-05 Phase 2A
   DRG No. 347D-01-06 Phase 2B
   DRG No. 347D-01-07 Phase 3
   DRG No. 347D-01-08 Phase 4
   DRG No. 347D-01-09 Phase 5A
   DRG No. 347D-01-010 Phase 5B
   DRG No. 347D-01-011 Sections
   Working and restoration shall proceed in a phased manner, as shown in the cited drawings. A 125 metre de-watering standoff shall be maintained around Dales House as shown, within which mineral extraction will remain above the water table.

   Reason: For the avoidance of doubt and to control the form of development in the interests of safeguarding the local environmental and amenity of local residents having regard to: the Bournemouth, Dorset and Poole Minerals

Strategy; the Bournemouth, Christchurch, Poole and Dorset Waste Plan 2019; and the Christchurch and East Dorset Local Plan: Part 1 – Core Strategy

3. No development shall commence until a detailed scheme setting out how the depth of extraction in each phase will be determined, has been submitted to and approved in writing by, the mineral planning authority. Unless otherwise approved in writing by the mineral planning authority, the depth of extraction shall not exceed the base of the gravel deposit. The scheme for each phase shall include details of the maximum water table level predicted, the management of water within the phase, a detailed survey of the minerals and soils, the proposed treatment of the lower subsoil and any proposed changes to the soils handling and restoration strategy.

Reason: To secure the orderly operation of the site in the interests of protecting amenity and the environment, to regulate the impact of the development and to ensure that extraction is at a level which will not preclude the satisfactory restoration of the land to agricultural use, having regard to: Policies SS1; SS2; AS1; CC1; RS1; RS2; DM1; DM2; DM3; DM4; DM5; DM7; DM8; DM9 and Policy DM10 of the Bournemouth, Dorset and Poole Minerals Strategy; Policies 1; 16; 12 and 8 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan 2019

4. The annual throughput of mineral extracted from the development hereby approved will not exceed 140,000 tonnes. Mineral extraction permitted by planning permission 8/2001/192 shall not occur simultaneously with mineral extraction in the extension hereby approved.

Reason: To protect amenity and the receiving environment having regard to: Policies SS1; SS2; AS1; CC1; RS1; RS2; DM1; DM2; DM3; DM4; DM5; DM7; DM8; DM9 and Policy DM10 of the Bournemouth, Dorset and Poole Minerals Strategy; Policies 1; 16; 12 and 8 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan 2019

5. No operations other than essential maintenance and testing of plant shall be carried out on site other than between 07:00 to 18:00 Monday to Friday and 07.00 to 13.00 on a Saturday (excluding bank and public holidays), unless with prior written approval of the mineral planning authority or where operations are necessary to maintain safe mineral working in emergencies. A precise definition of emergencies shall be submitted to, and agreed in writing by, the mineral planning authority prior to the commencement of development. Thereafter any qualifying emergency that requires working outside of the hours specified in this condition shall be notified to the mineral planning authority as soon as is practicable. Temporary works such as soil stripping and the construction of screening bunds are restricted in hours to between 08.00 to 17.00 Monday to Friday and 08.00- 13.00 on a Saturday (excluding bank and public holidays).

Reason: In accordance with the application proposal and to safeguard amenity having particular regard to: Policies SS1; SS2; AS1; CC1; RS1; RS2; DM1; DM2; DM3; DM4; DM5; DM7; DM8; DM9 and Policy DM10 of the

Bournemouth, Dorset and Poole Minerals Strategy; Policies 1; 16; 12 and 8 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan 2019.

6. No development shall take place until such time as written scheme of Archaeological investigation has been submitted to and approved in writing by the mineral planning authority. The scheme shall include details of arrangements for evaluating the presence of and extent of archaeological potential of the application site and the area to be worked for minerals, a programme of archaeological fieldwork to be undertaken during the extraction period and post-excavation works including the publication of results. The written scheme of investigation shall be implemented as approved.

   Reason: To safeguard heritage assets having regard to: Policies SS1; SS2; AS1; CC1; RS1; RS2; DM1; DM2; DM3; DM4; DM5; DM7; DM8; DM9 and Policy DM10 of the Bournemouth, Dorset and Poole Minerals Strategy; Policies 1; 16; 12 and 8 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan 2019

7. No development shall take place until a scheme which specifies provisions for the control of discrete and distinct noise emissions from the quarry extension and associated quarry, inclusive of the mineral processing facility, shall be submitted to and approved in writing by the mineral planning authority. The scheme shall include specific measures, both existing and proposed, to minimise the emission of any discrete continuous noise (i.e. whine, hiss, screech, hum etc.) or distinct impulses (i.e. bangs, clicks, clatters or thumps etc.) that are repeated as part of normal operations and that are (or that are likely to be) readily distinguishable at the noise monitoring locations. Immediately following approval by the mineral planning authority, the measures approved within the scheme shall be implemented and maintained at all times.

   Reason: In accordance with the application proposal and to safeguard amenity having regard to: Policies SS1; SS2; AS1; CC1; RS1; RS2; DM1; DM2; DM3; DM4; DM5; DM7; DM8; DM9 and Policy DM10 of the Bournemouth, Dorset and Poole Minerals Strategy; Policies 1; 16; 12 and 8 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan 2019

8. No development shall take place until the details of the make and model of reversing alarm that is to be used on mobile plant has been submitted to and approved in writing by the mineral planning authority. Only the approved reversing alarms shall then be used on any mobile plant within the site. Changes to the make and model of reversing alarm shall only be undertaken with the prior written approval of the mineral planning authority.

   Reason: In accordance with the application proposal and to safeguard amenity having particular regard to: Policies SS1; SS2; AS1; CC1; RS1; RS2; DM1; DM2; DM3; DM4; DM5; DM7; DM8; DM9 and Policy DM10 of the Bournemouth, Dorset and Poole Minerals Strategy; Policies 1; 16; 12 and 8 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan 2019.

9. The residual noise level (LAeq 1 h) at any noise sensitive receptor should not exceed +10 decibels (dB) above the background noise level (LA90, 1h) or an absolute limit of 55 dB (A) LAeq 1h, whichever is the lower, at any time during permitted operational hours. Within one month of a justifiable complaint being received by the mineral planning authority, a detailed noise action plan shall be submitted to, and approved (in writing) by, the mineral planning authority for procedures to be adopted for the management of noise suppression and mitigation in the event of the maximum permitted noise levels being exceeded. Once approved the noise management plan shall be implemented in full for the duration of the planning permission. The site operator shall maintain quarterly records of noise emissions at representative locations around the site (including the nearest noise-sensitive premises or locations that enable noise levels at those premises to be calculated) and make these available to the mineral planning authority within 3 working days of any written request.

   Reason: In accordance with the application proposal and to safeguard amenity having particular regard to: Policies SS1; SS2; AS1; CC1; RS1; RS2; DM1; DM2; DM3; DM4; DM5; DM7; DM8; DM9 and Policy DM10 of the Bournemouth, Dorset and Poole Minerals Strategy; Policies 1; 16; 12 and 8 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan 2019.

10. For temporary operations comprising site preparation, soil and overburden stripping, bund formation and final restoration, noise levels at noise sensitive receptors shall not exceed 70Db (LAeq) 1-hour free field. Temporary operations which exceed the routine operations noise limits set out in condition 9 of this planning permission shall not exceed a total of eight weeks in any calendar year from any dwelling.

    Reason: In accordance with the application proposal and to safeguard amenity having particular regard to: Policies SS1; SS2; AS1; CC1; RS1; RS2; DM1; DM2; DM3; DM4; DM5; DM7; DM8; DM9 and Policy DM10 of the Bournemouth, Dorset and Poole Minerals Strategy; Policies 1; 16; 12 and 8 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan 2019.

11. Within three months of the development hereby permitted, landscape and ecological management plans for the quarry extension site shall be submitted to and approved in writing by the mineral planning authority. The landscape and ecological management plan shall include: Details of the position, species, and size of all existing trees, shrubs and hedges to be retained and proposals for the protection throughout extraction, operation and restoration phases of development. Details of planting and/or seeding and management of all bunds and any temporarily restored areas; The position, species, and size of any trees, shrubs and hedges to be felled or removed; A plan and schedule specifying the location, number, species and initial size of all trees, shrubs and hedges to be planted and the measures to be taken for their protection; Details of the measures proposed for the maintenance and management of hedgerows, trees and shrubs around the boundary of the quarry extension site and adjacent to other operational areas; Measures to be

taken to review the restoration/removal of bunds if no longer required for amenity or operational purposes; Mitigation method statements for the avoidance of harm for all protected species identified; Arrangements of the subsequent maintenance and review of the landscape and ecological management plans; and a programme for the implementation of measures contained within the Plan. Unless otherwise approved in writing by the mineral planning authority, the approved landscape and ecological management plan shall be implemented as approved.

Reason: To safeguard the natural environment and amenity having particular regard to: Policies SS1; SS2; AS1; CC1; RS1; RS2; DM1; DM2; DM3; DM4; DM5; DM7; DM8; DM9 and Policies 1; 16; 12 and 8 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan 2019.

12. No soil stripping shall take place until a soil management scheme has been submitted to, and approved in writing by, the mineral planning authority. The scheme shall be implemented as approved.

    Reason: To safeguard the natural environment and amenity having particular regard to: Policies SS1; SS2; AS1; CC1; RS1; RS2; DM1; DM2; DM3; DM4; DM5; DM7; DM8; DM9 and Policies 1; 16; 12 and 8 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan 2019.

13. No development shall take place below 7.0m AOD until such time as a Hydrogeological Risk Assessment (HRA) and Hydrometric Monitoring Strategy (HMS) has been submitted to, and approved in writing by, the mineral planning authority. The principles of the HMS shall ensure that there is no deterioration of environmental receptors and no large areas of standing water during the lifetime of the permission. The scope of the HRA and HMS should include, but not be limited to, the following: A scheme for on-going groundwater level monitoring from boreholes on the site measured with respect to common datum; A scheme for the ongoing monitoring of surface water levels and flows up and down gradient of the site in the Leaden Stour and the Southern Stream; A scheme for the ongoing monitoring of water quality up and down gradient of the site in the Leaden Stour and the Southern Stream; A scheme for the ongoing monitoring of abstracted quantities of dewatering water and; a detailed phasing plan of the extraction and backfilling operations including expected groundwater levels, which takes account of localised impacts arising from any anticipated change to surface water drainage, and which sets out maximum depths of working. Protection of groundwater dependent terrestrial ecosystems; Mitigation measures to reduce large areas of open water; Details of the proposed backfill material and process including Waste Acceptance Criteria, the source of the waste, the acceptance procedures, the verification testing for the fill material and the risk to controlled water receptors from any contaminants in the fill material; Protection of all water interests including groundwater within the Secondary ‘A’ aquifers and surface waters of the River Stour and the Moors River; Future aftercare including operation and maintenance of any surface water management system and groundwater flow pathways.

The HRA and HMS shall be implemented in full and in accordance with approved details, with monitoring reports submitted to the Mineral Planning Authority at agreed intervals. The hydrometric monitoring and reporting shall continue during the life of the quarry operation, including during restoration and aftercare, as required. Ground and surface water pumped from the site workings shall pass through a settlement lagoon which shall be constructed in accordance with a design specification to be submitted to and approved by, the mineral planning authority. The outflow from the approved settlement lagoon shall discharge to the Southern Stream to the south of the site. A sump shall be dug at the commencement of each phase of extraction to collect ground and surface water, to be pumped to the settlement lagoon prior to discharge from the site.

Reason: To protect water quality in the Secondary Aquifer, the Lower Stour and its tributaries; to maintain ecological status and flows in the Lower Stour and its tributaries, and to safeguard the natural environment and amenity having particular regard to: Policies SS1; SS2; AS1; CC1; RS1; RS2; DM1; DM2; DM3; DM4; DM5; DM7; DM8; DM9 and Policies 1; 16; 12 and 8 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan 2019.

14. No development shall take place until a detailed surface water management and drainage scheme for the proposed quarry extension, including for Phase 5 of the existing quarry (where the mineral processing facility is located) authorised by planning permission 8/2001/192 has been submitted to, and approved in writing by the Mineral Planning Authority. The development shall be carried out in accordance with the approved surface water management and drainage scheme. Drainage works, mitigation and monitoring measures shall be undertaken in accordance with the agreed Hydrological Risk Assessment.

    Reason: To safeguard the natural environment and amenity having particular regard to: Policies SS1; SS2; AS1; CC1; RS1; RS2; DM1; DM2; DM3; DM4; DM5; DM7; DM8; DM9 and Policies 1; 16; 12 and 8 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan 2019.

15. No development shall take place until a detailed bird hazard management plan which takes into account the revised working scheme herby permitted has been submitted to and agreed in writing by the mineral planning authority. Immediately following approval by the mineral planning authority, the bird hazard management plan shall be implemented in full at all times and must address any standing water issues in the existing quarry.

    Reason: To safeguard aviation safety having particular regard to: Policies SS1 and DM9 of the Bournemouth, Dorset and Poole Minerals Strategy.

16. Only inert waste shall be imported to the site for mineral restoration purposes. There shall be no processing of waste on site. Unless otherwise agreed in writing by the mineral planning authority, the annual throughput of inert waste

used for quarry restoration shall not exceed 140,000 tonnes and shall be limited to a total of 690,666 tonnes.

Reason: To safeguard the natural environment and amenity having particular regard to: Policies SS1; SS2; AS1; CC1; RS1; RS2; DM1; DM2; DM3; DM4; DM5; DM7; DM8; DM9 and Policy DM10 of the Bournemouth, Dorset and Poole Minerals Strategy; Policies 1; 16; 12 and 8 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan 2019

17. Within three months of any mineral extraction hereby permitted a comprehensive and detailed scheme of restoration for the quarry extension, including deepening as hereby permitted, together with an amended scheme of restoration for Phase 2 (to address the ongoing standing water issues) and Phase 5 (where the mineral processing facility is located) of the original quarry as authorised by the planning permission 8/2001/192, shall be submitted to and approved in writing by the mineral planning authority. The submitted restoration scheme shall include; provision for the relief of groundwater standing water in Phase 2 of the existing quarry; provision for the relief of ground compaction; tonnage and volume of waste required for the restoration of each phase; a programme for implementation. Thereafter, and unless otherwise approved in writing by the mineral planning authority, restoration shall be completed in accordance with the approved scheme and aftercare shall be undertaken for a 5-year period from the date restoration of each phase is completed The restoration scheme shall be implemented in full and in accordance with approved details. The western extension of the quarry shall be fully reclaimed to an agricultural use on or before, 31st December 2031.

Reason: To safeguard the natural environment and amenity having particular regard to: Policies SS1; SS2; AS1; CC1; RS1; RS2; DM1; DM2; DM3; DM4; DM5; DM7; DM8; DM9 and Policy DM10 of the Bournemouth, Dorset and Poole Minerals Strategy; and Policies 1; 16; 12 and 8 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan 2019.

18. Before the 1st of February of every year in the five-year post-restoration aftercare periods, a detailed programme of management measures shall be submitted to the mineral planning authority for review and approval. This shall include a record of aftercare undertaken on the land during the previous 12 months and detail the measures to be undertaken in the following 12 months, the period during when the measures are to be undertaken and details of who will be responsible for undertaking each measure. The measures shall include details for the proposed planting (timing and pattern of vegetation establishment), cultivating, seeding, fertilising, watering, draining, and/or otherwise treating land and any other measures for managing soil quality, structure and fertility and for the control of weeds. The detailed programmes of management must be completed and shall be implemented as approved.

Reason: To safeguard the natural environment and amenity having particular regard to: Policies SS1; SS2; AS1; CC1; RS1; RS2; DM1; DM2; DM3; DM4; DM5; DM7; DM8; DM9 and Policy DM10 of the Bournemouth, Dorset and

Poole Minerals Strategy; Policies 1; 16; 12 and 8 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan 2019.

19. On completion of the infilling of inert waste in each phase, the surface levels of that phase shall be surveyed by a suitably qualified professional and any discrepancy between actual levels and those approved shall be immediately made known to the mineral planning authority. Any remedial action requested in writing by the mineral planning authority shall be implemented in full within 1 month.

    Reason: To safeguard the natural environment and amenity having particular regard to: Policies SS1; SS2; AS1; CC1; RS1; RS2; DM1; DM2; DM3; DM4; DM5; DM7; DM8; DM9 and Policy DM10 of the Bournemouth, Dorset and Poole Minerals Strategy; Policies 1; 16; 12 and 8 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan 2019

20. Unless otherwise agreed in writing by the mineral planning authority, stockpiles will not exceed 3 meters in height from the base of the plant area.

    Reason: To safeguard the landscape character and amenity having particular regard to: Policies SS1; SS2; AS1; CC1; RS1; RS2; DM1; DM2; DM3; DM4; DM5; DM7; DM8; DM9 and Policy DM10 of the Bournemouth, Dorset and Poole Minerals Strategy; and Policies 1; 16; 12 and 8 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan 2019

21. Prior to the commencement of development, a site wide environmental management plan will be submitted to and agreed in writing by the mineral planning authority. Thereafter development shall be implemented in accordance with the agreed plan unless otherwise agreed in writing by the mineral planning authority.

    Reason: To ensure appropriate management of the development and to safeguard the receiving environment having particular regard to: Policies SS1; SS2; AS1; CC1; RS1; RS2; DM1; DM2; DM3; DM4; DM5; DM7; DM8; DM9 and Policy DM10 of the Bournemouth, Dorset and Poole Minerals Strategy; and Policies 1; 16; 12 and 8 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan 2019.

22. Unless with prior written approval of the mineral planning authority to a variation, no tree felling or clearance of scrub or other vegetation, including works to create the outflow from the settlement lagoon, shall be carried out between 1 April to 31 July inclusive. A nesting bird inspection shall be undertaken prior to the commencement of vegetation removal/cutting. If nesting birds or birds constructing nests are subsequently identified to be present, work in that area of the site shall cease until such time as the birds have fledged and the nest is clear.

    Reason: To limit the impact of development on breeding birds having particular regard to: Policies SS1; SS2; AS1; CC1; RS1; RS2; DM1; DM2;

DM3; DM4; DM5; DM7; DM8 and DM9 of the Bournemouth, Dorset and Poole Minerals Strategy; and Policies 1; 16; 12 and 8 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan 2019.

Informatives:

Environmental permit, consent or licence from the Environment Agency - 8/20/0017/CONDR

As the development put forward as proposed through planning application 8/20/0017/CONDR, for the deletion of the condition 3 of planning permission 8/16/2011/DCC, is now likely to result in de-watering and landfilling below the water table, we will need the applicant to ensure that the environmental permits are in place. We would highlight that the Mineral Guidance states that the 'Minerals extraction may only take place if the operator has obtained both planning permission and any other permits and approvals'.

Please note that based on the information submitted we cannot advise what additional permissions or permits maybe required for the development as proposed. Therefore, we would request the following informative notes.

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INFORMATIVE

This development will require an abstraction licence for the dewatering of the working void, a discharge consent and a permit for the restoration with inert materials under the Environmental Permitting Regulations 2016 from the Environment Agency. We recommend that the applicant contacts the Permitting Support Centre to discuss the issues likely to be raised.

The Environmental Permitting (England and Wales) Regulations 2016 state that permitted sites should not harm human health or pollute the environment. The operator is therefore required to have measures in place which will:

- prevent pollution
- ensure that there is no harm to human health, the quality of the environment, or the surrounding amenity
- ensure that there is no offence to a human sense or damage to material property

We would likely reject any permit application which did not include this information.

Please note that a permit is separate to and in addition to any planning permission granted.

Dewatering – derogation on local water supplies

INFORMATIVE

Dewatering is the removal/abstraction of water (predominantly, but not confined to, groundwater) in order to locally lower water levels near the excavation. This can allow operations to take place, such as mining, quarrying, building, engineering works or other operations, whether underground or on the surface.

The dewatering activities on-site could have an impact upon local wells, water supplies and/or nearby watercourses and environmental interests.

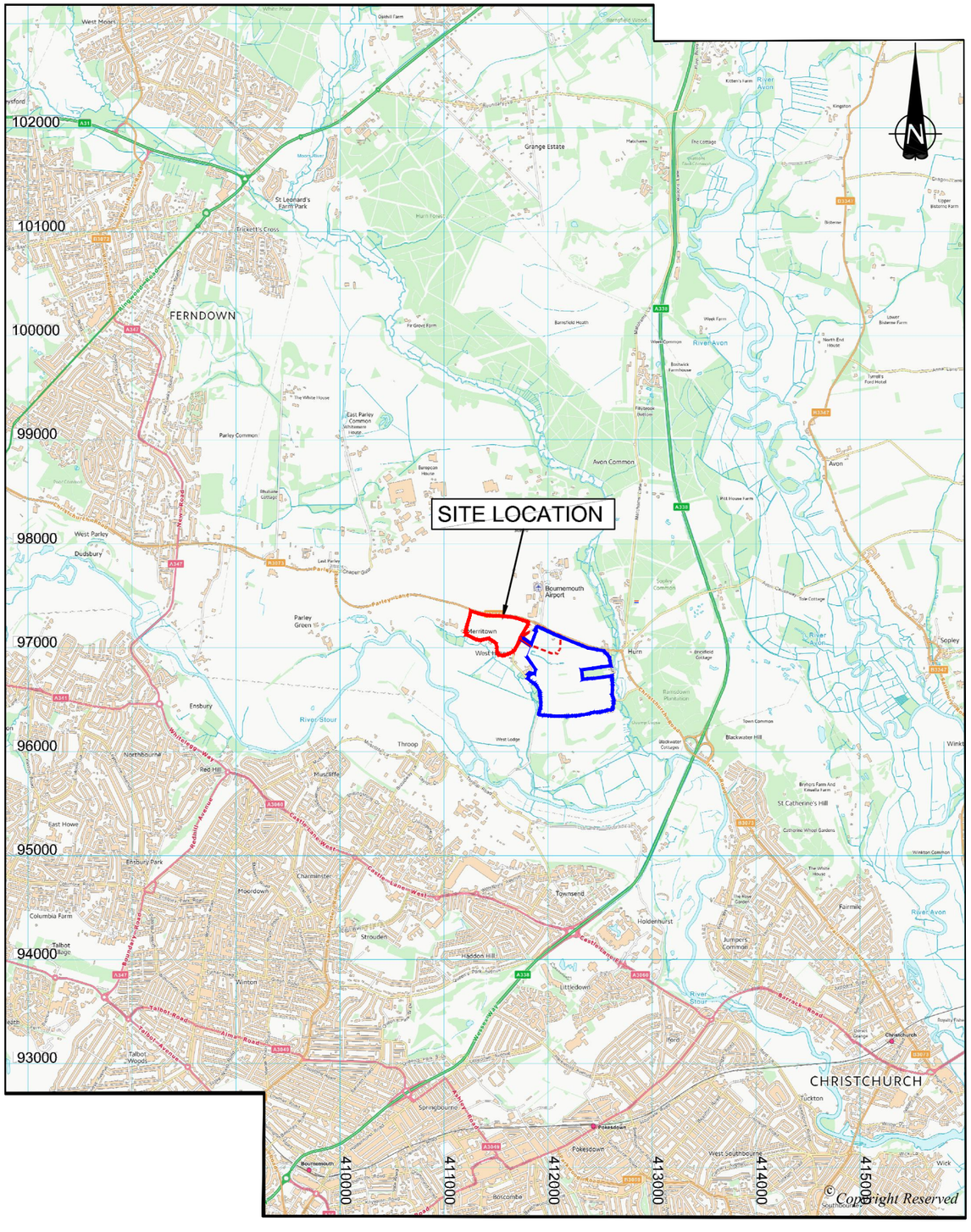
This activity was previously exempt from requiring an abstraction licence. Since 1 January 2018, most cases of new planned dewatering operations above 20 cubic metres a day will require a water abstraction licence from us prior to the commencement of dewatering activities at the site.

More information is available on gov.uk: https://www.gov.uk/guidance/water-management-apply-for-a-water-abstraction-or-impoundment-licence#apply-for-a-licence-for-a-previously-exempt-abstraction

Please note that a permit is separate to and in addition to any planning permission granted.

Waste Permit
INFORMATIVE
This development will require an environmental permit under the Environmental Permitting (England and Wales) Regulations 2016, Regulation 12. Further information on waste and mining permits can be found at: https://www.gov.uk/guidance/waste-environmental-permits
The applicant is advised to contact the Environment Agency Permit Support Centre to discuss the issues arising from the permit application process.

Please note that a permit is separate to and in addition to any planning permission granted.



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APPLICATION AREA

PLANT AREA

LAND IN APPLICANTS CONTROL(HURN QUARRY)

Rev	By	Chkd	Apprvd	Date	Description

Client

NEW MILTON
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Project

HURN COURT FARM QUARRY
DEEPENING OF
WESTERN EXTENSION

Drawing

LOCATION PLAN

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Drawn by:	D.G.Y	Date:	10.19
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Drawing No.

347D - 01 - 01

Revision

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OS GRID

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APPLICATION AREA

AREA IN APPLICANTS CONTROL

AREA TO ACCOMODATE HAUL ROAD AND MITIGATION WORKS

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HURN COURT FARM QUARRY
DEEPENING OF
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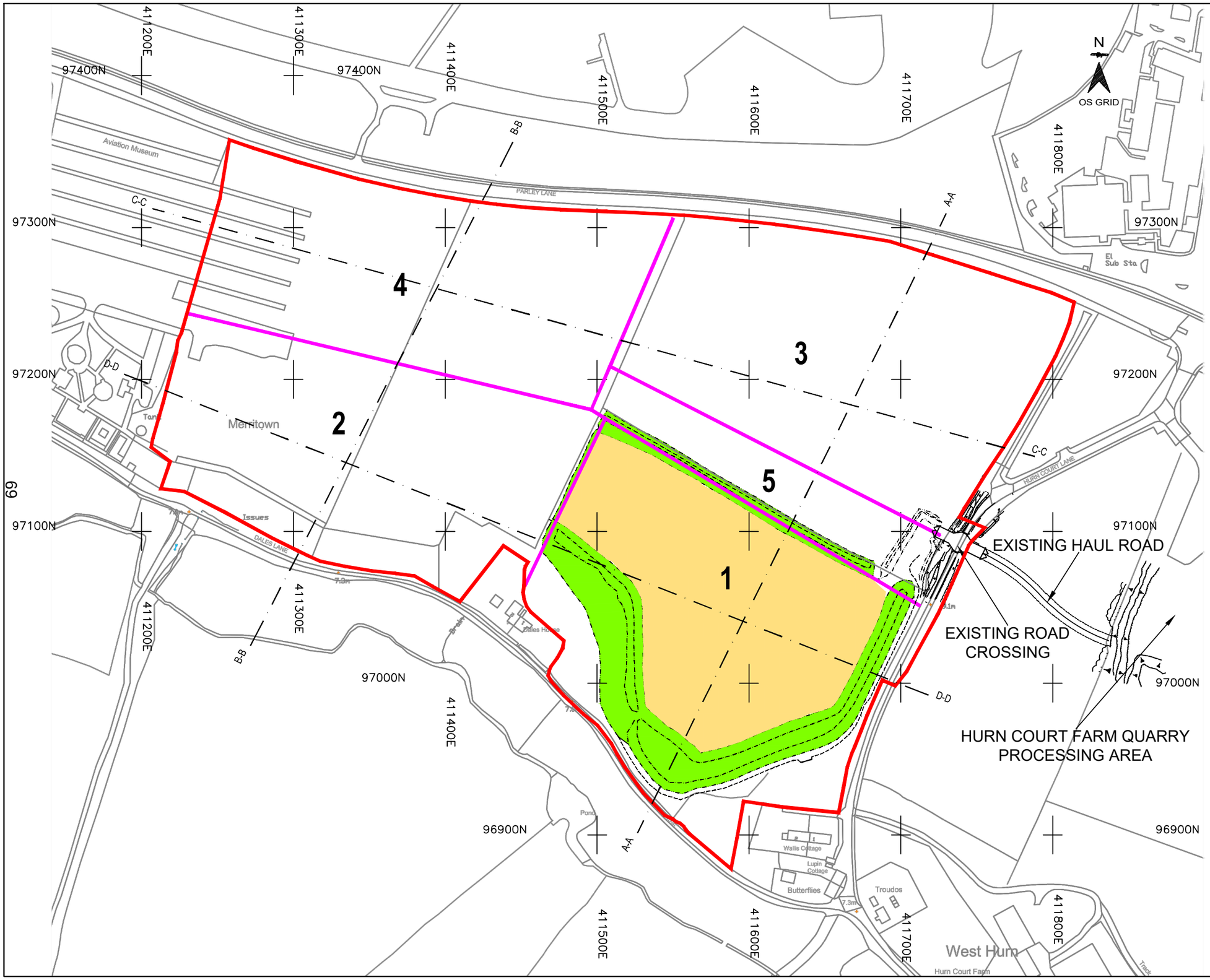
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SITE PLAN

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WESTERN EXTENSION

PHASE BOUNDARIES

MINERAL EXTRACTED 7.0m AOD

SCREEN BUNDS -
AS PHASE / RESTORATION STATE DICTATE

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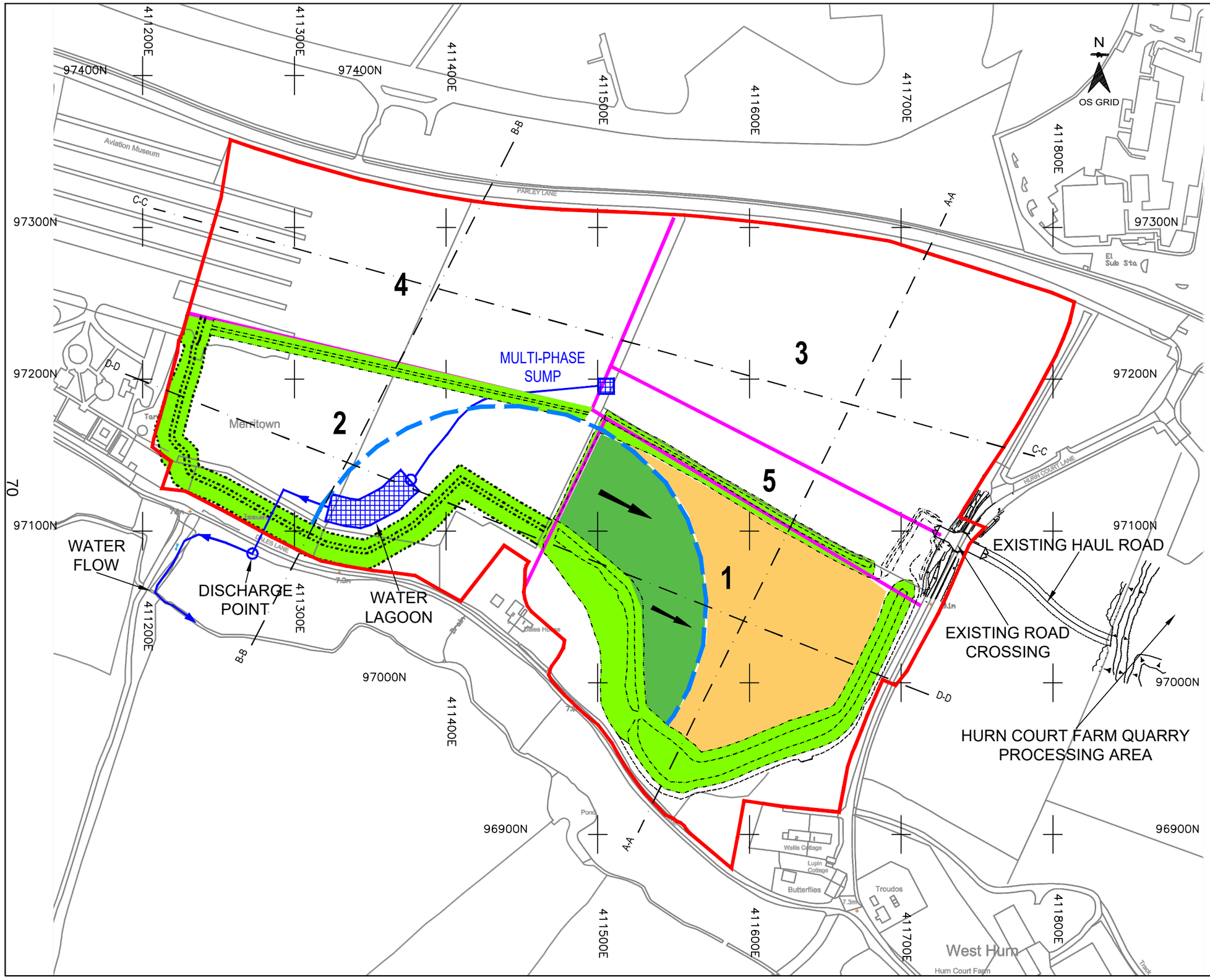
HURN COURT FARM QUARRY
DEEPENING OF
WESTERN EXTENSION

Drawing

PHASE 1A / AS EXISTING

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- OUTLET TO EXISTING DITCH
- PIPELINE
- PROGRESSIVE RESTORATION (INERT FILL DIRECTION)
- MINERAL EXTRACTED TO BASE OF MINERAL
- SCREEN BUNDS - AS PHASE / RESTORATION STATE DICTATE

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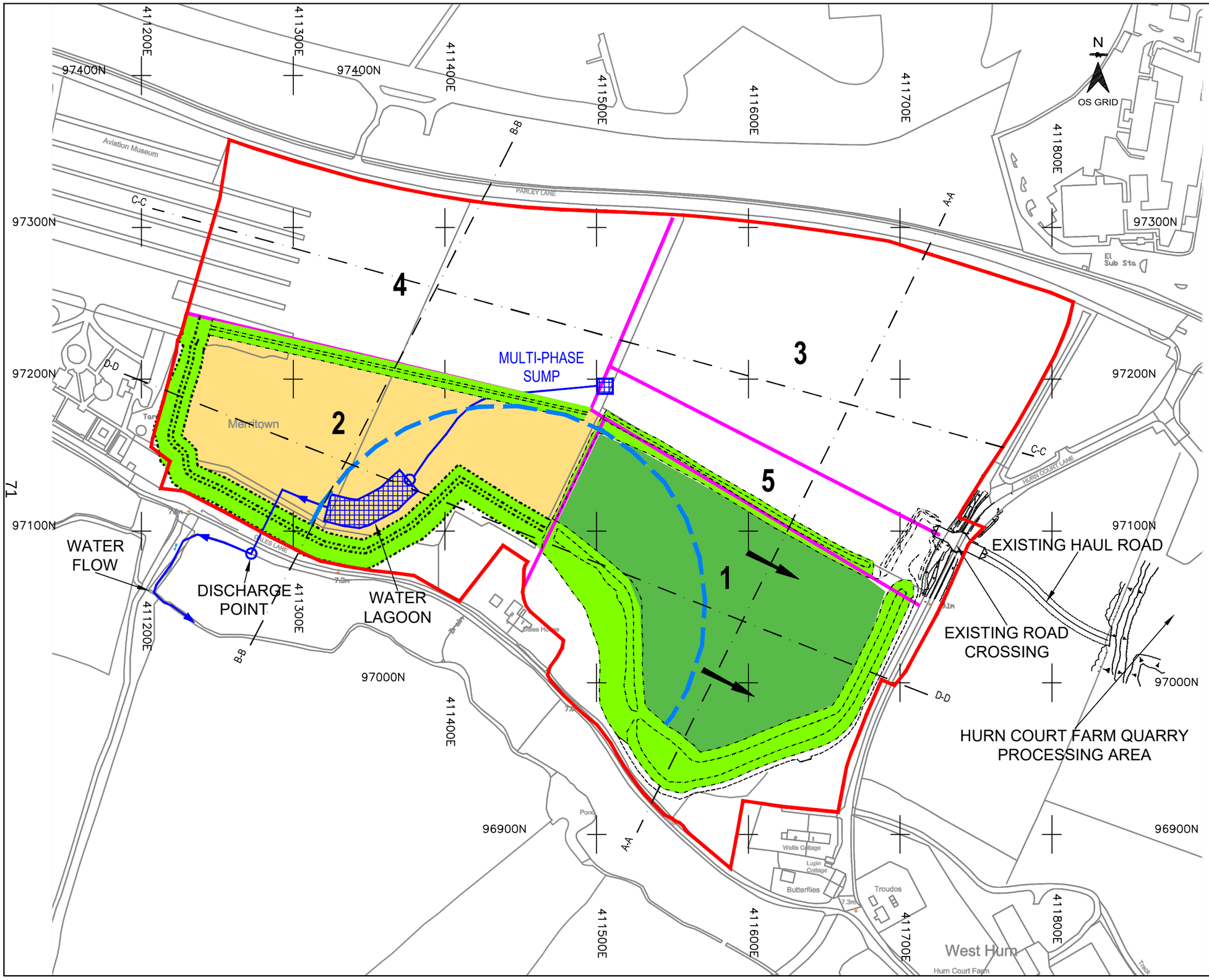
HURN COURT FARM QUARRY
DEEPENING OF
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Drawing

PHASE 1B

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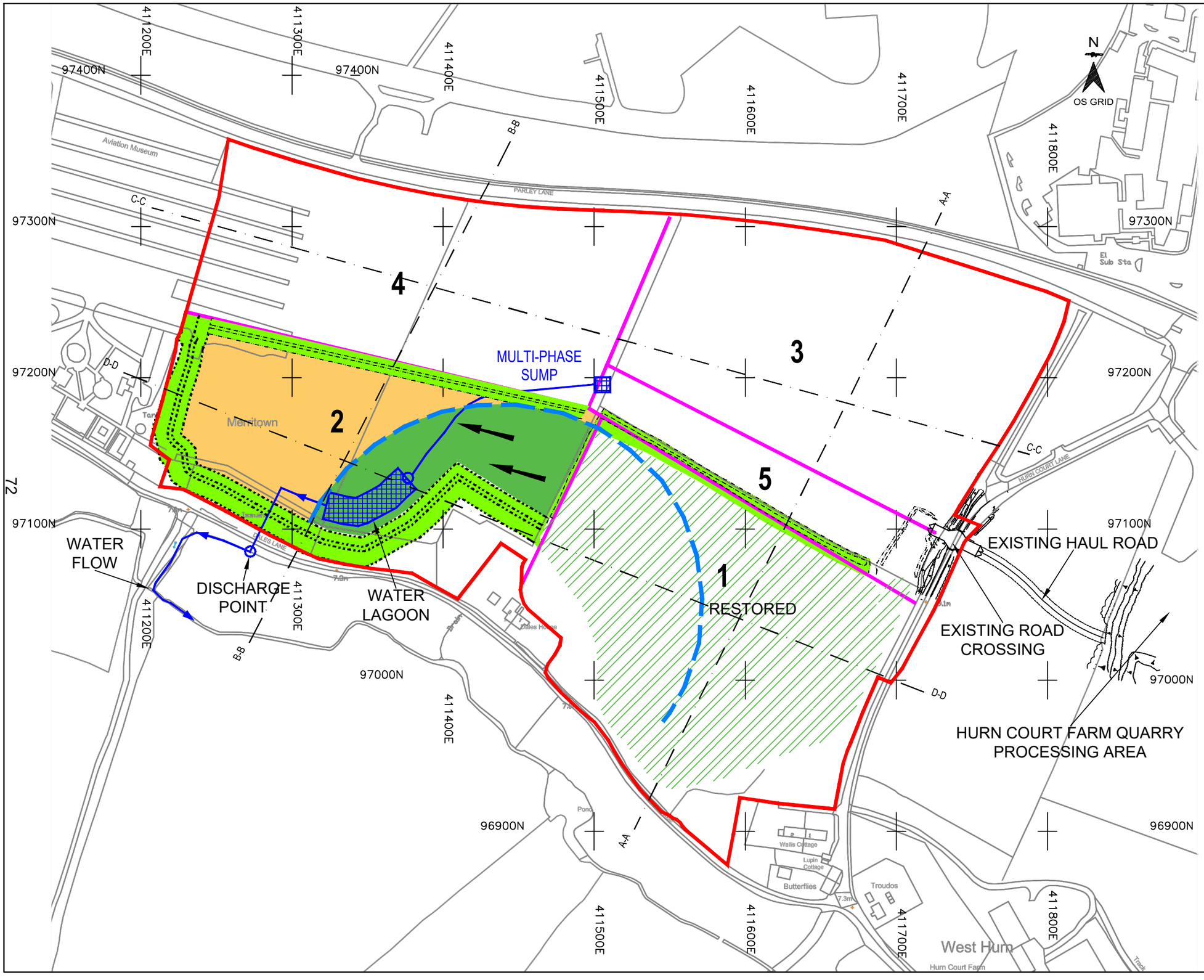
HURN COURT FARM QUARRY
DEEPENING OF
WESTERN EXTENSION

Drawing

P2A

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HURN COURT FARM QUARRY
DEEPENING OF
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Drawing

P2B

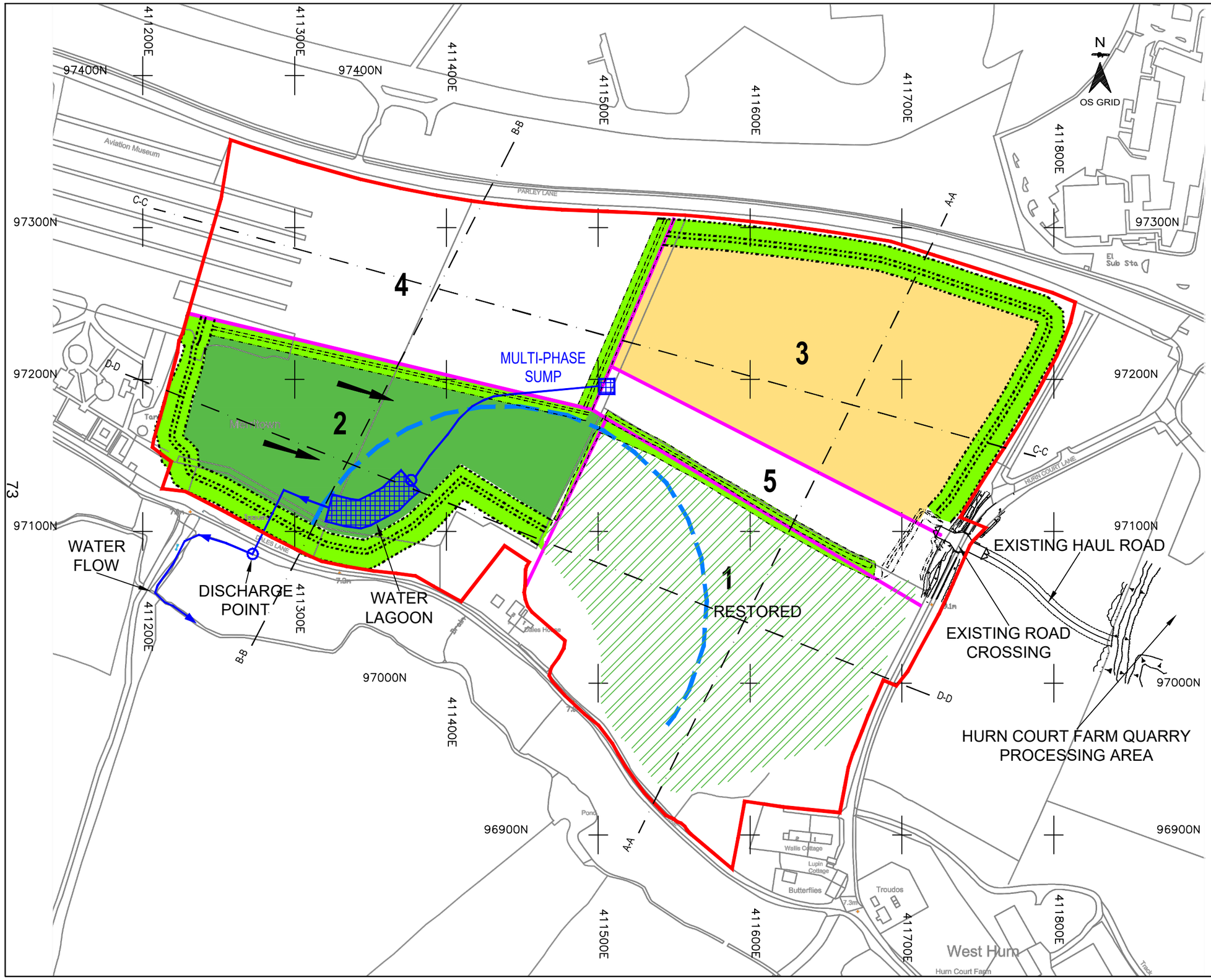
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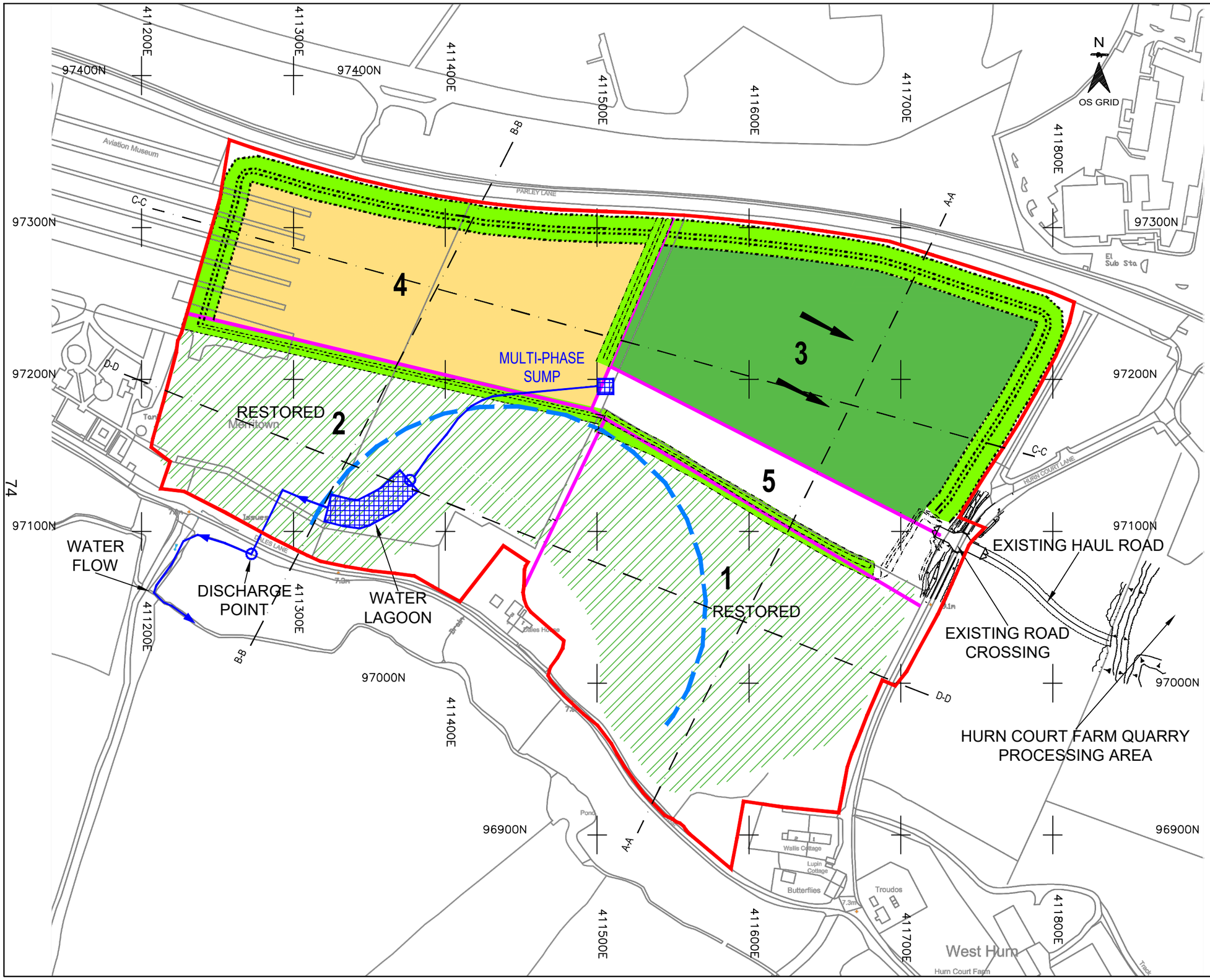
HURN COURT FARM QUARRY
DEEPENING OF
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P3

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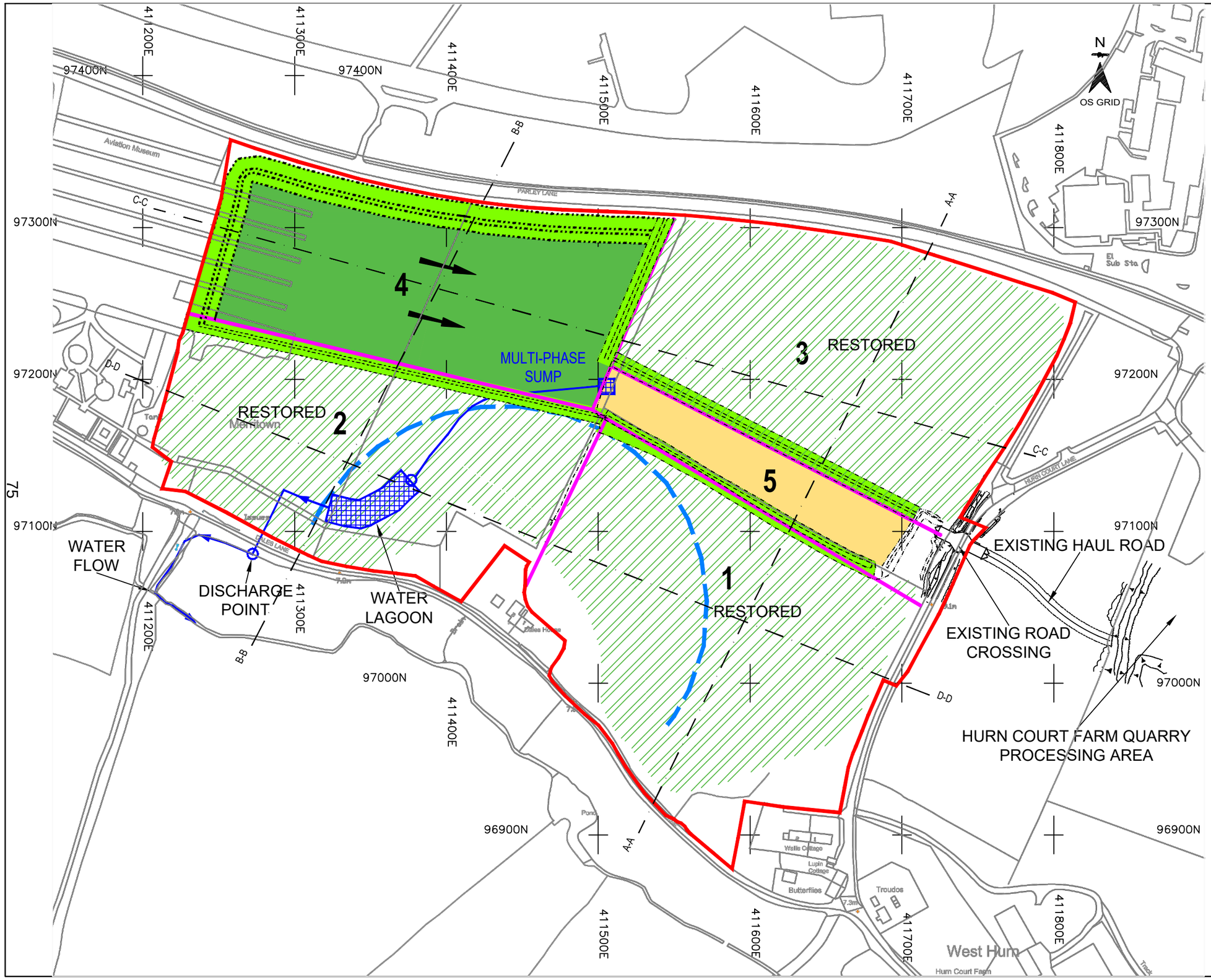
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Drawing

P4

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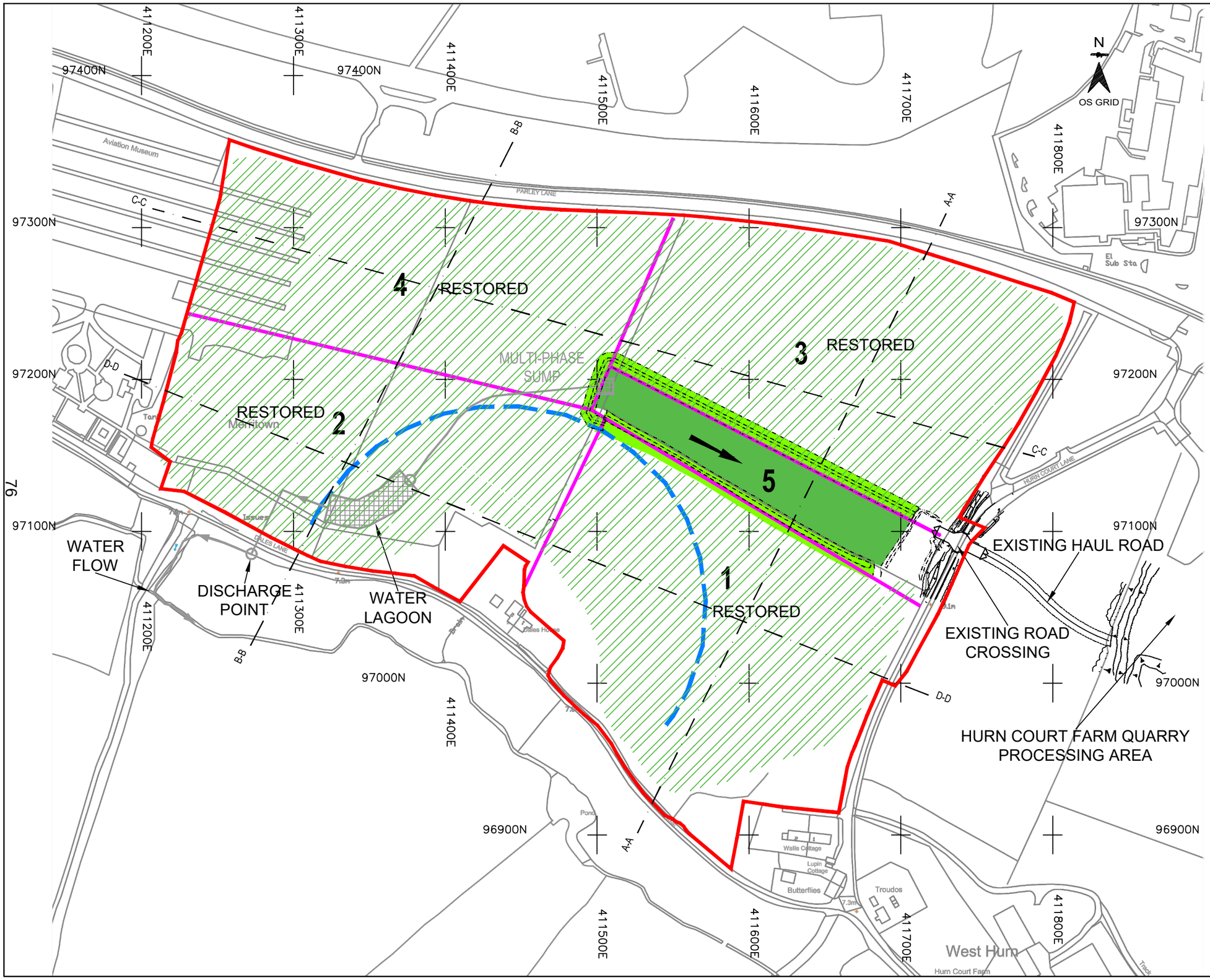
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DEEPENING OF
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Drawing

P5A

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- OUTLET TO EXISTING DITCH (REMOVED ON COMPLETION)
- PIPELINE (REMOVED ON COMPLETION)
- PROGRESSIVE RESTORATION (INERT FILL DIRECTION)
- SCREEN BUNDS - AS PHASE / RESTORATION STATE DICTATE

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HURN COURT FARM QUARRY
DEEPENING OF
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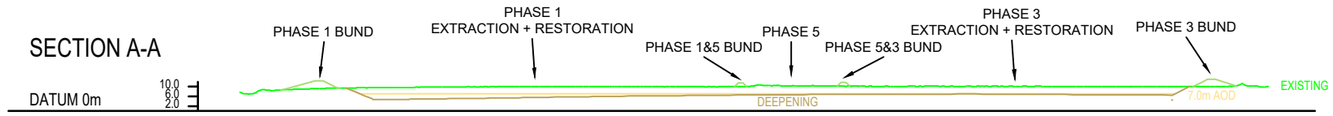
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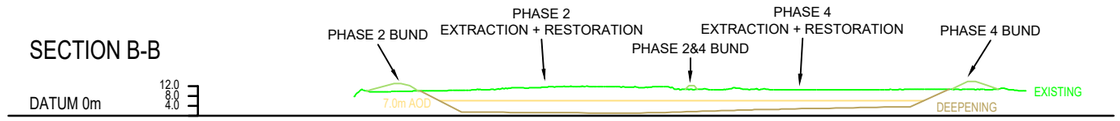
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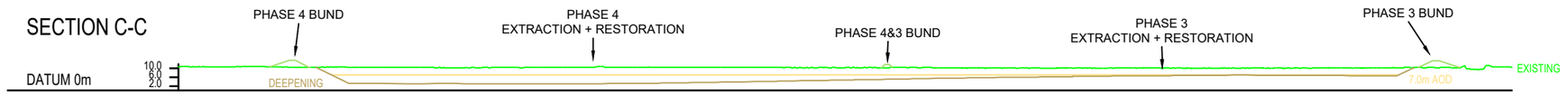
SECTION A-A



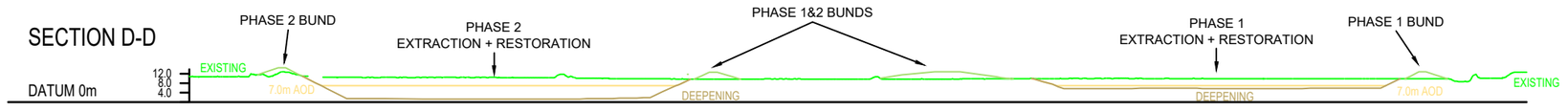
SECTION B-B



SECTION C-C



SECTION D-D



77

DATUM DETAILS

OSGB36, VIA ETRS89 - OSTN15
OS NEWLYN, VIA ETRS89 - OSGM15

NOTES

(C) D G Yeatman Surveying & Engineering Ltd 2019

EXISTING

7.0m AOD

DEEPENING

Rev	By	Chkd	Apprvd	Date	Description

Client

NEW MILTON
SAND & BALLAST LTD

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Project

HURN COURT FARM QUARRY
DEEPENING OF
WESTERN EXTENSION

Drawing

SECTIONS

Surveyed by:		Date:	
Drawn by:	D.G.Y	Date:	10.19
Checked by:		Date:	

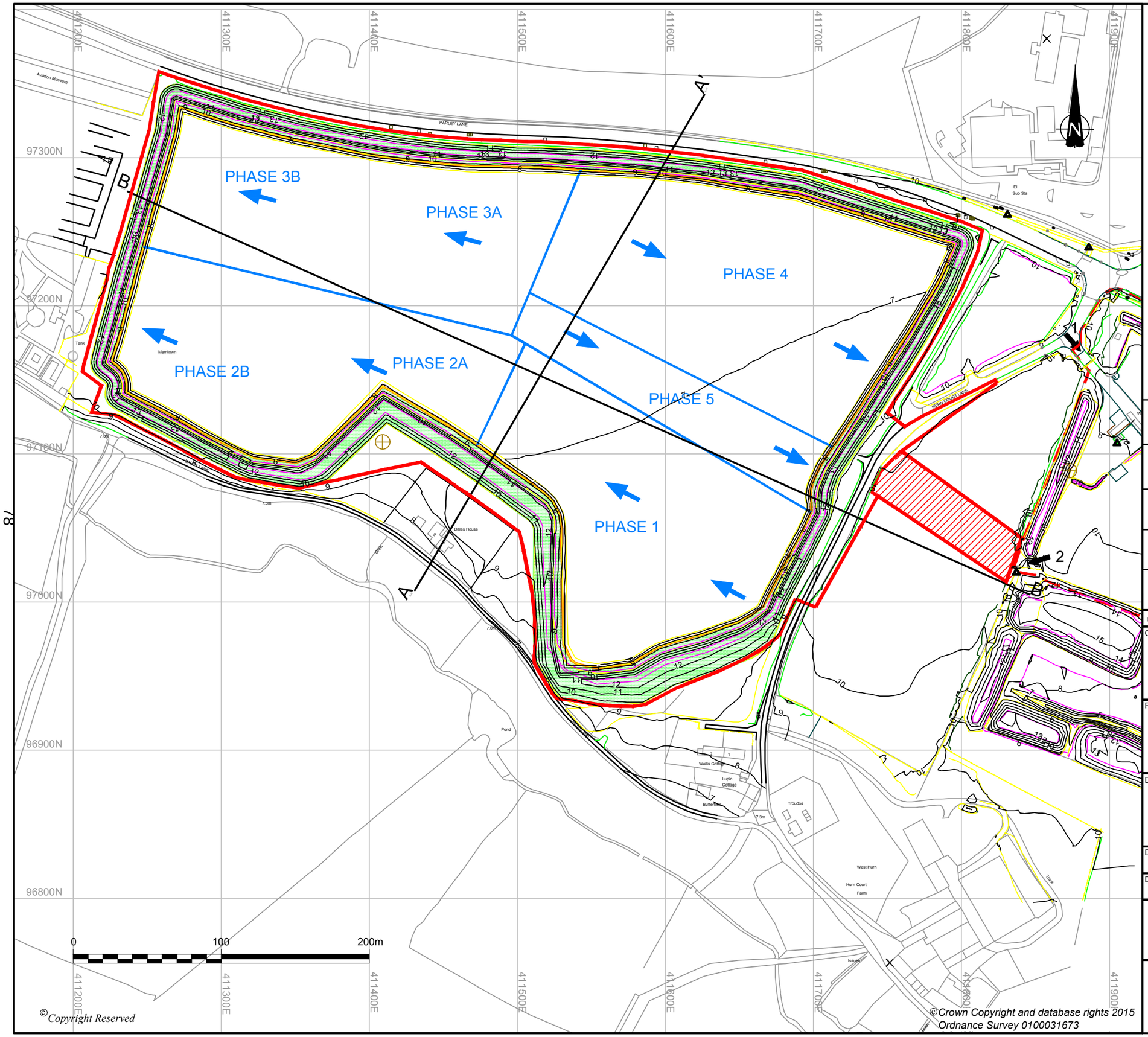
Drawing No.

347D - 01 - 011

Revision

Drawing Scale: 1:2500 @ A3

A3



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KEY

- SITE BOUNDARY
- PLANT SITE BOUNDARY
- CONTOURS AT 1m INTERVALS
- DIRECTION OF EXTRACTION PHASING
- LIMIT OF EXTRACTION AND FILL
- PHASE BOUNDARY
- A___A' SECTION
- 1 EXISTING ACCESS INTO PERMITTED PROCESSING AREA
- 2 POINT OF ACCESS FROM EXISTING PERMITTED PROCESSING AREA TO GAIN ACCESS INTO EXTENSION AREA
- AREA TO ACCOMMODATE HAUL ROAD AND ASSOCIATED MITIGATION WORKS
- SOIL STORAGE AND SCREEN BANKS

GRID AND LEVELS TO NATIONAL GRID PROJECTION OSTN02 AND OS6M02

REVISION	DETAILS	DATE	DRAWN	CHK'D	APP'D
G	Amendments to phase boundaries and to site boundary	11/08/17	WF	MW	MW
F	Screen bank revisions Dales house	16/05/17	WF	MW	MW
E	Soil storage and Limit of Extraction added	06/03/17	DR	MW	MW
D	Site boundary amended	12/05/16	DR	MEW	MEW
C	Revised contours added	29/04/15	DR	MEW	MEW

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The Trust Trustees of the Viscount FitzHarris 1981 Settlement

PROJECT

Hurn Quarry Extension

DRAWING TITLE

Total Extraction and Phasing

DRG No.	SCALE	DATE
ST14186-007	1:2500@A3	16/05/17

DRAWN BY	CHECKED BY	APPROVED BY
JD	MEW	MEW

■ STOKE-ON-TRENT (HEAD OFFICE)	TEL 0845 111 7777	CARDIFF	TEL 029 2072 9191
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LONDON	TEL 020 7287 2872	LIVERPOOL	TEL 0151 494 5431

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Agricultural Reinstatement Grassland

The reinstatement of agricultural uses on site will require a period of soil stabilisation after the soil has ben returned to original levels. See below table for a suitable grassland mix for this purpose.

Grassland for Agricultural Land Reinstatement

Reinstatement of agricultural grassland by Germinal Seeds, A25 (Agricultural Reinstatement) or similar Rygrass/White Clover mix. Suitable for short term stabilisation of restored agricultural land, and future use as grazing or hay crop

Species	%mix
ABERZEST Perennial Ryegrass	27%
ABERAVON Perennial Ryegrass	20%
ABERTDART Perennial Ryegrass	20%
ABERSTAR Perennial Ryegrass	20%
ABERACE Miniature White Clover	6.50%
PRESTO Timothy	6.50%
Sowing Rate 8g/m2	

The horse and pony paddock will be sowed with the following mix:

Grassland for Horse Paddock

Reinstatement of grassland for grazing by horses, "Horse Paddock" mix by Germinal Seeds.

Species	%mix
FOXTROT	25%
RODRIGO	42%
PRESTO Timothy	8%
ROSSA	8%
MAXIMA 1	16.66%
Sowing Rate 8g/m2	

See below table for management of Agricultural Reinstatement Grassland and Horse and Pony Paddock Grassland

Work required	Year 1	Year 2	Year 3	Year 4	Year 5
Establishment cut to 75mm height in May, remove arisings and dispose off site.	•	△	△		
Herbicide spot treat invasive weeds June/July or as otherwise directed.	△	△	△	△	△
Cut to 75mm height per year in September remove arisings and dispose off site.		•	•	•	•
Rotational brushcut to invasive species. One third of total grassland area to be cut at any one time.		△	△	△	△
Remove rubbish and litter from site.	•	•	•	•	•
Herbicide spot treat invasive/perennial weeds June/July or as otherwise instructed.	△	△	△	△	△
100-150mm height cut (August/September) followed by grazing to aid spread of seed.		•	•		
Maintain fencing to perimeter of fields to manage stock and protect planted areas.	•	•	•	•	•
Introduce sheep to established pasture				•	•
Remove rubbish and litter from site.	•	•	•	•	•

• Routine maintenance △ Provisional operation subject to requirements

Hedgerow Trees

Trees to be single staked at centre line of hedgerow. Randomly selected and spaced to suit at no closer than 10m spacing, final positions to be determined on site. Planted prior to hedgerow planting.

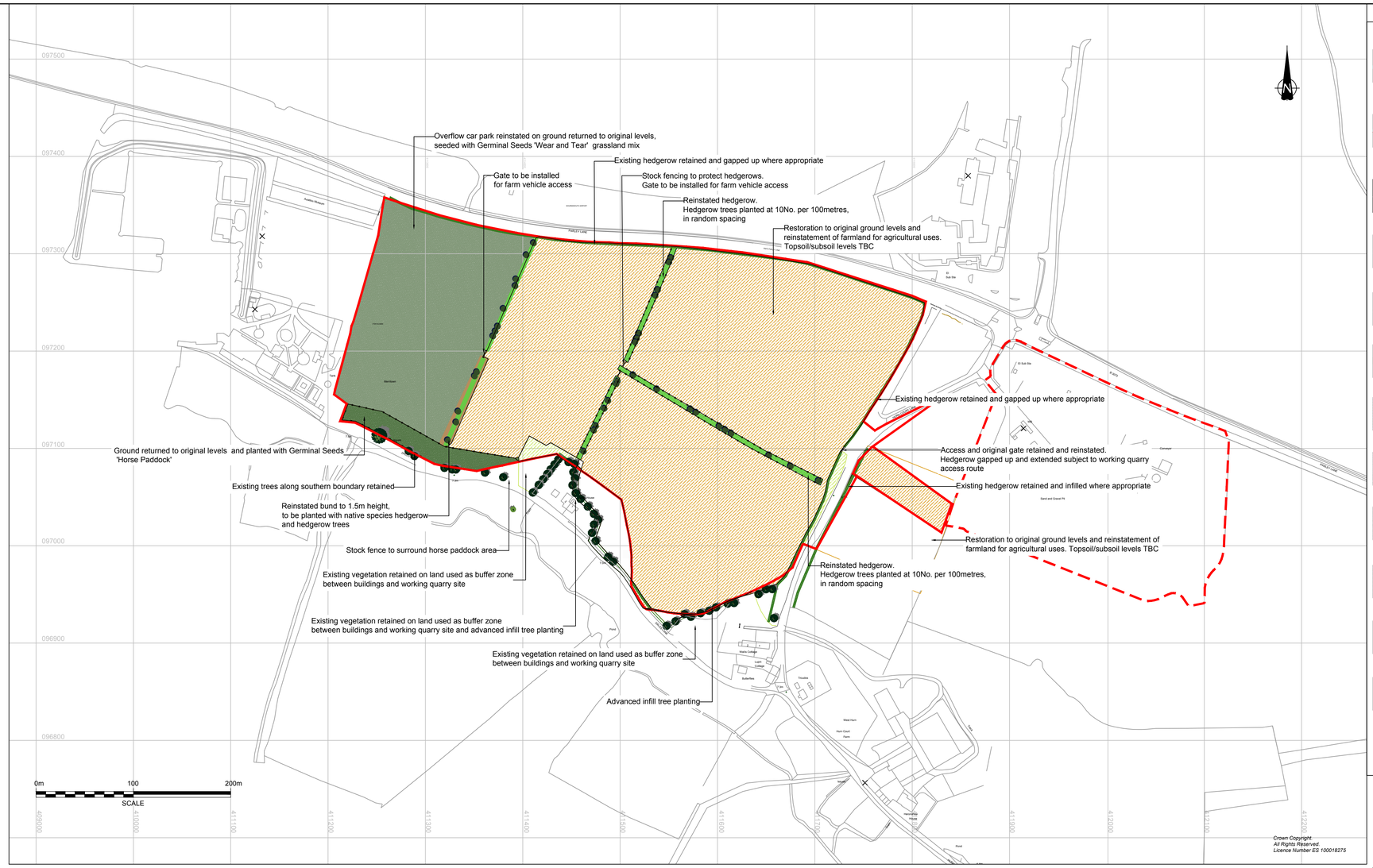
Botanical name	Abbrev	Girth	Overall Height	Root condition	% mix
Acer campestre	Ac	12-14cm	320-425cm	B	50
Tilia cordata	Tc	12-14cm	250-425cm	B	20
Quercus robus	Qr	12-14cm	350-425cm	RB	30

Maintenance

Work required	Year 1	Year 2	Year 3	Year 4	Year 5
Above Ground staking – ensure all ties are secure remove after five years					•
Remove brash to hedgerow trees upto 3m height. All arisings to be removed from site.					•
Watering/irrigation	△	△	△	△	△
Monitor/inspect after high winds	△	△	△	△	△

• Routine maintenance △ Provisional operation subject to requirements

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A1

KEY

- Site Boundary
- Plant Site Boundary
- Stock Fence
- Existing Hedgerow Retained
- Proposed Native Species Hedgerow to Reinstate Existing Hedgerow Removed
- Reinstated Bund
- Reinstated Agricultural Land, Planted with Germinal Seeds 'Agricultural Reinstatement' (A25)
- Reinstated Horse Paddock Area, planted with Germinal Seeds 'Horse Paddock' mix
- Overflow Car Park Area, planted with Germinal Seeds 'Wear and Tear' mix (A24)
- Retained Vegetation
- Existing Trees
- New Hedgerow Trees

NOTE: Land to be returned to original or slightly lower levels. Topsoil and subsoil levels TBC.

Hedgerow

Hedgerows within the site to be reinstated using a mix of native species suitable for the location; a lesser percentage of berry yielding plants will reduce potential conflict between wildlife and the local airport. Hedgerow trees will be planted at 10No. per 100metres.

Plant Specification - Hedge planting to be planted at 400mm centres in species groups of 5-11

Total length proposed hedge =approximately 600m

Botanical name	Abbrev	Form	Overall Height	Root condition	Habit	% mix
Acer campestre	Ac	Transplant-seed raised	60-80	B	Branched	20
Cornus sanguinea	Cs	Transplant-seed raised	60-80	B	Branched	10
Corylus avellana	Cav	Transplant-seed raised	60-80	B	Branched	20
Crataegus monogyna	Cm	Transplant-seed raised	60-80	B	Branched	25
Ilex aquifolium	Ia	Transplant-seed raised	40-60	C	Bushy	10
Rosa canina	Rc	Transplant-seed raised	60-80	B	Branched	5
Viburnum opulus	Vo	Transplant-seed raised	60-80	B	Branched	10
B - Bare Root						

Maintenance

Work required	Year 1	Year 2	Year 3	Year 4	Year 5
Spray out base of newly planted hedgerow with herbicide to keep weed and grass free in order to aid establishment	△				
Herbicide spot treat invasive weeds around base of new plants in June/July or as otherwise instructed.		△	△	△	△
Cut hedge to 1.5m height or as directed. All arisings to be removed from site.	△	△	•	•	•
Check rabbit guards and replace any damaged, missing or defective guards.	•	•	•	•	•
Remove rabbit guards.					△
Identify dead or failing plants and replace with replacement species as directed.	•	•	•	△	△
Remove rubbish and litter from site.	•	•	•	•	•

• - Routine Maintenance

△ - Provisional Maintenance

Wear and Tear Grassland

The Adventure Wonderland car park will be sowed using a Wear and Tear Grassland Mix, as specified below, suitable for heavy use.

Wear and Tear Grassland Mix

Wear and Tear' grassland mix by Germinal Seeds for extra durability.

Species	%mix
JOSEPHINE Slender Creeping Red Fescue	35%
JOANNA Chewings Fescue	20%
CARNAC Perennial Ryegrass	20%
HIGHLAND Browntop Bent	5%
ESCAPADE Perennial Ryegrass	20%
Sowing Rate 8g/m2	

To encourage a thicker thatch, use a spring-time rake or scarifier. The lawn should not be used for heavy activities during the first year.

Maintenance

Work required	Year 1	Year 2	Year 3	Year 4	Year 5
Establishment cut to 75mm height in May, remove arisings and dispose off site.	•	△	△		
Herbicide spot treat invasive weeds June/July or as otherwise directed.	△	△	△	△	△
Cut to 75mm height per year in September remove arisings and dispose off site.		•	•	•	•
Rotational brushcut to invasive species. One third of total grassland area to be cut at any one time.		△	△	△	△
Remove rubbish and litter from site.	•	•	•	•	•

• Routine maintenance △ Provisional operation subject to requirements

Restoration of Soil Profile and agricultural land

The site would be restored to original land use and quality. The depth of the restored profile should be over 1 m so as not to create conditions for waterlogging within 80 cm depth (not present in the baseline profile). The depth of the profile would also allow for installation of the underdrainage below the rooting depth.
See table below for soil profiles.

Target soil profile		
Horizon	Depth (cm)	Material
A	0–35	Stored topsoil
B	35–90	Stored subsoil
C	90–120	Loamy sand (saleable material)

Management

The management and aftercare for restoration would typically include cultivation of topsoil to a suitable seedbed, removal of stones greater than 10cm and assessment of soil fertility index and lime requirement. Following these measures, management would be as per the requirements for Agricultural reinstatement Grassland, Hardwearing Grass and Horse Paddock grass mix.

Agricultural drainage

On site drainage would be mitigated through appropriate measures preventing runoff from the site. Extraction would take place above the water table level. Impacts to drainage would be considered fully mitigated, as the quality of water would not be affected by the detriment of adjacent land and no silting, pollution or erosion of any watercourse or adjoining land would be permitted.

Restoring the land to current levels should enable installation of a standard agricultural underdrainage system during the aftercare period, given that it is designed before the filling and capping of the void, to ensure thye soil profile and permeable fill is deep enough for required slope of the underdrainage pipes.

REVISION	DETAILS	DATE	DRAWN	CHK'D	APP'D
C	Scale bar added, Do not scale removed	06-03-17	DR	MEW	MEW
B	Boundary amended and plant site boundary added	23-06-16	DR	MEW	MEW
A	First Issue	27/02/15	YK	JG	JG

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PROJECT
Hurn Quarry Extension

DRAWING TITLE
Restoration Plan
Hurn Quarry

DRG No.	SCALE	DATE
ST14186-008	1:2500 @ A1	5/03/15

DRAWN BY	CHECKED BY	APPROVED BY
YK	JG	JG

■ STOKE-ON-TRENT (HEAD OFFICE)	TEL 0845 111 7777	□ CARDIFF	TEL 029 2072 9191
		□ LEIGH	TEL 01942 260101
□ NEWCASTLE UPON TYNE	TEL 0191 232 0943	□ SHEFFIELD	TEL 0114 245 6244
□ WEST BROMWICH	TEL 0121 580 0909	□ EDINBURGH	TEL 0131 555 3311
□ LONDON	TEL 020 7287 2872	□ LIVERPOOL	TEL 0151 494 5431

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PLANNING COMMITTEE

Application Address	Hurn Quarry Hurn Court Lane Christchurch BH23 6AX
Proposal	Extension to sand and gravel extraction at Hurn Quarry followed by filling with imported inert materials and restoration - Variation of Condition 1 (Time limit - Commencement of Development) and Condition 6 (Pre-Commencement - Archaeology) of App 8/16/2010/DCC to - Extend the end date of Hurn Quarry to support the restoration of the Western Extension.
Application Number	8/20/0016/CONDR
Applicant	Mr Robbie Flower
Agent	Mr Nicholas Dunn
Date Application Valid	6 January 2020
Decision Due Date	2 March 2020
Extension of Time Date (if applicable)	
Ward	Commons
Report status	Public
Meeting date	13th August 2020
Recommendation	Grant, subject to conditions
Reason for Referral to Planning Committee	The application is referred to Committee by Cllr Phipps on the following grounds; Saved Policies Christchurch Local Plan ENV2 and ENV3 apply to potential noise issues from 24 hour running of generator to pump ground water away from development Policy HE3 Christchurch Core Strategy, potential landscape and mature tree issues relating to routing of water run off from pumping ground water away from development Policies ME6 and ME7 Christchurch Core Strategy, route of pumped water run off from the development could cause

	localised flooding which is not addressed in the application
Case Officer	Kim Bowditch

Description of Development

1. Extension to sand and gravel extraction at Hurn Quarry followed by filling with imported inert materials and restoration - Variation of Condition 1 (Time limit - Commencement of Development) and Condition 6 (Pre-Commencement - Archaeology) of App 8/16/2010/DCC to - Extend the end date of Hurn Quarry to support the restoration of the Western Extension.

Application Address	Hurn Quarry Hurn Court Lane Christchurch Dorset BH23 6AX
Proposal	Extension to sand and gravel extraction at Hurn Quarry, Dorset, followed by filling with imported materials and restoration - the deletion of condition 3 (Limit and Depth of Extraction) of App. No. 8/16/2011/DCC to avoid the sterilization of 305,168 tonnes of sub-groundwater mineral and the variations of condition 2 (Development to be in accordance with approved plans) and condition 18 (Throughput and type of waste) to adopt a revised scheme of working and the volume of imported restoration materials.
Application Number	8/20/0017/CONDR
Applicant	Mr Robbie Flower
Agent	Mr Nicholas Dunn
Date Application Valid	6 January 2020
Decision Due Date	2 March 2020
Extension of Time Date (if applicable)	
Ward	Commons
Report status	Public
Meeting date	13th August 2020
Recommendation	Grant, subject to conditions
Reason for Referral to Planning Committee	The application is referred to Committee by Councillor

	Phipps on the grounds of; Saved Policies Christchurch Local Plan ENV2 and ENV3 apply to potential noise issues from 24 hour running of generator to pump ground water away from development Policy HE3 Christchurch Core Strategy, potential landscape and mature tree issues relating to routing of water run off from pumping ground water away from development Policies ME6 and ME7 Christchurch Core Strategy, route of pumped water run off from the development could cause localised flooding which is not addressed in the application
Case Officer	Kim Bowditch

Description of Development

2. Extension to sand and gravel extraction at Hurn Quarry, Dorset, followed by filling with imported materials and restoration - the deletion of condition 3 (Limit and Depth of Extraction) of App. No. 8/16/2011/DCC to avoid the sterilization of 305,168 tonnes of sub-groundwater mineral and the variations of condition 2 (Development to be in accordance with approved plans) and condition 18 (Throughput and type of waste) to adopt a revised scheme of working and the volume of imported restoration materials.

Planning Policies

3. The development plan for both applications includes a number of adopted development plans, and saved policies.

    i) the Bournemouth, Dorset and Poole Minerals Strategy, adopted in May 2014 ('the Minerals Strategy') provides guidance and criteria for the mineral planning authorities of Dorset Council and BCP Council when considering planning applications for minerals development for the plan period until 2028.

    ii) the Bournemouth, Christchurch, Poole and Dorset Waste Plan 2019

    iii) the Christchurch and East Dorset Local Plan: Part 1 – Core Strategy adopted in April 2014 (C&ED Core Strategy) which provides a basis for planning decisions in the former Christchurch and East Dorset area for the plan period until 2028.

The most relevant development plan policies are listed below.

4. **Bournemouth, Dorset and Poole Minerals Strategy**

- Policy SS1 – Presumption in Favour of Sustainable Development.
- Policy SS2 – Identification of Sites in the Minerals Sites Plan.
- Policy AS1 – Provision of Sand and Gravel.
- Policy CC1 – Preparation of Climate Change Assessments.
- Policy RS1 – Restoration, Aftercare and After-use of Minerals Development.
- Policy RS2 – Retention of Plant, Machinery and other Ancillary Development.
- Policy DM1 – Key criteria for Sustainable Minerals Development.
- Policy DM2 – Managing Impacts on Amenity.
- Policy DM3 – Managing the Impact on Surface Water and Ground Water Resources.
- Policy DM4 – Protection and Enhancement of Landscape Character and the Countryside.
- Policy DM5 – Biodiversity and Geological Interest.
- Policy DM7 – The Historic Environment.
- Policy DM8 – Transport and Minerals Development.
- Policy DM9 - Extraction and Restoration within Airfield Safeguarding Areas.

Bournemouth, Christchurch, Poole and Dorset Waste Plan 2019

- Policy 1 - Sustainable Waste Management
- Policy 8 - Inert Waste Recovery and Disposal
- Policy 12 -Transport and Access
- Policy 16 - Natural Resources

5. **Christchurch and East Dorset Local Plan, Part 1 – Core Strategy**

KS1	Presumption in favour of sustainable development
KS11	Transport and Development
ME1	Safeguarding biodiversity and geodiversity
ME6	Flood Management, Mitigation and Defence
ME7	Protection of Groundwater
HE1	Valuing and Conserving our Historic Environment
HE3	Landscape Quality
ENV 2	Protection of Development from nearby Polluting Operations
ENV 3	Pollution and Existing Development
ENV 4	Protection of Water Supply and Quality
ENV 5	Drainage and New Development
ENV 21	Landscaping in New Development

6. **National Planning Policy Framework (NPPF) (2019)**

The National Planning Policy Framework (NPPF) sets out the government's planning policies for England and is a material consideration in the assessment of planning applications. Also material are relevant elements of the *National Planning Policy for Waste (October 2014: Department for Communities and Local Government)* and National Planning Policy Practice Guidance (PPG).

Section 2 of the NPPF states that plans and decisions should apply a presumption in favour of sustainable development. For decision making this means approving development that accords with an up to date development plan. Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, permission should be granted unless:

- the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole (Paragraph 11).
- Local planning authorities may take decisions that depart from an up to date development plan, but only if material considerations in a particular case indicate that a plan should not be followed (Paragraph 12).

Relevant parts of the NPPF 2019 include:

- Achieving sustainable development – Section 2.
- Decision-making – Section 4.
- Planning conditions and obligations – Paragraphs 54-57.
- Building a strong, competitive economy – Section 6.
- Meeting the challenge of climate change, flooding and coastal change – Section 14.
- Conserving and enhancing the natural environment – Section 15.
- Conserving and enhancing the historic environment – Section 16.
- Facilitating the sustainable use of minerals – Section 17.
- Planning Practice Guidance to the NPPF (published March 2014)
- Minerals policy - Paragraph (21)-(51)
- Waste policy - Paragraph (3), (8) –(9), (46) – (48)
- Noise – Paragraphs (1) – (9)

7. Relevant Planning Applications and Appeals

Planning Application Ref: 8/16/2011/DCC was granted on 20th August 2018, to extend Hurn Quarry to the west (the 'Western Extension'), to extract River Terrace sand and gravel. The Western extension is 15.7ha in area.

Planning Application Ref: 8/16/2010/DCC was also granted on 20th August 2018, to extend the end date of Hurn Quarry (the original quarry) to retain the plant area to process, store and sell the extracted mineral, to support importation of restoration materials for the Western Extension and to extend the end date of the extraction of the mineral which underlies this plant area.

The development approved by planning permissions ref: 8/16/2011/DCC and 8/16/2010/DCC was accompanied by a single Environmental Impact Assessment (EIA).

Representations

Consultations

8. **Environment Agency**

The EA made an initial objection to the proposed removal of Condition 3 for the following reasons:

Process - permitting decisions are required for,

- the abstraction of groundwater to dewater the mineral reserve for extraction,
- for the discharge of the dewatering water
- the restoration with inert material

Although planning and regulation, particularly environmental permitting, are separate processes they should be complementary and in this case the planning condition 3 should only be removed once the permit applications have been successful.

However, this initial objection was followed up with a further response, withdrawing the objection provided a Condition is included which requires that a Hydrogeological Risk Assessment (HRA) and Hydrometric Monitoring Strategy (HMS) is submitted to, and approved in writing by, the mineral planning authority prior to any excavation below 7.0m AOD.

This will assist in demonstrating that the proposed dewatering methodology is capable of coping with the actual inflows and quantities whilst maintaining a dry quarry base, and the potential risks to controlled waters (both groundwater and surface water) can be adequately addressed.

9. **Airport Safeguarding**

Raise no objection, subject to the imposition of conditions:

i. that work below the water table should not commence until a suitable dewatering system is in place and operational to prevent open areas of standing water and

ii. the guidance within the revised birdstrike management plan must be adhered to at all times and be auditable by Bournemouth Airport.

10. **Flooding & Coastal Erosion Risk Management Team**

No objection, but the following comments are made:

i. Query as to whether current ground water levels have been used in the design of the Surface Water Management Scheme

ii. Important to ensure that the attenuation pond and ditches are secure, including from illegal access e.g. by children, given that they are to have vertical sides

iii. According to the EA's main river map the 'un-named watercourse' is an ordinary water course, and any work on it (e.g. the outfall structure) may well need the approval of BCP as the Land Drainage Authority under the Land Drainage Act 1991.

iv. Until the vegetation is fully established after the site has been restored there is likely to be a lot of silt running off into the attenuation pond - has provision been made to maintain the pond?

v. Should the outlet drain go through some form of filtration like a reed bed before discharging into the watercourse?

11. **Constraints**

- Neighbouring LPA 1000m Buffer
- SSSI Impact Risk Zone
- Highways Inspected Network
- Green Belt
- Heathland 5km Consultation Area
- Airport Safeguarding
- Dorset Minerals Consultation Area

Planning Assessment

Site Description

12. Both the original Hurn Quarry site, where the mineral processing facility is located, and the permitted Western Extension site to the west of the original quarry, lie in the countryside immediately to the south of the B3073 (Parley Lane). This road separates the northern boundary of the existing quarry and the main entrance to Bournemouth International Airport, which lies to the north of the Western Extension site, beyond the B3073.

13. The surrounding area is of mixed character comprising undulating agricultural land, dense woodland and the large flat expanse of land interspersed with built development associated with the airport and its business parks. The underlying geology of the site comprises sand, silt and clay known as 'Poole Formation'. This is overlain by deposits of sand and gravel classified as 'River Terrace'. At its nearest point, the Moors System SSSI is approximately 860 metres south and 820 metres east of the Western Extension site.

14. The Western Extension site is located to the west of Hurn Court Lane and is approximately 15.7 hectares (ha) in area. The existing mineral processing facility is located east of Hurn Court Lane and is approximately 3.6 ha in area. Access to the existing quarry is directly off Parley Lane onto Hurn Court Lane, using the provision of a dedicated right turn.

15. Beyond the existing quarry access, Hurn Court Lane becomes a single-track road providing access to a small number of residential dwellings along Dales Lane, a no through road and Hurn Court Lane. Hurn Court Lane loops around the western and southern edges of the existing site, connecting back onto Parley Lane (B3073).

16. The northern section of the Western Extension site currently comprises predominately flat agricultural land used for arable farming. Part of the overall permitted site is classified as 'Best and Most Versatile' (BMV) Grade 2 and Grade 3a agricultural land. The far western section of one of the fields is not used for farming but temporarily each year as an overflow carpark for the 'Adventure Wonderland' theme park. Paddocks and scrubland lie to the south

west, adjacent to the arable fields that abut the gardens of scattered residential properties along Dales Lane, to the south, and further along Hurn Court Lane, to the south east.

17. Mineral extraction has begun in Phase 1 in the south east of the site, with creation of bunds around the first phase and extraction of mineral above the water table as required by permission 8/16/2011/DCC.

18. The Western Extension site is enclosed by mature hedgerows on all but the western boundary that abuts the temporary overflow carpark of Adventure Wonderland. There are glimpsed views of the site from the public highway along Hurn Court Lane and Dales Lane. The Stour Valley Way, a public right of way (reference: E62/2), runs adjacent to a short section of the proposed extension boundary in the south-west corner.

19. The nearest residential properties are two dwellings known as 'Dales House' which lie approximately 38.5 m to the south of the outer boundary of the Western Extension site. Dales House is designated a Grade 2 listed building.

20. The existing mineral processing facility comprises operational plant machinery, restored land and land that will be worked for sand and gravel extraction. The mineral processing facility is bounded to the north by Parley Lane and beyond that Bournemouth Airport; to the east by restored land within the existing quarry and beyond that Mill Lane; to the south by agricultural land that is used for arable farming and beyond that Mill Lane, and to the west by Hurn Court Lane. The existing mineral processing facility is not visible from the public highway and already benefits from landscaping screening bunds.

21. The development approved by planning permissions /8/16/2011/DCC and 8/16/2010/DCC was accompanied by a single Environmental Impact Assessment (EIA) which has been revised and updated to consider the impact of the revised development proposals. The original EIA, as updated by an Addendum (collectively termed the EIA), accompanies these Section 73 planning applications.

Assessment of Previous Applications: 8/16/2010/DCC and 8/16/2011/DCC

22. **Acceptability in principle of the development**

As part of the assessment of the previous applications 8/16/2010/DCC and 8/16/2011/DCC, the principle of the development (both the development of the Hurn Court Farm Western Extension site and the extension of the permission of the original site), including their acceptability in policy terms, were considered.

Issues arising from EIA of previous proposals

23. An EIA assessment of the proposals identified a number of likely significant effects (LSEs) which were assessed to determine whether potentially adverse environmental impacts could be avoided, reduced or mitigated to acceptable levels in accordance with policy requirements.

24. The issues assessed included:

- Water resources and flood risk
- Restoration using inert waste

- Retention of the existing mineral processing facility and delay to the full reclamation of the existing quarry by 12 years
- Impact on heritage assets including listed buildings
- Landscape and visual impact

25. Other planning matters which were not significant for the purposes of the EIA, but which nevertheless were material to the planning application, included:

    - Transport and traffic
    - Ecology and biodiversity
    - Climate change.

Conclusion of assessment of previous applications 8/16/2010/DCC and 8/16/2011/DCC

26. It was considered that these issues could be satisfactorily addressed, through mitigation or other means and the assessment of the previous applications 8/16/2010/DCC and 8/16/2011/DCC concluded:

    a. The location of the proposed extension fully accorded with Policy AS1 (*Provision of Sand and Gravel*) of the Minerals Strategy.

    b. Inert waste was an acceptable restoration method for quarry voids and the importation of sufficient quantities of waste from local construction sites would also provide an identified need for inert waste disposal facilities that complies with Policy 8 (*Inert Waste Recovery and Disposal*) of the Waste Plan 2019.

    c. The retention of the existing minerals processing facility was logical, as it is optimally placed to serve the proposed extension and accords with the requirement to reduce the impact of mineral development traffic (Policy DM8 – *Transport and Minerals Development*). The need for the mineral was sufficient to outweigh an exception to Policy RS1 - f (*Restoration, Aftercare and After-use of Minerals Development*) which requires restoration to be undertaken at the earliest opportunity.

    d. The ES demonstrated, as required, that neither the existing site nor the proposed extension would adversely affect the integrity of the Dorset Heaths SAC, Dorset Heathlands SPA and Ramsar site, either alone or in combination.

    e. The proposed extension would result in temporary harm to the setting of two Grade II listed buildings: Dales House and Merritown Farm. However, it is accepted that the temporary harm to both listed buildings would be less than substantial. Despite the heritage impacts from the proposed extension not being identified as ‘significant’ in EIA terms, the less than substantial harm to the listed buildings was given significant weight when weighed against the public benefits associated with the proposed extension.

    f. The site would make a valuable contribution to securing a sufficient supply of aggregate and would also maintain the valuable local economic role of the quarry.

g. Prior to the submission of both applications, consideration was given to alternative land areas for the proposed extension. The current area and boundaries were identified as being both deliverable, maximising the efficient extraction of the mineral available, in close proximity to an existing processing facility and having the least overall environmental effects. It was considered that the environmental harm caused by each of the other alternatives (save for no development at all) would render each of the alternatives unacceptable in planning terms. The applicant provided clear and robust justification as to why harm to the assets could not be avoided and officers viewed the public benefits that exist to justify this harm as clear and significant. There were no realistic alternatives to the proposals.

h. Officers had special regard to the desirability of preserving the setting of both listed buildings when considering the alternatives proposed by the applicant, but were of the opinion that the less than substantial harm to the setting of each listed building would be minor in scale, due to the lack of contribution that the proposed extension area made to the appreciation of their significance within the wider landscape. Whilst the screening bund on the southern boundary of the site would also harm the setting of Dales House, it significantly reduced impacts from the visual intrusion and noise of mineral extraction, particularly from the closest phase to the dwelling, thereby avoiding significant adverse effects to amenity. Even when this less than substantial harm was given great weight, the public benefits of the mineral extraction and the economic viability of the business clearly outweighed the residual harm to the respective settings of Dales House and Merritown Farm.

i. Mineral extraction and restoration would be phased and the reclamation of the site back to an agricultural after use, with a 5-year aftercare period was supported Policy RS1 (Restoration, Aftercare and After-use of Minerals Development) of the Minerals Strategy. The public benefits associated with the continued use of the minerals processing facility to provide a steady supply of construction aggregates and to reduce the transportation distance of minerals, was considered material to delay the reclamation of the final phase of the existing quarry by 12 years.

j. Having regard to the mitigation of impacts and potential effects associated with the proposed development, and when balancing the remaining residual impacts and their effects against the wider public benefits, there were clear and robust material reasons to justify the approval of both applications.

27. It was concluded that overall, when considering the provisions of the development plan, national policy and guidance, the environmental information submitted in support of the applications and in support of planning permission 8/2001/192 for the existing quarry, and the representations received, both proposals would provide for sustainable minerals development in accordance

with the provisions of the development plan, and there were no other material considerations that indicate that a decision should be made otherwise.

28. The proposed development was considered to be acceptable in principle, providing a sustainable source of construction aggregate. Identified impacts were considered to be capable of satisfactory mitigation.

Deepening of the existing quarry

29. These decisions established the Western Extension site as an existing quarry, albeit extracting above the water table. The principle of mineral extraction and restoration at the site was established. Through the assessment and determination of the original application to develop the quarry, the various issues and impacts associated with quarrying in this location were considered and addressed to the satisfaction of the Mineral Planning Authority.

30. The current applications seek to extend the quarry, both in size (deepening) and in length of time required to finalise restoration. This will lead to potential impacts that have not yet been considered, and it is these impacts that will now be assessed.

Planning assessment of current applications

31. In accordance with national policy, Policy SS 1 (*Presumption in Favour of Sustainable Development*) of the Minerals Strategy requires that when considering development proposals, the MPA will take a positive approach that reflects the presumption in favour of sustainable development, working proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, thereby securing development that improves the economic, social and environmental conditions in the area. Planning applications that accord with the policies of the development plan are to be approved without delay, unless material considerations indicate otherwise.

32. Having regard to the provisions of the development plan, the information submitted in support of the application and the representations received the main issues raised by this application are:

Main issues assessed

i) The acceptability in principle of the proposed development, including benefits

ii) Whether potentially adverse environmental impacts can be avoided, reduced or mitigated to acceptable levels in accordance with policy requirements, in particular those related to likely significant effects:

- Noise
- Pollution/climate impacts
- Landscape and visual impact
- Biodiversity/ecology
- Hydrology/flooding
- Archaeology/heritage
- Human health - various, particularly aircraft/birdstrike minimisation
- Increased importation of inert waste for restoration

- Increased time period for the retention of the existing mineral processing facility and delay to the full reclamation of the existing quarry
- Transport and traffic
- Land use/soils
- Vibration
- Dust
- Cumulative impacts

33. In recognition of the various environmental considerations, a revised working scheme has been proposed to achieve:

- Extraction of the sub-groundwater mineral by dewatering the Western Extension to release an extra 305,168 tonnes of mineral;
- Settlement of the groundwater before discharging off-site into an existing drainage system;
- Management of dewatering process, including the provision of a sump in each phase to collect surface and groundwater, a settlement lagoon that the collected water is pumped to and a pump to send the collected water to the lagoon, and impacts of pumping the water offsite;
- A revised Bird Strike Management Plan;
- Provision of a 'Dewatering Standoff' between the sub-groundwater mineral extraction and Dales House;
- Revised phasing and bunding scheme to ensure that the Western Extension can be progressively restored; and
- Restoration which continues to use imported and indigenous materials.

Principle of Development - current applications 8/20/0016/CONDR and 8/20/0017/CONDR

34. Minerals can only be worked where they are found and so the acceptability in principle of the proposed extension (deepening), and the retention of the mineral processing facility has been considered within the context of the development plan strategy for maintaining an adequate and steady supply of locally extracted sand and gravel.

35. The NPPF and the Minerals Strategy 2014 both recognise the value of minerals as a finite resource and the contribution that minerals make to national prosperity and in improving quality of life. Paragraph 205 of the NPPF provides that, when determining planning applications, 'great weight' should be given to the benefits of mineral extraction, including to the economy. Aggregates are minerals of national and local importance, meaning that they are essential in meeting the needs of a healthy and prosperous society. This requirement to give 'great weight' to a particular form of development is used infrequently elsewhere in the framework and is, therefore, a fundamental expression of policy support for minerals development. Both the National Planning Policy Framework and the Minerals Strategy are underpinned by a general presumption in favour of sustainable development.

36. The Minerals Strategy recognises that aggregates are essential to support continued economic growth in the BCP Council area and beyond its

boundaries. A sufficient supply of aggregates, enables the delivery and maintenance of infrastructure projects and community facilities such as; transport networks, flood and sea defences and commercial buildings.

37. A key objective of the C&ED Local Plan is to deliver strategic highway infrastructure improvement works for South East Dorset (Objective 6) and to provide a wide range of new homes to provide for local need (Objective 5) in an area of the country where house prices to income ratios are relatively high. The Minerals Strategy is committed to providing a sufficient supply of construction aggregates to deliver this building programme and to maintain existing infrastructure, whilst also managing the environmental effects of this essential form of development (paragraph 7.1).

38. Policy AS1 (*Provision of Sand and Gravel*) of the Minerals Strategy requires that new sand and gravel quarries are located within the designated aggregate resource blocks, which are spatial areas that have been identified as having significant reserves of sand and gravel considered economically viable. Specific sites within these resource blocks will only be considered for development where it has been demonstrated that mineral extraction would not adversely affect the integrity of the Dorset Heaths SAC, Dorset Heathlands SPA and Ramsar site, either alone or in combination with other plans or projects (Policy AS1).

39. The NPPF places a duty on the Council, as the Mineral Planning Authority (MPA), to make provision for a steady and adequate supply of aggregate minerals by maintaining at least a 7-year supply of permitted sand and gravel reserves. This is a minimum requirement and the NPPF acknowledges that longer periods may be appropriate to take account of the need to supply a range of types of aggregates, locations of permitted reserves relative to markets, and productive capacity of permitted sites. The principle of a 7-year land-bank being a minimum threshold that should not preclude additional reserves being secured is re-iterated in paragraph 086 of the Planning Policy Guidance (PPG) in which it is clearly stated that:

> "There is no maximum land-bank level and each application for minerals extraction must be considered on its own merits regardless of the length of the land-bank*".*

40. The mineral output from the proposed deepening would be an additional 305,168 tonnes of 'River Terrace' sand and gravel. The most recent Local Aggregates Assessment (LAA) is the 2018 LAA, which indicates that in 2018 (as required by Policy AS2 Land-bank Provision of the Minerals Strategy) the NPPF requirement for a minimum 7-year land-bank for River Terrace sand and gravel (the aggregate produced from Hurn Court Farm) forecast over the plan period was comfortably exceeded.

41. The LAA is based on the current agreed local annual supply requirements for Bournemouth, Dorset and Poole and is calculated based on:

- remaining reserves at existing permitted sites
- new sand and gravel sites, including extensions to existing permitted sites that are identified in the Minerals Site Plan 2019, and
- new sites not identified in the Draft Minerals Site Plan (subject to other criteria not relevant to this report)

42. Demand for River Terrace aggregate has remained relatively level in recent years, with a slight rise since 2017, in response to ambitious national and local targets for housing and infrastructure provision. The forecast is estimated on a 'rolling' year-on-year basis, and permitted reserves are continuing to be worked and therefore the land-bank, without replenishment, would be continually diminishing. Whilst the current River Terrace land-bank exceeds 10 years, further commitments to the land-bank, via allocations or permissions, are required to ensure that a land-bank is capable of being maintained throughout the life of the plan (and beyond).

43. It is clearly impossible to predict the impacts of the coronavirus and resultant lockdown and the effects these will have on economic development and the associated demand for aggregates but, current economic conditions would not be considered a valid reason to refuse a limited extension to an existing quarry.

44. As part of the evidence base for the recently adopted Minerals Sites Plan 2019, a review of the existing permitted sites for River Terrace aggregate extraction concluded that the vast majority of the remaining River Terrance reserve land-bank (i.e. mineral in the ground, with permission for extraction) was comprised within just four sites. One was located at the western edge of the County (Chard Junction) and the other close to its eastern edge (Avon Common), with the only other two 'sand and gravel' quarries (as distinct from sand quarries associated with Poole Formation sand) currently operating close to Dorchester, at Redbridge Road, where extraction is nearing completion, and Woodsford Quarry.

45. Relative to the markets served by the existing Hurn Court Farm quarry and the Western Extension site, the productive capacity of Avon Common remains nil as it is not operational, despite planning permission being granted 12 years ago. There is no certainty that during the plan period the Avon Common site would be worked, and so the Hurn Court Farm deepening would have an important role to play in continuing to serve the markets in the South East of the Dorset Council and BCP areas.

46. The closest site to the Hurn Court Farm Western Extension site, allocated through the Minerals Sites Plan is at Roeshot Quarry, which is 11km away to the east and straddles the Hampshire-Dorset border. A planning application for the eastern part of this site has recently been approved by Hampshire County Council, and it is unlikely that the western part of this site, which is within the BCP boundary, would be developed for some 6 years, by which time the proposed extraction at Hurn, including the deepening, would be almost half completed.

47. The location of Roeshot Quarry on the eastern edge of Christchurch indicates that it would have its own established markets by the time any extension into the BCP area occurred, and it is not anticipated that this or any other site allocation in the Mineral Sites Plan 2019 would adversely affect the market demand for the aggregate from Hurn Court Farm.

Restoration using inert waste

48. The application for deepening of the proposed extension would use a total of approximately 690,666 tonnes of imported inert waste to restore the quarry back to an agricultural after-use. The restoration of each phase would immediately follow once mineral extraction had ceased, thereby progressively

restoring the proposed extension fully by the end of 2031, as originally permitted.

49. Policy RS1 (*Restoration, Aftercare and After-use of Minerals Development*) of the Minerals Strategy advocates progressive and timely restoration, whilst recognising the importation of inert waste as an established way to restore a quarry. Similar to the Minerals Strategy, the Waste Plan 2019 (Policy 8) supports the use of inert waste for the restoration of mineral voids.

50. Policy RS1 requires the developer to demonstrate that inert waste imported for restoration is both suitable and available in sufficient quantity when needed to achieve the proposed restoration scheme. As far as reasonably possible, recyclable material capable of producing high quality washed recycled aggregates should already have been removed from the inert waste prior to being used for restoration.

51. The Waste Plan 2019 identifies a shortfall in the provision of inert waste disposal facilities and the need for greater provision (Paragraph 10.28). Policy 8 (*Inert Waste Recovery and Disposal*) of this Plan provides specific criteria for identifying the provision of new disposal facilities that have been used, alongside Policy RS1 of the Minerals Strategy, to assess the acceptability of disposing the proposed quantities of inert waste to achieve the proposed restoration profile and after-use.

52. Policy 8 requires proposals for inert waste disposal to demonstrate that they meet all of the following criteria:

- as far as is reasonably practicable all materials capable of producing high quality recycled aggregates have been removed for recycling;
- the minimum amount of waste is being used to achieve the intended benefit; and
- they will not prejudice the restoration of existing or permitted mineral sites.

53. The original application established the principle of importing waste for use for restoration. Although the current application proposes importation of a greater amount of waste, given the increased void proposed through deepening, the applicant still expects to finish extraction and restoration by the end of 2031, as originally permitted. The rate of importation originally permitted, 70,000 to 140,000 tonnes per annum (tpa), will not change.

54. Although ‘cut and fill’ calculations for quarry restoration can only ever be estimated, it is considered that the proposed overall volume of imported inert waste is not excessive to achieve the proposed land form and after-use. Nevertheless, as with the original permission, a condition requiring that the applicants submit a detailed restoration scheme identifying the tonnage and volume of inert waste, required for the restoration of each phase, is considered appropriate, should consent be forthcoming.

55. In meeting the requirements of criterion (a) and (c) of Policy 8, the developer intends to import inert waste through their own local construction and demolition waste business. Any materials that could be used to produce a high quality recycled aggregate would have been removed for their commercial value, prior to the inert waste being exported to the proposed site.

Retention of the Existing Mineral Processing Facility and Delay to the Full Restoration of the Existing Quarry by 12 Years.

56. Condition 1 of planning permission 8/16/2010/DCC required the original Hurn Court Farm quarry to be restored by 20th August 2030. This date is in conflict with the requirements of Condition 19 of planning permission 8/16/2011/DCC which required the Western Extension site to be restored by 31st December 2031 even though the temporary retention of the original Hurn Court Farm quarry was required, to allow the mineral to be processed and sold through the plant remaining on the original Hurn Court Farm site.

57. The current application therefore seeks to extend the date for full restoration to 31st August 2032, allowing time for the full restoration of the Western Extension site and the removal of the plant and any remaining mineral and full restoration of the original Hurn Court Farm quarry site.

58. Policy RS2 (*Retention of Plant, Machinery and other Ancillary Development*) of the Minerals Strategy requires that there should be a demonstrable need for the retention of the mineral processing facility beyond the life of the existing permitted quarry. Policy DM8 (*Transport and Minerals Development*) of the Minerals Strategy requires the provision of a safe access.

59. The proposed extension would require the retention of the existing mineral processing facility to provide for the continuing supply of construction aggregates from the site. The need for the mineral from the proposed extension is considered sufficient to outweigh any cumulative effects from the delay to the final working of Phase 5 of the original Hurn Court Farm quarry and the full restoration of the site, which would otherwise be contrary to the requirements of Policy DM1 j (*Key Criteria for Sustainable Minerals Development*) and RS1 f (*Restoration, Aftercare and Afteruse of Minerals Development*) of the Minerals Strategy. The retention of the mineral processing facility and the delay to mineral extraction and reclamation of Phase 5 would not affect restoration of the wider original Hurn Court Farm quarry site (Policy RS2 c - *Retention of Plant, Machinery and other Ancillary Development* of the Minerals Strategy).

60. A planning condition ensuring that mineral extraction in Phase 5 of the existing, original Hurn Court Farm quarry would not occur until the deepened extension has been fully worked out, is recommended. This would prevent the working of both sites simultaneously and ensure the timely reclamation both sites back to an agricultural after use in accordance with Policy RS2 (b).

Scope for Mitigation of Likely Significant Effects of the Development on Water Resources and Flood Risk

61. Paragraph 103 of the NPPF and PPG: *Minerals* provides that when determining a planning application for minerals development, the MPA is required to ensure flood risk is not increased elsewhere. Development should also have no unacceptable adverse impact on the flow and quantity of surface and groundwater, and migration of contamination from a site. The Minerals Strategy recognises that sand and gravel extraction will at some point affect surface and ground water resources, and that there will be potential for significant adverse impacts to water quality and water levels, both within and beyond the boundaries of a site. Policy DM3 (*Managing the Impact on Surface Water and*

Ground Water Resources) states that proposals for minerals development which would have an impact on water resources will only be permitted where it can be demonstrated that the local water environment would be protected and, where appropriate, enhanced.

62. The nearest main river is the River Stour, which is located approximately 450m to the south-west of the proposed extension. The Moors River is located approximately 550m to the east of the minerals processing facility. There are no watercourses or surface water features located within the boundaries of either site. To the south of the site a series of land drains and streams coalesce to form the Leaden Stour, a minor tributary of the River Stour. The proposed discharge from the site will drain into these.

63. The Western Extension site lies within Flood Risk Zone (FRZ) 1 as indicated by the EA indicative flood maps. Flood Zone 1 comprises land assessed as having a 'low' probability (<0.1% - a risk of fluvial flooding of less than 1 in 1000 in a year) to river and sea flooding. All uses of land are appropriate in Zone 1, including mineral extraction.

64. The previous permission limited working to above the water table, and there was therefore no impact on groundwater flows or quality, or requirement to manage/remove groundwater. The consent confirmed that the use of inert material to restore the proposed extension back to pre-extraction ground levels, whilst not as porous as the sand and gravel to be extracted, would reduce the risk of groundwater flooding should groundwater levels become elevated or drainage potential for surface water reduce.

65. However, working above the water table also effectively sterilised over 300,000 tonnes of sand and gravel. The current application seeks to realise this part of the resource, and proposes intercepting flows of ground and surface water, pumping these to a settlement lagoon in Phase 2 of the quarry and allowing the water to flow out of the site when the solid matter in it has settled out. Following completion of extraction, all areas would be backfilled with inert waste and returned to pre-development ground levels. Drainage would then be monitored following restoration for a period of 5 years to ensure that soils continue to drain freely, with remediation measures taken in the event of drainage problems.

66. The layout of the existing plant site would not be changed during the proposed works and runoff will continue to be managed as at present with runoff dispersing by infiltration and overland flow and by retention within the drainage ditch to the north of the site.

67. The proposed extension site is located immediately adjacent to Bournemouth Airport and within the 13-km safeguarding consultation zone, which is subject to the requirements of Policy DM9 (*Extraction and Restoration within Airfield Safeguarding Areas*) of the Minerals Strategy. The Airport safeguarding Authority has not objected to either proposal subject to the imposition of a planning condition requiring the submission of an updated birdstrike management plan. The plan is required to be approved prior to any development taking place in the proposed extension area and is to ensure that there would be no increased hazards to aviation safety.

68. Issues raised by objectors included:

i) Insufficient information has been submitted to enable the application to be determined at this time

ii) Increased risk of flooding pollution downstream as a result of water being pumped from the site

iii) Whether the data used for the Flood Risk Assessment was fit for purpose

69. BCP Council's Flooding and Coastal Erosion Risk Management Team (FCERMT) have raised some queries but have not objected to the proposed development.

70. As identified in the information submitted in support of the application, the proposal has the potential to impact upon the water environment in the following direct ways:

i) Potential for impact upon groundwater levels and flows;

ii) Potential for impact upon surface water levels and flows;

iii) Potential for derogation of groundwater quality;

iv) Potential for derogation of surface water quality, and;

v) Potential for the exacerbation of extant flood risk.

71. Given the proximity of the adjacent Bournemouth Airport, the impact assessment also additionally considered:

i) Potential for increased bird strike risk resulting from changes in site water management measures.

72. The direct impacts outlined above may lead, in-turn, to indirect impacts upon:

i) The stability of nearby structures.

ii) Potential for indirect derogation of surface water flow rates and / or waterbodies;

iii) Potential for indirect impact upon the volume of groundwater and / or surface water available to existing abstractions;

iv) Potential for indirect impact upon the quality of groundwater and / or surface water available to existing abstractions;

v) Potential impact upon floral and/or faunal habitats as a result of flow/quality derogation within surface water-courses/wetland areas.

73. The submitted hydrology/hydrogeology assessment and Flood Risk Assessment have assessed these risks and consider that the proposed methodology for intercepting and collecting ground and surface water is fit for purpose and will ensure the necessary safeguards. This assumes that permission will be conditioned by implementation and adherence to recommendations set out in the hydrology/hydrogeology assessment and Flood Risk Assessment documents.

74. In addition, further and more detailed assessment will be required for the necessary Environment Agency permitting/approval to extract and discharge water as proposed. As the ditches and Southern Stream which will receive the outflow from the site are Ordinary Watercourses, BCP's FCERMT will hold administrative responsibility for them and connection of the site discharge to

these watercourses will require Land Drainage Consent (LDC). The additional assessment and permitting requirements will provide further safeguards for the environment.

75. The issues of hydrology and hydrogeology, the proposed methodology, its potential effect on surface water and groundwater flooding and water pollution have been the subject of discussions between the Environment Agency (EA) and the developer. The EA have advised that a pre-commencement condition should be imposed, requiring that the principles of a Hydrogeological Risk Assessment (HRA) and Hydrometric Monitoring Strategy (HMS) are submitted to and agreed by the mineral planning authority, thereby ensuring that the water environment is properly managed and protected. The actual HRA and HMS, as agreed, would be undertaken at the same time as the necessary work to inform the EA permitting requirements, all in advance of approval by the EA and actual work beginning on the ground. These will confirm that the EA are satisfied that the proposed approach to deal with ground and surface water is robust and fit for purpose. The developer has indicated that they would be willing to accept this approach.

76. Having regard to the above, it is considered that the two development proposals would not have any significant adverse effect on water resources and flood risk in isolation or cumulatively that could not be mitigated for by planning condition, together with EA permitting requirements, and it is therefore considered they are in accordance with national policy and Policies DM1 i (*Key Criteria for Sustainable Minerals Development),* DM2 (*Managing Impacts to Amenity*), DM3 (*Managing the Impact on Surface Water and Groundwater Resources*) and CC1 (*Preparation of Climate Change Assessment*) and draft Policy 16 (*Natural Resources*) of the Waste Plan.

Impact on Heritage Assets

77. The NPPF sets out the approach to be adopted in assessing development proposals within the context of applications for development of both designated and non-designated assets. Great weight should be given to the conservation of designated heritage assets, and harm or loss to significance through alteration or destruction should require clear and convincing justification.

78. The attribution of 'great weight' in the NPPF is used sparingly and so needs to be given proper consideration when considering impacts on heritage assets. (It is relevant to note that great weight is also afforded to minerals supply and this report considers both matters accordingly.) As heritage assets are irreplaceable, any harm should require clear and convincing justification.

79. In relation to listed buildings there is a statutory duty to have special regard to the desirability of preserving the listed building and/or its setting together with any special architectural or historic features it has. This duty applies when considering granting planning permission affecting a listed building or its setting. Even when harm is less than substantial, that harm must carry great weight in the planning balance. The NPPF requires that '*Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification*' (para. 194). Paragraph 195 goes on to state that permission should be refused in the case of a proposal leading to substantial harm to a designated heritage asset unless substantial public benefits can be demonstrated. Where the harm to the significance of a designated heritage

asset is less than substantial the NPPF adds that '*this harm should be weighed against the public benefits of the proposal*…' (para. 196). In assessing such benefits, it will important to give due consideration to alternatives which could reduce or avoid any harm.

80. In accord with the NPPF, Policy DM7 of the Minerals Strategy (*The Historic Environment*) states that proposals for mineral development will only be permitted where it can be demonstrated through authoritative assessment and evaluation that heritage assets and their setting will be conserved in a manner appropriate to their significance.

81. Adverse impacts should be avoided or mitigated to an acceptable level. The policy further provides that where the presence of historic assets of national significance is proven, either through designation or a process of assessment, their preservation in situ will be required. Any other historic assets should be preserved in situ if possible, or otherwise by record.

82. Policy DM1 (d) (*Key Criteria for Suitable Minerals Development*) requires the protection, and where possible, enhancement of heritage assets. Preservation in this context means not harming the interest in the building, as opposed to keeping it completely unchanged. Policy HE1 of the Christchurch and East Dorset Core Strategy accords with national and minerals policy. The setting of a heritage asset is defined as "…..*the surroundings within which it is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of setting can make a positive or negative contribution to the significance of a heritage asset, may affect the ability to appreciate that significance or may be neutral…."* (DCLG 2012:56).

83. The previous application (8/16/2011/DCC), proposed a 3m landscape bund located 38.5m from the north (rear) elevation of Dales House, 15m from the property boundary. The heritage assessment concluded that the temporary change of use of land from agriculture to mineral extraction, including the removal of hedgerows would temporarily harm the setting of Dales House. It was acknowledged that the construction of a landscape screening bund between the proposed extension and Dales House would be an alien feature in the immediate agricultural landscape, but would lead to less than substantial harm to the setting of Dales House and would also mitigate the impact of mineral extraction in terms of noise and visual amenities.

84. Officers considered that the extent to which the proposed extension would help to secure the deliverability of construction aggregate supply weighed in favour of the proposal and should be accorded significant weight. The proposed extension was modest in scale and offered planning and environmental gains associated with locating the quarry adjacent to an existing mineral processing facility. Subject to the imposition of planning conditions, an adequate buffer would exist to the extent necessary to achieve an adequate and acceptable level of mitigation of potential adverse effects including noise, vibration, dust and visual intrusion to the use of Dales House and Merritown Farm as residential dwellings, such that the proposal would be in accordance with Policy DM2 (*Managing Impacts on Amenity*).

85. The heritage assessment established that the most important settings and views of both listed buildings would not be impacted by the proposed extension. Moreover, the surrounding agricultural landscape character that would be changed temporarily by mineral extraction does not meaningfully

contribute to the significance of either asset, because this setting has already been degraded by other built development.

86. Notwithstanding the foregoing, it was established that the proposals would give rise to less than substantial harm to the setting which should be afforded due consideration in the assessment of the application. In doing so, officers concluded that the harm was clearly outweighed by the significant public benefits of the proposal, which also provided clear and convincing justification to make an exception to Policies DM1d (*Key Criteria for Sustainable Mineral Development*) and DM4 (*Protection and Enhancement of Landscape Character and the Countryside*) and DM7 (*The Historic Environment*), which require the preservation of a heritage asset's setting.

87. The permission granted established the acceptability of mineral working at the site. A heritage impact assessment has been undertaken for the current planning application 8/20/0017/CONDR, which seeks to deepen the extraction with no change to the footprint. No additional sensitive receptors were identified, and no changes to the previous permitted mitigation is proposed. For the most part, the new proposals will not entail any additional significant effects to heritage assets above and beyond those already identified within the 2016 ES.

88. The exception to this is the listed building located in close proximity to the Western Extension; Dales House, which could be adversely affected by the proposals, above and beyond the level previously identified in respect of the original planning applications. As the building is located outside the boundary of the site, there will be no direct impacts as a result of extraction. However, there is the potential for indirect physical impacts to the fabric of the heritage asset. These potential effects could arise during Phases 1b and 2b of the revised working scheme. Extraction will entail de-watering of the sub-water table mineral via a sump, and relocation of the groundwater into a water lagoon. The mineral will then be extracted above groundwater mineral below groundwater mineral (below 7m AOD).

89. Dales House is situated adjacent to the southern boundary of the Western Extension. The building lies at c. 7m AOD, and therefore it is possible that the foundations of the building extend into the current water table. The dewatering of the Western Extension, if unmitigated, has the potential to affect the water table beyond the application site boundaries. Hydrological changes in the ground directly below Dales Farmhouse could cause adverse physical effects to the fabric of the building. Rapid drying out of the foundations could potentially causing cracking and shrinking of mortar, timber or other historic fabric, potentially causing destabilisation of foundations. At worst case, these hydrological changes could threaten the structural stability of the building.

90. To address this, a de-watering buffer is proposed for Phases 1 and 2. This buffer will take in the area within 125m of Dales House, and within this area mineral extraction will remain above the water table. Based on the evidence available, changes to the hydrology of the property as a result of mineral extraction will not occur.

91. The consented scheme proposed to have bunds in position for the duration of the working period of the Western Extension, a period of over 10 years. However, the new proposals have altered the methodology, so that a series of targeted bunds are proposed, constructed and then removed on a rolling basis

as each phase is completed and becomes ready from restoration. This methodology would result in the restoration of the areas of the Western Extension in closest proximity to Dales House much sooner than would be the case with the consented scheme. This will result in a minor reduction of the anticipated impacts of the operation of the Western Extension.

92. The remainder of the heritage assets assessed within the 2016 ES were assessed as not receiving adverse significance of effect. No additional impacts are anticipated for the Western Extension as a result of the current Planning Application.

93. In order to facilitate extraction of the sub-water table mineral within the Western Extension, there is also an application to extend the operational life of the original quarry, in order to bring it in line with the Western Extension. The 2016 ES identified a number of sensitive receptors to the consented scheme to extract mineral within the original quarry, which are set out within the 2016 ES Chapter. It is anticipated that the extension of the operational life of the original quarry as proposed will not result in any additional significant effects to the sensitive receptors identified within the 2016 ES.

94. As with the original proposal for the Western Extension site, officers consider that the extent to which the proposed deepening would assist in securing the deliverability of construction aggregate supply should again be accorded weight. The proposed deepening is modest in scale and offers planning and environmental gains given the location of the quarry adjacent to an existing mineral processing facility.

95. Under the current planning permission, less than substantial harm to the setting exists and will continue to exist, and this must be afforded due weight. It is considered that the potential indirect hydrological impact has been appropriately mitigated and officers are satisfied that any impact on Heritage assets would be outweighed by the public benefits of the proposal, providing clear and convincing justification to make an exception to Policies DM1 d (*Key Criteria for Sustainable Mineral Development*) and DM4 (*Protection and Enhancement of Landscape Character and the Countryside*) and DM7 (*The Historic Environment*), which require the preservation of a heritage asset's setting.

Landscape and Visual Impact Assessment

96. Policy DM4 (*Protection and Enhancement of Landscape Character and Countryside*) of the Minerals Strategy provides that minerals development will only be permitted when the proposals include provisions to protect and/or enhance the quality, character and amenity value of the countryside and landscape. It is further stated that development which affects the landscape will only be permitted if it can be demonstrated that any adverse impacts can be:

    i) avoided; or

    ii) where an adverse impact cannot be avoided, the impact will be adequately mitigated; or

    iii) where adverse impacts cannot be avoided or adequately mitigated, compensatory environmental enhancements will be made to offset the residual landscape and visual impacts.

97. Policy HE3 (*Landscape Quality*) of the C&ED Core Strategy places similar requirements on new development. Policy RS1 (*Restoration, Aftercare and After-use of Minerals Development*) requires high quality and timely restoration that where possible is undertaken in phases to mitigate for residential amenity and to minimise the duration of landscape and environmental impacts.

98. The Landscape and Visual Impact Assessment prepared in support of the original applications found that the proposed development would have no significant, adverse visual or noise impact such that landscape character or views in isolation or cumulatively would be affected in a manner which could not be adequately mitigated for by planning condition, achieving accordance with Policies DM4 (*Protection and Enhancement of Landscape Character and Countryside*), RS1 (*Restoration, Aftercare and After-use of Minerals Development*) and Policy HE3 (*Landscape Quality*) of the C&ED Core Strategy. A planning condition was recommended which sought the submission of a detailed landscaping plan, prior to the commencement of mineral extraction which would ensure that all additional planting would be sufficient to offer mitigation.

99. For the current applications, the proposed changes are as follows:

    i. Working the mineral to greater depth which will require the early construction of a dewatering sump followed by extraction in all phases below the current 7m Above Ordnance Datum (AOD) limit;

    ii. Mineral extraction remains split into five phases commencing in the south eastern block (Phase 1) of the extension area and progresses in a westerly direction into the south western block (Phase 2). After Phase 2 the sequence of phasing changes with the northeast section of the site becoming Phase 3 followed by Phase 4, which is now in the northwest. This change to phasing is proposed in order to facilitate the proposed extraction to greater depth as well as the retention of the pumped sump;

    iii. A strip of mineral running east to west through the centre of the extension area (Phase 5) will be retained as an access route to Phases 2 to 4 and will be extracted after Phases 1 to 4 have been worked;

    iv. Management of ground water which will require the construction of a small settlement lagoon located close to the southern boundary of Phase 2 of the Approved Development extraction area;

    v. Construction on the southern boundary and beneath Dales Lane to a discharge point adjacent to the watercourse south of the site. This operation, which will be very temporary, will require removal of a small length of scrub hedgerow on the north side of Dales Lane;

    vi. As the quarry has been worked, it has become apparent that there are insufficient soil from Phase 1 to build bunds around the whole of the western extension area, As a result, each phase of mineral extraction will be bunded separately as

shown on the submitted plans 347D – 01-03 (Phase 1A) to 347D -01-010 (Phase 5B). these bunds will be constructed prior to the commencement of mineral extraction in each phase, until final restoration of that phase; and

vii. Longer duration of quarrying activities, as follows:

- The Planning Permission for the Western Extension requires working to cease and the land to be restored by 30th August 2031;
- Mineral extraction above groundwater, will have a 3 to 6-year duration based on the predicted rates of extraction;
- The current estimates suggest that deepening the quarry will extend the duration of mineral extraction by 2-4 years. It is therefore envisaged that mineral extraction will cease by 30th August 2030; and
- Due to the time lag between mineral extraction and restoration, it is envisaged that the restoration of the Western Extension will be completed within 12 months following mineral extraction. As already consented by Condition 19 of Planning Permission Ref: 8/16/2011/DCC, the Western Extension shall be restored by 31st December 2031.

100. Planning permission requires the western extension to be restored back to agriculture use, at the original pre-development ground levels and consents the use of imported restoration materials. This restoration outcome will not change as a result of the revised, proposed development.

101. To support the Western Extension, the plant area in the original quarry must be retained to process, store and sell the mineral and to support importation of restoration materials. In contrast to the 31st December 2031 end date of the Western Extension, Condition 1 of planning permission ref: 8/16/2010/DCC requires the original quarry to be restored within 12 years from the date of this consent (20th August 2030), even though the temporary retention of the original quarry is required to provide the weighbridge, office and staff facilities necessary to support the restoration works. It is therefore also proposed to extend the restoration end date of the original quarry until 31st August 2032.

102. The significance of the landscape effects of the approved proposals was generally assessed to be moderately adverse for the short term (during extraction) and negligible to slightly beneficial for the long term (following restoration).

103. In the context of the approved development proposals, which have now become the baseline landscape condition, the significance of landscape effects arising from the proposed development changes are assessed to be generally as follows:

104. The significance of landscape and visual effects for a western extension restoration to Hurn Quarry, was originally assessed in a Landscape Visual Impact Assessment (VIA) included within an Environmental Statement (dated July 2016) accompanying planning applications 8/16/2011/DCC and 8/16/2010/DCC. An Addendum to the LVIA has been undertaken, considering

the significance of landscape and visual effects in the context of specific changes proposed to the approved scheme.

105. Due to the nature of the revised proposals, all effects identified are temporary and the phased construction and removal of perimeter screen bunding will deliver earlier agricultural restoration of the site.

106. Phased mineral extraction and restoration will take place within the approved timescale to 2031. An additional 2 years beyond that currently permitted is required to retain the plant area in the original quarry to support the development of the western extension.

107. The significance of landscape and visual effects upon identified local receptors, arising from the changes included in the proposed development, are generally considered to be negligible and therefore 'not significant'.

Ecology and Biodiversity

108. Policy DM5 (*Biodiversity and Geological Interest*) of the Minerals Strategy aims to protect, maintain and enhance the condition of all types of nature conservation sites, habitats and species within their ecological networks and sets out criteria that should be addressed when development is proposed.

109. The ecological appraisal carried out on the original application noted the presence of some habitats that may be of interest to protected species and the potential presence of badgers, reptiles, amphibians including great crested newts and nesting birds. Further assessment of bats, badgers and reptiles was subsequently undertaken. It was considered that the ecological interests on the site would be addressed satisfactorily through the imposition of a planning condition requiring a site environmental management plan for the lifecycle of the proposed development. The opportunity to create new ecological habitat and increase biodiversity during restoration should ensure that there is no net loss to biodiversity, because of the temporary loss of habitat.

110. Having regard to the above, it was considered that the, then proposed development would not have any significant adverse effect on ecology and biodiversity, in isolation or cumulatively, that could not be mitigated for by planning condition and was therefore considered to be in accordance with national policy and Policy DM5 (*Biodiversity and Geological Interest*) of the Minerals Strategy.

111. Proposed changes to the current permitted situation include installation of a sump and a large sediment lagoon in line with best practice in relation to water treatment arising from quarrying activities. The sump will move within the site, the lagoon will remain in Phase 2. The water discharge outfall point from the lagoon, and the discharge itself, are new features that do have potential to impact adversely on the local ecology. In order to further negate bird strike issues that might arise as a consequence of creation of these waterbodies netting will be used and maintained to prevent access by waterfowl.

112. The area of the new discharge point on the embankment and ditch discharge area south of the site comprises a mixture of common low scrub and forb species. Further west along the ditch receiving water are three veteran oak trees (*Quercus Robur*), supporting potential roosting features (PRF) for bats. Some of the larger/denser trees and shrubs have the potential to support low numbers of common nesting birds.

113. The assessment determined that the discharge point would not impact on the PRF Oak Trees which lie to the west of the discharge point. The protection of these trees is therefore not required.

114. Regarding nesting birds, installation of the proposed outfall may require removal or trimming of a small amount of planting that could support low numbers of common nesting birds. This could result in the damage or destruction of breeding birds, their nests (while in use or being built) or the destruction of bird eggs unless appropriate mitigation action is taken. To ensure compliance with the Wildlife and Countryside Act, 1981 (as amended) the following action is required:

115. Vegetation removal/cutting should be undertaken outside the bird breeding season, which is generally considered to be from 1st March to the 31st August (to cover all bird species, particularly multiple brood species). This option would avoid the need for a pre-works inspection to determine the presence of nesting/breeding birds. If this option is not feasible then the following action will be taken:

    A nesting bird inspection immediately prior to the commencement of vegetation removal/cutting will be undertaken. If nesting birds or birds constructing a nest are subsequently identified to be present, work in that area must cease until the nest is clear.

116. Irrespective of time of year or if nesting birds move into the area then works in the immediate vicinity should stop and an ecologist consulted.

117. The downstream water environment and any habitats reliant upon water will be protected from adverse impacts in terms of water quantity or quality. All quarry run-off and silt/sediment-laden water will first flow through a silt trap (silt lagoon) before entering the outflow ditch (or other surface water drain). Water containing silt/sediment will not be pumped into or allowed to flow directly into, the discharge ditch (or other surface water drain). The water and silt/sediment discharge regime will require an Environment Agency Environmental Permit, thereby ensuring the protection of the downstream water environment and any habitats reliant upon water quality or quantity.

118. A planning condition requiring a site-wide environmental management plan for the lifecycle of the proposed development, would be appropriate, if consent is forthcoming.

Noise

119. The assessment carried out in support of the original planning applications included noise impacts, and conditions relating to the control of noise and associated impacts were included with the permissions issued. It was considered that these conditions provided the necessary controls over noise.

120. The proposed variations to the current planning consents seek to permit extraction of sand and gravel from below the water table, and involve the following changes to the current permitted way of working:

    - Changes to the phasing of the mineral extraction, specifically phases 3 and 4 will swap around, resulting in a more practical approach to the extraction of materials;

- Changes to the mitigation bunding whereby the bunds are to be constructed around each extraction phase as required, rather than around the whole development site. That is, the bunds around phase one have been constructed around this specific phase and will be used in its restoration once the extraction phase has been completed;
- The management of groundwater during mineral extraction below the water table; and
- Extension to the end date of the original quarry facilities.

121. Extraction below the water table will extend the extraction phase of the development, which will cease by 30th August 2030. The rest of the site, material throughput per annum, extraction methods, number of vehicles per day etc will remain as detailed in the consented plans.

122. The extension to the end date of the original quarry will not introduce any new noise impacts and, during the later stages of the lifespan, will only be used to support the restoration of the western extension. To that end, it is considered that the extension to the life of the original quarry will not result in any additional noise impacts and has not been considered within this assessment.

123. Further work has been undertaken to assess the changes in noise impacts associated with the additional drainage plant and changes to the bunding. The impacts associated with the site preparation, mineral extraction and restoration phases will remain the unchanged and are therefore not assessed again.

124. The proposed drainage equipment will not generate significant levels of ground transmitted vibration. Therefore, the vibration impacts associated with the extraction of sand and gravel remain unchanged and effects from vibration and are also not assessed again.

125. It was originally proposed through the current applications that the pump required to dewater the site would be powered by a diesel generator which would run as required when the pump was needed. The pump itself is submersible, and would generate very little or no noise that would be perceptible at any receptor locations.

126. The further noise assessment carried out has shown that noise from the additional drainage plant would be very low when calculated to the nearest noise sensitive receptor locations.

127. When the cumulative daytime operational scenario is considered, it is evident that the proposed drainage plant would not result in any significant increase in noise emissions from the quarry extension and, therefore, would not result in any change in the noise impacts originally calculated. The generator would operate at night but the assessment indicates that a noise limit 10dB below that set to prevent sleep disturbance can be achieved.

128. Overall, noise impacts from the deepening of the Western Extension site remain ‘minor adverse’ during daytime hours and are rated as ‘minor’ during the night-time period as it is possible that noise will be discernible should it be necessary to operate the pump during night-time hours.

129. A response from a local resident was received, objecting to potential impacts on amenity from the noise of the drainage plant. In response, the operator has

confirmed that there is no longer a proposal to use a generator to power the submersible pump. The pump will be directly powered from a power cable running onto the site. This will reduce noise impacts still further, and the Mineral Planning Authority is satisfied that with the imposition of conditions to control and manage noise as previously, there is no need for any further action. The proposals are considered to be in accordance with national policy and Policy DM2 (a) and (f) *Managing Impacts on Amenity* of the Minerals Strategy.

Transport and Traffic

130. Policy DM8 (*Transport and Minerals Development*) of the Minerals Strategy provides that minerals development which could have an adverse impact as a consequence of the traffic generated should only be permitted where it is demonstrated through a transport assessment that, among other matters, safe access will be provided, there will be no adverse impact on the Strategic, Primary or Local Route Network, and that where required, funding for network improvements will be provided to mitigate for significant impacts.

131. Policy KS11 (*Transport and Development*) of the C&ED Core Strategy states that development will only be permitted where mitigation against adverse transport impacts, which may arise in isolation or cumulatively with other proposals, is provided. Mitigation is to be provided through site specific legal agreements and payment of the Community Infrastructure Levy (CIL).

132. It was noted that the previous application did not propose any materially significant increase in traffic movements over and above the existing permitted quarry and there was a committed programme of highway improvements to serve planned growth in and around the airport. Aggregates are essential minerals needed to support the construction industry, as well as for highway infrastructure, and in this sense a local supply of aggregate for an area of planned growth offered distinct sustainability benefits. In the absence of any highway objection in relation to direct or cumulative impacts, it was not considered that the impact of HGV movements from the proposed extension would have a significant adverse effect, in isolation or cumulatively with other development that would require a financial contribution through the district council's CIL. Both proposals were therefore considered to fully comply with Policy DM (j) of the Minerals Strategy and Policy KS11 (Transport and Development) of the CD&ED Core Strategy.

133. The current planning application proposes the variation of the depth limit, reducing the amount of mineral resources sterilised through the extant consent. The current estimates suggest that deepening the quarry will release an extra 305,000 tonnes (approx.) of mineral. This will extend the duration of mineral extraction by 2-4 years and it is therefore envisaged that mineral extraction will cease in 2030.

134. Planning permission 8/16/2011/DCC for the Western Extension also consented the importation of 140,000 tonnes per annum of restoration materials, up to 564,000 tonnes in total. As with mineral extraction, the actual rate of importation is 70,000 to 140,000 tonnes per annum.

135. It is estimated that a total of 690,666 tonnes of imported material will be required to restore the Western Extension, following the extraction of both the above & sub-groundwater mineral. Based on the rate of importation of 70,000 to 140,000 tonnes per annum, the restoration will take 5-10 years. In light of the

time lag between mineral extraction and restoration, it is envisaged that the restoration of the Western Extension will be completed within 12 months following mineral extraction. As already consented by Condition 19 of planning permission 8/16/2011/DCC, restoration of the Western Extension is expected to be completed by 31th December 2031.

136. The rate of extraction/infill will not alter relative to the already approved development of the Western Extension, thus there is no predicted increase in daily HGV traffic relative to that already permitted. Although there will be an increase in the duration of extraction by 2-4 years, extraction will not extend beyond the restoration end date of 31th December 2031 as limited by conditions attached to Planning Permission Ref: 8/16/2011/DCC.

137. If extraction had only taken place above the water table, working and restoration could have been completed some 4 to 5 years before the end date of the permission. If extraction does take place below the water table, working and restoration will continue for a longer period of time, although remaining within the permitted timeframe. There would be more vehicles on the road, in that works would last for a longer period of time, but all would be within permitted timeframes and levels.

138. The proposed original quarry restoration variation application is the only aspect that will actually alter traffic flows, as it will have the effect of allowing operations to extend beyond 2030 (currently dictated by the original quarry consent) to 2032. The effects of the proposed variations to the approved schemes, in traffic terms, will be to extend extraction and restoration traffic from 2030 to 2032. In the final year (August 2031 to August 2032), extraction will be from the plant area only after it has been dismantled. This further assessment considers the effects at the end of the period, in 2032.

139. Following assessment, it can be shown that the percentage changes at each relevant junction around the site (B3073 Staggered Crossroads; Hurn Roundabout; B3073 between Crossroads & Roundabout) shows that there is no material difference arising from extending the operational period to 2032, and it is considered that the traffic levels pertaining to the proposed increase in the depth of the quarry, will have no additional impact over baseline conditions in that year.

140. There will be no day to day increase in traffic associated with the quarry, arising from the increased depth of extraction, as extraction rates will not alter. The only effect will be to extend the operational life of the quarry to 2032, which will have no material effect on traffic relative to background levels. It is therefore concluded that there is no requirement for any more detailed analysis of traffic impact and no requirement for mitigation arising from this planning application.

141. Retaining the existing minerals processing facility during the life of the proposed quarry extension would also offering meaningful environmental benefits by reducing the distance the mineral would have to be transported for processing. Both proposals are therefore considered to fully comply with Policy DM8 (Transport and Minerals Development) of the Minerals Strategy and Policy 12 (Transport and Access) of the Waste Plan 2019.

Other Issues Considered in the 2020 Addendum to the Environmental Statement

142. **Land-use/soils**: Chapter 9 of the original 2016 Environmental Statement concerned land use and soils and concluded that the impact would not be significant due to the temporary nature of the change in land use and the planned restoration to additional agricultural land of the same quality. As the current proposals do not impact on agricultural land beyond that already consented for mineral extraction and a change in the management of soils is not required, the further assessment of the impact of land use and soils is not required to consider the impact of the Development Proposals.

143. **Vibration**: Regarding vibration, the original 2016 Environmental Statement found that due to the nature of the material being extracted, the proposed extraction methods are not considered likely to generate significant levels of vibration and the operation of various items of plant would be likely to be imperceptible. The current proposals essentially introduce one new item of plant, a submergible pump and it is considered that this additional plant would not result in vibration when in operation. Consequently no further assessment is required.

144. **Dust**: A Dust Assessment was included in Chapter 12 of the 2016 ES which concluded that *'the effective implementation of the dust mitigation measures will ensure that dust generated at the site will have an insignificant effect on nearby sensitive receptors'.* The dust mitigation measures are included in a Construction Management Plan, adherence to which is conditioned through the current planning permissions 8/16/2011/DCC and 8/16/2010/DCC. It is proposed that adherence to the Construction Management Plan will continue and the further assessment of dust is not required to consider the impact of the Development Proposals.

Climate Change

145. Policy CC1 (*Preparation of Climate Change Assessments*) of the Minerals Strategy requires that proposals for minerals development include an assessment of how climate change mitigation has been considered and addressed.

146. Both of the original proposals were supported by a climate change assessment which detailed the limited increase in greenhouse gas emissions from the proposed extension when compared to the existing authorised development. Climate projections for the UK were assessed in order to establish what changes to the climate are likely to occur over the lifetime of the project (12 years), within Dorset.

147. An assessment of the effects of the proposals on climate, and the effects of climate change on the proposals, was included in Chapter 14 of the 2016 Environmental Statement. This assessment concluded that it is not anticipated that climate change will impact on conditions or operations at the site.

148. This assessment also considered the generation of greenhouse gas (GHG) emissions which would be minimised through the location and design of the scheme, through the use of energy efficiency measures, and the restoration of the site. The Flood Risk Assessment was also used to outline measures that will be incorporated within the design of the scheme to ensure that it is not at risk of flooding. Chapter 14 concluded that the development will be resilient to

the impacts of climate change, and will ensure continued provision of a mineral resource whilst minimising GHG emissions.

149. Climate change impacts and their effects would be limited due to the fairly short-term duration of the development, but would include the following:

    i. implement a drainage strategy that would ensure that there was no increased risk of flooding;

    ii. have a working scheme to minimise mineral waste;

    iii. not significantly increase traffic movements;

    iv. use of modern plant and machinery with high efficiency rating; and

    v. progressive restoration of the site to a high quality that would deliver net ecological gain.

150. Having regard to the information submitted in support of both proposals, it was concluded that neither would have any significant adverse effect on climate change, either in isolation or cumulatively, that could not be mitigated for by planning condition, and is therefore considered to be in accordance with national policy and Policy CC1 (*Preparation of Climate Change Assessments*) of the Minerals Strategy.

151. The current development proposals seek the extraction of the same volume of mineral over the same 12-year period, as considered in the 2016 Environmental Statement and a revised Flood Risk Assessment has been provided with the current applications demonstrating that the proposals will not result in flooding. It is considered that in terms of climate change, the findings of Chapter 14 of the 2016 ES are still valid and the proposals remain in compliance with Policy Cc1 of the Minerals Strategy.

Alternatives and the planning balance

152. As the site already benefits from planning permission for mineral extraction, and this permission is currently being actively implemented, the only alternative to deepening would be to do nothing. This would see the sterilisation of approximately 300,000 tonnes of mineral in a location where extraction is already ongoing.

153. Public benefits associated with the proposed extension include:

    i. The contribution to securing an appropriate, robust and flexible level of aggregates provision to meet the requirement for ambitious housing and infrastructure building programmes. New housing and infrastructure is a key national priority of the Government that is reflected in local development plans as necessary to secure economic growth and to maintain and improve quality of life in the County, as well as the larger conurbations of Bournemouth and Poole. This argument is substantiated by the fact that the site is a proposed allocation in the submitted Mineral Sites Plan;

    ii. The continued contribution that the existing quarry and proposed extension would make to the economy more generally, including locally based and skilled employment.

154. Officers consider the extent to which the proposed extension would help to secure the deliverability of construction aggregate supply weighs heavily in

favour of the proposal and should be accorded great weight. The proposed extension is modest of scale and there are significant planning and environmental gains associated with locating the quarry adjacent to an existing mineral processing facility.

Conclusion

155. Although there is no land-bank shortfall for River Terrace aggregate, there is an ongoing need for aggregate as without renewals i.e. new permissions, the land-bank will decline steadily.

156. The location of the proposed extension fully accords with Policy AS1 (Provision of Sand and Gravel) of the Minerals Strategy.

157. Inert waste is an acceptable restoration method for quarry voids and the importation of sufficient quantities of waste from local construction sites would also provide an identified need for inert waste disposal facilities that complies with Policy 8 (Inert Waste Recovery and Disposal) of the Waste Plan.

158. The retention of the existing minerals processing facility is logical, as it is optimally placed to serve the proposed extension and accords with the requirement to reduce the impact of mineral development traffic (Policy DM8 – *Transport and Minerals Development*). The need for the mineral is sufficient to outweigh an exception to Policy RS1 - f (*Restoration, Aftercare and Afteruse of Minerals Development*) which requires restoration to be undertaken at the earliest opportunity.

159. The original ES demonstrated that neither the existing Hurn Court Farm quarry nor the permitted Western Extension site adversely affected the integrity of the Dorset Heaths SAC, Dorset Heathlands SPA and Ramsar site, either alone or in combination (the plan requires that this be demonstrated). There is no reason to expect that the current proposed deepening would have any effect on integrity.

160. The permitted extension was found to result in temporary harm to the setting of two Grade II listed buildings: Dales House and Merritown Farm. However, it was accepted that the temporary harm to both listed buildings would be less than substantial. Despite the heritage impacts from the proposed extension not being identified as ‘significant’ in EIA terms, the less than substantial harm to the listed buildings was given significant weight when weighed against the public benefits associated with the proposed extension and, in relation to harm to the setting of Dales House and Merritown Farm, required clear and convincing justification.

161. The assessment took account of the valuable contribution to securing a sufficient supply of aggregate that the previous permitted site would make, including maintaining the valuable local economic role of the quarry. The proposed deepening will have the same continuing beneficial effects.

162. Consideration has been given to alternatives to the proposals which in the current case is to take no action and accept the sterilisation of mineral which can be extracted. The proposed deepening is identified as being deliverable, maximising the efficient extraction of the mineral available, in close proximity to an existing processing facility. Officers consider that to take no action would not comply with the requirement of the NPPF to deliver sustainable development

and avoid the unnecessary sterilisation of minerals in the ground, and the public benefits that exist to justify this harm are clear.

163. Any residual adverse impacts that would affect the wider landscape character and amenity of the adjacent residential dwellings and public right of way need also to be considered in the context of the temporary and reversible nature that would be predominately contained within the first phase of the quarry. Subject to the imposition of planning conditions, an adequate buffer would also exist to the extent necessary to achieve an acceptable level of mitigation of potential adverse effects including noise, vibration, dust, visual intrusion and hydrological impact to the use of Dales House and Merritown Farm as residential dwellings, such that the proposal would be in accordance with Policy DM2 (*Managing Impacts on Amenity*).

164. Mineral extraction and restoration will be phased and the reclamation of the site back to an agricultural after use, with a 5-year aftercare period is supported (Policy RS1 - Re*storation, Aftercare and Afteruse of Minerals Development)* of the Minerals Strategy. The public benefits associated with the continued use of the minerals processing facility to provide a steady supply of construction aggregates and to reduce the transportation distance of minerals, is considered material to delay the reclamation of the final phase of the existing quarry by 12 years.

165. Working below the water table and the associated dewatering of the site as required will bring new impacts, including the discharge of water from the site into the drainage network south of the site having the potential to cause flooding and environmental impacts, and associated potential impacts from the use of the drainage equipment. The EA is satisfied that the imposition of a condition requiring the developer to agree the principles of, and then carry out, an appropriate Hydrogeological Risk Assessment (HRA) and Hydrometric Monitoring Strategy (HMS) prior to commencement will assess and prove the robustness of the proposed methodology. In addition further work for the necessary EA permitting requirements will provide further safeguards. Natural England have made no comment on the proposals, and BCP's Environmental health and Flood Risk and Control of Erosion Teams have made no objections.

166. Having regard to the mitigation of impacts and potential effects associated with the proposed development, and when balancing the remaining residual impacts and their effects against the wider public benefits of the supply of aggregates, there are clear and robust material reasons to justify the approval of both applications.

167. Overall, when considering the provisions of the development plan, national policy and guidance, the environmental information submitted in support of the applications, and the representations received, both proposals would provide for sustainable minerals development in accordance with the provisions of the development plan. There are no other material considerations that indicate that a decision should be made otherwise.

Recommendation:

1. Application No. 8/20/0016/CONDR

That planning permission be GRANTED subject to the conditions set out below:

i) Schedule of conditions for: 8/20/0016/CONDR

1. The development hereby approved shall be completed by the 31st August 2032, by which time mineral winning and working shall have ceased and the site shall be fully reclaimed in accordance with the restoration and aftercare requirements detailed in Condition 6 of this permission.

   Reason: To provide for the completion and progressive restoration of the site within a reasonable and acceptable timescale thereby reducing the environmental effects of the development having regard to: the Bournemouth, Dorset and Poole Minerals Strategy; the Bournemouth, Dorset and Poole Waste Plan 2019; and the Christchurch and East Dorset Local Plan: Part 1 – Core Strategy.

2. Unless otherwise agreed in writing by the mineral planning authority, no development shall be carried out other than in strict accordance with the approved plans, schemes and details submitted as part of the original planning application number: 8/2001/0192; plans and details approved under planning permission 8/16/2011, as listed below; and other plans and details approved under the requirements of these conditions.
   DRG No: 347D 01-01 Location Plan
   Drawing No. ST1 4939 -002 Plant Site Area
   The development shall be carried out in full accordance with the approved plans, schemes and details for the duration of this permission.

   Reason: To manage the development in the interests of ensuring that the permission is implemented correctly thereby avoiding, reducing or mitigating the environmental effects of the development having regard to: Policies SS1; SS2; AS1; CC1; RS1; RS2; DM1; DM2; DM3; DM4; DM5; DM7; DM8; DM9 and Policy DM10 of the Bournemouth, Dorset and Poole Minerals Strategy; and Policies 1; 16; 12 and 8 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan 2019

3. The applicant shall notify the mineral planning authority in writing within one month of the dates of commencement and completion of the following; entering a new phase of extraction and completion of restoration of each phase; completion of (a) final restoration and (b) aftercare under this planning permission.

   Reason: To enable the Mineral Planning Authority to control the development and to monitor the site to ensure compliance with the planning permission having regard to: Policies SS1; SS2; AS1; CC1; RS1; RS2; DM1; DM2; DM3; DM4; DM5; DM7; DM8; DM9 and Policy DM10 of the Bournemouth, Dorset and Poole Minerals Strategy; and Policies 1; 16; 12 and 8 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan 2019

4. Only inert waste is to be imported to the site and this should be for quarry restoration purposes only. The only mineral that shall be processed at the site is from the permitted quarry and the extension area permitted by planning

permission 8/16/2011/DCC and amended by planning permission 8/20/0017/CONDR.

Reason: The permission is granted only for the extraction and processing of mineral from the existing quarry and permitted extension having regard to: Policies SS1; SS2; AS1; CC1; RS1; RS2; DM1; DM2; DM3; DM4; DM5; DM7; DM8; DM9 and Policy DM10 of the Bournemouth, Dorset and Poole Minerals Strategy; and Policies 1; 16; 12 and 8 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan 2019.

5. Mineral extraction shall not take place below the normal water table and there should be no dewatering of the site.

   Reason: To safeguard the local water environment, ensure the satisfactory reclamation of the site and to prevent standing water that could increase the risk of bird strike, compromising aviation safety having regard to: Policies SS1; SS2; AS1; CC1; RS1; RS2; DM1; DM2; DM3; DM4; DM5; DM7; DM8; DM9 and Policy DM10 of the Bournemouth, Dorset and Poole Minerals Strategy; and Policies 1; 16; 12 and 8 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan 2019

6. No soil stripping or mineral extraction shall take place in the final phase of the quarry, approved under planning permission 8/2001/0192, until such time as a comprehensive and detailed scheme of restoration for Phase 2 (to address the ongoing standing water issue) and Phase 5 (where the mineral processing facility is located) has been submitted to and approved in writing by, the mineral planning authority. The submitted restoration scheme shall include: provision for the relief of groundwater standing water in Phase 2 of the existing quarry; provision for the relief of ground compaction; tonnage and volume of waste required for the restoration of each phase; a programme for implementation. Restoration shall be completed in accordance with the approved scheme unless otherwise approved in writing by the Mineral Planning Authority. The restoration scheme shall be implemented in full and in accordance with approved details. The site shall be fully restored to an agricultural after-use by 31st August 2032. Thereafter, and unless otherwise approved in writing by the mineral planning authority, restoration shall be completed in accordance with the approved scheme and aftercare shall be undertaken for a 5-year period from the date restoration of Phase 2 and Phase 5 is completed.

   Reason: To ensure the progressive and timely reclamation of the site back to agriculture having regard to: Policies SS1; SS2; AS1; CC1; RS1; RS2; DM1; DM2; DM3; DM4; DM5; DM7; DM8; DM9 and Policy DM10 of the Bournemouth, Dorset and Poole Minerals Strategy; and Policies 1; 16; 12 and 8 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan 2019.

7. No operations other than essential maintenance and testing of plant shall be carried out on site other than between 07:00 to 18:00 Monday to Friday and 07.00 to 13.00 on a Saturday (excluding bank and public holidays), unless

with prior written approval of the mineral planning authority or where operations are necessary to maintain safe mineral working in emergencies. A precise definition of emergencies shall be submitted to, and agreed in writing by, the mineral planning authority prior to the commencement of development. Thereafter any qualifying emergency that requires working outside of the hours specified in this condition shall be notified to the mineral planning authority as soon as is practicable. No operations associated with soil stripping or the construction or removal of screening bunds shall be carried out except between 0800 hours to 1700 hours, Mondays to Fridays and 0800 to 1300 hours on Saturdays.

Reason: To protect the amenity of local residents having regard to: Policies SS1; SS2; AS1; CC1; RS1; RS2; DM1; DM2; DM3; DM4; DM5; DM7; DM8; DM9 and Policy DM10 of the Bournemouth, Dorset and Poole Minerals Strategy; and Policies 1; 16; 12 and 8 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan 2019.

8. Unless with the prior written agreement of the Mineral Planning Authority, there shall be no tree felling or clearance of scrub or other vegetation carried out during the bird breeding season: 1 April to 31 July (inclusive).

Reason: To protect breeding birds having regard to: Policies SS1; SS2; AS1; CC1; RS1; RS2; DM1; DM2; DM3; DM4; DM5; DM7; DM8; DM9 and Policy DM10 of the Bournemouth, Dorset and Poole Minerals Strategy; and Policy 1 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan 2019.

9. Any facilities for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls, details of which shall be submitted to the mineral planning authority for approval in writing and thereafter the details implemented in full. The volume of the bunded compound should be at least equivalent to the capacity of the tank plus 10%. If there is multiple tankage, the compound should be at least equivalent to the capacity of the largest tank, or the combined capacity of interconnected tanks, plus 10%, or 25% of the total volume which could be stored at any one time, whichever is the greater. All filling points, vents, gauges and sight glasses must be located within the bund. The bund shall be sealed with no drain valves or pipes that could discharge to any watercourse, land or underground strata. Associated pipework should be located above ground where possible, and protected from accidental damage. All filling points and tank overflow pipe outlets should be detailed to discharge downwards into the bund. The bund should be maintained to ensure its storage capacity is always available.

Reason: To prevent pollution of the local environment having regard to: Policies SS1; SS2; AS1; CC1; RS1; RS2; DM1; DM2; DM3; DM4; DM5; DM7; DM8; DM9 and Policy DM10 of the Bournemouth, Dorset and Poole Minerals Strategy; and Policies 1; 16; 12 and 8 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan 2019.

10. No stockpiles of material on the plant site shall exceed 7 metres in height when measured from base of the plant area. No material shall be stockpiled on the remainder of the site.

    Reason: To protect the amenity of local residents having regard to: Policies SS1; SS2; AS1; CC1; RS1; RS2; DM1; DM2; DM3; DM4; DM5; DM7; DM8; DM9 and Policy DM10 of the Bournemouth, Dorset and Poole Minerals Strategy; Policies 1; 16; 12 and 8 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan 2019.

11. No floodlights or street/area lighting shall be erected or installed other than; security lighting activated by unauthorised entry by persons or vehicles, temporary site lighting to ensure a safe working environment (and which shall be so designed and installed as to prevent light spillage outside the application site), and street lighting at the offices in accordance with details which shall first have been submitted to and approved in writing by the Mineral Planning Authority. Matters requiring detailed approval prior to installation of lighting shall include details of the location, height, design, sensors, and luminance of lighting, the times when lights are proposed to be illuminated, and the measures proposed to prevent potential nuisance of light spillage on adjoining properties.

    Reason: To protect the amenity of local residents having regard to: Policies SS1; SS2; AS1; CC1; RS1; RS2; DM1; DM2; DM3; DM4; DM5; DM7; DM8; DM9 and Policy DM10 of the Bournemouth, Dorset and Poole Minerals Strategy; Policies 1; 16; 12 and 8 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan 2019.

12. Before February of every year in the five-year post-restoration aftercare periods, a detailed programme of management measures shall be submitted to the mineral planning authority for review and approval. This shall include a record of aftercare measures undertaken on the land during the previous 12 months and detail the measures to be undertaken in the following 12 months, the period during when the measures are to be undertaken and details of who will be responsible for undertaking each measure. The measures shall include details for the proposed planting (timing and pattern of vegetation establishment), cultivating, seeding, fertilising, watering, draining, and/or otherwise treating land and any other measures for managing soil quality, structure and fertility and for the control of weeds. The detailed programmes of management must be completed and shall be implemented as approved.

    Reason: To safeguard the natural environment and amenity having particular regard to: Policies SS1; SS2; AS1; CC1; RS1; RS2; DM1; DM2; DM3; DM4; DM5; DM7; DM8; DM9 and Policy DM10 of the Bournemouth, Dorset and Poole Minerals Strategy; and Policies 1; 16; 12 and 8 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan 2019.

13. On completion of the infilling of inert waste in each phase, the surface levels of that phase shall be surveyed by a suitably qualified professional and any

discrepancy between actual levels and those approved shall be immediately made known to the mineral planning authority. Any remedial action requested in writing by the mineral planning authority shall be implemented in full within 1 month.

Reason: To safeguard the natural environment and amenity having particular regard to: Policies SS1; SS2; AS1; CC1; RS1; RS2; DM1; DM2; DM3; DM4; DM5; DM7; DM8; DM9 and Policy DM10 of the Bournemouth, Dorset and Poole Minerals Strategy; and Policies 1; 16; 12 and 8 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan 2019.

2. Application 8/20/0017/CONDR

That planning permission be GRANTED subject to the conditions set out below:

ii) Schedule of conditions for: 8/20/0017/CONDR

1. The development permitted by this consent shall commence before the expiration of 3 years from the date of this permission. Written notification of the date of commencement shall be submitted to the minerals planning authority within seven days of such commencement.

   Reason: In accordance with Section 91 of the Town and Country Planning Act 1990 (as amended).

2. Unless otherwise approved in writing by the waste planning authority, the development hereby permitted shall be carried out in strict accordance with the details shown on the following plans and drawings submitted as part of the application:
   DRG No. 347D-01-01 Location Plan
   DRG No. 347D-01-02 Site Plan
   ST14939-002 Plant Site Area
   ST14939-003 Site Setting
   DRG No. 347D-01-03 Phase 1A (as existing)
   DRG No. 347D-01-04 Phase 1B
   DRG No. 347D-01-05 Phase 2A
   DRG No. 347D-01-06 Phase 2B
   DRG No. 347D-01-07 Phase 3
   DRG No. 347D-01-08 Phase 4
   DRG No. 347D-01-09 Phase 5A
   DRG No. 347D-01-010 Phase 5B
   DRG No. 347D-01-011 Sections
   Working and restoration shall proceed in a phased manner, as shown in the cited drawings. A 125 metre de-watering standoff shall be maintained around Dales House as shown, within which mineral extraction will remain above the water table.

   Reason: For the avoidance of doubt and to control the form of development in the interests of safeguarding the local environmental and amenity of local residents having regard to: the Bournemouth, Dorset and Poole Minerals

Strategy; the Bournemouth, Christchurch, Poole and Dorset Waste Plan 2019; and the Christchurch and East Dorset Local Plan: Part 1 – Core Strategy

3. No development shall commence until a detailed scheme setting out how the depth of extraction in each phase will be determined, has been submitted to and approved in writing by, the mineral planning authority. Unless otherwise approved in writing by the mineral planning authority, the depth of extraction shall not exceed the base of the gravel deposit. The scheme for each phase shall include details of the maximum water table level predicted, the management of water within the phase, a detailed survey of the minerals and soils, the proposed treatment of the lower subsoil and any proposed changes to the soils handling and restoration strategy.

Reason: To secure the orderly operation of the site in the interests of protecting amenity and the environment, to regulate the impact of the development and to ensure that extraction is at a level which will not preclude the satisfactory restoration of the land to agricultural use, having regard to: Policies SS1; SS2; AS1; CC1; RS1; RS2; DM1; DM2; DM3; DM4; DM5; DM7; DM8; DM9 and Policy DM10 of the Bournemouth, Dorset and Poole Minerals Strategy; Policies 1; 16; 12 and 8 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan 2019

4. The annual throughput of mineral extracted from the development hereby approved will not exceed 140,000 tonnes. Mineral extraction permitted by planning permission 8/2001/192 shall not occur simultaneously with mineral extraction in the extension hereby approved.

Reason: To protect amenity and the receiving environment having regard to: Policies SS1; SS2; AS1; CC1; RS1; RS2; DM1; DM2; DM3; DM4; DM5; DM7; DM8; DM9 and Policy DM10 of the Bournemouth, Dorset and Poole Minerals Strategy; Policies 1; 16; 12 and 8 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan 2019

5. No operations other than essential maintenance and testing of plant shall be carried out on site other than between 07:00 to 18:00 Monday to Friday and 07.00 to 13.00 on a Saturday (excluding bank and public holidays), unless with prior written approval of the mineral planning authority or where operations are necessary to maintain safe mineral working in emergencies. A precise definition of emergencies shall be submitted to, and agreed in writing by, the mineral planning authority prior to the commencement of development. Thereafter any qualifying emergency that requires working outside of the hours specified in this condition shall be notified to the mineral planning authority as soon as is practicable. Temporary works such as soil stripping and the construction of screening bunds are restricted in hours to between 08.00 to 17.00 Monday to Friday and 08.00- 13.00 on a Saturday (excluding bank and public holidays).

Reason: In accordance with the application proposal and to safeguard amenity having particular regard to: Policies SS1; SS2; AS1; CC1; RS1; RS2; DM1; DM2; DM3; DM4; DM5; DM7; DM8; DM9 and Policy DM10 of the

Bournemouth, Dorset and Poole Minerals Strategy; Policies 1; 16; 12 and 8 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan 2019.

6. No development shall take place until such time as written scheme of Archaeological investigation has been submitted to and approved in writing by the mineral planning authority. The scheme shall include details of arrangements for evaluating the presence of and extent of archaeological potential of the application site and the area to be worked for minerals, a programme of archaeological fieldwork to be undertaken during the extraction period and post-excavation works including the publication of results. The written scheme of investigation shall be implemented as approved.

   Reason: To safeguard heritage assets having regard to: Policies SS1; SS2; AS1; CC1; RS1; RS2; DM1; DM2; DM3; DM4; DM5; DM7; DM8; DM9 and Policy DM10 of the Bournemouth, Dorset and Poole Minerals Strategy; Policies 1; 16; 12 and 8 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan 2019

7. No development shall take place until a scheme which specifies provisions for the control of discrete and distinct noise emissions from the quarry extension and associated quarry, inclusive of the mineral processing facility, shall be submitted to and approved in writing by the mineral planning authority. The scheme shall include specific measures, both existing and proposed, to minimise the emission of any discrete continuous noise (i.e. whine, hiss, screech, hum etc.) or distinct impulses (i.e. bangs, clicks, clatters or thumps etc.) that are repeated as part of normal operations and that are (or that are likely to be) readily distinguishable at the noise monitoring locations. Immediately following approval by the mineral planning authority, the measures approved within the scheme shall be implemented and maintained at all times.

   Reason: In accordance with the application proposal and to safeguard amenity having regard to: Policies SS1; SS2; AS1; CC1; RS1; RS2; DM1; DM2; DM3; DM4; DM5; DM7; DM8; DM9 and Policy DM10 of the Bournemouth, Dorset and Poole Minerals Strategy; Policies 1; 16; 12 and 8 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan 2019

8. No development shall take place until the details of the make and model of reversing alarm that is to be used on mobile plant has been submitted to and approved in writing by the mineral planning authority. Only the approved reversing alarms shall then be used on any mobile plant within the site. Changes to the make and model of reversing alarm shall only be undertaken with the prior written approval of the mineral planning authority.

   Reason: In accordance with the application proposal and to safeguard amenity having particular regard to: Policies SS1; SS2; AS1; CC1; RS1; RS2; DM1; DM2; DM3; DM4; DM5; DM7; DM8; DM9 and Policy DM10 of the Bournemouth, Dorset and Poole Minerals Strategy; Policies 1; 16; 12 and 8 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan 2019.

9. The residual noise level (LAeq 1 h) at any noise sensitive receptor should not exceed +10 decibels (dB) above the background noise level (LA90, 1h) or an absolute limit of 55 dB (A) LAeq 1h, whichever is the lower, at any time during permitted operational hours. Within one month of a justifiable complaint being received by the mineral planning authority, a detailed noise action plan shall be submitted to, and approved (in writing) by, the mineral planning authority for procedures to be adopted for the management of noise suppression and mitigation in the event of the maximum permitted noise levels being exceeded. Once approved the noise management plan shall be implemented in full for the duration of the planning permission. The site operator shall maintain quarterly records of noise emissions at representative locations around the site (including the nearest noise-sensitive premises or locations that enable noise levels at those premises to be calculated) and make these available to the mineral planning authority within 3 working days of any written request.

   Reason: In accordance with the application proposal and to safeguard amenity having particular regard to: Policies SS1; SS2; AS1; CC1; RS1; RS2; DM1; DM2; DM3; DM4; DM5; DM7; DM8; DM9 and Policy DM10 of the Bournemouth, Dorset and Poole Minerals Strategy; Policies 1; 16; 12 and 8 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan 2019.

10. For temporary operations comprising site preparation, soil and overburden stripping, bund formation and final restoration, noise levels at noise sensitive receptors shall not exceed 70Db (LAeq) 1-hour free field. Temporary operations which exceed the routine operations noise limits set out in condition 9 of this planning permission shall not exceed a total of eight weeks in any calendar year from any dwelling.

    Reason: In accordance with the application proposal and to safeguard amenity having particular regard to: Policies SS1; SS2; AS1; CC1; RS1; RS2; DM1; DM2; DM3; DM4; DM5; DM7; DM8; DM9 and Policy DM10 of the Bournemouth, Dorset and Poole Minerals Strategy; Policies 1; 16; 12 and 8 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan 2019.

11. Within three months of the development hereby permitted, landscape and ecological management plans for the quarry extension site shall be submitted to and approved in writing by the mineral planning authority. The landscape and ecological management plan shall include: Details of the position, species, and size of all existing trees, shrubs and hedges to be retained and proposals for the protection throughout extraction, operation and restoration phases of development. Details of planting and/or seeding and management of all bunds and any temporarily restored areas; The position, species, and size of any trees, shrubs and hedges to be felled or removed; A plan and schedule specifying the location, number, species and initial size of all trees, shrubs and hedges to be planted and the measures to be taken for their protection; Details of the measures proposed for the maintenance and management of hedgerows, trees and shrubs around the boundary of the quarry extension site and adjacent to other operational areas; Measures to be

taken to review the restoration/removal of bunds if no longer required for amenity or operational purposes; Mitigation method statements for the avoidance of harm for all protected species identified; Arrangements of the subsequent maintenance and review of the landscape and ecological management plans; and a programme for the implementation of measures contained within the Plan. Unless otherwise approved in writing by the mineral planning authority, the approved landscape and ecological management plan shall be implemented as approved.

Reason: To safeguard the natural environment and amenity having particular regard to: Policies SS1; SS2; AS1; CC1; RS1; RS2; DM1; DM2; DM3; DM4; DM5; DM7; DM8; DM9 and Policies 1; 16; 12 and 8 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan 2019.

12. No soil stripping shall take place until a soil management scheme has been submitted to, and approved in writing by, the mineral planning authority. The scheme shall be implemented as approved.

    Reason: To safeguard the natural environment and amenity having particular regard to: Policies SS1; SS2; AS1; CC1; RS1; RS2; DM1; DM2; DM3; DM4; DM5; DM7; DM8; DM9 and Policies 1; 16; 12 and 8 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan 2019.

13. No development shall take place below 7.0m AOD until such time as a Hydrogeological Risk Assessment (HRA) and Hydrometric Monitoring Strategy (HMS) has been submitted to, and approved in writing by, the mineral planning authority. The principles of the HMS shall ensure that there is no deterioration of environmental receptors and no large areas of standing water during the lifetime of the permission. The scope of the HRA and HMS should include, but not be limited to, the following: A scheme for on-going groundwater level monitoring from boreholes on the site measured with respect to common datum; A scheme for the ongoing monitoring of surface water levels and flows up and down gradient of the site in the Leaden Stour and the Southern Stream; A scheme for the ongoing monitoring of water quality up and down gradient of the site in the Leaden Stour and the Southern Stream; A scheme for the ongoing monitoring of abstracted quantities of dewatering water and; a detailed phasing plan of the extraction and backfilling operations including expected groundwater levels, which takes account of localised impacts arising from any anticipated change to surface water drainage, and which sets out maximum depths of working. Protection of groundwater dependent terrestrial ecosystems; Mitigation measures to reduce large areas of open water; Details of the proposed backfill material and process including Waste Acceptance Criteria, the source of the waste, the acceptance procedures, the verification testing for the fill material and the risk to controlled water receptors from any contaminants in the fill material; Protection of all water interests including groundwater within the Secondary ‘A’ aquifers and surface waters of the River Stour and the Moors River; Future aftercare including operation and maintenance of any surface water management system and groundwater flow pathways.

The HRA and HMS shall be implemented in full and in accordance with approved details, with monitoring reports submitted to the Mineral Planning Authority at agreed intervals. The hydrometric monitoring and reporting shall continue during the life of the quarry operation, including during restoration and aftercare, as required. Ground and surface water pumped from the site workings shall pass through a settlement lagoon which shall be constructed in accordance with a design specification to be submitted to and approved by, the mineral planning authority. The outflow from the approved settlement lagoon shall discharge to the Southern Stream to the south of the site. A sump shall be dug at the commencement of each phase of extraction to collect ground and surface water, to be pumped to the settlement lagoon prior to discharge from the site.

Reason: To protect water quality in the Secondary Aquifer, the Lower Stour and its tributaries; to maintain ecological status and flows in the Lower Stour and its tributaries, and to safeguard the natural environment and amenity having particular regard to: Policies SS1; SS2; AS1; CC1; RS1; RS2; DM1; DM2; DM3; DM4; DM5; DM7; DM8; DM9 and Policies 1; 16; 12 and 8 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan 2019.

14. No development shall take place until a detailed surface water management and drainage scheme for the proposed quarry extension, including for Phase 5 of the existing quarry (where the mineral processing facility is located) authorised by planning permission 8/2001/192 has been submitted to, and approved in writing by the Mineral Planning Authority. The development shall be carried out in accordance with the approved surface water management and drainage scheme. Drainage works, mitigation and monitoring measures shall be undertaken in accordance with the agreed Hydrological Risk Assessment.

    Reason: To safeguard the natural environment and amenity having particular regard to: Policies SS1; SS2; AS1; CC1; RS1; RS2; DM1; DM2; DM3; DM4; DM5; DM7; DM8; DM9 and Policies 1; 16; 12 and 8 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan 2019.

15. No development shall take place until a detailed bird hazard management plan which takes into account the revised working scheme herby permitted has been submitted to and agreed in writing by the mineral planning authority. Immediately following approval by the mineral planning authority, the bird hazard management plan shall be implemented in full at all times and must address any standing water issues in the existing quarry.

    Reason: To safeguard aviation safety having particular regard to: Policies SS1 and DM9 of the Bournemouth, Dorset and Poole Minerals Strategy.

16. Only inert waste shall be imported to the site for mineral restoration purposes. There shall be no processing of waste on site. Unless otherwise agreed in writing by the mineral planning authority, the annual throughput of inert waste

used for quarry restoration shall not exceed 140,000 tonnes and shall be limited to a total of 690,666 tonnes.

Reason: To safeguard the natural environment and amenity having particular regard to: Policies SS1; SS2; AS1; CC1; RS1; RS2; DM1; DM2; DM3; DM4; DM5; DM7; DM8; DM9 and Policy DM10 of the Bournemouth, Dorset and Poole Minerals Strategy; Policies 1; 16; 12 and 8 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan 2019

17. Within three months of any mineral extraction hereby permitted a comprehensive and detailed scheme of restoration for the quarry extension, including deepening as hereby permitted, together with an amended scheme of restoration for Phase 2 (to address the ongoing standing water issues) and Phase 5 (where the mineral processing facility is located) of the original quarry as authorised by the planning permission 8/2001/192, shall be submitted to and approved in writing by the mineral planning authority. The submitted restoration scheme shall include; provision for the relief of groundwater standing water in Phase 2 of the existing quarry; provision for the relief of ground compaction; tonnage and volume of waste required for the restoration of each phase; a programme for implementation. Thereafter, and unless otherwise approved in writing by the mineral planning authority, restoration shall be completed in accordance with the approved scheme and aftercare shall be undertaken for a 5-year period from the date restoration of each phase is completed The restoration scheme shall be implemented in full and in accordance with approved details. The western extension of the quarry shall be fully reclaimed to an agricultural use on or before, 31st December 2031.

Reason: To safeguard the natural environment and amenity having particular regard to: Policies SS1; SS2; AS1; CC1; RS1; RS2; DM1; DM2; DM3; DM4; DM5; DM7; DM8; DM9 and Policy DM10 of the Bournemouth, Dorset and Poole Minerals Strategy; and Policies 1; 16; 12 and 8 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan 2019.

18. Before the 1st of February of every year in the five-year post-restoration aftercare periods, a detailed programme of management measures shall be submitted to the mineral planning authority for review and approval. This shall include a record of aftercare undertaken on the land during the previous 12 months and detail the measures to be undertaken in the following 12 months, the period during when the measures are to be undertaken and details of who will be responsible for undertaking each measure. The measures shall include details for the proposed planting (timing and pattern of vegetation establishment), cultivating, seeding, fertilising, watering, draining, and/or otherwise treating land and any other measures for managing soil quality, structure and fertility and for the control of weeds. The detailed programmes of management must be completed and shall be implemented as approved.

Reason: To safeguard the natural environment and amenity having particular regard to: Policies SS1; SS2; AS1; CC1; RS1; RS2; DM1; DM2; DM3; DM4; DM5; DM7; DM8; DM9 and Policy DM10 of the Bournemouth, Dorset and

Poole Minerals Strategy; Policies 1; 16; 12 and 8 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan 2019.

19. On completion of the infilling of inert waste in each phase, the surface levels of that phase shall be surveyed by a suitably qualified professional and any discrepancy between actual levels and those approved shall be immediately made known to the mineral planning authority. Any remedial action requested in writing by the mineral planning authority shall be implemented in full within 1 month.

    Reason: To safeguard the natural environment and amenity having particular regard to: Policies SS1; SS2; AS1; CC1; RS1; RS2; DM1; DM2; DM3; DM4; DM5; DM7; DM8; DM9 and Policy DM10 of the Bournemouth, Dorset and Poole Minerals Strategy; Policies 1; 16; 12 and 8 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan 2019

20. Unless otherwise agreed in writing by the mineral planning authority, stockpiles will not exceed 3 meters in height from the base of the plant area.

    Reason: To safeguard the landscape character and amenity having particular regard to: Policies SS1; SS2; AS1; CC1; RS1; RS2; DM1; DM2; DM3; DM4; DM5; DM7; DM8; DM9 and Policy DM10 of the Bournemouth, Dorset and Poole Minerals Strategy; and Policies 1; 16; 12 and 8 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan 2019

21. Prior to the commencement of development, a site wide environmental management plan will be submitted to and agreed in writing by the mineral planning authority. Thereafter development shall be implemented in accordance with the agreed plan unless otherwise agreed in writing by the mineral planning authority.

    Reason: To ensure appropriate management of the development and to safeguard the receiving environment having particular regard to: Policies SS1; SS2; AS1; CC1; RS1; RS2; DM1; DM2; DM3; DM4; DM5; DM7; DM8; DM9 and Policy DM10 of the Bournemouth, Dorset and Poole Minerals Strategy; and Policies 1; 16; 12 and 8 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan 2019.

22. Unless with prior written approval of the mineral planning authority to a variation, no tree felling or clearance of scrub or other vegetation, including works to create the outflow from the settlement lagoon, shall be carried out between 1 April to 31 July inclusive. A nesting bird inspection shall be undertaken prior to the commencement of vegetation removal/cutting. If nesting birds or birds constructing nests are subsequently identified to be present, work in that area of the site shall cease until such time as the birds have fledged and the nest is clear.

    Reason: To limit the impact of development on breeding birds having particular regard to: Policies SS1; SS2; AS1; CC1; RS1; RS2; DM1; DM2;

DM3; DM4; DM5; DM7; DM8 and DM9 of the Bournemouth, Dorset and Poole Minerals Strategy; and Policies 1; 16; 12 and 8 of the Bournemouth, Christchurch, Poole and Dorset Waste Plan 2019.

Informatives:

Environmental permit, consent or licence from the Environment Agency - 8/20/0017/CONDR

As the development put forward as proposed through planning application 8/20/0017/CONDR, for the deletion of the condition 3 of planning permission 8/16/2011/DCC, is now likely to result in de-watering and landfilling below the water table, we will need the applicant to ensure that the environmental permits are in place. We would highlight that the Mineral Guidance states that the 'Minerals extraction may only take place if the operator has obtained both planning permission and any other permits and approvals'.

Please note that based on the information submitted we cannot advise what additional permissions or permits maybe required for the development as proposed. Therefore, we would request the following informative notes.

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INFORMATIVE

This development will require an abstraction licence for the dewatering of the working void, a discharge consent and a permit for the restoration with inert materials under the Environmental Permitting Regulations 2016 from the Environment Agency. We recommend that the applicant contacts the Permitting Support Centre to discuss the issues likely to be raised.

The Environmental Permitting (England and Wales) Regulations 2016 state that permitted sites should not harm human health or pollute the environment. The operator is therefore required to have measures in place which will:

- prevent pollution
- ensure that there is no harm to human health, the quality of the environment, or the surrounding amenity
- ensure that there is no offence to a human sense or damage to material property

We would likely reject any permit application which did not include this information.

Please note that a permit is separate to and in addition to any planning permission granted.

Dewatering – derogation on local water supplies

INFORMATIVE

Dewatering is the removal/abstraction of water (predominantly, but not confined to, groundwater) in order to locally lower water levels near the excavation. This can allow operations to take place, such as mining, quarrying, building, engineering works or other operations, whether underground or on the surface.

The dewatering activities on-site could have an impact upon local wells, water supplies and/or nearby watercourses and environmental interests.

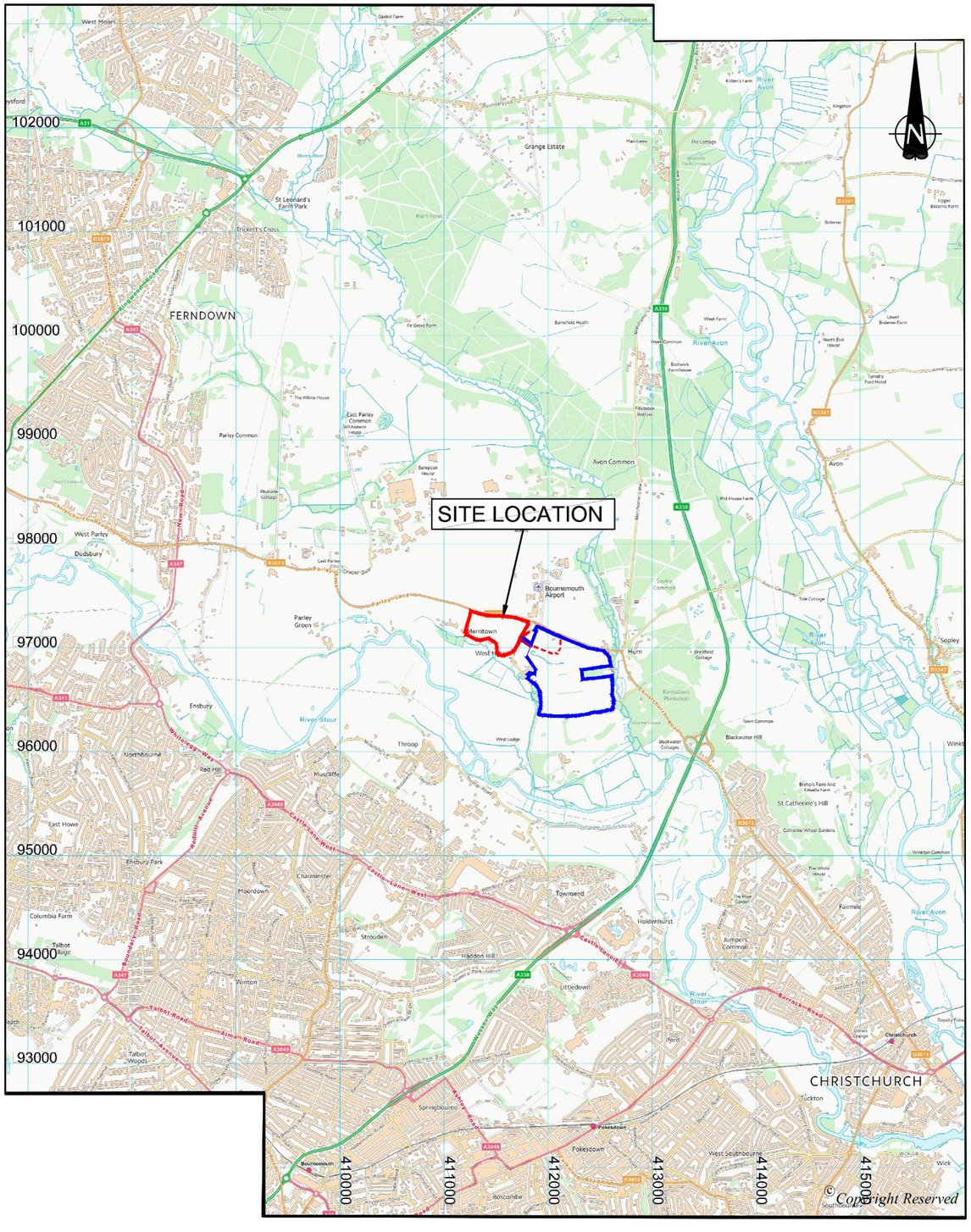
This activity was previously exempt from requiring an abstraction licence. Since 1 January 2018, most cases of new planned dewatering operations above 20 cubic metres a day will require a water abstraction licence from us prior to the commencement of dewatering activities at the site.

More information is available on gov.uk: https://www.gov.uk/guidance/water-management-apply-for-a-water-abstraction-or-impoundment-licence#apply-for-a-licence-for-a-previously-exempt-abstraction

Please note that a permit is separate to and in addition to any planning permission granted.

Waste Permit
INFORMATIVE
This development will require an environmental permit under the Environmental Permitting (England and Wales) Regulations 2016, Regulation 12. Further information on waste and mining permits can be found at: https://www.gov.uk/guidance/waste-environmental-permits
The applicant is advised to contact the Environment Agency Permit Support Centre to discuss the issues arising from the permit application process.

Please note that a permit is separate to and in addition to any planning permission granted.



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DATUM DETAILS

OSGB36, VIA ETRS89 - OSTN15
OS NEWLYN, VIA ETRS89 - OSGM15

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APPLICATION AREA

PLANT AREA

LAND IN APPLICANTS CONTROL(HURN QUARRY)

Rev	By	Chkd	Apprvd	Date	Description

Client

NEW MILTON
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Project

HURN COURT FARM QUARRY
DEEPENING OF
WESTERN EXTENSION

Drawing

LOCATION PLAN

Surveyed by:		Date:	
Drawn by:	D.G.Y	Date:	10.19
Checked by:		Date:	

Drawing No.

347D - 01 - 01

Revision

Drawing Scale: 1:50000 @ A3



N

OS GRID

DATUM DETAILS

OSGB36, VIA ETRS89 - OSTN15
OS NEWLYN, VIA ETRS89 - OSGM15

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APPLICATION AREA

AREA IN APPLICANTS CONTROL

AREA TO ACCOMODATE HAUL ROAD AND MITIGATION WORKS

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HURN COURT FARM QUARRY
DEEPENING OF
WESTERN EXTENSION

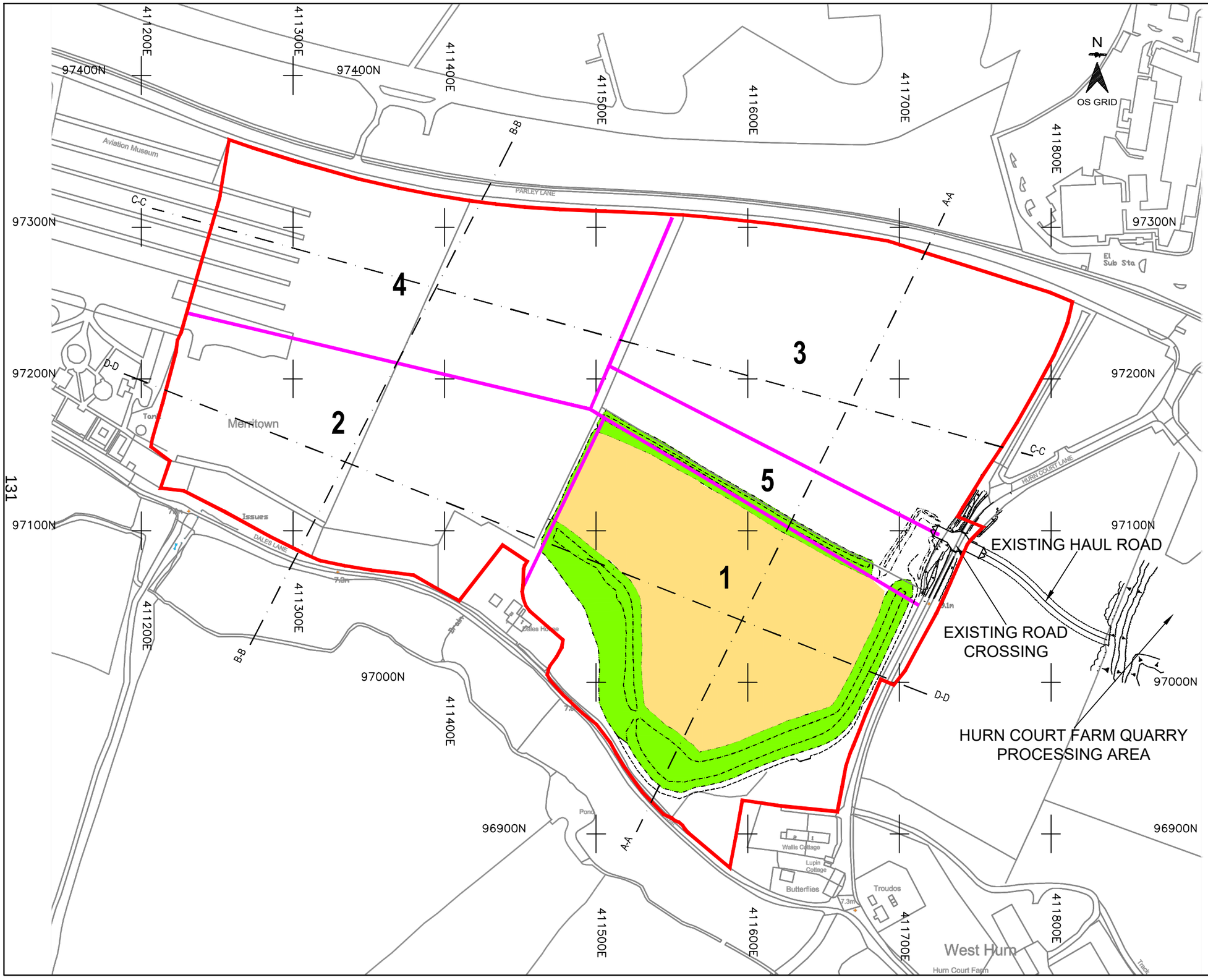
Drawing

SITE PLAN

Surveyed by:	Date:
Drawn by: D.G.Y	Date: 10.19
Checked by:	Date:

Drawing No.	Revision
347D - 01 - 02	

Drawing Scale: 1:1250 @ A1



DATUM DETAILS

OSGB36, VIA ETRS89 - OSTN15
OS NEWLYN, VIA ETRS89 - OSGM15

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WESTERN EXTENSION

PHASE BOUNDARIES

MINERAL EXTRACTED 7.0m AOD

SCREEN BUNDS -
AS PHASE / RESTORATION STATE DICTATE

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Client

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Project

HURN COURT FARM QUARRY
DEEPENING OF
WESTERN EXTENSION

Drawing

PHASE 1A / AS EXISTING

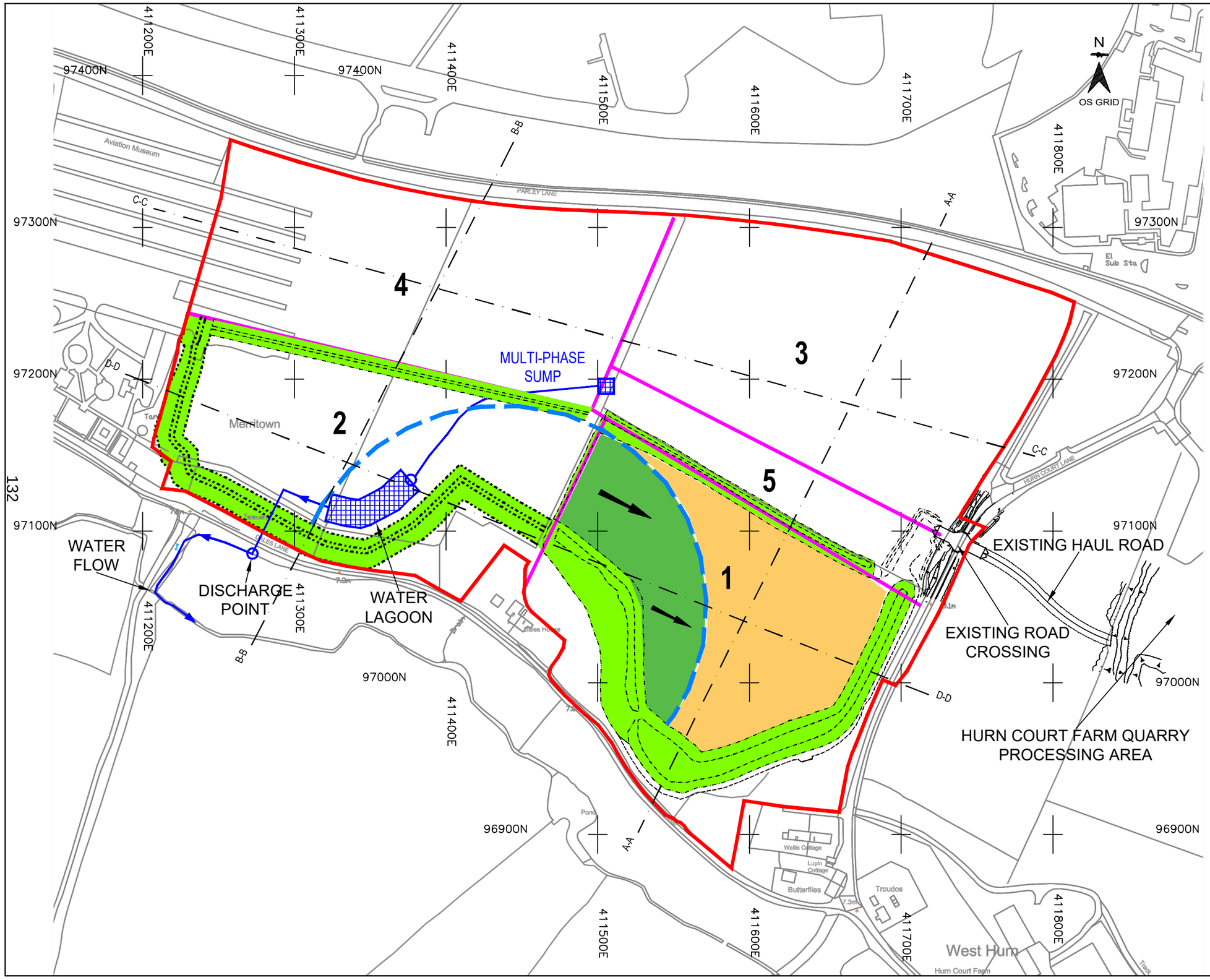
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Drawn by:	D.G.Y	Date:	10.19
Checked by:		Date:	

Drawing No.

347D - 01 - 03

Revision

Drawing Scale: 1:2500 @ A3



DATUM DETAILS

OSGB36, VIA ETRS89 - OSTN15
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- DEWATERING STANDOFF
- OUTLET TO EXISTING DITCH
- PIPELINE
- PROGRESSIVE RESTORATION (INERT FILL DIRECTION)
- MINERAL EXTRACTED TO BASE OF MINERAL
- SCREEN BUNDS - AS PHASE / RESTORATION STATE DICTATE

Rev	By	Chkd	Apprvd	Date	Description

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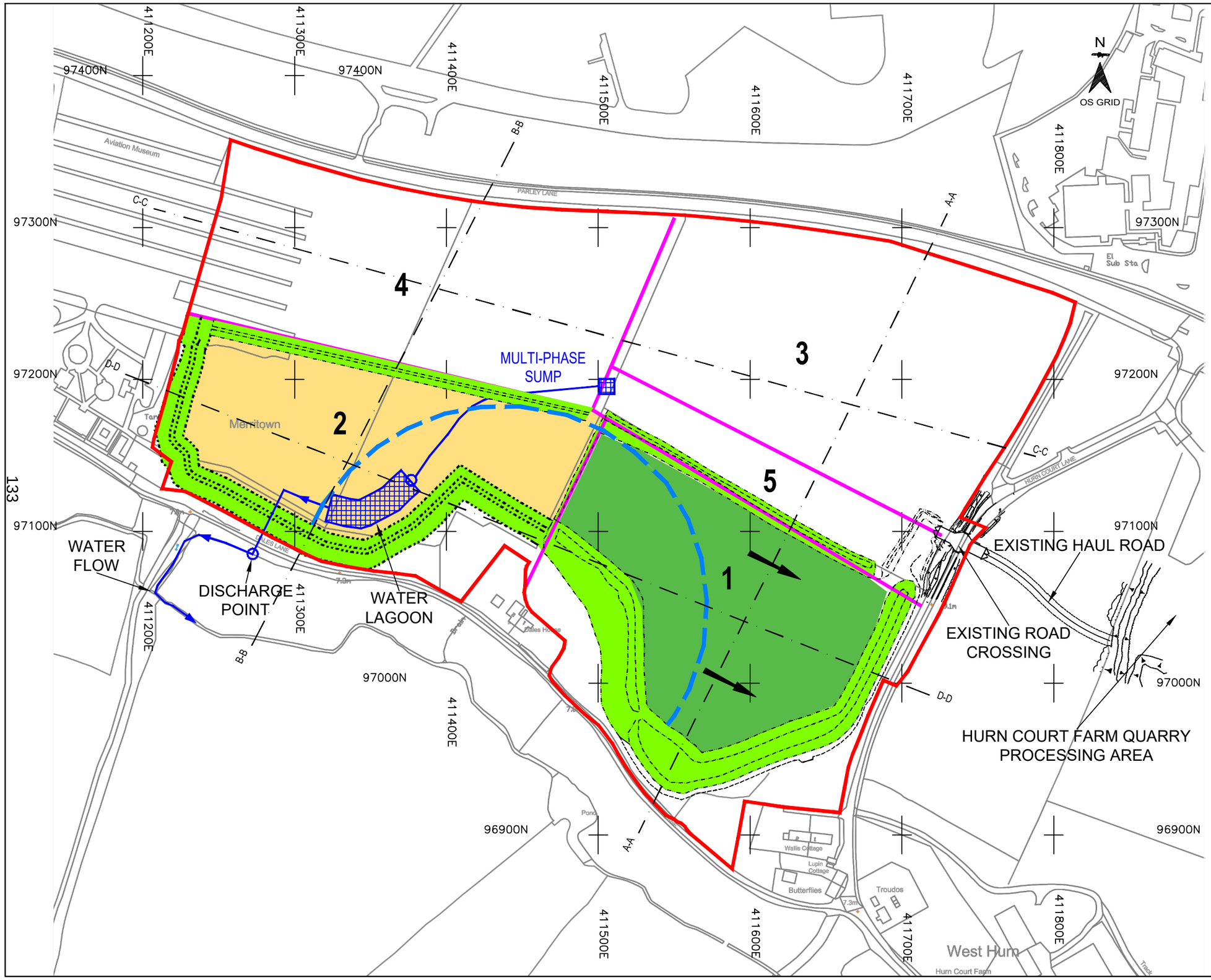
HURN COURT FARM QUARRY
DEEPENING OF
WESTERN EXTENSION

Drawing

PHASE 1B

Surveyed by:		Date:	
Drawn by:	D.G.Y	Date:	10.19
Checked by:		Date:	
Drawing No.	347D - 01 - 04	Revision	

Drawing Scale: 1:2500 @ A3



DATUM DETAILS

OSGB36, VIA ETRS89 - OSTN15
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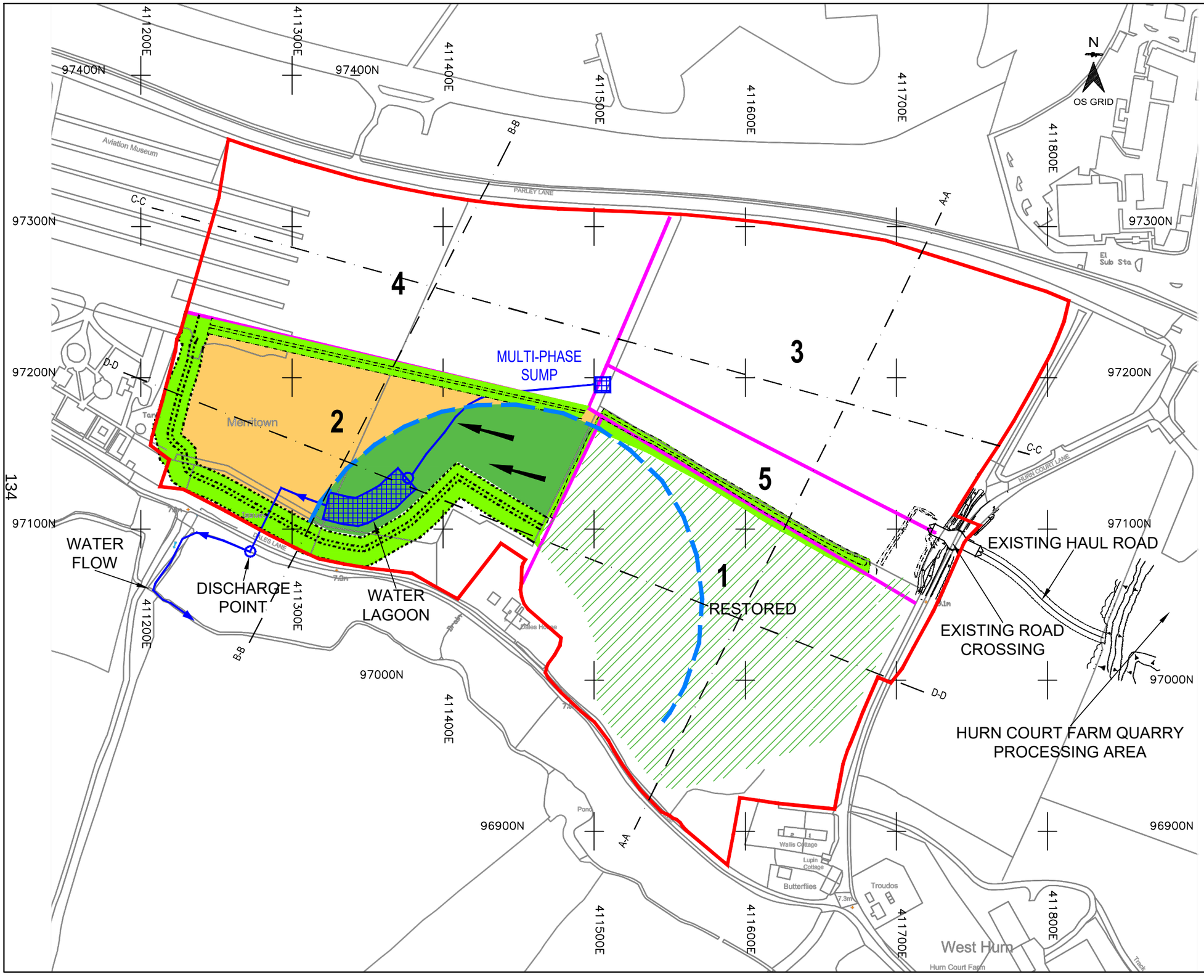
HURN COURT FARM QUARRY
DEEPENING OF
WESTERN EXTENSION

Drawing

P2A

Surveyed by:		Date:	
Drawn by:	D.G.Y	Date:	10.19
Checked by:		Date:	
Drawing No.	347D - 01 - 05	Revision	

Drawing Scale: 1:2500 @ A3



DATUM DETAILS

OSGB36, VIA ETRS89 - OSTN15
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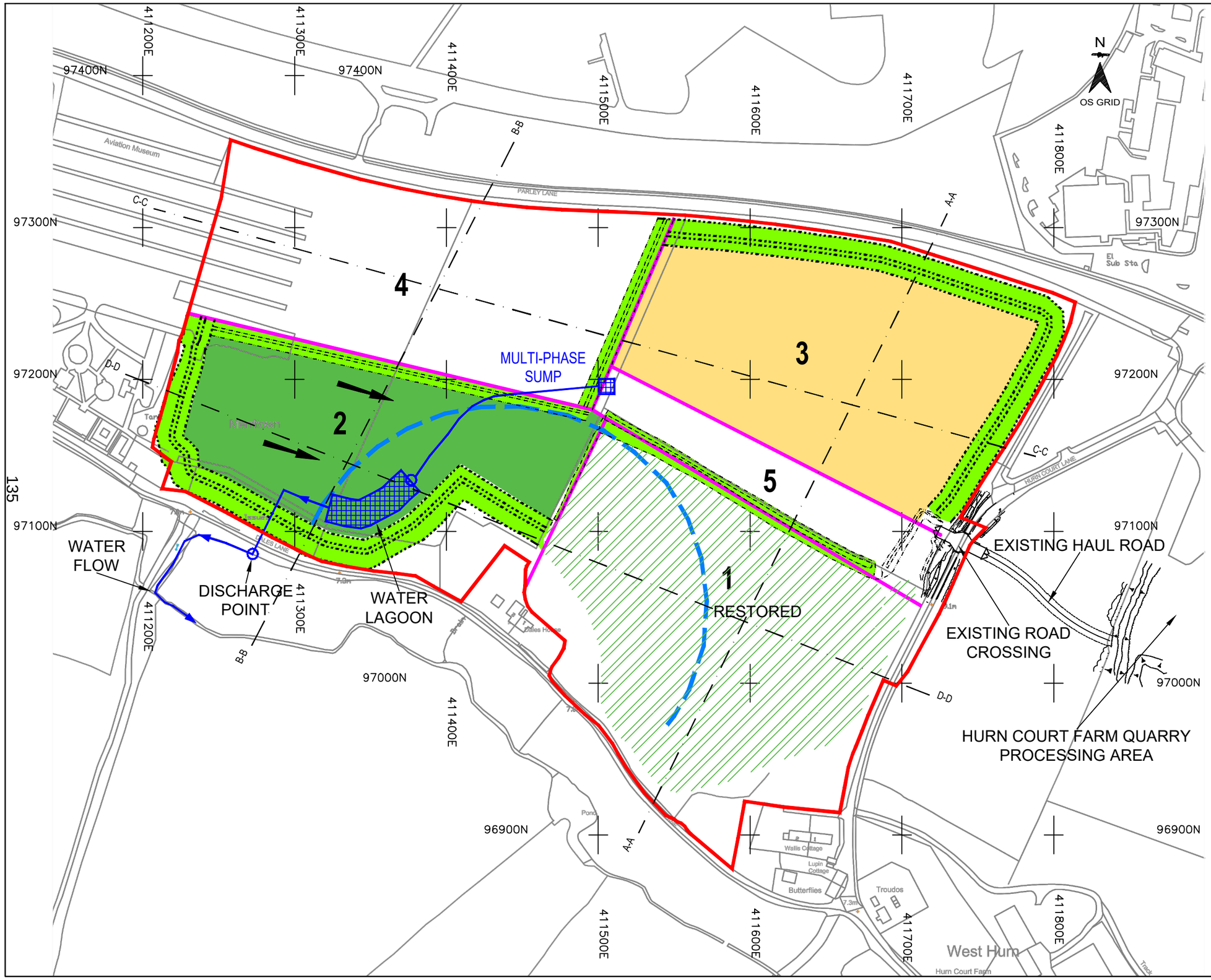
HURN COURT FARM QUARRY
DEEPENING OF
WESTERN EXTENSION

Drawing

P2B

Surveyed by:		Date:	
Drawn by:	D.G.Y	Date:	10.19
Checked by:		Date:	
Drawing No.	347D - 01 - 06	Revision	

Drawing Scale: 1:2500 @ A3



DATUM DETAILS

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OS NEWLYN, VIA ETRS89 - OSGM15

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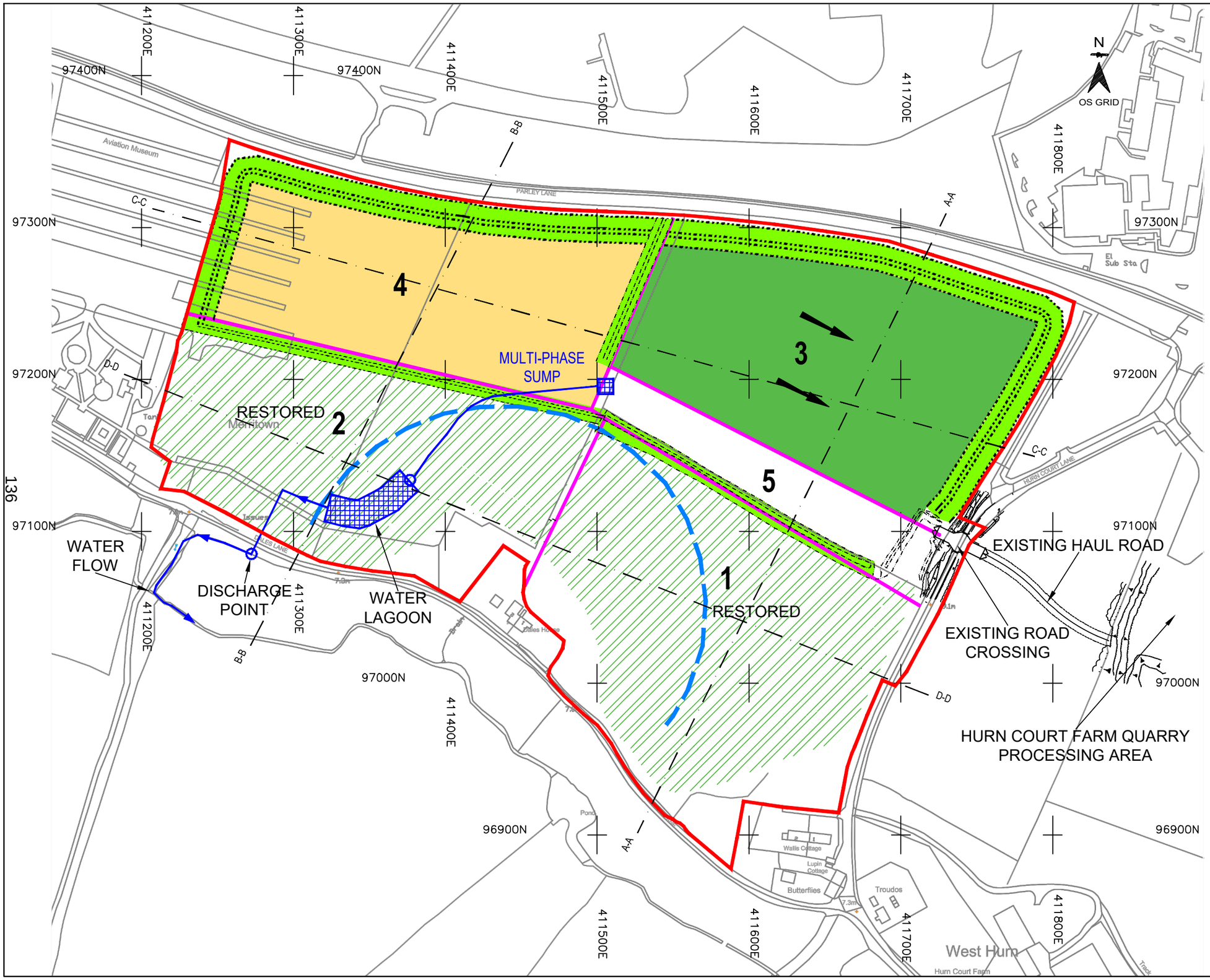
HURN COURT FARM QUARRY
DEEPENING OF
WESTERN EXTENSION

Drawing

P3

Surveyed by:		Date:	
Drawn by:	D.G.Y	Date:	10.19
Checked by:		Date:	
Drawing No.	347D - 01 - 07	Revision	

Drawing Scale: 1:2500 @ A3



DATUM DETAILS

OSGB36, VIA ETRS89 - OSTN15
OS NEWLYN, VIA ETRS89 - OSGM15

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- SCREEN BUNDS - AS PHASE / RESTORATION STATE DICTATE

Rev	By	Chkd	Apprvd	Date	Description

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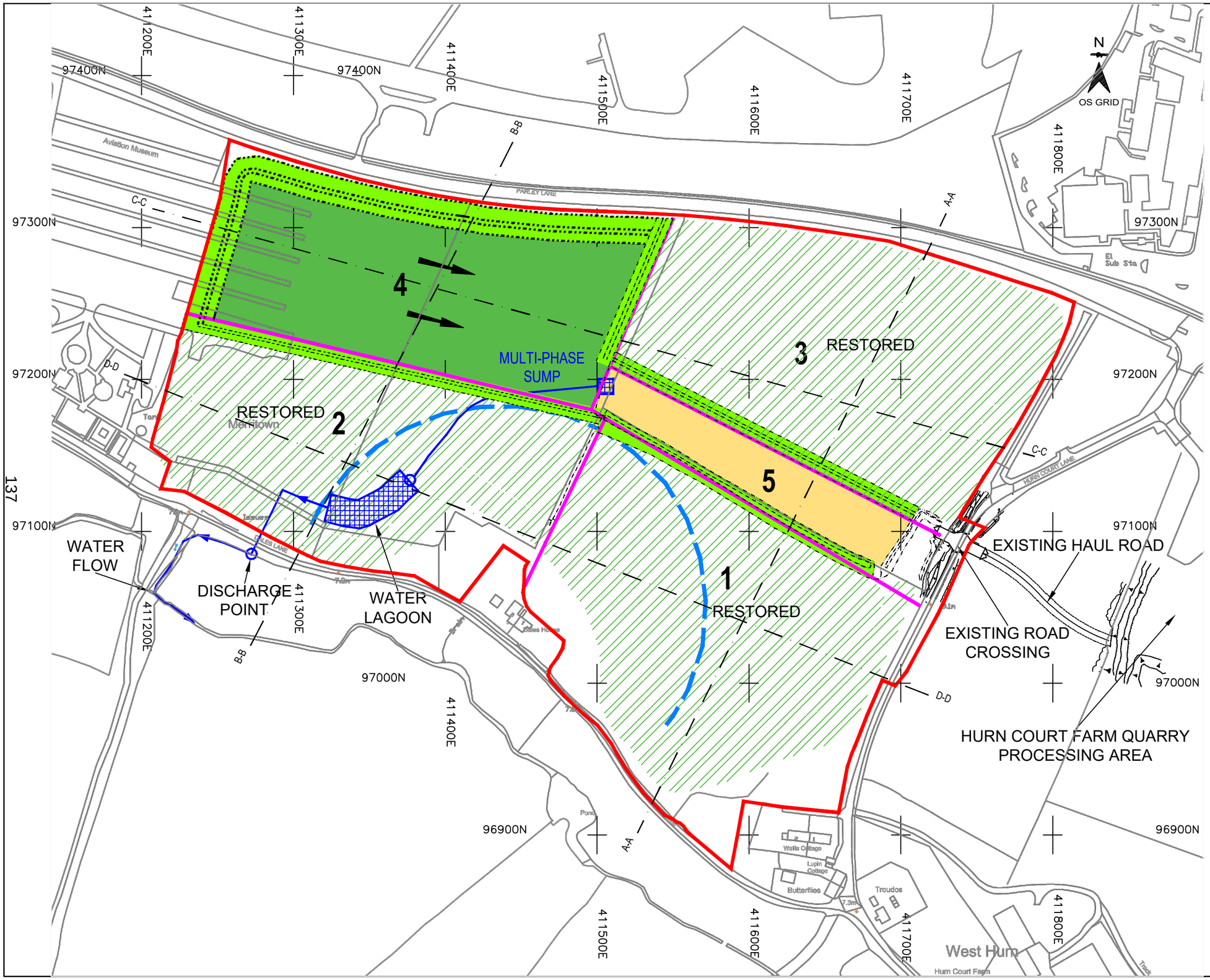
HURN COURT FARM QUARRY
DEEPENING OF
WESTERN EXTENSION

Drawing

P4

Surveyed by:		Date:	
Drawn by:	D.G.Y	Date:	10.19
Checked by:		Date:	
Drawing No.	347D - 01 - 08	Revision	

Drawing Scale: 1:2500 @ A3



DATUM DETAILS

OSGB36, VIA ETRS89 - OSTN15
OS NEWLYN, VIA ETRS89 - OSGM15

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- PROGRESSIVE RESTORATION (INERT FILL DIRECTION)
- MINERAL EXTRACTED TO BASE OF MINERAL
- SCREEN BUNDS - AS PHASE / RESTORATION STATE DICTATE

Rev	By	Chkd	Apprvd	Date	Description

Client

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Project

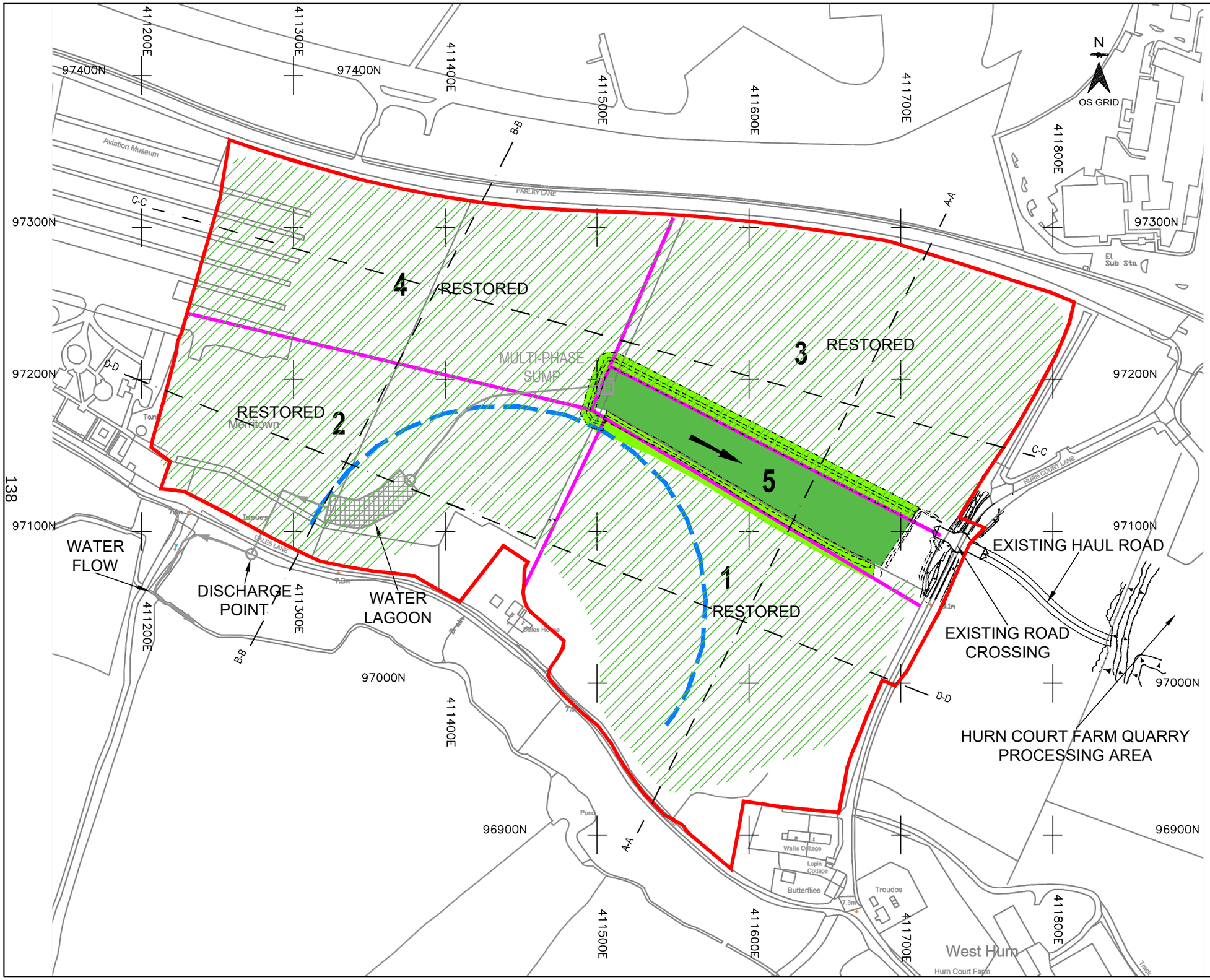
HURN COURT FARM QUARRY
DEEPENING OF
WESTERN EXTENSION

Drawing

P5A

Surveyed by:		Date:	
Drawn by:	D.G.Y	Date:	10.19
Checked by:		Date:	
Drawing No.	347D - 01 - 09	Revision	

Drawing Scale: 1:2500 @ A3



DATUM DETAILS

OSGB36, VIA ETRS89 - OSTN15
OS NEWLYN, VIA ETRS89 - OSGM15

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- WESTERN EXTENSION
- PHASE BOUNDARIES
- SETTLEMENT POND (REMOVED ON COMPLETION)
- DEWATERING STANDOFF
- OUTLET TO EXISTING DITCH (REMOVED ON COMPLETION)
- PIPELINE (REMOVED ON COMPLETION)
- PROGRESSIVE RESTORATION (INERT FILL DIRECTION)
- SCREEN BUNDS - AS PHASE / RESTORATION STATE DICTATE

Rev	By	Chkd	Apprvd	Date	Description

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Project

HURN COURT FARM QUARRY
DEEPENING OF
WESTERN EXTENSION

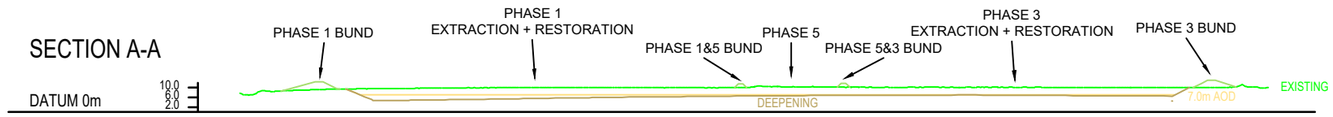
Drawing

P5B

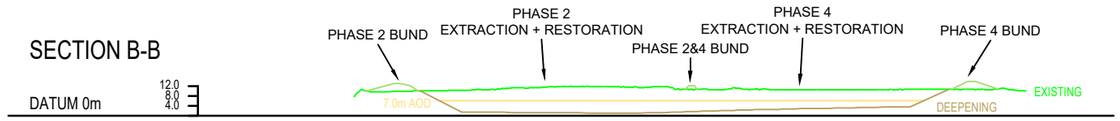
Surveyed by:		Date:	
Drawn by:	D.G.Y	Date:	10.19
Checked by:		Date:	
Drawing No.	347D - 01 - 010	Revision	

Drawing Scale: 1:2500 @ A3

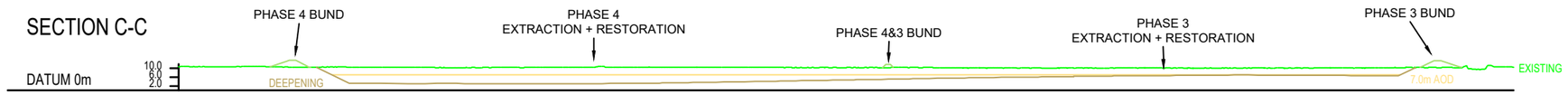
SECTION A-A



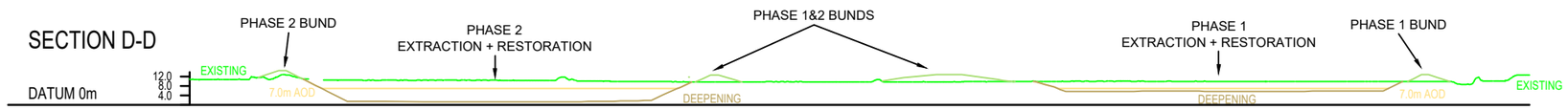
SECTION B-B



SECTION C-C



SECTION D-D



DATUM DETAILS

OSGB36, VIA ETRS89 - OSTN15
OS NEWLYN, VIA ETRS89 - OSGM15

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EXISTING

7.0m AOD

DEEPENING

Rev	By	Chkd	Apprvd	Date	Description

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HURN COURT FARM QUARRY
DEEPENING OF
WESTERN EXTENSION

Drawing

SECTIONS

Surveyed by:		Date:	
Drawn by:	D.G.Y	Date:	10.19
Checked by:		Date:	

Drawing No.

347D - 01 - 011

Revision

Drawing Scale: 1:2500 @ A3

A3

PHASE 3B
PHASE 3A
PHASE 4
PHASE 2B
PHASE 2A
PHASE 5
PHASE 1

97300N
97200N
97100N
97000N
96900N
96800N

411200E
411300E
411400E
411500E
411600E
411700E
411800E
411900E

0 100 200m

KEY

- SITE BOUNDARY
- PLANT SITE BOUNDARY
- CONTOURS AT 1m INTERVALS
- DIRECTION OF EXTRACTION PHASING
- LIMIT OF EXTRACTION AND FILL
- PHASE BOUNDARY
- A___A' SECTION
- 1 EXISTING ACCESS INTO PERMITTED PROCESSING AREA
- 2 POINT OF ACCESS FROM EXISTING PERMITTED PROCESSING AREA TO GAIN ACCESS INTO EXTENSION AREA
- AREA TO ACCOMMODATE HAUL ROAD AND ASSOCIATED MITIGATION WORKS
- SOIL STORAGE AND SCREEN BANKS

GRID AND LEVELS TO NATIONAL GRID PROJECTION OSTN02 AND OS6M02

REVISION	DETAILS	DATE	DRAWN	CHK'D	APP'D
G	Amendments to phase boundaries and to site boundary	11/08/17	WF	MW	MW
F	Screen bank revisions Dales house	16/05/17	WF	MW	MW
E	Soil storage and Limit of Extraction added	06/03/17	DR	MW	MW
D	Site boundary amended	12/05/16	DR	MEW	MEW
C	Revised contours added	29/04/15	DR	MEW	MEW

CLIENT
The Trust Trustees of the Viscount FitzHarris 1981 Settlement

PROJECT
Hurn Quarry Extension

DRAWING TITLE
Total Extraction and Phasing

DRG No.	SCALE	DATE
ST14186-007	1:2500@A3	16/05/17

DRAWN BY	CHECKED BY	APPROVED BY
JD	MEW	MEW

■ STOKE-ON-TRENT (HEAD OFFICE) TEL 0845 111 7777
□ NEWCASTLE UPON TYNE TEL 0191 232 0943
□ WEST BROMWICH TEL 0121 580 0909
□ LONDON TEL 020 7287 2872
□ CARDIFF TEL 029 2072 9191
□ LEIGH TEL 01942 260101
□ SHEFFIELD TEL 0114 245 6244
□ EDINBURGH TEL 0131 555 3311
□ LIVERPOOL TEL 0151 494 5431

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Agricultural Reinstatement Grassland

The reinstatement of agricultural uses on site will require a period of soil stabilisation after the soil has ben returned to original levels. See below table for a suitable grassland mix for this purpose.

Grassland for Agricultural Land Reinstatement

Reinstatement of agricultural grassland by Germinal Seeds, A25 (Agricultural Reinstatement) or similar Rygrass/White Clover mix. Suitable for short term stabilisation of restored agricultural land, and future use as grazing or hay crop

Species	%mix
ABERZEST Perennial Ryegrass	27%
ABERAVON Perennial Ryegrass	20%
ABERTDART Perennial Ryegrass	20%
ABERSTAR Perennial Ryegrass	20%
ABERACE Miniature White Clover	6.50%
PRESTO Timothy	6.50%
Sowing Rate 8g/m2	

The horse and pony paddock will be sowed with the following mix:

Grassland for Horse Paddock

Reinstatement of grassland for grazing by horses, "Horse Paddock" mix by Germinal Seeds.

Species	%mix
FOXTROT	25%
RODRIGO	42%
PRESTO Timothy	8%
ROSSA	8%
MAXIMA 1	16.66%
Sowing Rate 8g/m2	

See below table for management of Agricultural Reinstatement Grassland and Horse and Pony Paddock Grassland

Work required	Year 1	Year 2	Year 3	Year 4	Year 5
Establishment cut to 75mm height in May, remove arisings and dispose off site.	•	△	△		
Herbicide spot treat invasive weeds June/July or as otherwise directed.	△	△	△	△	△
Cut to 75mm height per year in September remove arisings and dispose off site.		•	•	•	•
Rotational brushcut to invasive species. One third of total grassland area to be cut at any one time.		△	△	△	△
Remove rubbish and litter from site.	•	•	•	•	•
Herbicide spot treat invasive/perennial weeds June/July or as otherwise instructed.	△	△	△	△	△
100-150mm height cut (August/September) followed by grazing to aid spread of seed.		•	•		
Maintain fencing to perimeter of fields to manage stock and protect planted areas.	•	•	•	•	•
Introduce sheep to established pasture				•	•
Remove rubbish and litter from site.	•	•	•	•	•

• Routine maintenance △ Provisional operation subject to requirements

Hedgerow Trees

Trees to be single staked at centre line of hedgerow. Randomly selected and spaced to suit at no closer than 10m spacing, final positions to be determined on site. Planted prior to hedgerow planting.

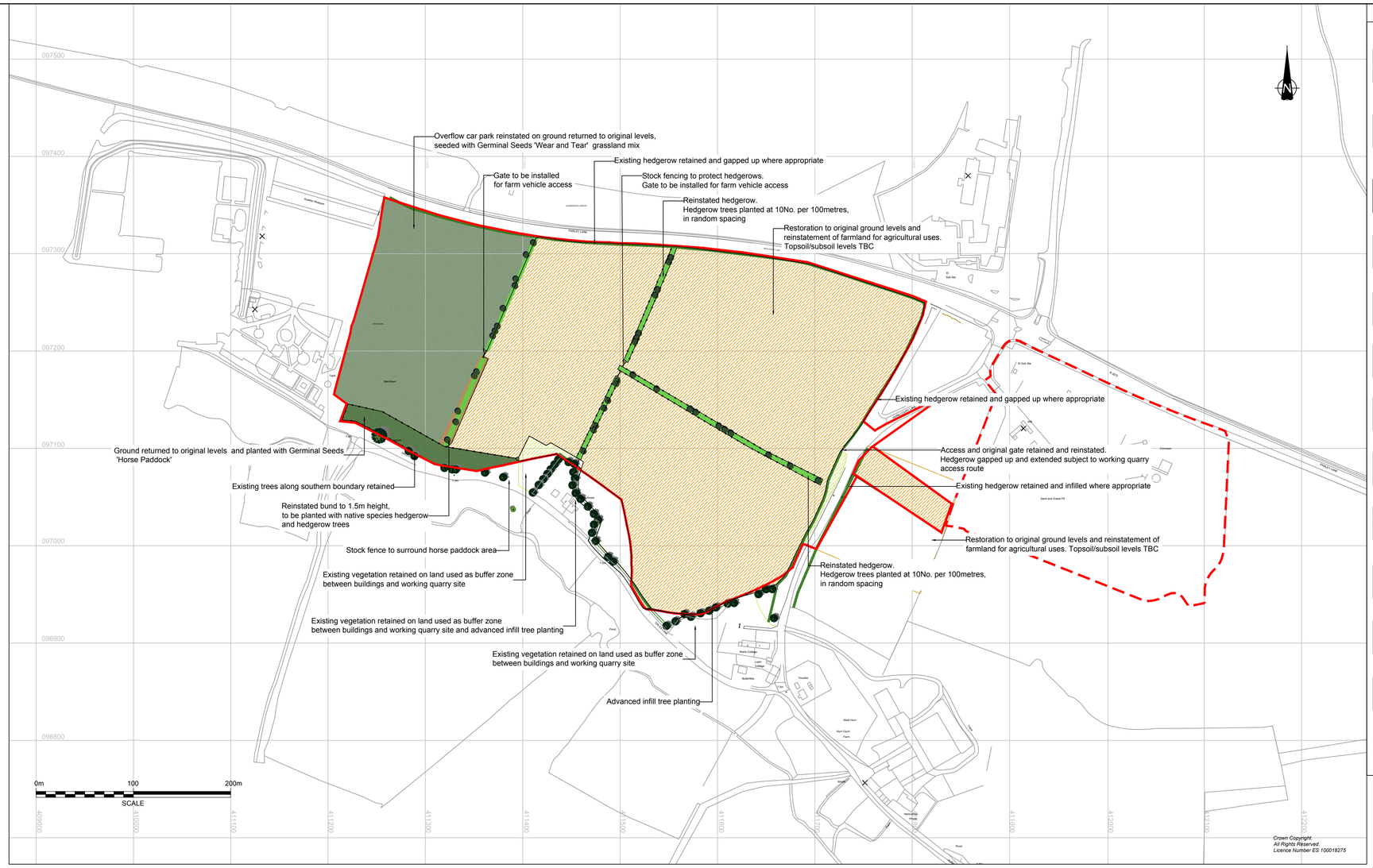
Botanical name	Abbrev	Girth	Overall Height	Root condition	% mix
Acer campestre	Ac	12-14cm	320-425cm	B	50
Tilia cordata	Tc	12-14cm	250-425cm	B	20
Quercus robus	Qr	12-14cm	350-425cm	RB	30

Maintenance

Work required	Year 1	Year 2	Year 3	Year 4	Year 5
Above Ground staking – ensure all ties are secure remove after five years					•
Remove brash to hedgerow trees upto 3m height. All arisings to be removed from site.					•
Watering/irrigation	△	△	△	△	△
Monitor/inspect after high winds	△	△	△	△	△

• Routine maintenance △ Provisional operation subject to requirements

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A1

KEY

- Site Boundary
- Plant Site Boundary
- Stock Fence
- Existing Hedgerow Retained
- Proposed Native Species Hedgerow to Reinstate Existing Hedgerow Removed
- Reinstated Bund
- Reinstated Agricultural Land, Planted with Germinal Seeds 'Agricultural Reinstatement' (A25)
- Reinstated Horse Paddock Area, planted with Germinal Seeds 'Horse Paddock' mix
- Overflow Car Park Area, planted with Germinal Seeds 'Wear and Tear' mix (A24)
- Retained Vegetation
- Existing Trees
- New Hedgerow Trees

NOTE: Land to be returned to original or slightly lower levels. Topsoil and subsoil levels TBC.

Hedgerow

Hedgerows within the site to be reinstated using a mix of native species suitable for the location; a lesser percentage of berry yielding plants will reduce potential conflict between wildlife and the local airport. Hedgerow trees will be planted at 10No. per 100metres.

Plant Specification - Hedge planting to be planted at 400mm centres in species groups of 5-11

Total length proposed hedge =approximately 600m

Botanical name	Abbrev	Form	Overall Height	Root condition	Habit	% mix
Acer campestre	Ac	Transplant-seed raised	60-80	B	Branched	20
Cornus sanguinea	Cs	Transplant-seed raised	60-80	B	Branched	10
Corylus avellana	Cav	Transplant-seed raised	60-80	B	Branched	20
Crataegus monogyna	Cm	Transplant-seed raised	60-80	B	Branched	25
Ilex aquifolium	Ia	Transplant-seed raised	40-60	C	Bushy	10
Rosa canina	Rc	Transplant-seed raised	60-80	B	Branched	5
Viburnum opulus	Vo	Transplant-seed raised	60-80	B	Branched	10
B - Bare Root						

Maintenance

Work required	Year 1	Year 2	Year 3	Year 4	Year 5
Spray out base of newly planted hedgerow with herbicide to keep weed and grass free in order to aid establishment	△				
Herbicide spot treat invasive weeds around base of new plants in June/July or as otherwise instructed.		△	△	△	△
Cut hedge to 1.5m height or as directed. All arisings to be removed from site.	△	△	•	•	•
Check rabbit guards and replace any damaged, missing or defective guards.	•	•	•	•	•
Remove rabbit guards.					△
Identify dead or failing plants and replace with replacement species as directed.	•	•	•	△	△
Remove rubbish and litter from site.	•	•	•	•	•

• - Routine Maintenance

△ - Provisional Maintenance

Wear and Tear Grassland

The Adventure Wonderland car park will be sowed using a Wear and Tear Grassland Mix, as specified below, suitable for heavy use.

Wear and Tear Grassland Mix

Wear and Tear' grassland mix by Germinal Seeds for extra durability.

Species	%mix
JOSEPHINE Slender Creeping Red Fescue	35%
JOANNA Chewings Fescue	20%
CARNAC Perennial Ryegrass	20%
HIGHLAND Browntop Bent	5%
ESCAPADE Perennial Ryegrass	20%
Sowing Rate 8g/m2	

To encourage a thicker thatch, use a spring-time rake or scarifier. The lawn should not be used for heavy activities during the first year.

Maintenance

Work required	Year 1	Year 2	Year 3	Year 4	Year 5
Establishment cut to 75mm height in May, remove arisings and dispose off site.	•	△	△		
Herbicide spot treat invasive weeds June/July or as otherwise directed.	△	△	△	△	△
Cut to 75mm height per year in September remove arisings and dispose off site.		•	•	•	•
Rotational brushcut to invasive species. One third of total grassland area to be cut at any one time.		△	△	△	△
Remove rubbish and litter from site.	•	•	•	•	•

• Routine maintenance △ Provisional operation subject to requirements

Restoration of Soil Profile and agricultural land

The site would be restored to original land use and quality. The depth of the restored profile should be over 1 m so as not to create conditions for waterlogging within 80 cm depth (not present in the baseline profile). The depth of the profile would also allow for installation of the underdrainage below the rooting depth.
See table below for soil profiles.

Target soil profile		
Horizon	Depth (cm)	Material
A	0–35	Stored topsoil
B	35–90	Stored subsoil
C	90–120	Loamy sand (saleable material)

Management

The management and aftercare for restoration would typically include cultivation of topsoil to a suitable seedbed, removal of stones greater than 10cm and assessment of soil fertility index and lime requirement. Following these measures, management would be as per the requirements for Agricultural reinstatement Grassland, Hardwearing Grass and Horse Paddock grass mix.

Agricultural drainage

On site drainage would be mitigated through appropriate measures preventing runoff from the site. Extraction would take place above the water table level. Impacts to drainage would be considered fully mitigated, as the quality of water would not be affected by the detriment of adjacent land and no silting, pollution or erosion of any watercourse or adjoining land would be permitted.

Restoring the land to current levels should enable installation of a standard agricultural underdrainage system during the aftercare period, given that it is designed before the filling and capping of the void, to ensure thye soil profile and permeable fill is deep enough for required slope of the underdrainage pipes.

REVISION	DETAILS	DATE	DRAWN	CHK'D	APP'D
C	Scale bar added, Do not scale removed	06-03-17	DR	MEW	MEW
B	Boundary amended and plant site boundary added	23-06-16	DR	MEW	MEW
A	First Issue	27/02/15	YK	JG	JG

CLIENT
Trustees
Viscount FitzHarris 1981 Settlement

PROJECT
Hurn Quarry Extension

DRAWING TITLE
Restoration Plan
Hurn Quarry

DRG No.	SCALE	DATE
ST14186-008	1:2500 @ A1	5/03/15

DRAWN BY	CHECKED BY	APPROVED BY
YK	JG	JG

■ STOKE-ON-TRENT (HEAD OFFICE) TEL 0845 111 7777
□ NEWCASTLE UPON TYNE TEL 0191 232 0943
□ WEST BROMWICH TEL 0121 580 0909
□ LONDON TEL 020 7287 2872
□ CARDIFF TEL 029 2072 9191
□ LEIGH TEL 01942 260101
□ SHEFFIELD TEL 0114 245 6244
□ EDINBURGH TEL 0131 555 3311
□ LIVERPOOL TEL 0151 494 5431

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Planning Committee

Application Address	30-34 Panorama Road, Poole, BH13 7RD
Proposal	Demolition of existing buildings and erection of 4 storey block comprising - Basement - parking, cycle and bin stores to serve residential development - Ground floor - boat yard cafe/restaurant and office (as part of the Sandbanks Yacht Company composite boat yard use) and estate agents office - First, 2nd and 3rd floors - 15 residential apartments (12 x 2 bed and 3 x 1 bed)
Application Number	APP/19/00818/P
Applicant	Phoenix Spencer (Sandbanks) Ltd
Agent	Ken Parke Planning Consultants
Date Application Valid	19 May, 2020
Decision Due Time	18 August, 2020
Extension of Time date (if applicable)	
Ward	Canford Cliffs
Recommendation	**Grant permission**, subject to having secured the necessary contributions towards Dorset Heathlands and Poole Harbour Recreation SAMM and subject to the conditions set out in the recommendation, which are subject to alterations / additions by the Head of Planning provided any alteration / addition does not go to the core of the decision
Reason for Referral to Planning Committee	This application is brought before committee because of the number of representations received and at the request of Councillor Iyengar because of concerns about the accuracy of the application site boundary plan; the permanent reduction in boat storage capacity; the lack of safe pedestrian access to the boatyard; and the impact of noise and disturbance from an expanded restaurant.
Case officer	Claire Moir

Description of Development

1. Planning consent is sought for Demolition of existing buildings and erection of a 4 storey block comprising the following:

- Basement: parking, cycle and bin stores to serve residential development
- Ground floor: boat yard cafe/restaurant and office (as part of the Sandbanks Yacht Company composite boat yard use) and estate agents office

- First, 2nd and 3rd floors: 15 residential apartments (12 x 1-bed and 3 x 2-bed).

Key Issues

2. The main considerations involved with this application are:

- The principle of flatted development in this location
- The principle of non-residential uses in this location
- The impact on the character and appearance of the area
- The impact on neighbouring amenities
- The impact on highway safety
- The impact on the retained boatyard facility
- Provision for affordable housing
- Flood Risk
- Section 106 agreement/ CIL compliance/SAMM

Planning Policies

3. Supplementary Planning Document

SPD1 Parking & Highway Layout in Development
SPD2 Heritage Assets
SPD3 Dorset Heathlands Planning Framework (2015-2020)
SPD4 Affordable Housing SPD (Adopted November 2011)

4. Poole Local Plan (Adopted 2018)

PP01 Presumption in favour of sustainable development
PP02 Amount and broad location of development
PP11 Affordable housing
PP22 Retail and main town centre uses
PP24 Green infrastructure
PP26 Sports, recreation and community facilities
PP27 Design
PP28 Flats and plot severance
PP30 Heritage Assets
PP31 Poole's coast and countryside
PP33 Biodiversity and geodiversity
PP34 Transport strategy
PP35 A safe, connected and accessible transport network
PP37 Building sustainable homes and businesses
PP38 Managing flood risk
PP40 Viability

5. National Planning Policy Framework (February 2019)

Relevant Planning Applications and Appeals:

36-38 Panorama Road

6. **2016**: Demolition of the existing buildings and the erection of a 4-storey replacement mixed use building with 2 commercial units on the ground floor; 12 flats above and associated basement parking, cycle and bin stores (outline). **Refused and Dismissed** at appeal (APP/15/01233/P).

7. The Inspector concluded that the proposed restaurant use at ground floor would not meet the requirements of Policy DM3 as it would be 250 sq.m. and was therefore a town centre use. No sequential test was provided to support the proposals and the Inspector concluded that a restaurant in this locality could attract patrons from further afield and would therefore have an impact on Town Centre. Furthermore, he disagreed with the appellant's argument regarding location stating that the small group of shops containing the new Rick Stein restaurant were not considered a Local Centre and were in any event removed from the site.

8. The Inspector also concluded that although parking would not impact on character, the shortfall in spaces would be detrimental to Highway safety.

9. **2016:** Demolition of the existing buildings and the erection of a 4 storey replacement mixed use building with a replacement car showroom on the ground floor with 12 flats above with associated basement parking, cycle and bin stores (revised Outline scheme). **Approved** (APP/16/00512/P)

10. **2019**: Reserved matters application following approval of Outline application ref: APP/16/00512/P to erect 4-storey mixed used building, car showroom on the ground floor with 12 flats above. Landscaping (ref: APP/19/00755/R) was **Approved**.

17-19 and 30-32 Panorama Road

11. **2010:** Demolish 3 existing houses and replace with 9 houses and boatyard with associated workshop, restaurant, chandlery and underground car park. **Approved** (APP/09/00946)

12. **2019:** Non Material Amendment following approval of original application APP/09/00946/F & subsequent applications APP/12/00754/F, APP/13/00047/F & APP/13/00609/F to change plan references (APP/19/01291/F was **Approved**.

30-38 Panorama Road

13. **2017**: Demolition of the existing buildings and the erection of a 5-storey replacement mixed use building (Commercial/Restaurant on the ground floor with 31 residential flats above) with associated access, cycle and bin stores (Outline). **Refused** (APP/16/01679/P) for the following reasons:

14. **2018:** Outline application for the demolition of the existing buildings and the erection of a mixed use building with two commercial units, a new marina office & chandlery and a replacement restaurant for The Sandbanks Yacht Co. Club on the ground floor with 31 residential flats above with associated access, cycle and bin stores. (Revised Scheme which now includes the buildings, slipways, boat

park/storage etc. in association with Sandbanks Yacht Co. Club). **Refused** (APP/18/00506/P)

Pre -application Enquiry

15. PREA/19/00018 for demolition of existing and erection of 4 storey block comprising commercial/restaurant use at ground floor and 15 residential flats, access and basement parking was submitted. Comments were generally negative with areas which required to be addressed including:

- strong horizontal emphasis, bulky, jarring with existing buildings.
- basement access did not allow vehicles to wait
- reallocating of parking spaces required
- potential issues with narrowing of boatyard access
- parking numbers required to meet SPD
- secure cycle parking required

Representations

16. In addition to letters to neighbouring properties site notices were posted outside the site on 26 May and 3 & 11 July, 2019 following amendments to the scheme.

17. 66 representations have been received, in which the following concerns are raised:

- Inconvenience of piling
- Potential flooding issues of basement
- Additional cars cannot be sustained
- Scale and height are too large
- Entrance to car park is dangerous and inadequate
- Second homes are likely and will not contribute to the economy
- No improvement to street scene
- Size and nature of restaurant is self contained and not acceptable with no restrictions on it
- Extent of building will affect viability of boatyard, including reducing boat storage capacity
- Unsafe one-way access and egress
- No provision for boatyard refuse and nowhere for refuse lorries to stop and private bin collection will not work
- No replacement trees or landscaping
- Reduced access to seaside
- Footprint is bigger
- No set back to frontage
- Restaurant will be a public nuisance
- Flats are excessive in size
- Overlooking
- Traffic is already over capacity
- Increase in pollution, noise, light and traffic

- Set precedent
- Insufficient parking
- Overdevelopment of site/plot
- Insufficient parking
- Excessive density
- Mass out of keeping
- Over tree line
- Design is out of character
- Taxi rank or drop off for restaurant not catered for
- Building over-sails boatyard
- No pedestrian access to boatyard
- Lift is of an insufficient size to cater for refuse bins, disabled or cycles

Consultations

18. BCP Highway Authority - No objection subject to appropriate conditions.

19. FCERM – By 2133 majority of site could be flooded, at 3.26AOD the FRA underestimates extent of predicted site at risk of flooding. The proposed ground floor is 3.4 AOD first floor is 6.665AOD. To take account of freeboard the floor level should be 3.86AOD. However, taking account of existing, and less vulnerable uses at ground floor, do not object.

20. Environmental Services- The proposals are on a former garage site which still houses three underground fuel tanks and therefore there is potential for contamination. This should be addressed by conditions.

21. Waste Authority – Objects because of concerns that the proposed use of private refuse collectors is not sustainable in the long term and because of the possibility that the Council would then become responsible for refuse collection. The proposed basement bin store does not meet the council's requirements, most particularly in respect of ceiling height (which would prevent emergency ejection of refuse from the collection vehicle) and because it is more than 10m from the highway.

22. Natural England – No objection subject to mitigation and biodiversity enhancements

23. Poole Harbour Commissioners – Boatyard should continue to operate

24. Environment Agency – No objection

Planning assessment

Site and Surroundings

25. The application site comprises nos. 30-34 Panorama Road which consists of no.34 which is separated into three uses, two A2 and one D2 at ground floor with flats above; and nos. 30-32 which are currently occupied as a composite use including boat storage; parking; chandlery; restaurant; and workshop forming the Sandbanks

Boatyard complex. The application also includes Sandbanks Yacht Club Storage at 1-6 The Peninsula.

26. The character of the area is predominantly residential, mainly in the form of detached houses which vary in design and massing with a mixture of one, two-storey and three-storey buildings.

27. There is a small parade of commercial units which include the application site together with 38 Panorama Road.

28. The application site is mostly within flood zone 1, however the SFRA indicates that most of the site will be at risk of future flooding by 2133.

Key issues

29. The proposals are a mixed use development including office and restaurant at ground floor and three floors of flats above (15 in total). Basement parking is proposed with access from Panorama Road shared with the existing boatyard access. The frontage of the site would include landscaping and four parking spaces.

30. The application is outline with matters of access, layout and scale being considered and appearance and landscaping as reserved matters.

31. This application follows numerous refused applications on the wider site of 30-38 Panorama Road culminating in approval of a four-storey building at 36-38 Panorama Road and subsequent reserved matters approval (APP/19/00755/R).

Principle of Residential Use

32. The principle of residential development on the site is accepted. The area is predominantly residential in character and the neighbouring site has extant approval for a mixed use development including flats on the upper floors. The site does not fall within any Sustainable Transport Corridor, where higher densities of development will be directed, but the planning history on the site and the benefits of retaining the boatyard and its future viability together with additional residential accommodation is accepted. The development has shown that it cannot make a contribution towards affordable housing.

Principle of Non-residential Uses

33. The proposal includes commercial use at ground floor to include an office; a restaurant to replace the restaurant currently at the Sandbanks Yacht Company (SYC) and a SYC Office.

34. The principle of these is considered acceptable and they are capable of co-existing with neighbouring residential uses. Furthermore, these uses are considered 'less vulnerable' forms of development within Flood Zones and are therefore appropriate uses for the ground floor of the building.

35. The proposed restaurant would replace the existing restaurant at the Boat yard. The previously refused application ref: APP/15/01233/P also proposed new ground floor restaurants. That application was refused and the subsequent appeal Inspector

concluded that these A3 uses were not supported by a sequential test and therefore failed to meet the requirements of Policy DM3 of the Poole Site Specific Allocations and Development Management Policies (adopted 2012). This current application however seeks to incorporate the existing restaurant at the boat yard and is not therefore proposing a new use or separate planning unit. Furthermore, whilst the restaurant is currently only on one floor of the two storey building it now occupies, it has the capability of being larger because of the following condition which is attached to the planning permission for the boat yard. Any such increase in size, however, would have to ensure that the composite use of the site is maintained and that there was no resultant material change of use:

> Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 and the Town and Country Planning (General Permitted Development) Order 1995 or any subsequent re-enactments thereof, the development hereby approved within the area outlined in GREEN on the approved plans (drwg no.s 1137/P01B, 1137/P03B & 1137/P13 dated 13/11/09) shall be used for a boatyard consisting of a composite range of uses including boat storage, parking, chandlery, restaurant and workshop only and for no other use purposes, whatsoever, without formal planning permission first being obtained.

36. As part of the previous planning application on the wider site (30-38 Panorama Road) ref: APP/18/00506/P the applicant agreed to a suitably worded condition to ensure that the restaurant use remained part of the composite uses of the Boatyard and would not become a separate planning unit. As such it would continue to support the function of the boatyard in line with Policy PP31 of the Poole Local Plan and not harm the Borough's Town Centre Strategy. This application was subsequently refused but had it been approved this condition would have been attached. The same principles apply to this current application and as such a condition could be attached which would secure the retention of the restaurant as part of the boatyard and its composite uses thereby contributing to securing the future retention of the boatyard in line with Policy PP31.

Character and Appearance

37. The proposals are to demolish the existing two-storey commercial and residential buildings to the front of the site and two storey restaurant part of the boatyard to the rear. These would be replaced with four-storey flat-roofed building in a contemporary style, to include commercial and a restaurant at ground floor, with the restaurant is to be retained as part of the composite uses of the boatyard, and three floors of residential accommodation above consisting of 15 flats.

38. The proposals would result in a significant increase in massing on site. The proposals have however evolved since the pre-application submission to take account of concerns raised then, including changes to the materials and detailing; reduced massing at top floor; and softened balcony and window detailing. This has resulted in a scheme which takes proper account of its location and the evolving character of the streetscene, which includes the approval of a four-storey building on the neighbouring site at 36-38 Panorama Road (APP/16/00512/P).

39. Given that the adjoining site at 36-38 Panorama Road has an extant approval, this

current application has been considered in respect of its relationship to both the existing building and its already approved potential replacement. Firstly, in the context of the approved four-storey building at 36-38 Panorama Road, the proposals have been designed to create a gap at top floor to this neighbouring building and some contrast in materials so that it is not read as one monolithic structure, like that of the refused application across both sites ref: APP/18/00506/P. The designs are different to show two developments but also have similarities to harmonise and not appear at odds. The previously refused five-storey scheme across the site lacked any articulation across the sites.

40. The proposals also address the boatyard creating a corner feature to the site adding further improvement to the architecture and its relationship to its surroundings.

41. In terms of the impact of the proposals on the existing 2-storey buildings at 36-38 Panorama Road. The proposals have been set in at top floor to reduce its dominance where it adjoins no. 36, and the impact of this relationship compared to the relationship between the approval at 36-38 on the existing buildings at the application site, is less dominant.

42. Having regard to the evolving character of this part of Panorama Road and the approval at nos. 36-38, the proposals would preserve the character and appearance of the street scene and views from the Harbour.

Neighbouring privacy and amenities

43. The proposals will be four storeys in height. The proposals will either adjoin the existing development at 36 Panorama Road or that approved at 36-38 Panorama Road (4-storey). The proposals will not result in harm to the amenities of existing or future occupiers of these sites. The top floor is set in from no.36 and the flat roof areas at first and third floor are shown for maintenance only. This can be conditioned to preserve neighbouring amenities.

44. To the rear of the site the proposals are angled away from 10-12 The Horseshoe with a parapet wall screening balconies on this elevation. Views from this elevation will principally be across the existing boatyard and towards the Harbour.

45. Adjacent to the access to the boatyard is 28 Panorama Road where there is permission for a new dwelling. The existing dwelling has a blank elevation adjoining the boatyard, the proposed dwelling has its principle rooms to the front and rear of the dwelling and as such the proposals will not cause loss of privacy.

46. Subject to conditions to prevent areas of flat roof from being used as balconies and obscure glazed balcony screens, the proposals will not result in harmful overlooking of neighbouring amenities areas, elsewhere there is sufficient distance to residential properties to protect their privacy and amenities.

Function of the Boatyard

47. The proposals will result in the loss of approximately 7 boat storage spaces from the front of the site along the access. Elsewhere the boatyard is not included within the development so no works are proposed to this area.

48. Under the current boatyard use, the boatyard consists of a number of composite uses including boat storage; parking; chandlery; restaurant; and workshop. A condition was attached to planning approval APP/09/00946/F restricting the boatyard to these uses in order to seek to retain the boatyards future viability. Under this consent there was no restriction on how these uses were to be distributed within the site and as such the number of boat storage spaces can be altered without consent. As such it would not be reasonable to refuse the application because of the loss of these spaces. Furthermore, the proposals will improve boatyard facilities and secure investment into the site which will result in overall improvements.

Affordable Housing

49. The applicant has submitted a viability appraisal which has been independently assessed by the District Valuer. The conclusion is that the proposals cannot make a contribution towards affordable housing.

Highways

50. The proposals include replacement of commercial uses and a new, larger, restaurant for the Sandbanks Boatyard and 15 new flats. Surface parking is provided to the front of the ground floor commercial units, basement parking is provided for the residential units with access from a revised vehicle access point, shared with the boatyard.

51. The residential car parking provision complies with the Councils adopted SPD parking guidance. With regards to parking provision for the restaurant, like similar previous applications this use will be tied to the overall composite use of the boatyard by appropriate planning condition and is therefore accepted as being no different than occurs at present for the existing restaurant use.

52. The proposed four surface parking spaces would provide parking for the office/estate agent use, and have been amended in their orientation during the application process to provide safe access onto the highway.

53. The cycle parking in the basement is acceptable for residents in terms of numbers and the lift would be able to accommodate a cycle. Cycle parking would also be provided to the front of the site for use by visitors of the restaurant.

54. Any frontage landscaping to the main road should be kept at a height of no more than 1m in order to ensure adequate visibility from the boatyard and parking exits, this can be conditioned.

55. Significant amendments have been made to the basement parking during the application including, provision of disabled appropriate parking bays, one of which will be conditioned to be marked as such. Re-siting of parking spaces has also been done to allow for easy and safe access and eliminate potential conflicts with the in/out access. As part of the revisions a raised kerb has also been added to ensure there is separation between a vehicle coming down the ramp and a car waiting in the basement. This would also guide an exiting car to the correct waiting spot and also avoid a vehicle coming down the ramp driving over any traffic light sensor in the basement floor at the waiting bay. The default setting for any traffic signal should be green for vehicles entering off Panorama Road. The basement ramp has also been

revised to overcome previous concerns with the gradient, this is now acceptable.

56. Concern has been raised as to the potential for vehicle conflicts at the proposed access which includes the basement access and access to the boatyard. In order to address this, the applicant has submitted a technical highway report which provides further details to clarify the likely occurrence of vehicle conflicts at the access. Those conflicts are likely to be minimal, even factoring up to the peak season use of the boat yard. Another consideration is that the boat yard access/use is existing and the entrance/exit will not operate much differently from the existing arrangements should the development go ahead. Measures to reduce conflict are to be implemented such as prioritising a “green” traffic signal entrance to the residential basement car park at all times, unless a vehicle is on the exit ramp. Vehicle speeds turning into and out of both the boat yard and residential basement car park will be very low which again reduces safety dangers. A further measure of having two different surface materials to distinguish between the two accesses would also enhance safety such as different block paviour details for each access. This can be secured by condition.

57. Existing accesses onto Panorama Road, which involve vehicles reversing directly out onto the road are to be closed and this represents a highway safety gain.

58. It is noted that within their submission the applicant acknowledged that the survey was not taken at a peak time for vehicle movements in the area. The Council assessed the applicant’s data but also carried out its own judgement on the traffic activity likely to occur as a result of the proposal. There are many material conditions that came into this assessment but in particular the existing restaurant use size and the existing parking situation and servicing arrangements by delivery vehicles. There is in fact limited existing parking and servicing arrangements for the existing restaurant. The proposed residential parking complies with Council guidance levels.

Flood Risk

59. The majority of the site could be at risk of flooding by 2133. However the first floor (which is the first residential floor of accommodation) is set at 6.65AOD. Therefore taking account of existing, and less vulnerable uses at ground floor it would be difficult to resist the proposals on this basis alone.

60. A condition is proposed to secure flood resilience measures. Furthermore residents could escape to higher ground in The Horseshoe in the event of an emergency. This could be covered by a Management Plan in the event of flooding which is secured by this condition.

Bin Storage

61. Bin storage is provided within the basement. This is not within 10 metres of the highway and as such the Local Authority would not provide collection. The applicant has offered a private collection, whilst this is not normally accepted by the LPA, due to the nature and constraints of the site it has been difficult to provide a solution whereby the bins could be collected by the Local Authority without detriment to the character of the area. In this instance collection by a private company, which the applicant has agreed to can be conditioned. The applicant has also been advised that if in the future the Local Authority is required to provide collection this may not be possible as it does not meet current guidance however given the emphasis of the NPPF on delivering

development it would not be sufficient justification to refuse the application solely on bin storage.

Section 106 Agreement/CIL compliance

Contributions Required			Dorset Heathland SAMM	Poole Harbour Recreation SAMM
Flats	Existing	2	@ £394	@ £140
	Proposed	15		
	Net increase	13	£5,122	£1,820
Total Contributions			£3,432 (plus admin fee)	£1,235 (plus admin fee)
CIL	Zone A		@ £230sq m	

62. 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.

63. 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

64. 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.

65. The applicant has submitted a Section 111 form and the relevant contributions towards Dorset Heathlands and Poole Harbour Recreation SAMM have been secured.

Summary

66. The scheme will make provision for additional housing in an area where flats are characteristic and in accordance with the direction of travel of development in this area. The schemes design has been modified to take account of its impact on the street scene and both existing and approved development adjoining the site.

67. The scheme retains commercial use at ground floor and a replacement restaurant for the boatyard which will be conditioned to be retained as part of the boatyard thereby avoiding the creation of a separate planning unit and securing the ling term viability of the boatyard.

68. The proposals make sufficient provision for parking, cycle parking and disabled appropriate bays for the flats and commercial units.

69. The residential car parking provision complies with the Councils adopted SPD parking guidance. Provision is also made for the commercial units to the front. With regards to parking provision for the restaurant, like similar previous applications this use will be tied to the overall composite use of the boatyard by appropriate planning condition and is therefore accepted as being no different than occurs at present for the existing restaurant use which could be increased in size without planning consent being required.

70. To address potential vehicle conflicts at the entrance to the basement car park and boatyard, the applicant has demonstrated that those conflicts are likely to be minimal, including during peak season use of the boat yard. Another consideration is that the boat yard access/use is existing and the entrance/exit will not operate much differently from the existing arrangements should the development go ahead. Measures to reduce conflict are to be implemented such as prioritising a “green” traffic signal entrance to the residential basement car park at all times, unless a vehicle is on the exit ramp. Vehicle speeds turning into and out of both the boat yard and residential basement car park will be very low which again reduces safety dangers.

RECOMMENDATION

71. It is therefore recommended that, having secured the relevant contributions towards Dorset Heathlands and Poole Harbour Recreation SAMM, that the application be approved subject to the conditions set out in the recommendation, which are subject to alterations / additions by the Head of Planning provided any alteration / addition does not go to the core of the decision:

1. OL020 (Timing of Reserved Matters Submission)
Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of 2 years from the date of this permission and the development hereby permitted shall be begun either before the expiration of 3 years from the date of this permission or before the expiration of 2 years from the date of approval of the last of the reserved matters to be approved whichever is the later.

Reason -
This condition is required to be imposed by the provisions of Article 5 of the Town and Country Planning (Development Management Procedure) Order 2010 and Section 92 of the Town and Country Planning Act 1990.

2. OL010 (Submission of Reserved Matters)
No development shall commence on site until details of the appearance and landscaping, in respect of which approval is expressly reserved and are hereinafter called 'the reserved matters') have been submitted to, and approved in writing by, the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason:
The application was made for outline planning permission and is granted to comply with the provisions of Section 92 of the Town and Country Planning Act 1990 and Part 3 of the Town and Country Planning (General Development Procedure) Order 2015.

3. PL01 (Plans Listing)
The development hereby permitted shall be carried out in accordance with the following approved plans:

Site Plans ref: 1454-SYM-00-XX-DR-A-0400 P04 received 05/05/2020
Site Plans ref: 1454-SYM-00-XX-DR-A- 0400 P05 received 05/05/2020
Basement and Ground Floor ref: 1454-SYM-00-ZZ-DR-A-0401 P06 received 24/10/2019
Upper Floors ref: 1454-SYM-00-XX-DR-A-0402 P04 received 03/10/2019
Elevations Sheet 1 ref: 1454-SYM-00-XX-DR-A-0403 P04 received 03/10/19
Elevations Sheet 2 ref: 1454-SYM-00-XX-DR-A-0404 P03 received 03/10/19
Street scene ref: 1454-SYM-00-XX-DR-A-0405 P03 received 03/10/19
Site Plan showing Basement ref: 1454-SYM-00-ZZ-DR-A-0250 P01 received 03/10/2019

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

4. GN030 (Sample of Materials)
Details and samples of all external facing and roofing materials to be used shall be submitted to, and approved in writing by, the Local Planning Authority before any materials are brought onto site. The development shall thereafter be carried out in accordance with the approved details.

Reason -
To ensure that the external appearance of the building(s) is satisfactory and in accordance with Policy PP27 of the Poole Local Plan (November 2018).

5. GN070 (Remove Use as Balcony)
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, the flat roof area to the rear at first floor of the building hereby permitted shall not be used as a balcony, roof garden or similar amenity area.

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

6. GN080 (Screening to Balcony)
Prior to occupation of the flats hereby approved, obscure glazed screens of at least 1.8 metres in height which conform to or exceed Pilkington Texture Glass Privacy Level 3 shall be erected along the north western side of the balconies to flats 5, 10 and 15 on the first, second and third floor respectively. The screens shall thereafter be permanently retained as such.

Reason -
In the interests of privacy and amenity of the neighbouring properties and in accordance with Policy PP27 of the Poole Local Plan (November 2018).

7. HW100 (Parking/Turning Provision)
The development hereby permitted shall not be brought into use until the access, turning space, vehicle parking and cycle parking shown on the approved plan have been constructed, and these shall thereafter be retained and kept available for those purposes at all times. Within the basement one parking space which is disabled appropriate shall be marked out as such and thereafter retained.

Reason -
In the interests of highway safety and in accordance with Policies PP27, PP34, PP35 and PP36 of the Poole Local Plan (November 2018).
8. HW060 (Close Other Access by Physical Works)
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/use of the development.

Reason-
In the interests of highway safety in accordance with PP35 of the Poole Local Plan (November 2018).
9. HW010 (No Other Access Except That Shown)
Notwithstanding the provisions of the Town and Country Planning (General

Permitted Development) Order 1995 or any order revoking and re-enacting that Order, no other vehicle access, other than that shown on the approved plan, shall be formed to the site.

Reason -
In the interests of highway safety and in accordance with Policy PP35 of the Poole Local Plan (November 2018).

10. GN162 (Renewable Energy - Residential)
Prior to first occupation of the building(s) hereby permitted, details of measures to provide 20% of the predicted future energy use of each dwelling from on-site renewable sources, shall be submitted to and approved in writing by the local planning authority. These measures must then be implemented before any residential occupation is brought into use, and maintained thereafter.

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

11. AA01 (Non standard Condition)
Prior to occupation of the flats hereby approved a scheme for private bin collection shall be submitted to and agreed in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with those agreed details and retained thereafter.

Reason -
To ensure that waste collection is provided to the site and in accordance with Policy PP27 of the Poole Local Plan adopted 2018

12. AA01 (Non standard Condition)
The traffic control signal for the basement car park access ramp shall be implemented prior to the approved basement car park being brought into use and shall be maintained in good working order at all times thereafter. Those signals shall be operated in accordance with Paragraph 27 of the Access Note prepared by Vectos, dated January 2019.

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

13. AA01 (Non standard Condition)
Details of the construction materials for the first 5m of the basement ramp entrance and boat yard access shall be submitted for written approval to the LPA prior to any building hereby approved being brought into use. The details shall include for different materials to be used for the boat yard access and the basement car park entrance. The approved details shall be constructed prior to any building hereby approved being brought into use and thereafter retained as such.

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

14. AA01 (Non standard Condition)
Prior to occupation of the building hereby approved, details of flood resilience and management measures shall be submitted to and agreed in writing by the Local Planning Authority. The scheme shall thereafter be implemented in accordance with those agreed details and thereafter retained as such.

Reason -
To ensure that the site is resilient to future flood risk; to protect the wellbeing and safety of residents and occupiers of the building; and in accordance with Policy PP38 of the Poole Local Plan adopted 2018.

15. AA01 (Non standard Condition)
Notwithstanding the approved plans, frontage boundary features such as, but not limited to; any walls, fencing, railings and landscaping to Panorama Road shall be implemented and maintained at no higher than 1m in height with this height measured from the level of the adjacent adopted footway.

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

16. AA01 (Non standard Condition)
Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 and the Town and Country Planning (General Permitted Development)(England) Order 2015 or any subsequent re-enactments thereof, the restaurant hereby approved shall remain part of the boatyard use consisting of a composite range of uses including boat storage, parking, chandlery, restaurant, gymnasium and workshop only and for no other use purposes, whatsoever, without formal planning permission first being obtained.

Reason -
To ensure that the restaurant does not become a separate planning unit and therefore preserving the future use of the boatyard in accordance with Policy PP31 of the Poole Local Plan adopted 2018.

17. AA01 (Non standard Condition)
Prior to occupation of any residential property hereby approved a scheme for biodiversity enhancements to the site which should include but not be limited a bat and swift box, shall be submitted to and agreed in writing by the Local Planning Authority and subsequently implemented in accordance with those agreed details prior to occupation of the dwellings.

Reason -
To secure biodiversity enhancements within the site and in accordance with Policy PP33 of the Poole Local Plan adopted 2018.

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.
- in this case the applicant was advised of issues after the initial site visit
- in this case the applicant was provided with pre-application advice and this was reflected in the proposals
- in this case the applicant was afforded an opportunity to submit amendments to the scheme which addressed issues that had been identified
- the application was considered and approved without delay

2. IN74 (Community Infrastructure Levy - Approval)
Part 11 of the Planning Act 2008 and the Community Infrastructure Levy Regulations

The proposed development referred to in this Planning Permission is a chargeable development liable to pay Community Infrastructure Levy (CIL) under Part 11 of the Planning Act 2008 and the CIL Regulations (amended).

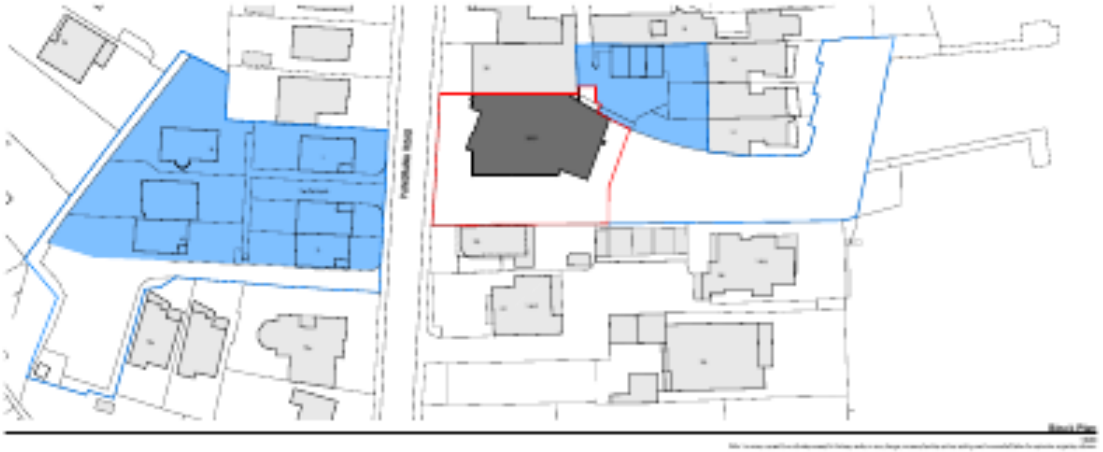
In accordance with CIL Regulation 65, the Local Planning Authority (LPA) will issue a Liability Notice in respect of the chargeable development referred to in this planning permission as soon as practicable after the day on which this Planning Permission first permits development. The Liability Notice will confirm the chargeable amount for the chargeable development referred to in this Planning Permission and will be calculated by the LPA in accordance with CIL Regulation 40 (amended) and in respect of the relevant CIL rates set out in the adopted charging Schedule. Please note that the chargeable amount payable in respect of the chargeable development referred to in this planning permission is a local land charge.

Please be aware that failure to submit a Commencement Notice and pay CIL in accordance with the CIL Regulations and Council's payment procedure upon commencement of the chargeable development referred to in this Planning Permission will result in the Council imposing surcharges and taking enforcement action. Further details on the Council's CIL process including assuming liability, withdrawing and transferring liability to pay CIL, claiming relief, the payment procedure, consequences of not paying CIL in accordance with the payment procedure and appeals can be found on the Poole website: http://www.poole.gov.uk/planning-and-buildings/planning/ldf/community-infrastructure-levycommunity-infrastructure-levy/

3. IN81 (SAMM Approval)
The necessary contributions towards SAMM arising from the proposed development have been secured by the S.111 process and have been received.

4. IN84 (AA passed)
This application is subject to a project level Appropriate Assessment in accordance with the Conservation of Habitats and Species Regulations 2017, concluding that the likely significant effects arising from the development can be mitigated and have been mitigated ensuring there would not be an adverse effect on the identified designated sites of Nature Conservation Interest.



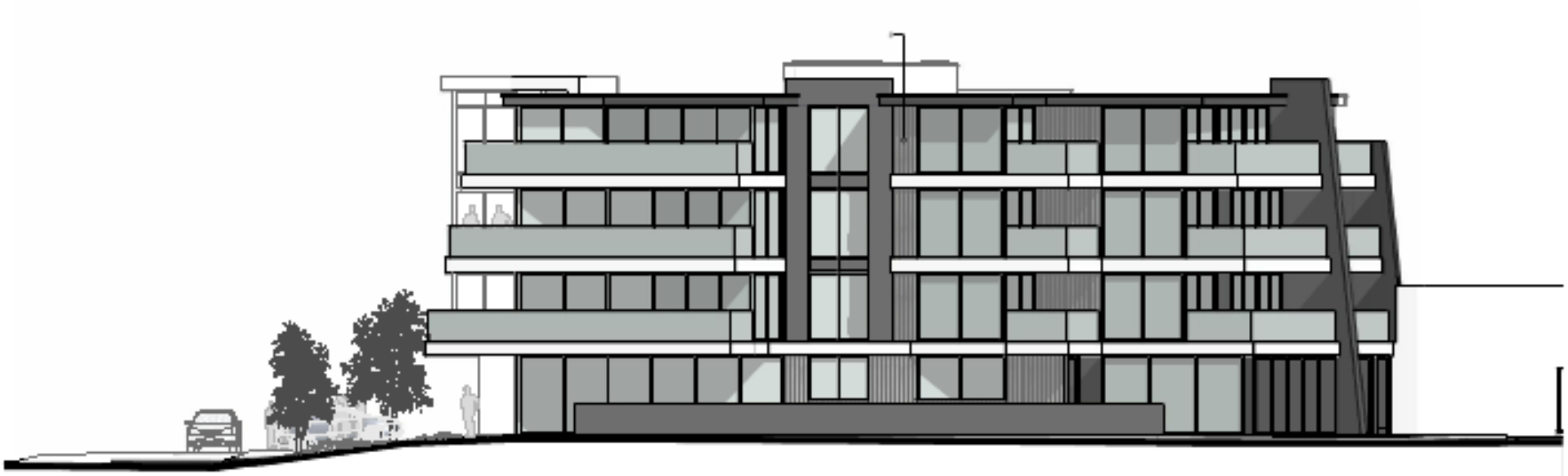


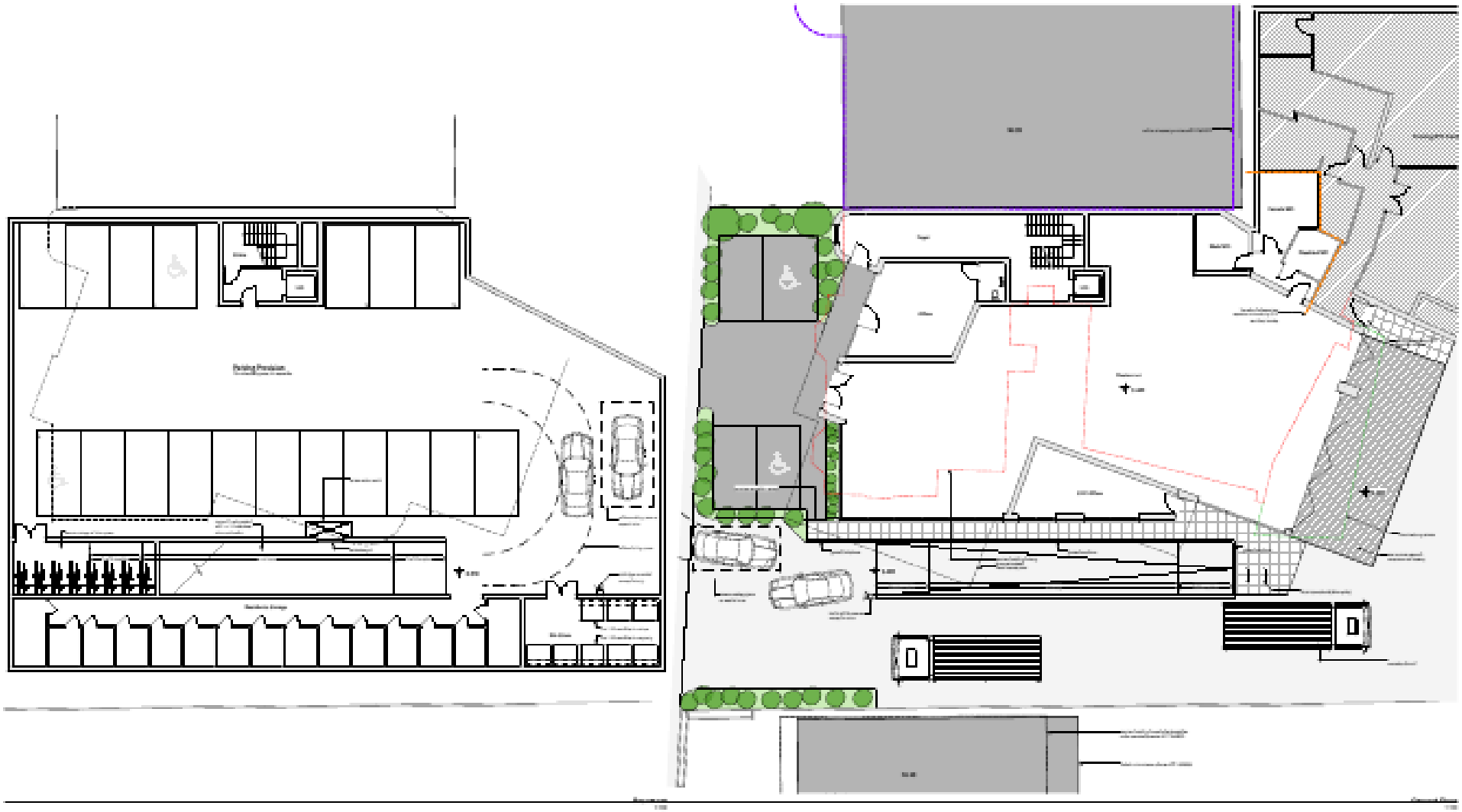


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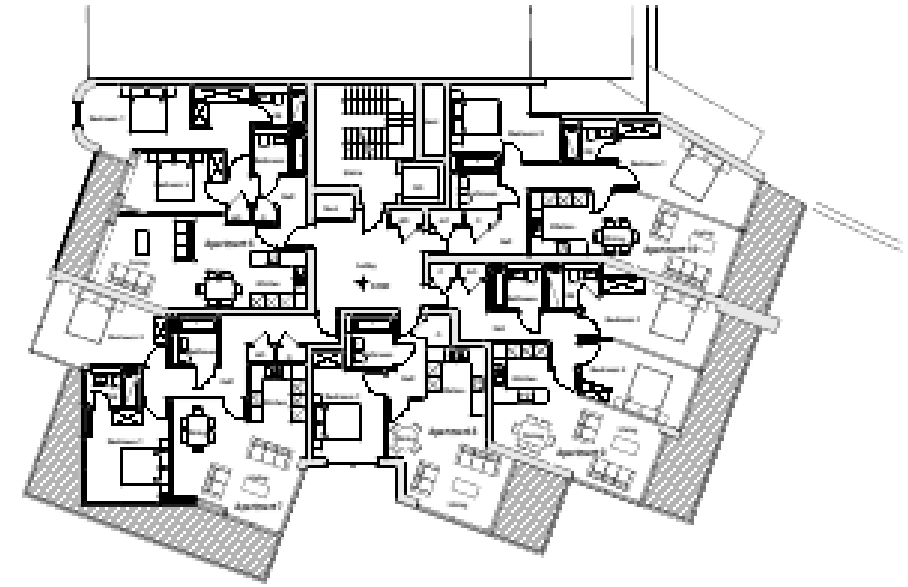


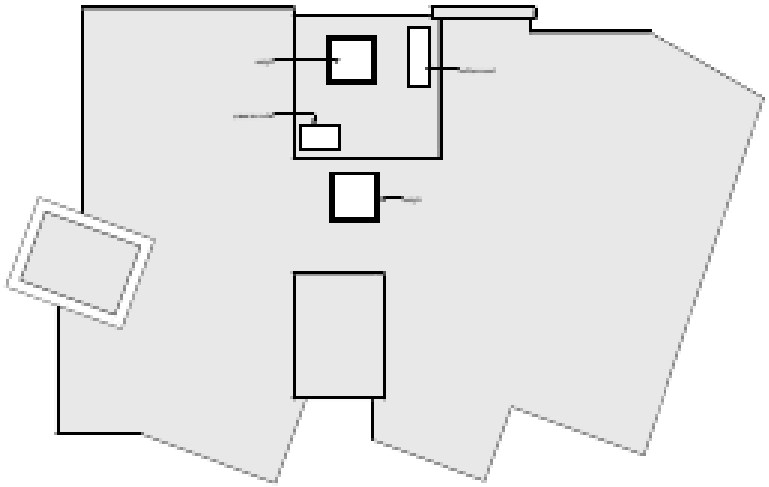
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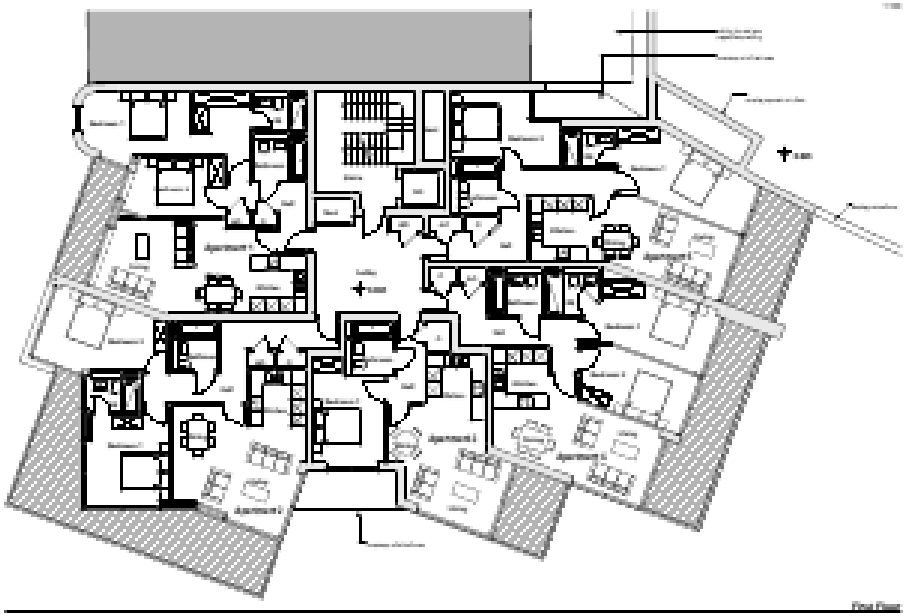


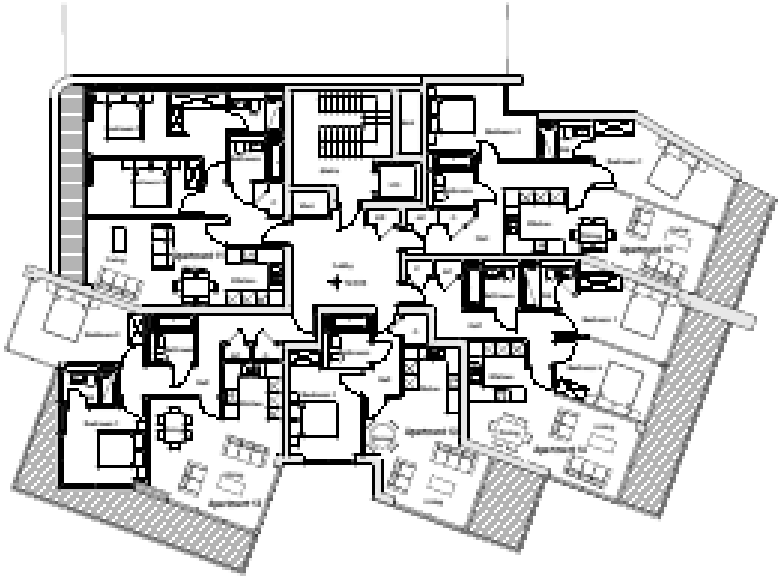


SYMMETRY
architecture









SYMMETRY
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PS2 Ltd

Planning Committee

Application Address	4 Queens Park Avenue, Bournemouth, BH8 9LG
Proposal	Alterations, extensions, formation of dormer windows and conversion of dwelling house to 5 flats with cycle store, modification of vehicular access and formation of parking space
Application Number	7-2019-16827-E
Applicant	Mr D Raoof
Agent	RLM Architects
Date Application Valid	1 November 2019
Decision Due Date	26 December 2019
Extension of Time date	28 August 2020
Ward	Queen's Park
Report Status	Public
Meeting Date	13 August 2020
Recommendation	**GRANT in accordance with the recommendation below**
Reason for Referral to Planning Committee	Call in request by Councillor Mr Mark Anderson Stated material reasons for referral: 1. Intensification 2. Trees 3. Parking & Highways
Case Officer	Richard Cable

Description of Development

1 Planning consent is sought for alterations, extensions, formation of dormer windows and conversion of dwelling house to 5 flats with cycle store, modification of vehicular access and formation of parking space

2 The proposed units consist of 3x2bed and 2x1bed units.

3 The main building works consist of:

a. A two/single storey rear extension

b. A replacement single storey side extension to the western elevation

c. Front porch

d. Detached outbuilding to provide cycle store

e. Bin store enclosure

4 Widened vehicular access & closure of existing opening within front boundary nearest to 6 Queens Park Avenue (QPA) providing pedestrian access

5 The current scheme seeks to address the grounds of refusal for the previous D scheme development. The main differences between the schemes being:

6 Reduction in flats from 6 to 5 with omission of 1 bed unit

7 Omission of dormers to both side roof planes

8 Repositioning of rooflights & raising of lower sill to finished floor heights to 1.75m

9 Form & dimensions/height of extensions – rear and side – moderated/reduced (introduction stepped ridgeline to main roof, reduced height side extension and remodelling of rear extension) to result in a more subservient redesign

10 Improved design form/appearance – window forms & layout improved design cohesion, external facing treatment with existing building style

11 Revised car parking layout replacing row of 5 car spaces aligned from the front elevation to front boundary of the site to 2 parking bays of 5 car spaces (consisting of a row of 3 & pair of car spaces aligned in perpendicular arrangement) set off the site boundaries

12 Provision of soft landscaping areas within the frontage arear around and between the parking and front boundary of the site

13 Revised bin storage facility layout relocated from extension along full length of front boundary with 6 QPA to a bin enclosure along western side wall

14 Provision of additional detailed information regarding tree impacts and building & ground work construction and services to demonstrate impact on Trees

Key Issues

15 The main considerations involved with this application are:

- Policy
- Impact on character and appearance of the area including trees
- Impact on residential amenity
- Impact on highway safety
- Waste & Refuse facilities

16 These points will be discussed as well as other material considerations below.

Planning Policies

Core Strategy (2012)

CS1 Sustainable development
CS4 Surface water flooding
CS6 Delivering sustainable communities
CS13 Key transport routes
CS16 Parking standards
CS18 Cycle & walking
CS21 Housing
CS22 Housing preferred locations
CS33 Heathland
CS41 Design Quality

District Wide Local Plan (2002)

Policy 4.25 Landscaping
Policy 6.10 Flats
Policy 6.13 Subdivision property

Supplementary Planning Documents:

Dorset Heathlands Planning Framework SPD (2020-25)

Residential Extensions: A Design Guide for Householders – PGN (2008)

Residential Development: A Design Guide – PGN (2008)

Part 2 local distinctiveness
Part 3 achieving good design
3.3 type of residential use
3.4 amount and density
3.5 layout
3.7 residential amenity
3.12.2 car parking
3.12.4 & 5 cycles and refuse/recyclables
Part 4 development types – 4.3 subdivision

Sustainable Urban Drainage Systems (SUDS) - PGN
Bournemouth Parking – SPD (2014)

Technical waste and recycling standards – Planning Guidance Note (2018)

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.

Paragraph 7 need for development to meet social, economic and environmental development principles

Part 2 Achieving sustainable development
Part 5 Delivering homes
Part 6 Economy
Part 8 Healthy communities
Part 9 Sustainable transport
Part 11Effective use of land
Part 12 Achieving well designed places
Part 14 Meeting challenge climate change/flooding
Part 15 Conserve natural environment

Relevant Planning Applications and Appeals:

4 Queens Park Avenue – 14/08/2019 - Alterations, extensions, formation of dormer windows and conversion of dwelling house to 6 flats with cycle store, modification of vehicular access and formation of parking spaces – 7-2019-16827D.

The main reasons for refusal being:

1. Substandard parking giving rise to displaced parking & highway safety concerns
2. Harmful impact on trees arising from parking & bin facility layout to trees
3. Poor living environment for future occupiers due to cramped living space
4. Unsympathetic development – combination of factors including: layout, design, poor residential living space
5. Failure to secure heathland mitigation

4 Queens Park Avenue – 04/12/2018 - Application for a Lawful Development Certificate for proposed extensions with gable to rear of dwellinghouse – confirmed lawful and permitted development. 7-2018-16827C.

4 Queens Park Avenue – 20/08/2018 -Prior notification procedure – 8m rear single-storey extension with a pitched roof to a detached property. The extension comprises a maximum height of 3.5m, an eaves height of 2.4m and 8m length extension beyond rear wall) –
(7-2018-16827 TPD) – Grant.

Representations

17 Site notices were posted in the vicinity of the site on 15/11/2019 with an expiry date for consultation of 06/12/2019.

18 6 representations have been received raising objection; 0 in support and 0 other comments. The issues raised comprise the following:-

19 Substandard parking provision
Displace parking onto highway and worsen existing parking problem
Prejudice condition of highway and pedestrian safety close to a roundabout
Out of character
Harmful to trees
Poor design
Noise and disturbance during construction
Noise from future occupiers – over-intensive

Consultations

20 Councils Highway Officer – (received 09/12/2019 & 25/06/2020) NO OBJECTION subject to condition.

21 Councils Tree & Landscape Officer – (received 18/11/2019, 04/02/2020 & 05/05/2020) following submission of suitable details NO OBJECTION subject to condition.

Constraints

22 Trees
Highway considerations
Residential Amenity
Amount
Context

Planning Assessment

Site and Surroundings

23 The development site occupies a position within the even numbered southern street frontage of the residential highway & at the western end of QPA. The

site is located close to the south west corner of the 'Fiveways' roundabout, at the junction with Charminster Rd.

24 The frontage building to QPA is characterised predominantly by detached 2 storey buildings, having the appearance of good sized family houses occupying rectangular plots of generous size. A number of buildings have 3rd floor roof level accommodation expressed externally by dormer additions, enlarged roof elements and roof lights. A number of buildings are under use as flats. Plots have single and dual vehicular access to the road frontage. Plots are distinguished by soft landscape features including mature trees. Trees are a feature of the street frontage where they line the footpath, that has a wide verge, that together contribute to the sylvan and spacious suburban appearance of the area.

25 The site to the immediate west is occupied by a purpose-built block of flats – Woodlands Court – that is of 3 storey scale, separated from the development site by a surfaced driveway that extends along the mutual side boundary with number 4 from QPA into the rear of the site, serving communal garaging/ parking area. The site to the immediate east at 6 QPA, is occupied by a detached house occupying a plot of similar size and building layout/scale. Land abutting the rear of the site is under commercial use functioning as the car park to the commercial uses fronting 378-386 Charminster Rd. The frontages of sites generally retain boundary markers and soft landscape features. The amount of soft landscaping within frontages is variable depending on the mix and amount of hard surfacing given over for parking. Reference to the frontages of property lying in the street frontage extending from the development site to Howard Rd, identifies that the majority of property have significant amounts of hard surfacing within their frontages together with soft landscape elements.

26 The application building respects the building line to QPA that is aligned to the orientation of the fronting highway and is of a scale and appearance typical of the area. The building is of 2 storey scale, having a geometric footprint surmounted by brick elevations and a slate dressed pitched roof. A single facility attached garage separates the house from the western side boundary.

27 The development site has a front garden of good depth and width and generous sized rear garden. A single vehicular access is provided to the right hand front corner of the site that serves a driveway extending to the garage located along the western side wall of the house. A low brick wall extends across the front boundary of the site behind which stands a low hedge. An opening in the front wall exists close to the boundary with number 6 providing pedestrian access to the site. The frontage area is laid to grass with some shrub border planting.

28 Trees on adjacent sites and to the fronting verge stand close to the site boundaries & also fall within the site.

Key Issues

Policy

29 The planning framework seeks to provide new housing at locations that satisfy sustainable development principles. The Core Strategy under policies CS13 and CS21 identify that new housing should be located with access to transport services and other amenities. The Core Strategy identifies Charminster Rd as being a key transport route and the commercial and service area along Charminster Rd as being a District Centre. Policy CS21 targets new housing where sites are located within 400m of Key Transport Routes and District Centres. The development site falls within 400m of both these determinants and therefore significant weight should be given to the locational merits of the site in meeting sustainable development principles set out in the policy subject to satisfying other relevant policy tests.

30 Policies CS21, 6.10 and 6.13 seek to enable flat development and the sub-division of existing buildings subject to satisfying other tests including the impact on the character and appearance of an area, residential amenity and highway safety considerations. These factors are considered below.

31 In respect to housing need & the economy the proposals would make a small but positive contribution to meeting housing need in the Borough at a sustainable location. The scheme would provide a good mix of unit types to meet the range of housing need and contribute to mixed communities. The development would have potential to contribute to economic activity in the area including spend within the local district centre in Charminster Rd. These benefits would weigh in the planning balance.

Impact on character and appearance of the area

32 As noted above the site has the appearance of a detached house occupying a generously sized soft landscaped plot at a location sited at the edge of district centre and beginning of an established residential area.

33 The development will modify the existing appearance of the building and its grounds but in a manner that would not be harmful to the contribution the site makes to the character or appearance of the area for the following reasons.

- Built form:

34 The proposed extensions would be restrained and proportionate in scale in relation to the existing building. The rear extension and its associated roof elements are shaped to have a subservient but sympathetic design relationship to the scale and design of the existing building. The primary element of the extended building -the 2-storey extension -would be located to the rear elevation such as to be hidden from direct public views. The element comprising the side extension to the west elevation is of single storey scale and replaces an existing building of comparable size and layout. The porch element to the front elevation provides an enclosed rather than open entrance facility but remains a subservient feature within the front elevation. The

external design, facing materials, window layout and design of openings would respect those within the existing building.

35 The detached cycle store building would be located within the rear garden area hidden from public view & where visible to the view of adjoining residents would have the appearance of an outbuilding of domestic scale not appearance not uncommon to a residential area. The recessed position of the main building from the street frontage, coupled with the intervening impact of the limbs and associated canopies of trees located on the highway verge and within residential property frontages -including to either side of the development site -would serve to severely limit direct views of the roof of the building from public view.

36 In respect to the potential impact of the bin storage facility, this feature would be located in a recessed area sited to the north west corner of the western side wall of the main building adjacent to the side boundary with Woodlands Court & set behind a timber gated enclosure. The enclosure fence would be set 16m behind the front boundary being only directly visible to public view from the vehicular access in the front boundary but would appear as an integral domestic feature.

37 Where the resulting building would be visible to public views the appearance of the building would remain that of a detached house in keeping with the established development.

- Trees & soft landscaping:

38 A feature of the area are trees sited within residential plots and in the public realm where they stand on the public highway verge outside the frontages of private property. Concern has been raised as to the potential adverse impact on existing trees. The impact of the development on trees has been given particular scrutiny. This is demonstrated by the need for a series of revised & additional tree information details secured during the assessment of the application and include a Tree Survey, Arboricultural Impact Assessment and Tree protection and methodology statement.

39 The proposals identify that none of the existing trees would require removal but that a number within the site frontage -T5,T6,T7 & T8 – together with other sited along the rear side boundary with adjoining property – T6 at 6 Queens Park Avenue – would require minor thinning or limb removal & groundworks to enable the development and the modified widened front access. The submitted information identifies that the impact of the proposed works including building, widened access, underground services and surfacing works including to the frontage parking area could all be managed through appropriate groundwork techniques and root and tree protection measures that would safeguard the long-term interests of existing trees. The Councils Tree and Landscape Officer has considered the submitted reports and subject to provision of suitable conditions regarding tree protection & oversight of the works the scheme is acceptable and that no objection be raised.

40 In regard to the appearance of the site frontage concern has been raised regarding the resulting appearance of the site due to the increased provision of parking spaces and associated hard surfacing. The proposals would alter the appearance of the existing frontage but in a manner sympathetic to existing development. The proposed site frontage layout would include provision for 5 car spaces and introduce hard surfacing extending from the vehicular access to provide an associated turning and manoeuvring area. However, the hard surfacing material would be of a sympathetic and soft nature being that of a combination of natural gravel, pressed gravel in resin & permeable small sized paving set within an Eco-grid.

41 A bespoke scheme providing targeted and additional graduated soft landscape planting within the site frontage would be provided as demonstrated under drawing 2033-05A.

42 The layout on drawing 2033-05A identifies a planting area – nearly 38m2 in area - extending across the full width of the site frontage from the eastern edge of the vehicular access to the eastern boundary with 6 QPA being of between 2.5m-4m depth incorporating 3 distinct rows of planting ranging in height from 0.6-2m in height. In addition, an area of mixed soft landscape planting would be provided to the south east corner of the frontage – in the area located between the 2 rows of car spaces – having an area of about 30m2.

43 Additional soft planting would also be provided to a border positioned across the western half of the front elevation.

44 The front boundary wall would be reduced in width from the widened vehicular access by about 2m but the existing pedestrian access opening located to the western end would be blocked up with the feature being substantively retained.

45 The impact of the proposed frontage layout and treatment should be considered within the context of the existing development where the majority of frontages to property sited along the associated length of QPA from 6 QPA to Howard Rd retain notable areas of hardstanding. The impact of the proposed parking layout and surfacing treatment would be considered to be restrained by the soft nature of the surfacing materials and their arrangement, the separation of the parking spaces into 2 separate areas with the impact of the parking spaces moderated or obscured from view by soft landscaped planting and boundary markers. The frontage area would be viewed within the unchanged context of the existing tree features and setting -including trees located on the highway verge - that would remain intact.

46 The scheme would therefore be considered to result in an acceptable change to the appearance of the frontage in delivery housing need whilst respecting & safeguarding features that contribute positively to the character and appearance of the area.

<u>Residential Amenity</u>

- Existing Residents

47 The site adjoins residential property to the west and east as noted above. To the west stands a 3 storey 12 unit apartment building at 398 Charminster Rd & to the east the detached house at 6 QPA.

Impact on 6 QPA:

48 The development plot is of generous dimensions being in excess of 60m deep and 15m wide and the plot at number 6 QPA is of similar area & shape. The layout position of the dwellings on both sites is similar respecting forward and rear building lines with facing side walls having a spacing of almost 7m.

49 The proposed rear extensions to 4 QPA would extend the footprint of the building further rearward beyond the rear of number 6, having regard to the layout plan, given the limited depth of the extension together with that of the restrained scale and mass of the built form coupled with the set off distance to site boundary and nearest habitable accommodation at number 6 QPA, the proposed building would have no materially harmful impact on the living conditions of the occupiers of 6 QPA by reason of the resulting built relationship.

50 The proposed detached cycle store would be sited as good separation distance from the rear of 6 QPA and sited behind existing soft landscape features that together with its single storey scale and domestic form would be substantially hidden from direct view & have no materially harmful visual or built impact on the outlook or living conditions of the occupiers of 6QPA.

51 In regard to matters of outlook resulting from the proposed accommodation towards 6 QPA the window layout has been configured so that no downward intrusive outlook could arise from the internal living space. The rooflights located within the roof element facing number 6 would be positioned such that their lower sills would be set a sufficient distance above finished floor level – 1.75m – to prevent any harmful overlooking. Windows within the rear elevation would be over the rear garden of 6QPA and not rearward into private windows or living space such that could not be considered to be materially harmful to the privacy of the occupiers of 6 QPA.

52 The existing dwelling has 4 bedrooms and is a good sized family dwelling and would generate activity & comings and goings associated with a family household of this size from the site. The proposals would result in an increase in the density of households and activity at this location generating additional activity to that existing. However, an increase in households from 1 to 5 does not mean that the activity would in itself be materially harmful. For example, the number of bedrooms would increase from 4 to 8 and the size of the units - 2 units being single bed units & the other 3 being 2 bed units - would provide for modest sized households limiting the increase in potential occupancy and activity.

53 Reference to the layout plan identifies that though parking as a potential source of activity within the site would increase the layout of parking spaces is contained wholly within the site frontage area with the access point at furthest distance from number 6 QPA. The primary parking bay consisting of 3 spaces which are set in excess of 15m from the nearest windows serving habitable living spaces at 6 QPA: the pair of frontage car spaces being set 10m from the nearest windows serving habitable space in the front elevation of 6QPA. These spaces ate set about 20m from the nearest part of the useable rear garden area at 6QPA with building occupying the intervening space.

54 The bin store is located to the opposite western boundary within an enclosure within the length of the side wall of number 4 QPA such that any associated activity would have no material impact on the occupiers of number 6QPA by reason of any associated activity.

55 The cycle store would be located adjacent to the rear garden of 6 QPA but is set off the boundary and sited so as to be separated away from habitable windows behind an established boundary screen. The degree of noise and activity resulting from the use of the cycle store would be of a domestic nature and restrained. Taking account of the spacious layout of the garden area available at 6QPA the activity would not be considered to be materially harmful to the amenities of the occupiers of 6QPA.

56 Though the proposed use would increase activity within the rear of the site due to the activity of future occupiers sitting out, playing & communing in the rear amenity area, the impact would be restrained by both the limited increase in the occupancy of the site together with the generous area of the site coupled with that of the generous size of the rear garden serving 6QPA. The generous spatial layout and garden areas would dissipate the associated activity such that it would not give rise to a level of activity that could be considered materially harmful to the living conditions of the occupiers of 6QPA.

57 Concern has been raised regarding the potential noise, disturbance and impact of construction work on the amenities of the occupiers of 6QPA. Given the proximity of 6QPA to the proposed development site and layout nature of the building works this concern is understood. Though activity from construction work is unavoidable the impacts can be managed and minimised by good working practices. Suitably worded conditions are provided to manage the site activity including hours of work and noise and disturbance with the aim of minimising the impact of the occupiers of 6QPA and other residents in the area.

Woodlands Court 398 Charminster Rd:

58 The building at Woodland Court is of comparatively larger mass and scale than the development building and has a footprint position that projects deeply rearward behind the rear building line to property in the street frontage of which 4QPA is a part.

59 The footprint of 398 is set well off the mutual side boundary with 4QPA. The facing side elevation of 398 retains windows to the respective floor levels. The proposals would provide an additional roof light within the extended side roof plane facing 398 serving a bedroom to the upper level unit. The lower sill level would be raised 1.75m above finished floor level such to prevent any harmful outlook towards facing windows in 398.

60 The rear garden and frontage of 4QPA abut the driveway serving 398 and given the density of development at 398 the level of activity generated within the development site would not be prejudicial to the amenities of the occupiers of 398.

- Future occupiers

61 The planning framework requires new development to provide good living conditions for future occupiers. The previous D scheme was refused in part on the basis that the internal living environment was not considered to be of an acceptable standard. In determining development proposals, the Council refers to its own policy framework for guidance -including the Councils Residential Development Design Guide under part 3.7 – (to inform matters of outlook, privacy, amenity space provision), and the provisions of the DCLG - Technical Housing Standards – to inform minimum internal living space standards including the floor area of units and headroom.

Internal living space and headroom:

62 This has been a matter giving rise to extensive assessment with the applicant to ensure that the layout satisfies the relevant standards. The applicant has provided amended plans including sectional drawing ref: 2033-04A and floorplan ref: 2033-03S that demonstrate that the proposed units have a headroom clearance and internal floor space provision that would be considered to satisfy the requirements under the DCLG Technical Housing Standards.

63 For transparency the following details are provided:

Unit 1 2bed3person required floor area 61m2 - provide 60m2
Unit 2 1bed1person required floor area 37m2 - provide 40m2
Unit 3 1bed1person required floor area 37m2 - provide 39m2
Unit 4 2bed4person required floor area 70m2 - provide 74m2
Unit 5 2bed2person required floor area (average 58-70=64m2) provide 74m2

Headroom

Minimum floor to ceiling height is 2.3m for at least 75% gross internal floor area:

Units 4 & 5 under roof elements:

Unit 4 75% of 74m2 is 55.5m2 area@2.3m is 57m2 therefore compliant
Unit 5 75% of 74m2 is 55.5m2 area@2.3m is 64m2 therefore compliant

64 In respect to outlook and daylighting all rooms are served by windows with primary living spaces having good level of natural daylight and an outlook.

65 In respect to external amenity space all units would have direct access to a generous good quality soft landscaped communal secure amenity area within the site that would meet the needs of the occupiers having regard to the potential occupiers and needs of the households.

66 The proposals would therefore be considered to give rise to a good quality and standard of living environment for future residents that would satisfy the required standards and planning tests having regard to the identified planning framework and addressed previous concerns under the D scheme.

Highway considerations & parking

67 Development is required to accord with the Councils adopted Parking standards and policy requirements to provide safe development and not prejudice highway safety. The previous D scheme was refused in part because the parking layout as substandard and could have given rise to displaced parking off-site that could have been harmful to conditions of highway safety.

68 The current scheme differs to the D scheme, as noted above, by providing a revised parking layout within the site frontage and a modified vehicular access arrangement, that results in a scheme that the Councils Highway Officer considers accords with the adopted Parking Standards having regard to the number of parking spaces, the layout and size of spaces, the turning and manoeuvring requirements, forward visibility and in regard to the use of the access and associated implications for highway safety.

69 The cycle store facility sited within the rear garden of the site within provides facilities that meet the requirements of the Councils adopted Parking Standards and demand from the development.

70 The concerns expressed by third parties in regard to matters of highway safety, proximity to traffic use in the vicinity of the Fiveways roundabout, the highway crossover, pedestrians and potential off site works and regulations have all been factored into the consideration of the highway implications by the Councils Highway Officer who has advised that the scheme would have an acceptable impact and such not to be harmful to vehicular and pedestrian users of the highway.

Waste & refuse facilities

71 The Councils waste and recycling standards require that each unit provide 1x140litre domestic and 1x240litre recycling bin storage within an enclosure

facility. The proposals make provision for an enclosed bin store positioned to the front side of the west elevation of the building providing sufficient space for the required 10 bins – comprising 5x140litre domestic & 5x240 litre recycling waste – to Council standards. The bins are positioned in an accessible and convenient distance to enable storage, use by residents and collection. A condition is provided to ensure the provision and management of a suitable facility.

Drainage

72 Policy CS4 requires new development to ensure that surface water generated from a site does not result in a net increase in off-site discharge and should be discharged within the site unless this is technically unavoidable. The scheme would result in additional surface water runoff given the increase in hardstanding and building footprints.

73 The applicant has submitted details -including a drainage report Robin Saunders Innervision Design Ltd dated April 2020- identifying that all surface water would be directed to a soakaway positioned within the rear of the site or disposed of within the site utilising Suds techniques including permeable surfaces. The details identify that the site percolation conditions would permit the approach proposed.

74 The details are acceptable to the Councils Tree Officer in regard to ensuring that associated service runs do not materially harm tree interests.
No objection subject to suitable condition.

Contributions

Heathland Mitigation

75 The site is within 5km of a designated Dorset Heathlands SPA (Special Protection Area) and Ramsar Site, and part of the Dorset Heaths candidate SAC (Special Area of Conservation) which covers the whole of Bournemouth. As such, the determination of any application for an additional dwelling(s) resulting in increased population and domestic animals should be undertaken with regard to the requirements of the Habitat Regulations 1994. It is considered that an appropriate assessment could not clearly demonstrate that there would not be an adverse effect on the integrity of the sites, particularly its effect upon bird and reptile habitats within the SSSI.

76 Therefore as of 17th January 2007 all applications received for additional residential accommodation within the borough is subject to a financial contribution towards mitigation measures towards the designated sites. A capital contribution is therefore required and in this instance is 5x£242 = £1210 - £355 = £855 plus a £75 administration fee. A signed legal agreement has been drafted to provide this contribution/ A signed legal agreement would be required to secure this contribution but has not been progressed in view of the recommendation to refuse.

Community Infrastructure Levy

77 The development would be liable for a CIL contribution.

Summary

78 It is considered that the proposals would result in built development that would respect the character and appearance of the area

79 The built form and layout of development would respect the host development retain trees and safeguard soft landscape features

80 The proposals would be considered not to result in an over-intensive development of the site

81 The proposals would provide a good standard of living environment for future occupiers and safeguard the amenities of the occupiers of existing residential development

82 The scheme would accord with the Council requirements regarding parking and access arrangements and not give rise to harm to matters of highway safety

83 The scheme would provide suitable services and supporting facilities including cycle and waste & refuse facilities

Planning Balance

84 The development would make a small but positive contribution to housing with a mix of units at a location that satisfies sustainable development principles to which weight should be given.

The development would make a positive contribution to economic activity, and social need whilst respecting and safeguarding the environment.

85 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 or the amenities of neighbouring and proposed occupiers and would be acceptable in terms of traffic safety and convenience. The Development Plan Policies considered in reaching this decision are set out above.

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 and the completion of a Section 106 agreement with the following terms:

Section 106 terms: Secure Heathland Mitigation contribution £855 plus £75 admin fee

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: Existing: location plan scale 1:1250, Existing elevations 2022-02H & proposed cycle store. Proposed: 2033-01Q Site & Location layout plan, 2033-03S Floor & elevations, 2033-04A Sectional detail & floor layout & 2033-05A Landscape layout

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

2. On site working hours (inc demolition) restricted when implementing permission.

All on-site working, including demolition and deliveries to and from the site, associated with the implementation of this planning permission shall only be carried out between the hours of 8 a.m. and 6 p.m. Monday - Friday, 8 a.m. and 1 p.m. Saturday and not at all on Sunday, Public and Bank Holidays unless otherwise agreed in writing with the Local Planning Authority.

Reason: To safeguard the amenities of occupiers of adjoining and nearby properties and in accordance with Policies CS14 and CS38 of the Bournemouth Local Plan: Core Strategy (October 2012).

3. Method statement to be submitted to include operatives' car parking, noise reduction measures, storage of materials

No development work shall commence until there has been submitted to and approved in writing by the Local Planning Authority a Method Statement that includes the following measures:
a) parking arrangements for operatives and construction vehicles working on-site;
b) noise reduction measures and the
c) details and siting of equipment, machinery and surplus materials on the site.
The parking arrangements for operatives and construction vehicles shall be implemented prior to development commencing and the development shall be carried out in accordance with the approved details.

Reason: To safeguard the amenities of occupiers of adjoining and nearby properties and in the interest of highway safety in accordance with Policies CS38, CS41 and CS14 of the Bournemouth Local Plan: Core Strategy (October 2012).

4. Materials to Match

Notwithstanding the details included on the application form the materials and colours to be used in the construction of the external surfaces of the extension hereby permitted shall match the elevation(s) to which the extension is to be added and such work shall be completed prior to occupation of the development granted by this permission.

Reason: To ensure a satisfactory visual relationship between the existing and the new development in accordance with Policy CS41 of the Bournemouth Local Plan: Core Strategy (October 2012).

5. Surface Water Drainage

Before the commencement of development, unless otherwise agreed in writing by the Local Planning Authority, a scheme for the whole site providing for the disposal of surface water run-off and incorporating sustainable urban drainage systems (SUDS), shall be submitted to and approved in writing by the Local Planning Authority. The drainage works shall be completed in accordance with the approved details prior to occupation of the development or in accordance with a timetable to be agreed in writing by the Local Planning Authority. The scheme shall include the following as appropriate:
a) A scaled plan indicating the extent, position and type of all proposed hard surfacing (e.g. drives, parking areas, paths, patios) and roofed areas.
b) Details of the method of disposal for all areas including means of treatment or interception for potentially polluted run off.
c) Scaled drawings including cross section, to illustrate the construction method and materials to be used for the hard surfacing (sample materials and literature demonstrating permeability may be required).

Reason: To provide satisfactory drainage for the development in accordance with Policy CS4 of the Bournemouth Local Plan: Core Strategy (October 2012) and in order to achieve the objectives set out in the Local Planning Authority's Planning Guidance Note on Sustainable Urban Drainage Systems.

6. Drainage Hard surfaced areas

Any new or replacement hard surfaced area(s) shall either be made of porous materials, or provision shall be made to direct run- off water from the hard surface to a permeable or porous area or surface within the curtilage of the property.

Reason: To provide satisfactory drainage for the development in accordance with Policy CS4 of the Bournemouth Local Plan: Core Strategy (October 2012) and in order to achieve the objectives set out in the Local Planning Authority's Planning Guidance Note on Sustainable Urban Drainage Systems.
Note: Further guidance in this regard is contained in the Department for Communities and Local Government publication entitled "Guidance on the Permeable Surfacing of Front Gardens" (September 2008).

7. Parking

Prior to occupation of the development hereby permitted, the parking area, drainage channel shall be constructed and laid out in accordance with approved plans and the five parking spaces shall be made available for only the residents of the new development and those persons visiting residents of the development and shall

remain unallocated to any specific resident or residence for the lifetime of the development.
REASON: In the interests of highway safety and in accordance with policies CS16 and CS41 of the Bournemouth Local Plan Core Strategy (October 2012).

8. Cycle Store for Flats

Prior to first occupation of the development hereby approved, unless agreed in writing by the Local Planning Authority, details of a secure, fully enclosed, brick-built and walk-in cycle store for at least 3 cycles shall be submitted to and approved in writing by the Local Planning Authority. The cycle store shall have a lockable door(s) and keys should be made available to all residents. It should also contain a sufficient number of Sheffield stands, spaced at 1000mm centres, and 550mm should be allowed between the store walls and the adjacent edges of the Sheffield stands, to enable the required number of cycles to be stored and each cycle shall be accessible and not obstructed by other cycles in the store. The cycle store shall be in an accessible location and have internal and external illumination and adequate lighting shall be provided along the route to the store. Works shall be carried out in accordance with the agreed details and completed prior to occupation of the development hereby approved. The cycle store and associated lighting shall thereafter be retained, maintained and kept available for the residents of the development.

Reason: In the interests of highway safety, to promote alternative means of transport and in accordance with Policies CS18 and CS41 of the Bournemouth Local Plan: Core Strategy (October 2012).

9. Windows on Elevation to be High Level Type

The proposed windows on the east elevation serving the kitchen to unit 4 & bathroom and bedroom 1 to unit 5 & bedroom 1 of unit 5 within the west elevation shall be of high level type (minimum 1.75m internal sill height above finished internal floor level) and shall be permanently retained as such unless otherwise agreed in writing by the Local Planning Authority.

Reason: To prevent undue overlooking of the adjoining residential property and in accordance with Policy CS41 of the Bournemouth Local Plan: Core Strategy (October 2012).

10. Implementation of the approved Arboricultural Method Statement

The tree protection measures as detailed in the Arboricultural method statement dated 04 May 2020 and prepared by Mark Hinsley - John Christopher - Arboricultural Consultants Ltd, method statement dated 04 May 2020 and Tree Protection Plan ref: 4682-05-2020 dated 04 May 2020 shall be implemented in full and in accordance with the details until completion of the development in accordance with a detailed schedule of timetabled site inspections, monitoring and supervision, details for which are to be submitted & subject to agreement of the Councils Tree and Landscape

Officer prior to commencement of development works, unless otherwise agreed with the Local Planning Authority.
Reason: To ensure that trees and other vegetation to be retained are not damaged during construction works and to accord with Policy 4.25 of the Bournemouth District Wide Local Plan (February 2002).

11. Soft Landscaping - residential infill

Within 1 month of the date of commencement of the development, unless otherwise agreed in writing by the Local Planning Authority, full details of soft landscape proposals shall be submitted to and approved in writing by the Local Planning Authority. The details should include where appropriate:
Planting plans; Schedule of plants; Implementation timetable. The approved soft landscape scheme shall be implemented in full prior to occupation or use of the development commencing and permanently retained unless otherwise agreed in writing by the Local Planning Authority.

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

12. Landscape Maintenance

Within 1 month of the date of commencement of the development, unless otherwise agreed in writing by the Local Planning Authority, full details of a landscape maintenance plan for a minimum period of 5 years shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include details of the arrangements for its implementation. The landscape management plan shall be carried out in accordance with the approved details.

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 Policy 4.25 of the Bournemouth District Wide Local Plan (February 2002) and Policy CS41 of the Bournemouth Local Plan: Core Strategy (October 2012).

13. Hard Landscaping residential infill

Within 1 month of the date of commencement of the development, unless otherwise agreed in writing by the Local Planning Authority, full details of hard landscape proposals shall be submitted to and approved in writing by the Local Planning Authority. The details should include where appropriate:
Proposed finished levels; Layout of car parking space(s); Surfacing materials; External fixtures e.g. lighting; bollards; Vehicle and pedestrian access and circulation. The approved hard landscape scheme shall be implemented in full prior to occupation or use of the development commencing and permanently retained unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the proposed development includes a properly designed and suitably landscaped amenity area in the interests of visual amenity and to accord

with Policy 4.25 of the Bournemouth District Wide Local Plan (February 2002) and Policy CS41 of the Bournemouth Local Plan: Core Strategy (October 2012).

14. Provision of Refuse Bin Store

The bin stores hereby approved shall be constructed in accordance with the approved details prior to the occupation of the proposed development and shall be retained and maintained for that use thereafter.

Reason: To preserve the visual amenities of the locality in accordance with Policy CS41 of the Bournemouth Local Plan: Core Strategy (October 2012).

15. Front boundary screen

Within 1 month of the date of commencement of the development, unless otherwise agreed in writing by the Local Planning Authority, plan details of the material finish and form of the works to the front boundary wall -infilling of the existing pedestrian access and widened part of the vehicular access - shall be submitted to and approved in writing by the Local Planning Authority. The approved details regarding these works shall be carried out in accordance with those details and permanently retained unless otherwise agreed in writing by the Local Planning Authority.
Reason: In order to ensure the development respects the character and appearance of the area in accordance with policy CS41 of the Bournemouth Local Plan Core Strategy (2012).

16. Informative Note: Surface water runoff to highway

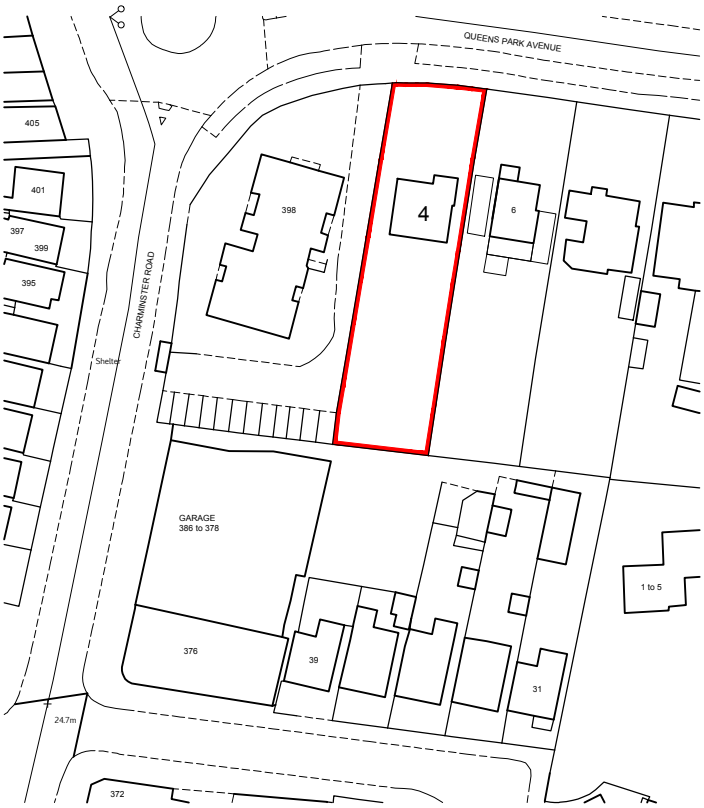
Informative Note: To ensure rain water from private land does not drain onto the public highway, the design of the access road and hard standing should be of a bound material, this material should be permeable in nature or alternatively, a drainage channel could be installed across the vehicle access at the back edge of the footway, within the curtilage of the site. Submitted plans should clearly annotate this information.

17. Statement required by National Planning Policy Framework (APPROVALS)

In accordance with paragraph 38 of the revised NPPF the Council, as Local Planning Authority, takes a positive and proactive approach to development proposals focused on solutions. The Council works with applicants/agents in a positive and proactive manner by offering a pre-application advice service, and as appropriate updating applicants/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

In this instance the opportunity was provided for the applicant to submit additional information and revised plans to resolve identified planning issues. Following receipt of suitable information and modified plans the identified planning issues were resolved such that the planning tests were considered to be fully addressed.

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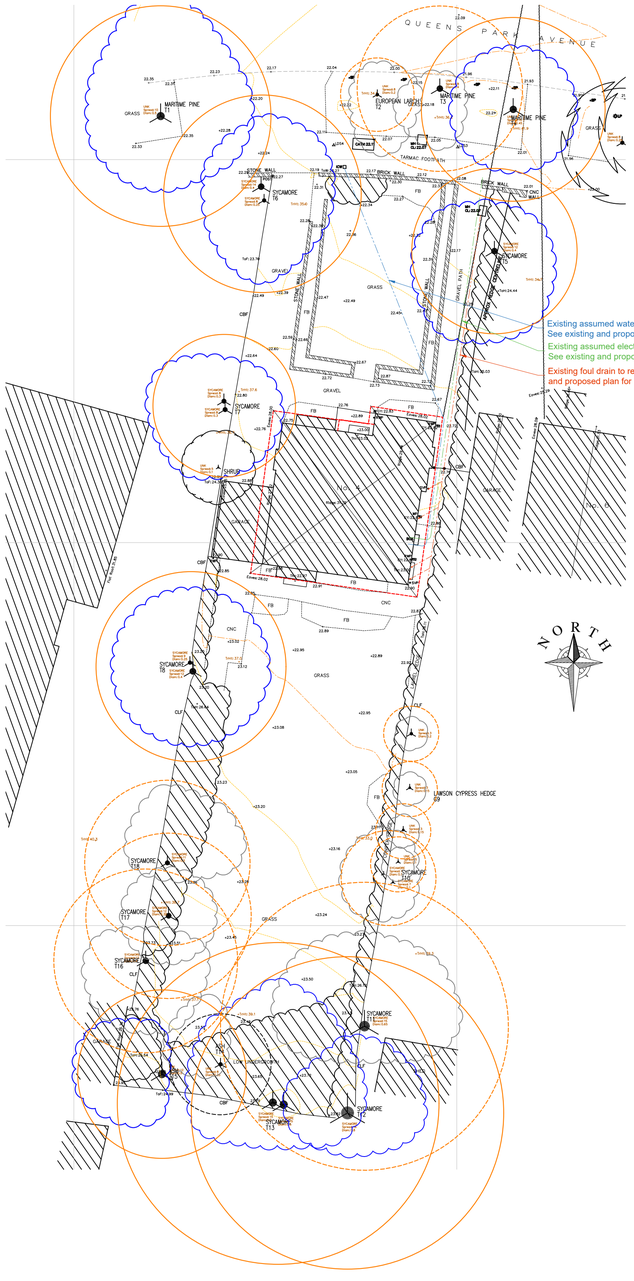
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0 25 50

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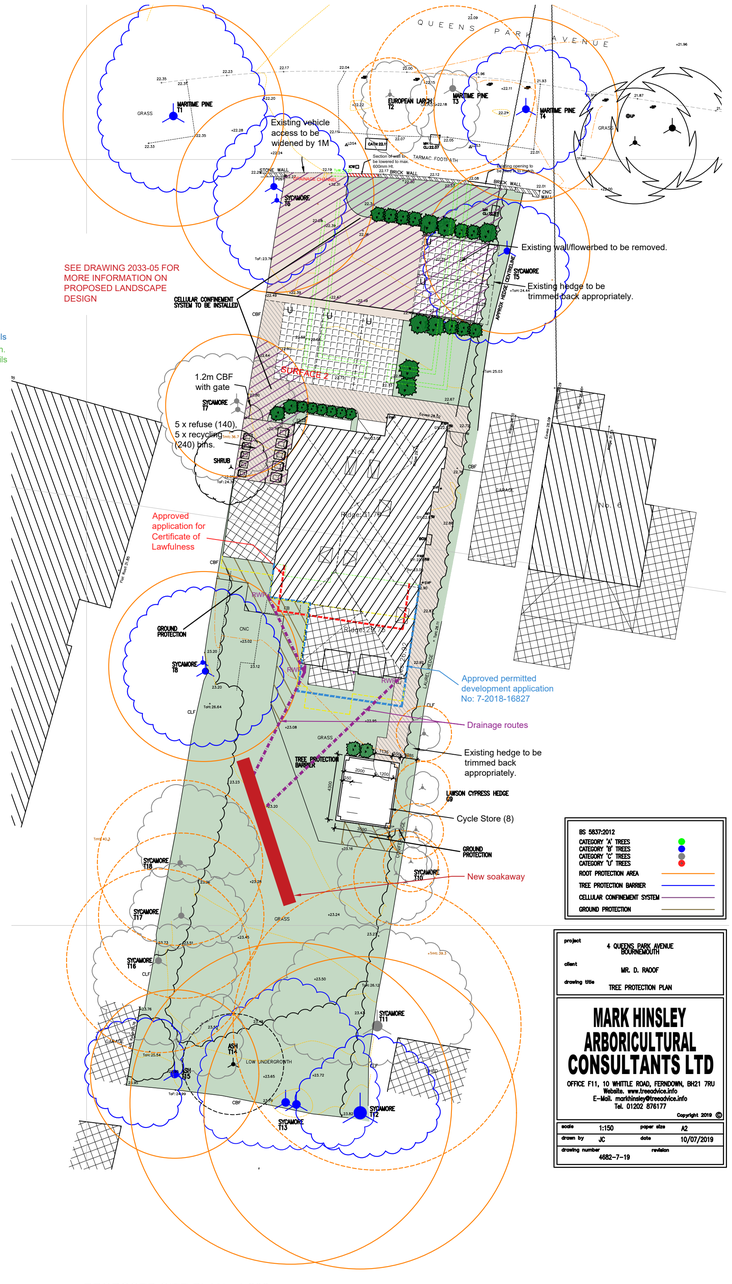
1:1250 @ A4

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If in doubt ask.



EXISTING SITE PLAN - 1:200
Based on survey information provided by LDS

0 1 2 3 4 5 10
SCALE (m)



PROPOSED SITE PLAN - 1:200
Based on survey information provided by LDS

0 1 2 3 4 5 10
SCALE (m)

BS 5837:2012
CATEGORY 'A' TREES
CATEGORY 'B' TREES
CATEGORY 'C' TREES
CATEGORY 'U' TREES
ROOT PROTECTION AREA
TREE PROTECTION BARRIER
CELLULAR CONFINEMENT SYSTEM
GROUND PROTECTION

project: 4 QUEENS PARK AVENUE BOURNEMOUTH
client: MR. D. RAOOF
drawing title: TREE PROTECTION PLAN

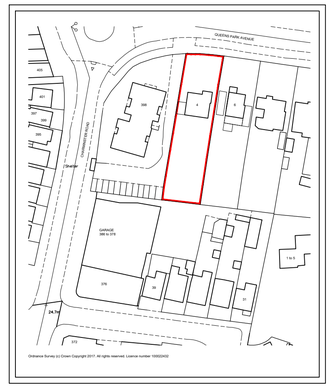
MARK HINSLEY ARBORICULTURAL CONSULTANTS LTD
OFFICE F11, 10 WHITTLE ROAD, FERNDOWN, BH21 7RU
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E-Mail. markhinsley@treeadvice.info
Tel. 01202 876177
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scale: 1:150 paper size: A2
drawn by: JC date: 10/07/2019
drawing number: 4682-7-19 revision:



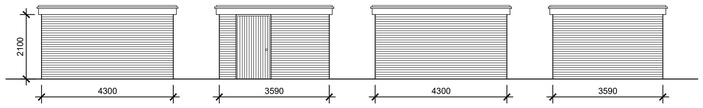
PROPOSED BLOCK PLAN - 1:500
Based on Ordnance Survey Information

0 5 25
SCALE (m)

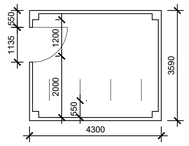


EXISTING LOCATION PLAN - 1:1250
Based on Ordnance Survey Information

0 25 50
SCALE (m)



Side Elevation | Front Elevation | Side Elevation | Rear Elevation



Plan

PROPOSED CYCLE STORE - 1:100

0 1 5
SCALE (m)

Q	Services added / Cycles adjusted	HEE 29.04.20
P	Planning Amendments	HEE 19.12.19
N	Planning Amendments	HEE 17.12.19
M	Planning Submission	LMF 30.10.19
K	Issued to PURE for comment	LMF 02.10.19
J	Issued to PURE for comment	LMF 20.09.19
H	Planning Amendments	LMF 09.08.19
G	Planning Amendments	HEE 11.07.19
F	Planning Submission	LMF 21.05.19
E	Issued to PURE for discussion	LMF 16.04.19
D	Issued to PURE for discussion	LMF 06.03.19
C	Certificate of Lawfulness Issue	HEE **.10.18
B	Permitted Development	HEE 18.07.18
A	Issued for Pre Application	LMF 17.11.17

CLIENT
MR. D. RAOOF

PROJECT
4 Queens Park Avenue
Bournemouth
BH8 9LG

DRAWING TITLE
PROPOSED SITE & BLOCK PLAN
EXISTING SITE & LOCATION PLAN
PROPOSED CYCLE STORE

SCALE
As Shown @ A1

DATE
November 2017

DRAWN
LMF

CHECKED
-

DRAWING NO
2033 - 01

REVISION
Q

RLM Architects Chartered Practice
8 West Street, Wimborne, Dorset, BH21 1JP
Tel: 01202 393407 **Web:** www.rlmarchitects.com

RLM Architects

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Front Elevation - North



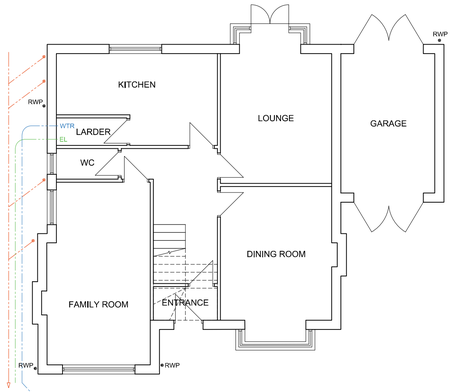
Side Elevation - West



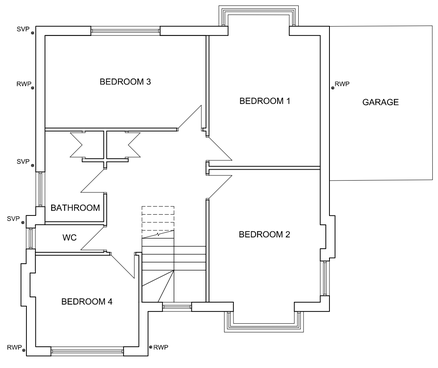
Rear Elevation - South



Side Elevation - East

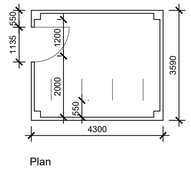


Ground Floor Layout

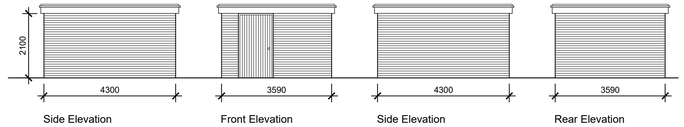


First Floor Layout

PROPOSED CYCLE STORE



Plan



Side Elevation | Front Elevation | Side Elevation | Rear Elevation



0 1 5
SCALE (m)

H	Services added	HEE	27.04.20
G	Minor Amendments to labels	LMF	30.10.19
F	Minor Amendments to labels	HEE	25.06.19
E	Planning Submission	LMF	21.05.19
D	Issued to Pure for discussion	LMF	03.05.19
C	Certificate of Lawfulness Issue	HEE	**.10.18
B	Permitted Development	HEE	18.07.18
A	Issued for Pre Application	LMF	17.11.17

CLIENT
MR. D. RAOOF

PROJECT
4 Queens Park Avenue
Bournemouth
BH8 9LG

DRAWING TITLE
EXISTING PLANS & ELEVATIONS
PROPOSED CYCLE STORE

SCALE
1:100 @ A1

DATE
May 2019

DRAWN
RH

CHECKED
LMF

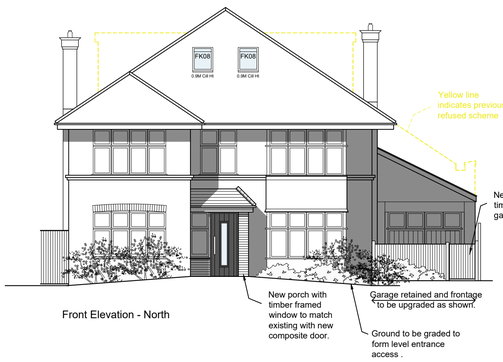
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2022 - 02

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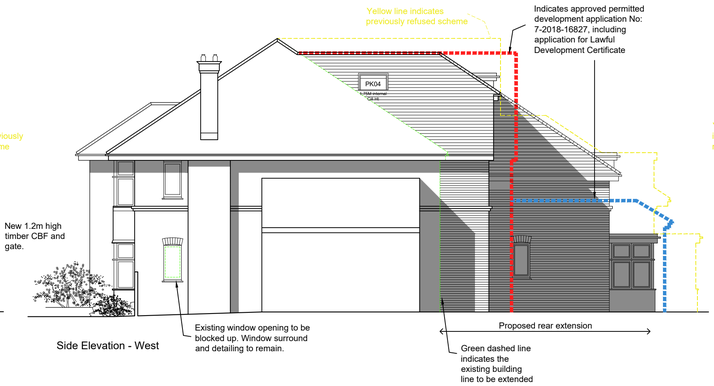
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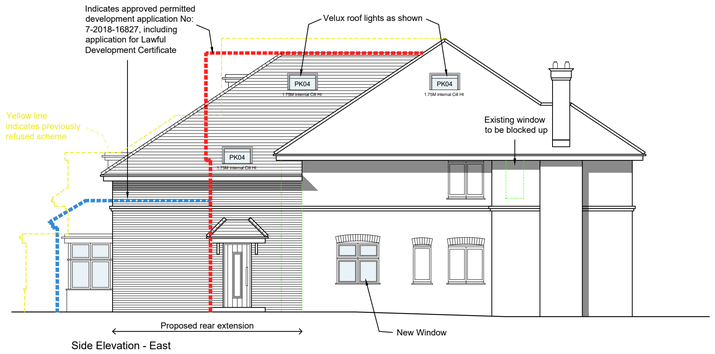
Front Elevation - North



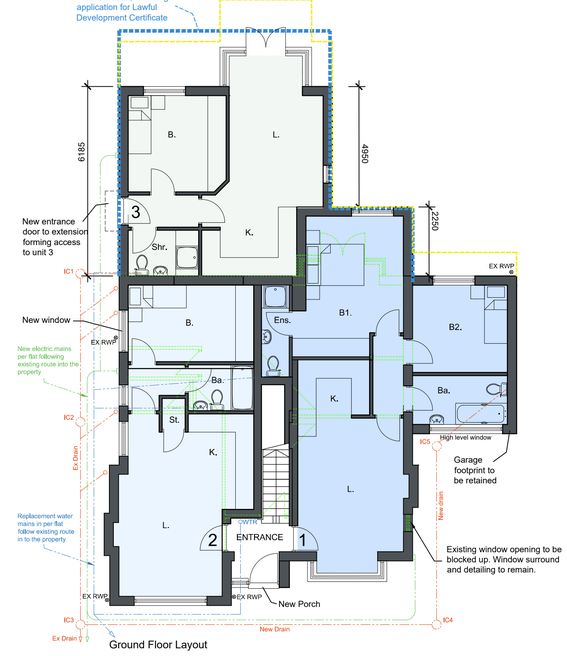
Side Elevation - West



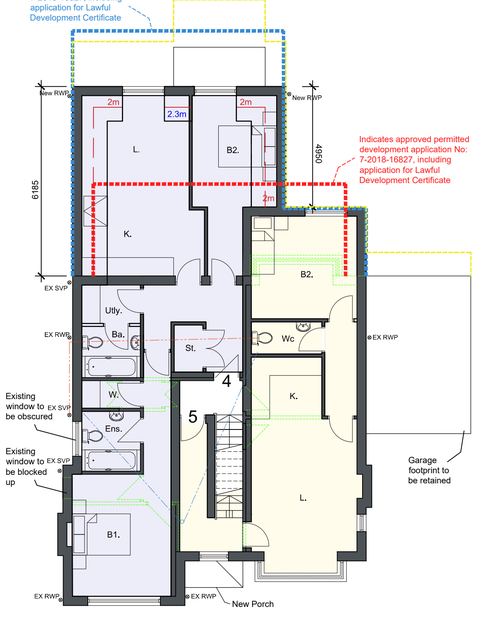
Rear Elevation - South



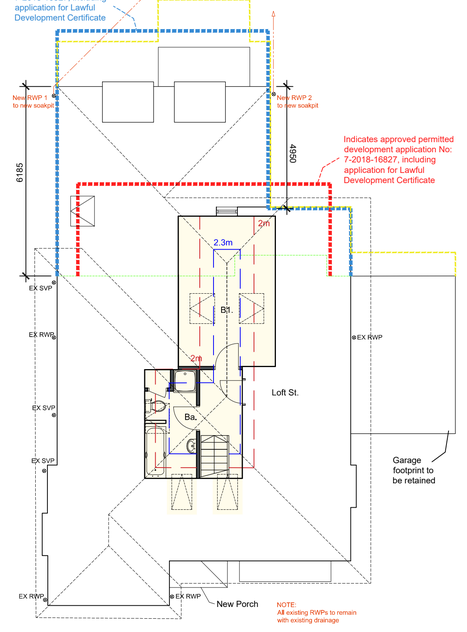
Side Elevation - East



Ground Floor Layout



First Floor Layout



Second Floor Layout

NORTH

0 1 5
SCALE (m)

SCHEDULE
Unit 1 60m2 - 2 Bedroom
Unit 2 40m2 - 1 Bedroom
Unit 3 39m2 - 1 bedroom
Unit 4 74m2 - 2 bedroom
(75% of 74m2 is 55.5m2)
Area @ 2.3M height is 57m2 - Compliant
Unit 5 74m2 - 2 bedroom
(75% of 74m2 is 55.5m2)
Area @ 2.3M height is 64m2 - Compliant

S Services added	HEE	27.04.20
R Planning Amendments	HEE	19.12.19
Q Planning Amendments	HEE	17.12.19
P Planning submission	LMF	30.10.19
N Issued to PURE for comment	LMF	02.10.19
M Issued to PURE for comment	LMF	20.09.19
K Planning Amendments	LMF	09.08.19
J Planning Submission	LMF	21.05.19
H Additional notes added	LMF	03.05.19
G Issued to PURE for discussion	LMF	16.04.19
F Client amendments added	LMF	01.04.19
E Issued to Client for discussion	LMF	27.03.19
D Issued to PURE for discussion	LMF	06.03.19
C Certificate of Lawfulness Issue	HEE	11.10.18
B Issued for information	HEE	20.09.18
A Permitted Development	HEE	18.07.18

CLIENT
MR. D. RAOOF

PROJECT
4 Queens Park Avenue
Bournemouth
BH8 9LG

DRAWING TITLE
PROPOSED PLANS & ELEVATIONS

SCALE
1:100 @ A1

DATE
July 2018

DRAWN
HEE

CHECKED
LMF

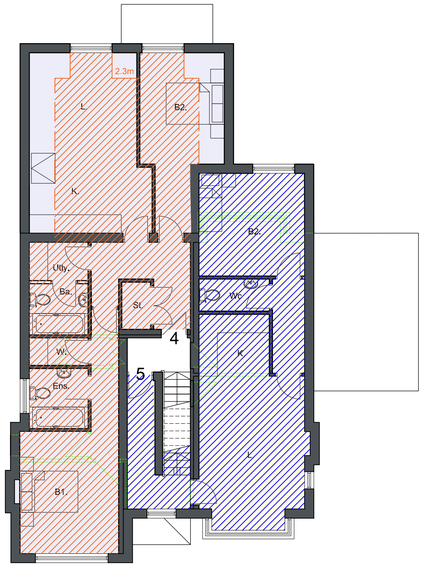
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2033 - 03

REVISION
S

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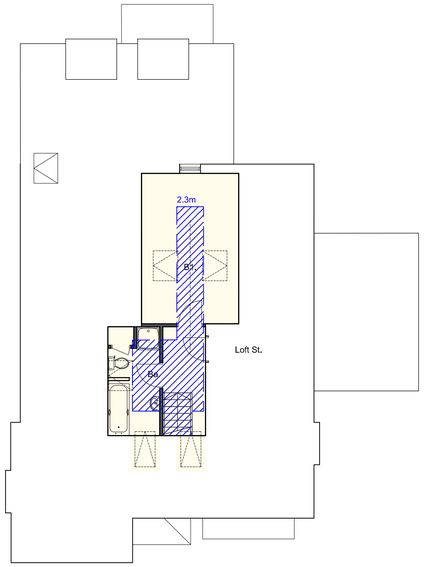
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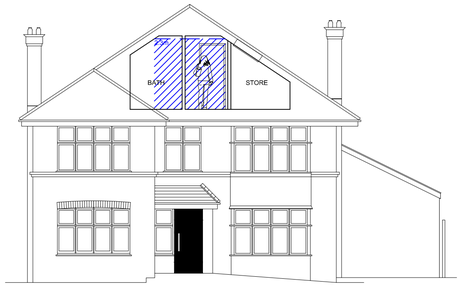
First Floor Layout

Flat 4 Area @ 2.3M height is 57m2 = Compliant

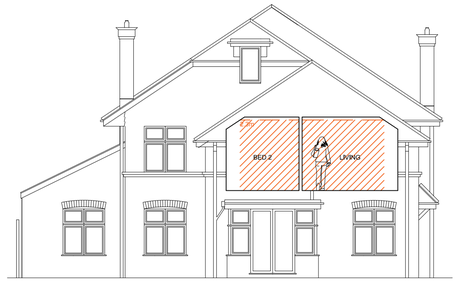
Flat 5 Area @ 2.3M height is 64m2 = Compliant



Second Floor Layout



Front Elevation - Section through first floor of Unit 5
Unit 5
Total area - 74m2
(75% of 74m2 is 55.5m2)
Area @ 2.3M height is 64m2 = Compliant



Rear Elevation - Section through Unit 4
Unit 4
Total area - 74m2
(75% of 74m2 is 55.5m2)
Area @ 2.3M height is 57m2 = Compliant



0 1 5
SCALE (m)

SCHEDULE
Unit 1 60m2 - 2 Bedroom
Unit 2 40m2 - 1 Bedroom
Unit 3 39m2 - 1 bedroom
Unit 4 74m2 - 2 bedroom
(75% of 74m2 is 55.5m2)
Area @ 2.3M height is 57m2 - Compliant
Unit 5 74m2 - 2 bedroom
(75% of 74m2 is 55.5m2)
Area @ 2.3M height is 64m2 - Compliant

A Submitted to planning HEE 19.12.19

CLIENT
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PROJECT
4 Queens Park Avenue
Bournemouth
BH8 9LG

DRAWING TITLE
DEMONSTRATION OF FLAT SIZE COMPLIANCE

SCALE
1:100 @ A1

DATE
Dec 2019

DRAWN
HEE

CHECKED
KESL

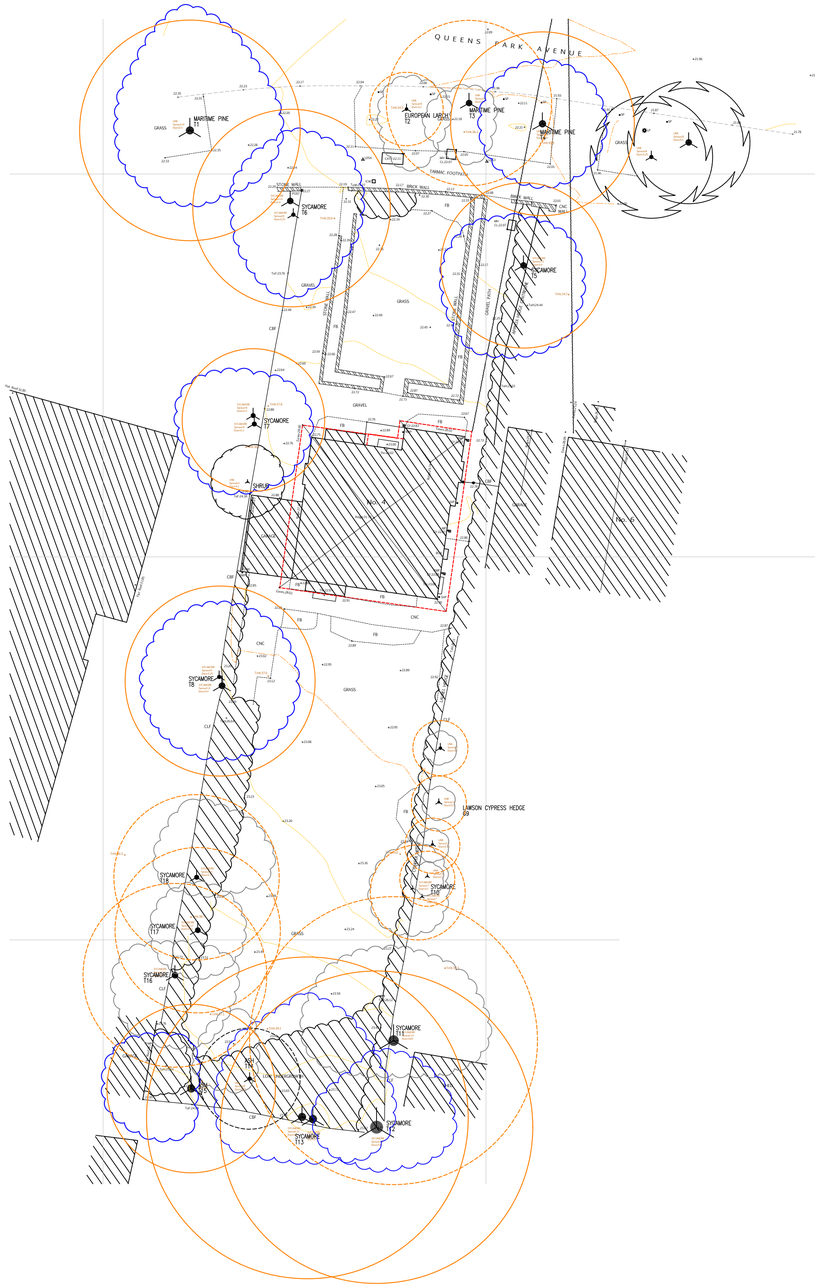
DRAWING NO
2033 - 04

REVISION
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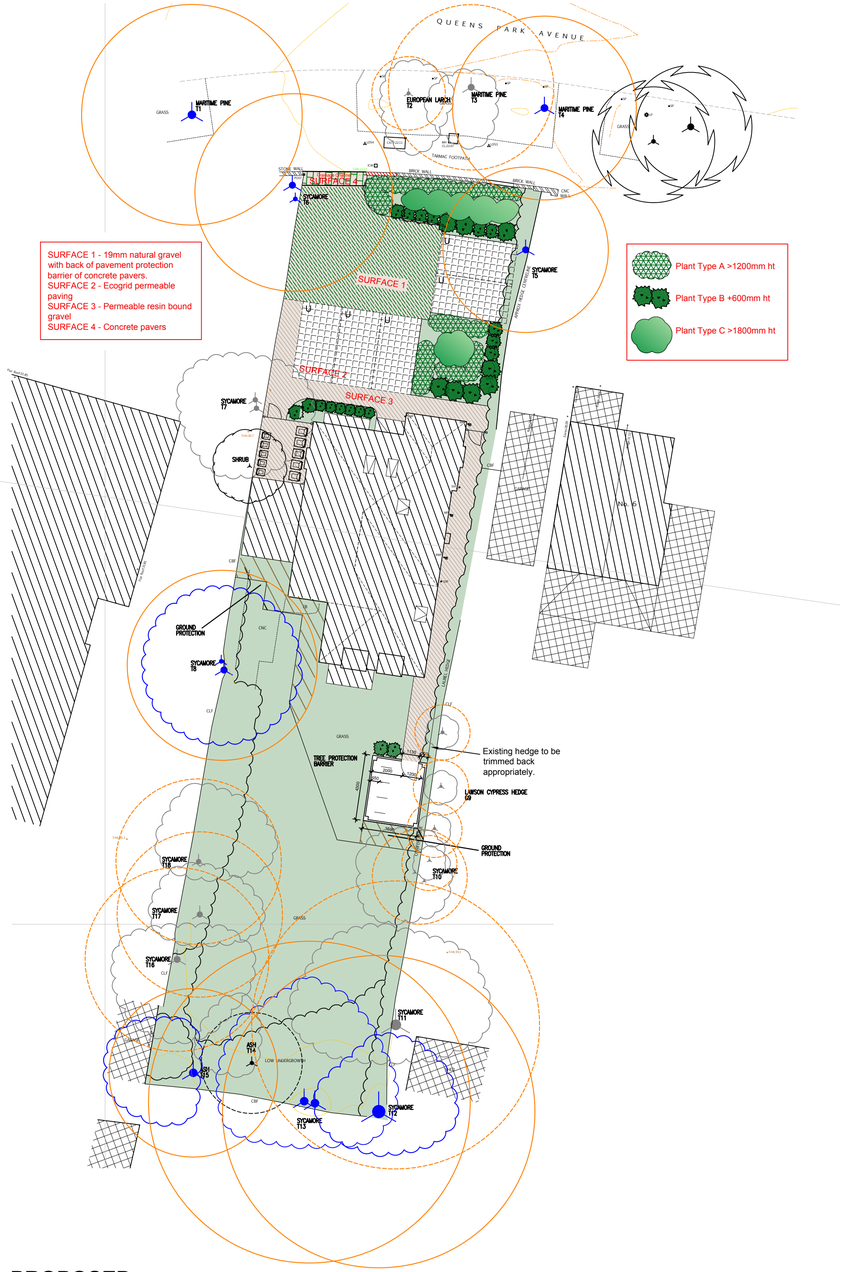
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EXISTING



SURFACE 1 - 19mm natural gravel with back of pavement protection barrier of concrete pavers.
SURFACE 2 - Ecogrid permeable paving
SURFACE 3 - Permeable resin bound gravel
SURFACE 4 - Concrete pavers

- Plant Type A >1200mm ht
- Plant Type B +600mm ht
- Plant Type C >1800mm ht

PROPOSED

NORTH

0 1 2 3 4 5 10
SCALE (m)

A Submitted to planning HEE 19.12.19

CLIENT
MR. D. RAOOF

PROJECT
4 Queens Park Avenue
Bournemouth
BH8 9LG

DRAWING TITLE
EXISTING & PROPOSED LANDSCAPING PLAN

SCALE 1:200 @ A1
DATE Dec 2019
DRAWN HEE
CHECKED KESL
DRAWING NO 2033 - 05
REVISION A

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Planning Committee

Application Address	Merley Court Touring Park, BH21 3AA
Proposal	Change of use of land for the stationing of 99 static caravans for permanent residential occupation
Application Number	APP/19/01586/C
Applicant	Shorefield Holidays Limited
Agent	Ken Parke Planning Consultants
Date Application Valid	23 December 2019
Decision Due Time	23 March 2020
Extension of Time date (if applicable)	
Ward	Bearwood and Merley
Recommendation	Grant permission subject to the signing of a completed S.106 Agreement and the conditions set out in the recommendation, which are subject to alterations / additions by the Head of Planning provided any alteration / addition does not go to the core of the decision.
Reason for Referral to Planning Committee	This application is brought before committee by the Head of Planning due to its finely balanced recommendation.
Case Officer	Doug Evans

Description of Development

1. Planning permission is sought to change the use of land that is currently used for tourism purposes and stationing of static caravans, for the static caravans to be used for permanent residential occupation.

Key Issues

2. The main considerations involved with this application are:
   - Principle of development
   - Impact on the development on the Green Belt
   - Loss of tourist accommodation
   - Impact on the character of the area and amenity
   - Parking provision and highway safety
   - Impact on internationally protected sites

Planning Policies

3. Poole Local Plan (Adopted 2018)

PP1	Presumption in favour of sustainable development
PP2	Amount and broad location of development
PP7	Facilitating a step change in housing delivery
PP8	Type and mix of housing
PP27	Design
PP30	Heritage Assets
PP32	Poole's Nationally, European and Internationally important sites
PP33	Biodiversity and geodiversity
PP35	A safe, connected and accessible transport network

4. Supplementary Planning Document

SPD1	Parking & Highway Layout in Development
SPD3	Dorset Heathlands Planning Framework (2020-2025)

5. National Planning Policy Framework (February 2019)

Relevant Planning Applications and Appeals

6. **2008:** Use of land for the siting of 12 holiday lodge caravans. This application was not determined and disposed by the local planning authority in December 2010.

7. **2010**: Use of land for the siting of twelve holiday lodge caravans. **Approved** (APP/10/00580/C). The permission included condition 6 that requires that the lodges shall not be occupied from the period 8th January to the last day of February inclusive. This permission has been implemented.

8. **2011**: Variation of Condition 6 of permission 10/00580/C to read "The lodges shall not be occupied from the period 8th January to 6th February inclusive". The reason for the proposal was to bring it in line with the seasonal occupation of the caravan park. **Approved** (APP/11/00781/C).

9. **2012**: Change of use of land as extension to existing touring caravan storage area. The was refused as the area proposed would have introduced more caravan use onto open land in the Green Belt that was considered to be inappropriate development contrary to national Green Belt policy. **Refused** (APP/12/00382/C).

10. **2012**: Use of land as extension to existing touring caravan storage area (revised scheme). This was a revised scheme to APP/12/00382/C with a smaller site area. It was refused by the local planning authority but allowed at appeal. The appeal inspector considered harm to the openness of the Green Belt would be limited and the benefits of the additional tourism use would outweigh the limited harm to the Green Belt. **Approved** (APP/12/01653/C, appeal ref: 2193728).

11. **2015**: Change of use to site holiday lodge caravans in place of touring caravans including demolition of existing buildings at Merley Court Touring Park. This was granted planning permission at planning committee for the stationing of 83 lodges. Condition 4 restricts occupation of the lodges during the period 7th January and 7th February. It was initially recommended for refusal by officer due to concerns over the harm to the Green Belt. **Approved** (APP/14/01672/C). This permission has been implemented but only a number of the lodges have been constructed.

12. **2015**: Change of use to allow the siting of four holiday lodge caravans in place of caravan storage area. **Approved** (APP/15/01495/C). This permission has been implemented.

13. **2017**: Change of use of land for the stationing of 99 static lodge caravans for permanent occupation. This application has not been determined (APP/17/0154/C).

Representations

14. 7 Letters of objection have been received and 3 further representations that neither supported or objected, in which the following concerns have been raised:

- Harm to the Green Belt
- Loss of touring and static holiday caravans that are protected by current planning policy (PP23)
- Impact on local economy that will be affected by the reduction of holidaymakers in the local area
- Traffic and highway impacts arising from permanent residential use
- Access too narrow to support residential use
- Impact on internationally protected sites not being mitigated
- The Council should look at providing a proper right of way / access to be added to provide a safe way for people to get down to Oakley Hill and Gravel Hill enabling people to get to bus stops and other walking routes nearby
- Impact on local infrastructure. Local facilities are at capacity and cannot unable to cope with this change to residential occupation.
- Error concerning the open public space available for the users of this site
- Doesn't take account of government or Local Plan policy

Consultations

15. Wessex Water: Has no comments other than providing a map showing the approximate location of water services near to the site and advising the applicant to contact Wessex Water if the proposals are to connect to the public foul sewers.

16. Waste Collection Authority: Site not suitable for individual bin collection. Therefore, communal bins will need to be provided in a bin compound adjacent to the area shown for a roundabout where the collection vehicle can access. Defer to amended plans showing either a bin store holding a minimum of 38/1100 litre capacity bins of 8 x 5000 cubic capacity underground bin units. If this cannot be

facilitated then the WCA would object to these plans.

17. Lead Local Flood Authority: No objection.

18. BCP Highway Authority: No objections subject to conditions on parking and cycling. The Highway Authority advises that the principle of the lodges for holiday use has already been established and the proposed use for permanent residential occupation is unlikely to result in significant increases in parking requirements or daily trips beyond their approved use as demonstrated in the supporting Transport Statement. Whilst there will likely be increased in vehicles trips at AM and PM peak times, these are unlikely to place excessive additional strain on the surrounding highway network. Recommend that secure cycle provision is provided onsite and capable of storing 99 bikes, whether in one large secure cycle store or smaller secure cycle stores situated around the site.

19. Natural England: Objection due to lack of information to determine impacts on the Dorset Heathlands Special Protection Area, Dorset Heaths Special Area of Conservation and Corfe and Barrow Hills SSSI. No objection to Poole Harbour SPA subject to providing mitigation.

Constraints

20. The site is located within the South East Dorset Green Belt.

Planning assessment

Site and Surroundings

21. The application site is Merley Court Touring Park, a camping and carvanning park located in the South East Dorset Green Belt, close to the northern boundary of the BCP area.

22. Merley House is a Listed Building and is located west of the site along Merley Land, the importance of the grounds around the house being recognised as a listed heritage park and garden.

23. The application site and Merley House are both accessed along a narrow road from the roundabout junction of the A341 and A31.

24. The eastern part of the site is wooded and accommodates 12 timber lodges in a woodland setting. This wooded area is approximately 3, to 4m lower than the main touring park and has a different character to the main touring park, which is generally open.

25. The main touring park area is generally flat with grass or gravel pitches; tarmac roads; and 2m high hedging dividing some of the pitches or groups of pitches. Shared wcs; showers; laundry; and dish washing facilities are provided in a single storey buildings. There are important amenity trees both within the site and around it's perimeter. Adjacent to the entrance of the site there is a shop and club house, which serves the Park and tennis courts. The perimeter of the site has a

3m to 4m high hedge, which is visible from Merley Park Road. The site entrance and northern part of the site are visible from Merley Park Lane.

26. With regard to the planning history of the site that allows for the stationing of 99 static caravans for holiday use, 31 have been delivered to date. The majority of the site is still used for touring caravanning until such time when the remainder of the static caravans are provided through the ongoing implementation of the planning permissions set out in the planning history section of this report.

Key issues

Principle of development

27. Planning legislation requires planning applications to be assessed against the development plan (in this case the Poole Local Plan 2018) unless material considerations indicate otherwise.

28. Policy PP2 of the Poole Local Plan sets out the broad locations considered suitable for residential development. The majority of development will be directed to the most accessible locations, which includes locations within sustainable transport corridors. The application site is not located within a sustainable corridor. PP2, however, allows for development outside of sustainable corridors where it is capable of delivering sustainable patterns of development. In this case, the site can already be used for the stationing of 99 static caravans with single use occupancy for 11 months out of 12. The change to permanent residential use is not considered to be materially difference in terms of its use and intensity that what has already been approved. In this regard the proposals would provide a similar sustainable pattern of development to the approved use and consistent with Policy PP2.

29. Policy PP2 (6) of the Poole Local Plan also states that the Council will carefully manage the Green Belt in accordance with national policy. The national planning policy for Green Belt is set out in the National Planning Policy Framework (NPPF).

30. The NPPF is clear that the Government attaches great importance to Green Belts. Paragraph 133 confirms that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the characteristics of Green Belts are their openness and permanence.

31. Paragraph 143 of the NPPF states that inappropriate development is, by definition, harmful to the Green Belt and should not be allowed except in very special circumstances. Paragraph 144 of the NPPF states:

"When considering any planning application, local planning authorities should ensure substantial weight is give to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations."

32. Paragraph 145 of the NPPF states that a local planning authority should regard

the construction of new buildings as inappropriate in the Green Belt except for several exceptions. It is relevant to consider in this case that the proposal is for a change of use of land as opposed to applying for the erection of buildings.

33. Paragraph 146 of the NPPF confirms that certain other forms of development are also not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it. Paragraph 146 provides the list of other forms of development that are also not inappropriate in the Green Belt, which includes material changes in the use of land provided they preserve its openness and do not conflict with the purposes of including land within it.

34. In this case, the existing permissions on the site already allow for the stationing of 99 static holiday caravans. Planning permission is not required for the erection of a static caravan as they are not deemed to be buildings or development to which the planning system applies. The use of the land, however, requires planning permission.

35. The applicants are currently able to open the park for 11 months of the year from 7th February to 7th January to take caravan / tents as well as occupation of the lodges on the site. The three planning permissions that will deliver 99 static caravans over time all have a condition that restricts the use of the caravans to 11 months out of 12 during the year, leaving 1 month where the static caravans should not be occupied.

36. The position in Green Belt terms is that there will be no significant change in the way that the static caravans will be occupied or used other than increased period of occupation from 11 months to 12 months. This change in occupation by the additional month is not considered to result in a material change on the impact on the openness of the Green Belt or the purposes of including land within it when considered against the existing planning permissions. The pattern of development that is already consented on the site for occupation as holiday accommodation therefore will not be materially changed by the static caravans being used for permanent residential occupation. In this regard, the principle of the proposal for permanent residential use of the static caravans in Green Belt terms is acceptable and in accordance with PP2 of the Poole Local Plan (2018) and paragraph 146 of the NPPF. It will, however, be necessary to ensure that the static caravans are delivered as per the layout and form of provision already secured by the current planning permissions (and shown on the submitted plans), and remove all residential permitted development rights set out in the General Permitted Development Order (2015) to ensure the Council maintains control over the site in planning terms to ensure the ongoing protection of the Green Belt; both of these aspects can be secured by conditions.

<u>Loss of Tourist Accommodation</u>

37. Policy PP23 (b) of the Poole Local Plan (2018) states that proposals resulting in the loss of tourist accommodation will only be permitted where it (i) is demonstrated that the continued use is no longer financially viable and attractive to future occupiers in accordance with the requirements of Policy PP40: Viability or (ii) adequately demonstrated that the loss is necessary to enable investment in the

remaining tourist accommodation on site or elsewhere in Poole.

38. The applicant has not provided evidence to confirm that the site is no longer viable in accordance with the requirements of Policy PP40 or demonstrated that the loss is needed to enable investment in remaining tourist accommodation elsewhere. In this regard the proposals conflict with the provisions of PP23 (b).

39. As required by planning legislation, proposals must be determined in accordance with the development plan unless material considerations indicate otherwise. This is a case where material considerations need to exist in order to outweigh the identified conflict with PP23 (b). The applicant's position in this regard is that the loss of the touring aspect of the site has already been accepted by the grant of previous planning permissions that allow the stationing of 99 static caravans, which are in the process of being implemented. 31 of the static caravans have been sited already with 17 sold to private individuals with the remainder being marketed for sale. The assessment of the loss of tourist accommodation therefore should be considered against the context of changing the static caravans occupancy from 11 months to 12 months a year.

40. It is therefore materially relevant to consider that the planning history for the site allows for single user occupancy of the 99 static caravans for 11 months out of 12 months a year. The addition of an extra month for permanent occupation as is proposed in this application can be considered as an incremental change to the existing situation in respect of the planning history on the site.

41. The issue of use of holiday parks for permanent residential occupation has been considered on other sites elsewhere in the country. In cases in *Organford* and *Clanna* (both considered and allowed at appeal) inspectors considered that whatever the length of time of occupation static caravans people would still sleep, prepare meals, relax and generally carry out activities that would be no different whether used for holiday accommodation or permanent residential. There would be some changes in the use of off-site infrastructure such as use of schools and doctor's surgeries arising from permanent residential but overall the basic scale and character of trips will not be materially different if changing occupation from 11 months to 12 months as is proposed.

42. Furthermore, the applicant contends that the site is located on the periphery of the area and located some distance from the tourist attractions and facilities and services which sit at the core of the conurbation. The applicant highlights that there is a range of other tourist accommodation available in more centrally located parts of the conurbation that are better able to derive the economic benefit from the spending of holiday makers. There are also a wide range of static caravan facilities available relatively close by in the neighbouring Dorset Council area that would help offset the loss the Merley Court facility.

43. The site will also remain as a caravan site and continue to be controlled through the separate licensing regime. It is expected that the static caravans as a result will likely retain an element of tourist accommodation even with the incremental change from 11 months single occupancy to 12 months as is proposed as some purchasers will use them as holiday homes albeit without a restriction on

occupancy. Overall, the proposed incremental change from the consented situation is not considered to be materially different or have a significant adverse effect on the wider tourism offer in the Poole area given the range of other facilities available in more centrally located parts of the conurbation.

44. Furthermore, the Council is required by the NPPF to maintain a five-year supply of housing to ensure the Government's policy of significantly boosting the supply of housing is delivered. The site was previously considered at the Poole Local Plan preparation stage for housing in view of the fact that the static caravans can be occupied 11 months out of 12 by a single use occupancy already under the existing permissions. It was not allocated for housing at that time as sufficient sites were found elsewhere.

45. Since the Local Plan was adopted the Government has introduced the Housing Delivery Test that measures an area's housing delivery performance against adopted housing requirements. The most recent Housing Delivery Test (2020) saw the former Poole area deliver 74% against the adopted housing requirement, which resulted in a 20% buffer being added to the Poole area's supply as a result to improve the choice and availability of sites to boost delivery of housing towards meeting adopted requirements. It is relevant to note that the 2020 Housing Delivery Test Results have gone downwards from 84% delivery the previous year in 2019. With the application of the 20% the Council's five-year land supply is 5.2 years.

46. It is evident that the Council can demonstrate a five-year supply in the former Poole area even with the application of a 20% buffer, and therefore not automatically required to apply the presumption in favour of sustainable development at the present time. However, it is evident that the Council's housing delivery has decreased over the last year and the contribution of 99 static caravans for residential use to the Council's future housing land supply is a material consideration in favour of this application that will help maintain a five year supply in the former Poole area.

47. Policy PP7 (Facilitating a step change in housing delivery) of the Poole Local Plan sets out that the Council will work positively and proactively with developers, partners and other relevant organisations to deliver a step change in housing delivery to ensure needs are met over the plan period. Criterion (a) of PP7 states that the Council will maintain a five-year supply and (c) encourage a wide range of housing types. The proposal would meet both PP7 (a) and (c) and accord with the policy's aims of facilitating a step change in housing delivery.

48. Policy PP8 (Type and mix of housing) recognises that a mix of all types of housing are needed in Poole. In this regard, the proposal would facilitate the stationing of static caravans for permanent residential occupation. As planning permission is not required to install the caravans, the Council's affordable housing policies do not apply in this case as the proposal is only considering the use of land. However, static caravans can still provide a form of lower cost housing that will enable a more affordable housing product to be available to the market along with the range of other forms of housing being delivered elsewhere in the area. The provision of this form of housing as proposed in this application is considered to accord with PP8 and the emphasis on delivering a mix of housing of all types and sizes.

49. On balance, the incremental change in single use occupancy from 11 months to 12 months a year, the contribution of 99 residential static caravans to help meet the Council's housing requirements and no harm being identified to the openness of the Green Belt, are material considerations in favour of the proposal that are considered to outweigh the conflict with Policy PP23 (b) of the Poole Local Plan 2018 on this occasion. It is relevant to consider that it is the unique circumstances with this application arising from its planning history along with the other material considerations identified that tip the balance in in favour of the proposal on this occasion.

Impact on the character and appearance of the area and residential amenity

50. Policy PP27 set out the design criteria against for all new development to ensure that the established pattern of development and residential character of the area is preserved or enhanced. PP30 requires development to preserve of enhance Poole's heritage assets, which in the case of this application relates to the adjacent listed Merley House and associated gardens.

51. This proposal relates to a change of use land as opposed to any changes to the development on the site. As a result, there will not be any material change to the character and appearance of the area and residential amenity from the proposal, or impact on adjacent heritage assets. Conditions are proposed similar to those on the existing permissions that will require landscaping, tree protection measures and the form and stationing of the static caravans to be agreed with the local planning authority prior to commencement to ensure the overall character and appearance of the site is preserved.

Parking provision and highway safety

52. The Local Highway Authority raises no objection subject to the conditions relating to parking and cycling facilities being provided. The Local Highway Authority acknowledges the planning history on the site and does not consider the change to permanent residential will lead to a harmful increase in traffic movements to justify a refusal on highway grounds. As such, the proposal is acceptable from a highway safety and parking perspective in accordance with PP35.

Other matters

53. A condition can be imposed securing the provision of suitable waste collection arrangements to address the matters raised by the Waste Collection Authority.

Section 106 Agreement

54. 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.

55. Mitigation of the impact of the proposed development on recreational facilities; Dorset Heathlands and Poole Harbour Special Protection Areas; and

strategic transport infrastructure is generally provided for by the Community Infrastructure Levy (CIL) Charging Schedule adopted by the Council in February 2019.

56. In this case, however, CIL is not applicable to this change of use proposal as no floorspace to which CIL is charged will be created. Therefore, bespoke contributions are required to mitigate the impact of the proposal on Dorset Heathlands through the provision of Heathland Infrastructure Projects (HIPs).

57. In discussions with Natural England, the applicant has agreed that the change in occupancy to permanent residential is equivalent to 71 additional flats worth of occupancy in terms of impact on the Dorset Heathlands. The 71 additional flats worth of occupancy has been used to calculate the necessary heathland infrastructure and Strategic Access Management and Monitoring (SAMM) contributions.

58. The applicant has agreed to pay a contribution of £67,592 for HIPs, which has been agreed by officers as being an appropriate level of mitigation to address the scheme's impact on Dorset Heathlands.

59. 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

60. 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.

61. The SAMM contributions required from this proposal are set out as follows:

SAMM Contributions Required			Dorset Heathland SAMM	Poole Harbour Recreation SAMM
Flats	Existing	0	@ £269	@ £96
	Proposed	71		
	Net increase	71	£19,099	£6,816
Total Contributions			£19,099 (plus admin fee)	£6,819 (plus admin fee)

62. The applicant has confirmed they will enter into a Section 106 agreement to secure the required contributions towards Dorset Heathlands infrastructure and Dorset Heathlands and Poole Harbour Recreation SAMM prior to commencement of development. With the required contributions secured the proposal addresses the matters raised by Natural England, ensures the proposal meets the requirements of the Habitats Regulations and accord with Policy PP32 of the Poole Local Plan (2018).

Summary

63. The proposal would:

- See the change of use of land to provide 99 static caravans for permanent residential occupation. This is change to the consented position for the static caravans to be used for tourist accommodation;
- Provide an acceptable standard of residential amenity for future occupants and neighbouring residents;
- Provide adequate parking and preserve highway safety
- Mitigate the impact on heathland and harbour recreation through infrastructure and SAMM contributions

Planning balance

64. Whilst there is an identified conflict with Policy PP23 (a) in respect to the loss of tourist accommodation, the proposal would in the context of the previous planning history on the site, provide additional social and economic benefits of 99 additional residential units without any identified environmental harm that are material considerations in favour of the proposal.

RECOMMENDATION

It is therefore recommended that this application be granted subject to the conditions set out below, which are subject to alterations / additions by the Head of Planning provided any alteration / addition does not go to the core of the decision; and subject to the completion of a Section 106 Agreement securing the following:

- **£67,592 for Heathland Infrastructure Projects (HIPs)**
- **£19,099 (plus admin fee) in respect of Dorset Heathland SAMM**
- **£6,816 (plus admin fee) in respect of Poole Harbour Recreational SAMM**

Conditions:

1. GN150 (Time Expiry 3 Years (Standard))

2. PL01 (Plans Listing)

3. HW100 (Parking/Turning Provision)

4. HW110 (Cycle Provision)

5. HW230 (Permeable surfacing condition)

6. LS020 (Landscaping scheme to be submitted)

7. RC010 (Remove Residential Permitted Development)

8. AA01 (Non standard Condition)
At no time shall the number of static caravans accommodated on the application site exceed 99 as set out on approved drawing 100 Rev A and no lodge or ancillary structure shall be sited outside the identified footprint shown on those drawings

Reason -
In the interests of the balance of buildings and landscape and to preserve the landscape setting and the character and appearance of the Green Belt and in accordance with PP2 and PP31 of the Poole Local Plan (November 2018).

9. AA01 (Non standard condition)
Prior to any static caravan being placed on the application site, or replaced, a schedule of potential external materials and finishes for the static caravans shall be submitted to and approved by the Local Planning Authority. No static caravan shall be placed on the site other than in compliance with the approved schedule of materials and finishes.

Reason-
In the interests of the appearance of the site and the character of the area and in accordance with PP28 of the Poole Local Plan (November 2018).

10. AA01 (Non standard condition)
Prior to the commencement of the development, other than the demolition of any buildings, an Arboricultural Method Statement detailing the method and materials to be used in the construction of any static caravan base or other structure within the Root Protection Area of any retained trees and a specification for any proposed pruning of trees required to carry out the development shall be submitted to and approved in writing by the Local Planning Authority, the agreed details shall then be followed during implementation of the consent.

Reason-
In order to ensure appropriate measures are taken to protect the trees on site and to maintain the balance of built form to landscape and the wider landscape setting of the site and area and in accordance with PP28 of the Poole Local Plan (November 2018).

11. If within a period of 5 years from the date of planting of any tree, pursuant to Condition 9 above, that tree or any tree planted in replacement for it is removed, uprooted or destroyed or dies or becomes in the opinion of the Local

Planning Authority seriously damaged or defective another tree of the same species and maturity as that originally planted shall be planted in the same place unless the Local Planning Authority gives its written consent to any variation.

Reason-
In order to ensure the retention of appropriate balance of landscape and built form and to preserve the landscape setting of the site and the character and appearance of the wider area and in accordance with Policy PP28 of the Poole Local Plan (November 2018).

Informative Notes

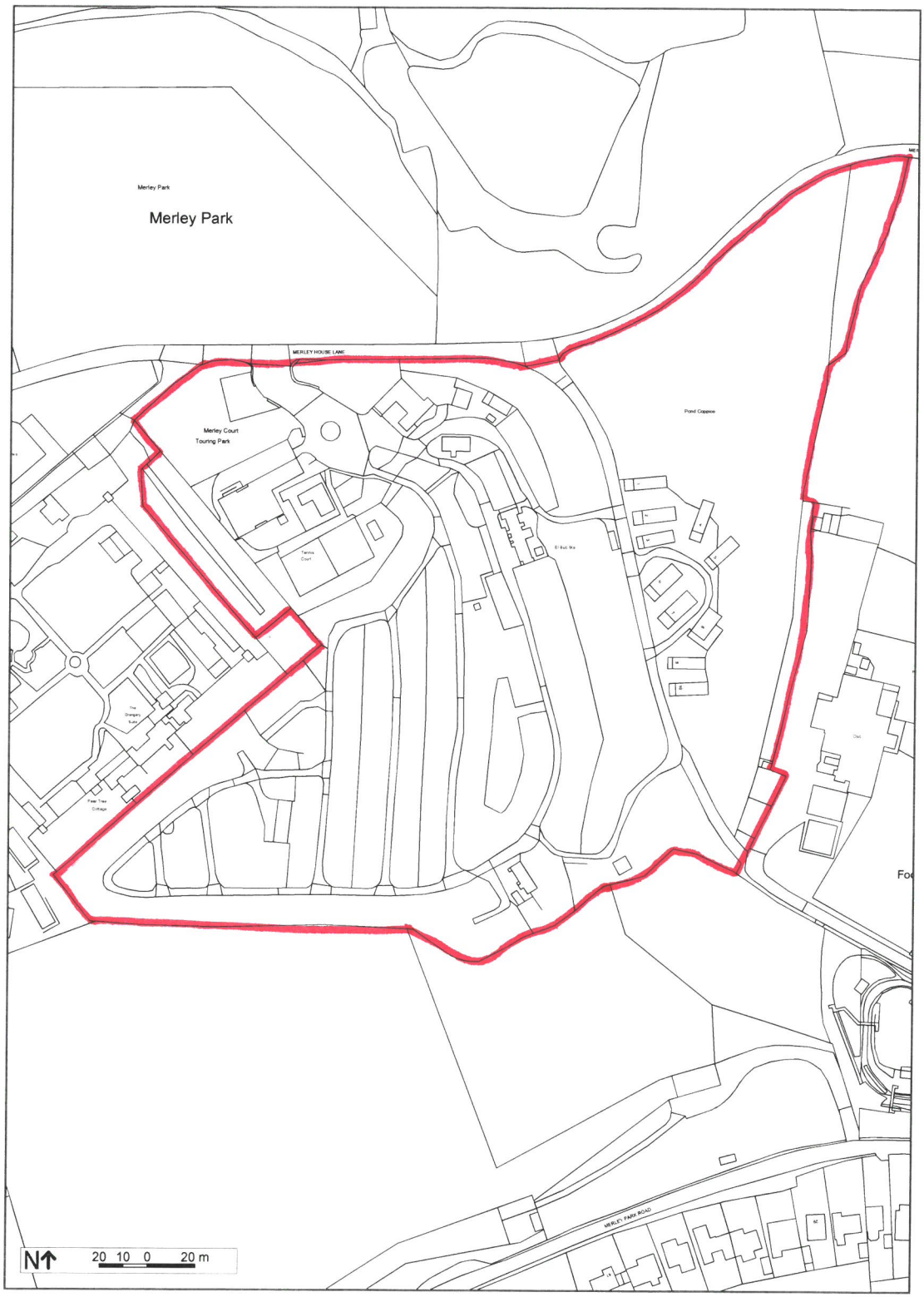
1. IN72 (Working with applicants: Approval)

2. IN74 (Community Infrastructure Levy - Approval)

3. IN84 (Appropriate Assessment passed)

4. IN81 (SAMM Approval)

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Map Information

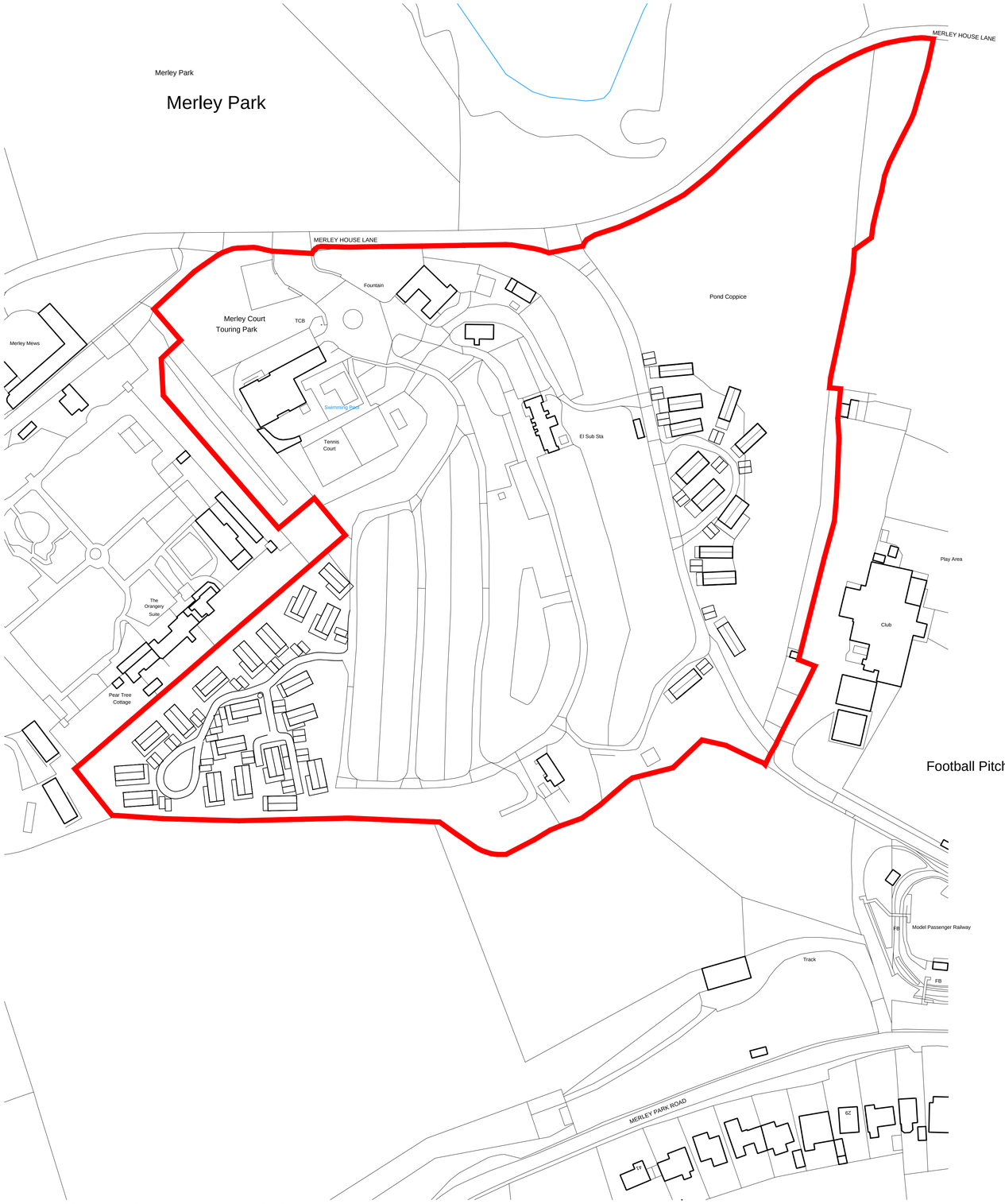
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Date:	02/10/17
Reference	4273
Order No:	1892604

Map data

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0 100m

Existing Location Plan (1:1000)

Rev.	Date	Details	Drawn	Checked
A	31.10.17	Existing units shown	SM	

Issued for:

PLANNING

Project/Client:

Merley Court
Holiday Park

Shorefield Holidays Ltd

Drawing:

Existing Location
Plan

Project No:
LMA.17.047

Dwg No:
001

Rev:
A

Scale:
1:1000 @A1

Drawn By:
SM

Date:
27.10.17

Checked By:
-

Date:
-

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Proposed Site Plan (1:1000)

Rev.	Date	Details	Drawn	Checked
A	25.01.18	Re-scaled	SM	

Issued for:

PLANNING

Project/Client:

Merley Court
Holiday Park

Shorefield Holidays Ltd

Drawing:

Proposed Site Plan

Project No: LMA.17.047

Dwg No: 100

Rev: A

Scale: 1:1000 @A1

Drawn By: SM Date: 27.10.17

Checked By: - Date: -

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LMA ARCHITECTS

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Planning Committee

Application Address	72 Lincoln Road, Poole, BH12 2HU
Proposal	Retrospective application for flat roof single storey rear extension and erection of 2 outbuildings and raised patio to the rear of the site. Re-roof and increase the eaves height of the existing bungalow. New boundary treatment to the rear of the site.
Application Number	APP/20/00299/F
Applicant	Mr Ward
Agent	Mr Bartlett
Date Application Valid	19 March, 2020
Decision Due Time	30 July, 2020
Extension of Time date (if applicable)	30 July, 2020
Ward	Newtown & Heatherlands
Recommendation	**Grant permission** subject to the conditions set out in the recommendation, which are subject to alterations / additions by the Head of Planning provided any alteration / addition does not go to the core of the decision
Reason for Referral to Planning Committee	This application is brought before committee at the request of Cllr Ms Earl due to the size and imposing nature of the development and lack of boundary treatment to the south.
Case officer	Monika Kwiatkowska

Description of Development

1. Planning consent is retrospectively sought for a flat-roof single-storey rear extension and the erection of 2 outbuildings and a raised patio to the rear of the site. Also to re-roof and increase the eaves height of the existing bungalow and form new boundary treatment to the rear of the site.

Key Issues

2. The main considerations involved with this application are:
    - Impact on the character and appearance of the area
    - Impact on the neighbouring amenity
    - Impact on parking provision

3. These points will be discussed below.

Planning Policies

4. Poole Local Plan (Adopted November 2018)

PP01	Presumption in favour of sustainable development
PP27	Design
PP34	Transport strategy

5. Parking and Highway Layout in Development SPD (Adopted July 2011)

6. National Planning Policy Framework (NPPF) (adopted 2019)

Relevant Planning Applications and Appeals

2019: Planning permission was **refused** for a single storey rear and side extensions and erection of 2 outbuildings to the rear of the site. Re-roof and increase the eaves height of the existing bungalow. New boundary treatment to the rear of the site(APP/19/00962/F), on the following grounds:

> The proposed side extension and the outbuildings attached to it, by virtue of their overall footprint and height combined with their proximity to the shared boundary with No 70 Lincoln Road and projection along the majority of the length of the shared boundary, would be oppressive and unduly dominant to the occupants of that dwelling and therefore materially harmful to the outlook of the occupants of No 70 Lincoln Road, contrary to Policies PP13 and PP27 and the provisions of the NPPF.

Representations

7. Letters of representation have been received from the owners/occupants of the adjoining properties raising the following concerns:
    - impact on privacy, daylight and sunlight of the occupants of 4 Fortescue Road
    - overbearing and oppressive due to the occupants of the dwellings on Fortescue Road due to the proximity of the outbuildings to the rear boundary and lack of sufficient boundary treatment to the rear
    - Impact on land stability at nos 4 and 6 Fortescue Road
    - The proposed plans are inaccurate in respect of the topography of the site and the adjacent area

Consultations

8. BCP Highway Authority – No objection

Planning assessment

Site and Surroundings

9. The application site is occupied by a detached bungalow, situated on the south side of Lincoln Road, a residential road in the Parkstone area of Poole, close to its junction with Albert Road.

10. There is a variety of scale and design along the road, with the dwellings being staggered in height.

11. Lincoln Road varies greatly in its topography with the application site higher than Nos 4 and 6 Fortescue Road at the rear. The site levels drop significantly towards the rear.

12. The site is enclosed by 1.8m fences and walls to the sides. The rear boundary treatment has been partially removed.

Key issues

13. As the majority of works on site have been started and the rear extension has been built, this scheme is partly retrospective.

Impact on the character and appearance of the area:

14. The proposal includes the re-roofing of the existing bungalow and increasing its eaves height. The works associated with this part of the development have been completed. Whilst the resultant increase in eaves height is readily visible from the road, this is modest in nature and the overall increase in bulk and mass of the dwelling respects the character and appearance of the area, without giving the dwelling an unduly prominent appearance, especially towards No 74 Lincoln Road, which is a bungalow.

15. The scheme includes the erection of a single-storey rear extension and raised deck. The extension, being to the rear of the property would not be visible from Lincoln Road. The extension, being flat roofed would represent a relatively modest addition to the existing dwelling and it would be proportionate to the size and scale of the property. The proposed use of materials to match the existing dwelling would integrate the extension with the existing property, preserving the character and appearance of the area. The decking would not be visible from the public realm and would have no impact on the visual amenity of the streetscene.

16. The outbuildings at the rear of the site have been already partially erected. These outbuildings would be sited close to the rear boundary of the site and, due to their siting and the topography of the area, would not be readily visible from Lincoln Road.

17. The proposed scheme is readily visible from dwellings on Fortescue Road, due to the elevated siting of the application site and the current lack of any rear boundary enclosure. However, the scheme proposes new rear boundary treatment of the same height as that of No 70 Lincoln Road and this would adequately screen the proposed extensions from Fortescue Road.

18. Furthermore, due to the omission of the previously proposed side extension which was considered to be harmful to the amenities of the neighbours, the current proposals are reduced in scale and more in keeping with the residential character of the area. As a result, the current scheme overcomes the previously raised concerns about their being overbearing in nature.

Impact on neighbouring amenity:

19. Policy PP27 of the Local Plan states that a good standard of design in all new development, including extensions and external alterations to existing buildings is required. Policy PP27 seeks to ensure that development exhibits a high standard of design that will complement or enhance Poole's character and local distinctiveness by respecting the setting and character of the site, surrounding area and adjoining buildings by virtue of its layout and siting, including building line and built site coverage; height and scale; bulk and massing, including that of the roof; materials and detailing; landscaping and visual impact.

20. The previous scheme on this site was refused due to the materially harmful impact of the side extension and the outbuildings that were planned to be attached to it on the outlook of the occupants of 70 Lincoln Road. The overall footprint and height of the side extension and the outbuildings combined with their proximity to the shared boundary with no 70 and the unbroken projection of these elements along the majority of the length of that shared boundary were found oppressive and unduly dominant to the occupants of no. 70. The current proposals omit the side extension element of the scheme.

21. By virtue of the relatively small increase in the eaves height, the dwelling would not give rise to any materially harmful loss of light or outlook to any neighbouring dwelling.

22. Similarly, the proposed rear extension would not be materially harmful to the light or outlook of the occupants of 70 and 74 Lincoln Road, by virtue of its siting; flat roof design; and single storey height.

23. The separation distance of some 35m would ensure that the increased eaves height and rear extension would not cause any materially harmful loss of privacy, light or outlook to the occupants of any dwelling on Fortescue Road.

24. A raised patio is proposed adjacent to the rear extension. This would be close to the boundary with 74 Lincoln Road and, because of its elevated position, would allow direct views towards the rear garden of no 74, above the existing fence and also towards the rear garden of 195 Albert Road. To protect the privacy of the occupants of both of these dwellings, a 1.8m high privacy screen should be secured by condition along this side of the patio and the associated stairs connecting it to the garden.

25. There would be two new windows in the side elevation facing 70 Lincoln Road to serve a bathroom and a bedroom. Both would be behind a boundary fence which would preserve the privacy of the neighbours.

26. The proposal would also introduce two roof lights sited towards the rear of the dwelling. Both would be high level and would preserve the privacy of the neighbours.

27. The outbuildings would be some 6m from the rear boundary of the site. At present, due to the absence of boundary treatment, they are readily visible from Fortescue Road, giving rise to the perception of direct overlooking from the large window in the rear elevation of the outbuilding. Due to its elevated position, the outbuilding currently also appears dominant towards the neighbours.

28. Both of these potential impacts would be mitigated by the erection of a high boundary treatment, of the same height as that of the rear boundary of 70 Lincoln Road, along the southern boundary of the site. Such a treatment is included in the proposals and would adequately screen the proposed development from view from the neighbouring gardens.

29. Part of the outbuildings would be visible above the existing shared boundary fence between nos. 70 and 72. This would, however only be towards the rear part of the garden of no 70, and would not be materially harmful to the outlook of the occupants of this neighbouring dwelling. Furthermore, whilst the proposed outbuildings would be sited close to the shared boundary with No 70 Lincoln Road, they would nonetheless be domestic in both scale and character and therefore not inappropriate in such an urban setting.

Impact on parking:

30. The proposal would have no impact on the existing off-road parking spaces to the front of the dwelling and the existing vehicular access would be retained having no impact on the highway safety.

Other considerations:

31. Concerns about structural impact and land stability in the vicinity of the rear boundary are noted but there is no known fundamental reason why the site cannot accommodate the proposed development in a manner that would not lead to the instability of the land or of adjacent land.

32. Some excavations and building works already undertaken on site do not correspond with or form any part of the works that are the subject of this application. It is also the case that, because of these works, it has not been possible to accurately determine original ground levels across the entire application site. Site visits have nevertheless allowed an accurate assessment of current ground levels, both within and adjacent to the application and of the scale nature and position of the works already undertaken and which fall outside of the scope of the current application.

Summary

33. The proposed scheme would respect the residential character of the area and the appearance of the existing dwelling on site
34. The proposal is capable of preserving the residential amenities of the neighbours, subject to appropriate conditions

35. The proposal would have no impact on the existing off-road parking provision on site and highway safety

Planning balance

36. The scheme overcomes previously raised reasons for refusal and is in compliance with the Local Plan, subject to appropriate conditions. It is therefore recommended for approval.

RECOMMENDATION
Grant permission subject to the conditions set out in the recommendation, which are subject to alterations / additions by the Head of Planning provided any alteration / addition does not go to the core of the decision

1. GN150 (Time Expiry 3 Years (Standard))
The development to which this permission relates shall be begun not later than the expiration of three years beginning with the date of this permission.

Reason -
This condition is required to be imposed by the provisions of Section 91 of the Town and Country Planning Act 1990 and amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004.

2. AA01 (Non standard Condition)
The materials to be used for the external finishes of the development hereby permitted shall be as specified on the approved plans.

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. GN080 (Screening to Balcony)
A 1.8m obscured privacy screens, conforming to or exceeding Pilkington Texture Glass Privacy Level 3, shall be erected along the eastern side of the finished floor level of the elevated patio (facing the gardens of Nos 74 Lincoln Road and 195 Albert Road) and along the full length of the stairs directly leading off said patio towards the rear garden of No 72 Lincoln Road, prior to the first occupation of the replacement dwelling hereby permitted, and these screens shall thereafter be permanently retained as such.

Reason -
In the interests of privacy and amenity of the neighbouring properties and in accordance with Policy PP27 of the Poole Local Plan (November 2018).

4. OL040 (Prior Demolition)
All elements of the building works, which do not form part of the development hereby permitted but have been erected on site, including the existing foundations of the side extension, shall be demolished before any part of the

development hereby approved is first brought to use.

Reason -
In the interest of transparency and to safeguard the amenity of the locality and in accordance with Policy PP27 of the Poole Local Plan (November 2018).

5. PL01 (Plans Listing)
The development hereby permitted shall be carried out in accordance with the following approved plans:

Site Plan, Drg. no: 19-LIN-015, rev. A, received 09/03/20
Roof Plan, Drg. no: 19-LIN-014, rev. C, received 09/03/20
Site Sections, Drg. no: 19-LIN-012, rev. C, received 09/03/20
Proposed Floor PLans, Drg. no: 19-LIN-010, rev. B, received 09/03/20
Ground Floor Plan, Drg. no: 19-LIN-013, rev. C, received 09/03/20
Existing and Proposed Elevations, Drg. no: 19-LIN-011, rev. G, received 19/06/20

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

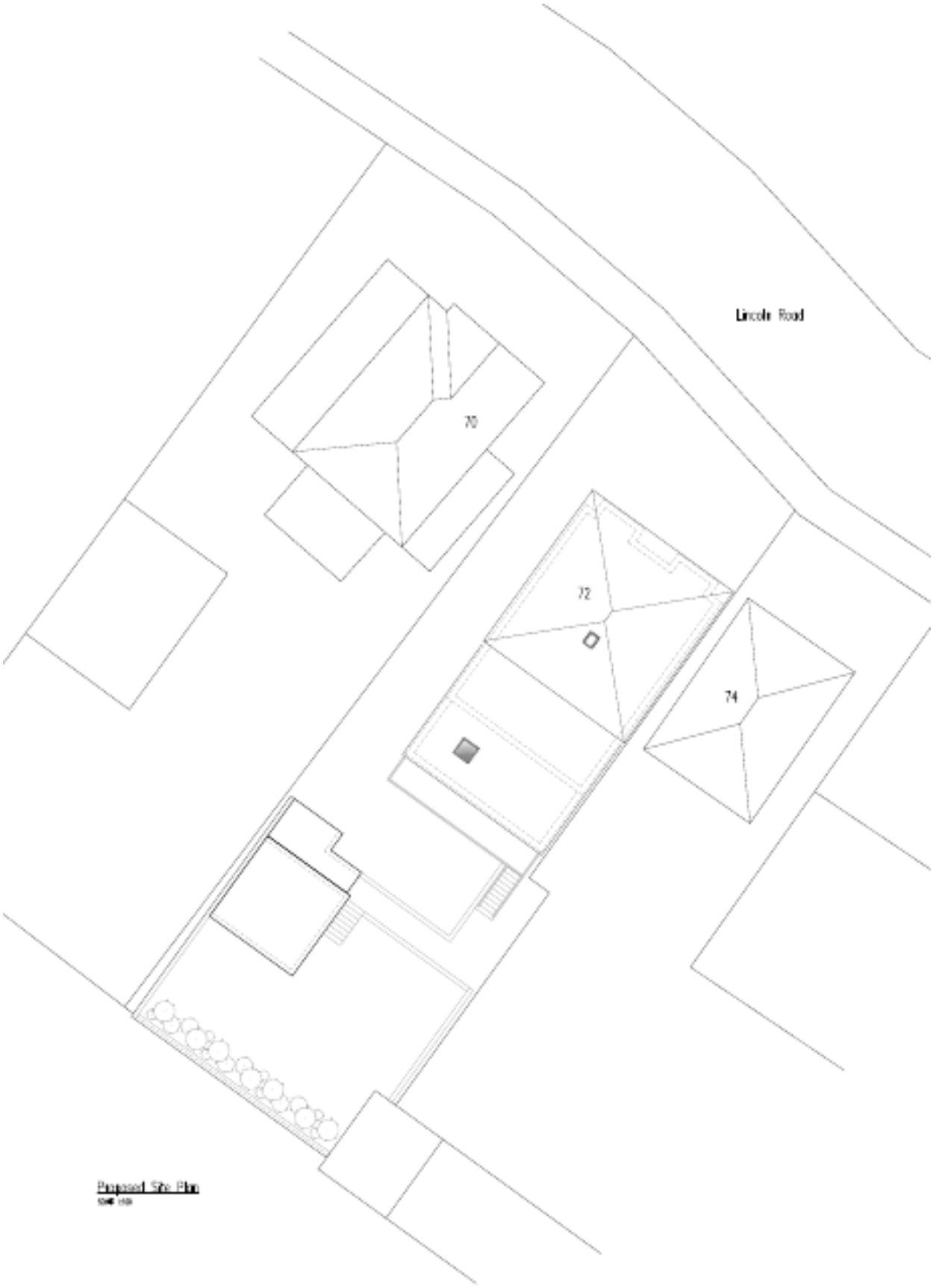
Informative Notes

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

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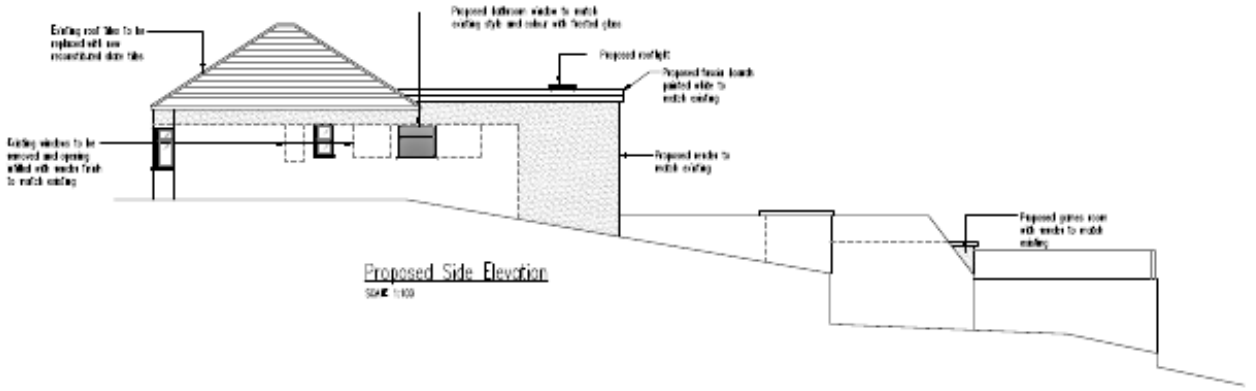


Proposed Site Plan



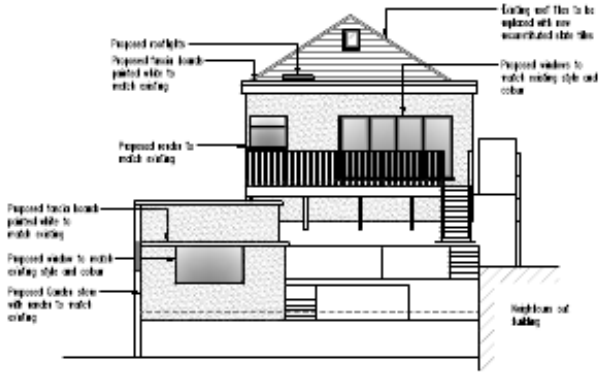
Proposed Front Elevation

SCALE 1:100



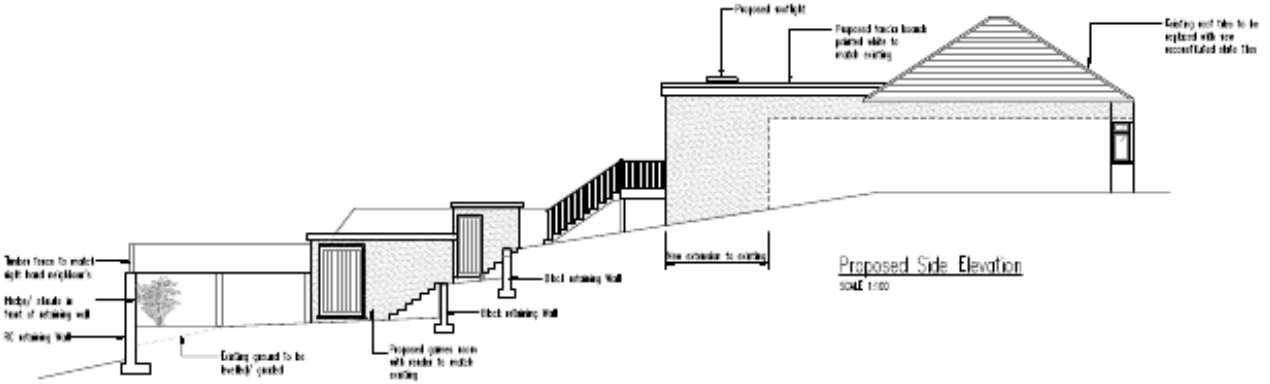
Proposed Side Elevation

SCALE 1:100



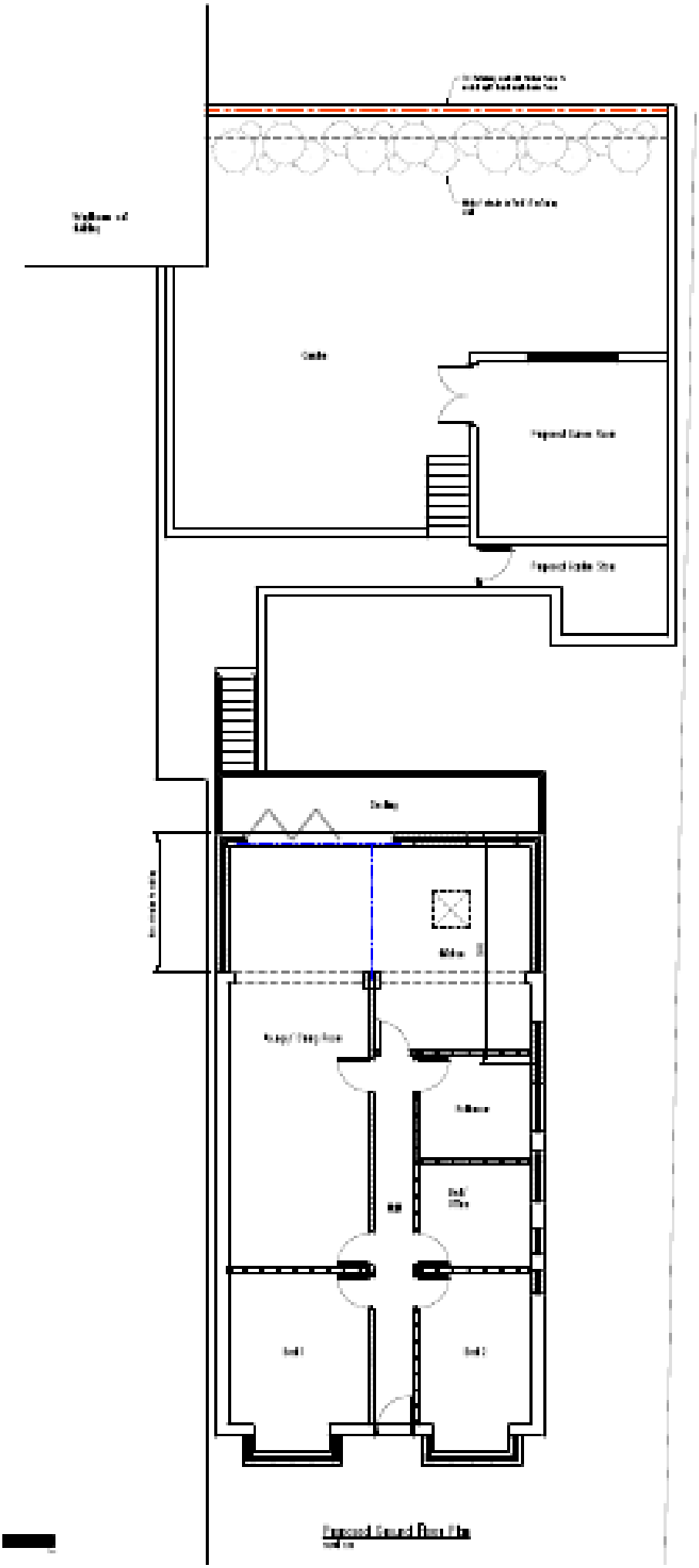
Proposed Rear Elevation

SCALE 1:100



Proposed Side Elevation

SCALE 1:100



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Planning Committee

Application Address	44 Western Road, Poole, BH13 6EU
Proposal	Demolish existing garage and outbuilding, sever land and erect a pair of 3 bedroom semi detached houses with parking.
Application Number	APP/20/00247/F
Applicant	AJ Developments
Agent	Anders Roberts & Assoc
Date Application Valid	25 February, 2020
Decision Due Time	22 July, 2020
Extension of Time date (if applicable)	22 July, 2020
Ward	Canford Cliffs
Recommendation	**Grant permission**, having secured the necessary contributions towards Dorset Heathlands SAMM and Poole Harbour Recreation SAMM and subject to the conditions set out in the recommendation, which are subject to alterations / additions by the Head of Planning provided any alteration / addition does not go to the core of the decision
Reason for Referral to Planning Committee	This application is brought before Committee since representations based on material planning issues have been received from more than 20 separate households that are contrary to the recommendation of the Planning Officer.
Case officer	Eleanor Godesar

Description of Development

1. Planning consent is sought for demolish existing garage and outbuilding, sever the land and erect a pair of 3-bed semi-detached houses with parking.

2. Substantially amended plans have been received during the consideration of the planning application with a view to overcoming issues arising from the original submitted plans.

Key Issues

3. The main considerations involved with this application are:
   - Impact on character and appearance of area
   - Impact on neighbouring and future occupant privacy and amenities
   - Impact on trees

- Impact on highway safety

Planning Policies

4. Poole Local Plan (Adopted 2018)

PP01 Presumption in favour of sustainable development
PP02 Amount and broad location of development
PP07 Facilitating a step change in housing delivery
PP08 Type and mix of housing
PP27 Design
PP28 Flats and plot severance
PP32 Poole's important sites
PP33 Biodiversity and geodiversity
PP34 Transport strategy
PP35 A safe, connected and accessible transport network
PP37 Building sustainable homes and businesses
PP38 Managing flood risk
PP39 Delivering Poole's infrastructure

5. Supplementary Planning Document

SPD1 Parking & Highway Layout in Development
SPD3 Dorset Heathlands Planning Framework (2020-2025)
SPD5 Poole Harbour Recreation SPD (2019-2024)
SPD6 Nitrogen Reduction in Poole Harbour (Adopted Feb 2017)

6. National Planning Policy Framework (February 2019)

Relevant Planning Applications and Appeals

7. **2018**: Sever land and erect a single detached house with access from the existing drive to Western Road. **Approved** (APP/17/01670/F).

8. **2019:** Provision of two dwellings with associated parking and landscaping (sever land) (APP/19/00721/F). **Refused** for the following reasons:

- The proposed development by virtue of the plot sizes and density has resulted in a layout and scale of development which does not respect that of the surrounding area and as such cannot be accommodated in a manner which would preserve or enhance the areas residential character and would therefore fail to deliver a sustainable pattern of development.
- The proposed development by virtue of the position and design of house 1 and its relationship with 44 Western Road would result in a dominant and oppressive impact on this neighbour viewed from its southern elevation, harmful to their amenities.
- Lack of SAMM contributions

9. **2019:** Demolish existing garage and outbuilding, sever land and erect a pair of 3 bedroom semi detached houses with parking. **Withdrawn** (APP/19/01181/F)

Representations

10. In addition to initial letters to neighbouring properties and a site notice, further notification was undertaken following the receipt of substantially amended plans.

11. 33 representations from 25 separate households have been received in which the following concerns are raised:

- Limited plot size and over-development
- Bin store and parking spaces are positioned opposite the dwellings and lit during night time
- Additional pressure on access drive in terms of potential conflicts between vehicles and pedestrian visibility
- Extending the site does not alleviate the issues
- The approved single dwelling is more in keeping
- Amenity issues for neighbours and future occupants including privacy; noise; and disruption
- Building higher than existing semi-detached houses
- The amended plans are significantly different and now show a hedge extending onto the existing driveway with the side wall being on the boundary line.
- Impact upon trees

Consultations

12. BCP Highway Authority – No objection to the amended proposals

13. The Society for Poole – the proposals do not respect the character of the area and involves an unsympathetic use of the site amounting to over-development

Constraints

14. The application site is covered by a Tree Preservation Order (74/1996).

Site and Surroundings

15. The application site is located to the south of 44 Western Road, one of a pair of two storey dwellings (nos 42 and 44) which are perpendicular to Western Road, fronting Ashton Court to the east, which is a purpose built block of flats. All of these properties, including Ashton Court, share the same access from Western Road.

16. The application site was previously part of the rear garden of no. 44, and is currently occupied by outbuildings. The site is adjacent to the garden and garage area serving Ashton Court and adjoins the Canford Chase Care Home to the west, the boundary to which is heavily screened by landscaping,

17. The area is predominantly residential in character with blocks of purpose built

flats to the north, south and east of the site.

Planning assessment

18. The current application has been submitted in response to a refused proposal and a recently withdrawn one. The current proposal has similarities to the withdrawn application, but includes more land in the application site and the footprint of the two semi-detached dwellings reflects some key aspects of the extant permission for one dwelling, most particularly the position of the north and west elevations.

19. A strategic objective of the Poole Local Plan is to deliver a wide range and mix of homes in the most sustainable locations. PP1 states that the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF.

20. PP2 identifies the amount and broad locations of development. The majority of new housing will be directed to the most accessible locations within Poole, including the town centre; district; and local centres. Outside these areas, higher density housing development will be concentrated along sustainable transport corridors.

21. The principle of severing the application site for one dwelling has been previously accepted in the extant permission (APP/17/01670/F). The application site is outside of the sustainable transport corridor where higher densities of development are concentrated. However, development outside of these areas will be permitted provided that the proposal is capable of delivering sustainable patterns of development. Sustainability of the proposal would be based upon its acceptance on other material considerations which are discussed below.

Character and Appearance of the Area

22. Policy PP28 of the Poole Local Plan states that plot subdivision will only be permitted where there is sufficient land to enable a type, scale and layout of development, including parking and usable amenity space to be accommodated in a manner which would preserve or enhance the area's residential character. Policy PP27 also requires development to reflect or enhance local patterns of development and neighbouring buildings in terms of layout and siting, including building line and site coverage; height and scale; bulk and massing; materials and detailing; landscaping; and visual impact.

23. The current proposal has addressed concerns arising from the previous proposal for two detached dwellings (APP/19/00721/F) by incorporating additional land to the south; making the two dwellings semi-detached; and by reflecting the approved footprint and position of the extant single dwelling. The scale and height of the dwellings would be similar to the neighbouring dwellings at 42 and 44 Western Road. Compared to the extant permission, the proposal would occupy more of the width of the plot and the increased massing of the building would be more apparent in the north and south elevations. This

massing would therefore be visually apparent within the streetscene, however, the design of the building would have an appropriate residential scale and appearance which would complement the adjoining dwellings at nos. 42 and 44. The overall height of the proposal would be similar to no. 44 and lower than the extant permission.

24. Each dwelling would have an area of private garden space and all of the parking spaces would be positioned in the southern part of the site. As such, the proposal would provide appropriate outdoor space for a small family home unimpeded by car parking spaces. The application site would therefore have sufficient land to enable a type, scale and layout of development, including parking and usable amenity space, which would preserve the area's domestic character.

25. A number of representations have raised concern about the position of a proposed low hedge along the frontage of the site which appears to be partly on the existing driveway. The 'red line' for the application site includes the existing driveway from Western Road; it therefore includes this land; and the hedge is therefore within the red line.

26. The applicants have served appropriate notice on the owners of all of the land falling within the 'red line' boundary of the application site, in so far as they have identified them, and issue of other legal rights attached to area of the hedge or any other area of land within the application site would be a matter to be resolved outside of the planning process.

Amenity and Privacy of Neighbours and Future Occupants

27. The nearest neighbouring property to the proposal is 44 Western Road. There would be sufficient separation between the two buildings to preserve neighbouring amenity in terms of daylighting and outlook.

28. First-floor windows are proposed on all elevations. Windows on the east elevation would have views towards the communal garden and garages of Ashton Court in a similar position to the extant permission. A number of occupants at Ashton Court have raised concern about the impact on their privacy, however, the separation distance would exceed 20m and the views from the proposed windows would be both oblique and through intervening planting. The privacy of these occupants would therefore be preserved.

29. Windows on the rear elevation would have views towards the communal garden of Canford Chase Nursing Home. The facing windows would have a separation distance exceeding 20 metres.

30. A first floor bedroom window is proposed in Unit 1 on the north elevation. This window would have views towards a facing first floor window in 44 Western Road with a separation of 13.7 metres. The extant permission nevertheless accepted a similar relationship between the neighbouring window and the ground floor living room windows of the detached dwelling. It is therefore accepted that some mutual overlooking has been established between the two

dwellings. As such there would not be any greater impact on neighbouring privacy than would be associated with the extant permission.

31. First floor windows associated with a bathroom and bedroom are proposed on the south elevation. These would have views towards the canopies of the protected trees to the south. However, there would be adequate separation from the trees to provide reasonable daylighting and outlook. The ground floor kitchen windows would be positioned adjacent to the proposed car port and their outlook towards the trees would be screened. Adequate daylighting would be provided by other windows in the open plan, ground floor layout.

32. The representations have raised concern about intensifying the use of the site. However, the noise and disturbance generated from one additional unit would not lead to material harm to neighbouring amenity in this case.

33. Neighbouring amenity and privacy would therefore be preserved.

Access and Parking

34. This proposal is similar in highway terms to a recently refused scheme for two dwellings (19/00721/F), which was refused for non-highway reasons.

35. As before, the proposed houses would be accessed via the existing access drive from Western Road, which is shared with Ashton Court flats, and 42 and 44 Western Road. The access itself is suitable to accommodate two additional dwellings, which are unlikely to result in significant traffic intensification. The proposed position of the low front hedge would be on part of the existing driveway. Whilst it would be preferable for the existing access drive to be maintained, the retained width would still be approximately 4.3m which would meet Manual for Streets guidelines that suggests a carriageway width of 4.1m is sufficient for a car to pass another car. There are also wider sections along the access drive.

36. Both dwellings would be provided with two parking spaces, which is in accordance with adopted guidelines, and turning would be possible. All the parking would be provided on the south side of the application site in a tandem arrangement. A wall between the two sets of tandem spaces is shown on the site plan. Pedestrian visibility splays are also shown on both sides of the parking spaces. These features can be secured by conditions (#4 and #5).

Trees and Biodiversity

37. There are adjacent mature trees which have root protection areas and canopies extending into the application site. These trees are protected by a Tree Preservation Order.

38. A tree survey and Arboricultural Method Statement (AMS) have been received plus additional information about a mature pine tree in the grounds of the care home. The proposed dwellings would be outside of all theoretical root protection areas and the Council's Arboricultural Officer is satisfied that the

mitigation measures proposed in respect of all of these trees would protect them from direct harm.

39. The proposal has been amended to provide all the amenity space on the north side of the application site and addresses previous arboricultural concerns in terms of future pressure to fell or prune trees. The proposed car port would protect parked cars from leaf drop and detritus. The arboricultural details can be secured by condition (#6).

40. The development would be expected to deliver biodiversity enhancements. With the advice of an ecologist, these could include native plant species, bat bricks or bird boxes and can be secured by condition (#7).

Sustainability and drainage

41. It would be readily possible for the development to incorporate renewable energy equipment to provide 10% of estimated energy use in accordance with PP37. The submitted Energy & Resources Statement suggests use of solar panels. Further details of this can be secured by condition (#8).

42. The application site is at low risk of surface water flooding. Permeable surfacing could be secured by condition (#9) to ensure there would be no increase in surface water run-off from the site as some unsurfaced areas would be replaced with hard standing.

Section 106 Agreement/CIL compliance

Contributions Required			Dorset Heathland SAMM	Poole Harbour Recreation SAMM
Houses	Existing	0	@ £394	@140
	Proposed	2		
	Net increase	2	£788	£280
Total Contributions			£788 (plus admin fee)	£280 (plus admin fee)
CIL	Zone A		@ £230sq m	

43. 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.

44. 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

45. 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.

46. The applicant has submitted a Section 111 form and the relevant contributions towards Dorset Heathlands and Poole Harbour Recreation SAMM have been secured.

Summary

- The site would have sufficient land to enable a type, scale and layout of development, including parking and usable amenity space, which would preserve or enhance the area's residential character.
- The proposal would preserve neighbouring amenity and privacy.
- The proposal would preserve highway safety.
- The proposal would be outside the root protection areas of protected trees and has been designed so that the dwellings would not generate unreasonable pressure to fell or prune trees in the future.

Planning balance

47. The proposal would deliver sustainable patterns of development which would provide the social and economic benefits of two additional dwellings within the urban area.

RECOMMENDATION

Grant permission, having secured the necessary contributions towards Dorset Heathlands SAMM and Poole Harbour Recreation SAMM and subject to the conditions set out in the recommendation, which are subject to alterations / additions

by the Head of Planning provided any alteration / addition does not go to the core of the decision

1. GN150 (Time Expiry 3 Years (Standard))
The development to which this permission relates shall be begun not later than the expiration of three years beginning with the date of this permission.

Reason -
This condition is required to be imposed by the provisions of Section 91 of the Town and Country Planning Act 1990 and amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004.

2. PL01 (Plans Listing)
The development hereby permitted shall be carried out in accordance with the following approved plans:

9273/200 Rev F Site, Block, Location Plans & Existing Floor Plans received 14 July 2020
9273/201 Rev E Proposed Floor Plans, Elevations and Street Scene received 14 July 2020
9273/202 Rev B Car Port received 14 July 2020
4644-6-20 Tree Protection Plan received 28 July 2020

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

3. AA01 (Non standard Condition)
The materials to be used for the external wall and roof shall be as specified on the approved plans and 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).

4. HW100 (Parking/Turning Provision)
The development hereby permitted shall not be brought into use until the access, turning space and vehicle parking, including the wall between the tandem parking spaces, shown on the approved plans have been constructed, and these shall thereafter be retained and kept available for those purposes at all times.

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

5. HW200 (Provision of Visibility Splays)
Before the development hereby permitted is brought into use and notwithstanding the provisions of the Town and Country Planning (General

Permitted Development) Order 2015 or any subsequent re-enactment thereof, the land designated as visibility splays as indicated on the approved plans shall be cleared of all obstructions over 0.6 metres above the level of the adjoining highway, including the reduction in level of the land if necessary, and nothing over that height shall be permitted to remain, be placed, built, planted or grown on the land so designated at any time.

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

6. TR030 (Implementation of Details of Arb M Stmt)
All works relating to the ground clearance, tree works, demolition and development with implications for trees shall be carried out as specified in the approved arboricultural method statement, and shall be supervised by an arboricultural consultant holding a nationally recognised arboricultural qualification.

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

7. AA01 (Non standard Condition)
Prior to the construction of the dwellings hereby permitted, details of biodiversity enhancement to be delivered on site, prepared by suitably qualified and experienced person/s, shall be submitted to, and approved in writing by, the Local Planning Authority. The agreed enhancements shall be implemented prior to occupation of the dwelling hereby approved. The details could include, but are not restricted to bat and bird boxes and bricks; bee bricks; hedgehog ramps; native plant species.

Reason -
In order to deliver the biodiversity enhancement required by the NPPF and in accordance with Policy PP33 of the Poole Local Plan adopted 2018.

8. GN162 (Renewable Energy - Residential)
Prior to first occupation of the building hereby permitted, details of measures to provide 10% of the predicted future energy use of each dwelling from on-site renewable sources, shall be submitted to and approved in writing by the local planning authority. These measures must then be implemented before any residential occupation is brought into use, and maintained thereafter.

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

9. HW230 (Permeable surfacing condition)
All ground hard surfaces shall either be made of porous materials, or provision shall be made to direct run-off water from the hard surface to a permeable or

porous area or surface within the site. The hard surface shall thereafter be retained as such.

Reason -

In the interests of delivering development which does not result in unacceptable levels of run-off and in accordance with Policy PP38 of the Poole Local Plan (November 2018).

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. IN74 (Community Infrastructure Levy - Approval)
Part 11 of the Planning Act 2008 and the Community Infrastructure Levy Regulations

The proposed development referred to in this Planning Permission is a chargeable development liable to pay Community Infrastructure Levy (CIL) under Part 11 of the Planning Act 2008 and the CIL Regulations (amended).

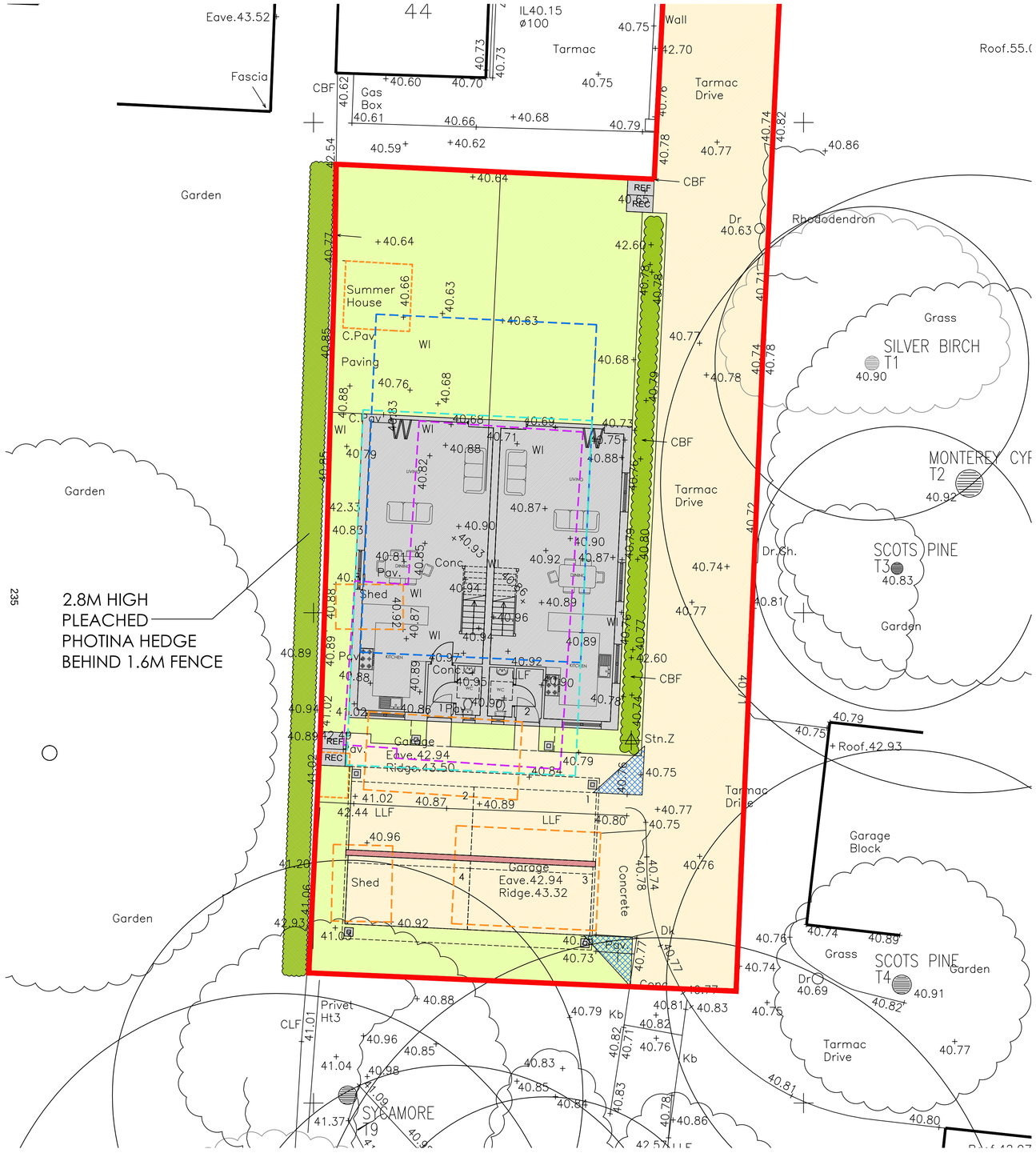
In accordance with CIL Regulation 65, the Local Planning Authority (LPA) will issue a Liability Notice in respect of the chargeable development referred to in this planning permission as soon as practicable after the day on which this Planning Permission first permits development. The Liability Notice will confirm the chargeable amount for the chargeable development referred to in this Planning Permission and will be calculated by the LPA in accordance with CIL Regulation 40 (amended) and in respect of the relevant CIL rates set out in the adopted charging Schedule. Please note that the chargeable amount payable in respect of the chargeable development referred to in this planning permission is a local land charge.

Please be aware that failure to submit a Commencement Notice and pay CIL in accordance with the CIL Regulations and Council's payment procedure upon commencement of the chargeable development referred to in this Planning Permission will result in the Council imposing surcharges and taking enforcement action. Further details on the Council's CIL process including

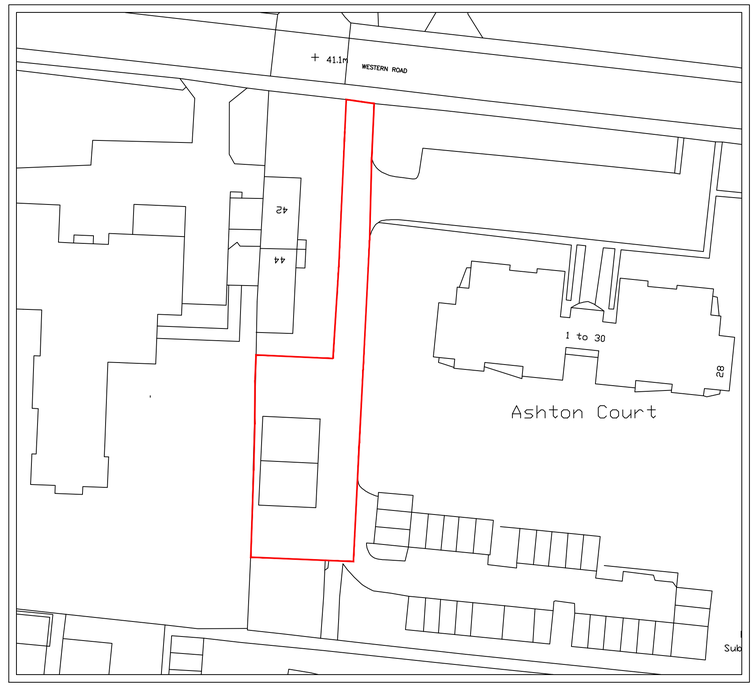
assuming liability, withdrawing and transferring liability to pay CIL, claiming relief, the payment procedure, consequences of not paying CIL in accordance with the payment procedure and appeals can be found on the Poole website: http://www.poole.gov.uk/planning-and-buildings/planning/ldf/community-infrastructure-levycommunity-infrastructure-levy/

3. IN81 (SAMM Approval)
The necessary contributions towards SAMM arising from the proposed development have been secured by a S.111 agreement and have been received.

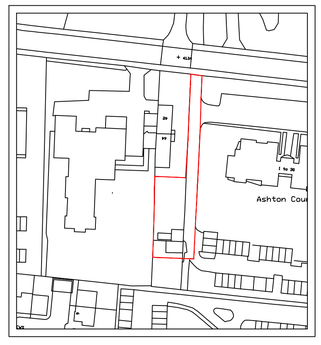
4. IN84 (AA passed)
This application is subject to a project level Appropriate Assessment in accordance with the Conservation of Habitats and Species Regulations 2017, concluding that the likely significant effects arising from the development can be mitigated and have been mitigated ensuring there would not be an adverse effect on the identified designated sites of Nature Conservation Interest.



PROPOSED SITE PLAN
SCALE 1:100
BASED ON TOPOGRAPHICAL SURVEY INFORMATION



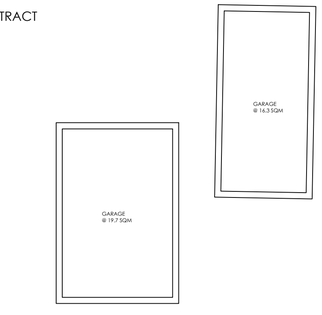
PROPOSED BLOCK PLAN
SCALE 1:500
BASED ON ORDNANCE SURVEY EXTRACT
(OS LICENCE NUMBER: 100007080)



EXISTING LOCATION PLAN
SCALE 1:1250
BASED ON ORDNANCE SURVEY EXTRACT
(OS LICENCE NUMBER: 100007080)

REQUIREMENT FOR SPRINKLER/ EXTERNAL DRY RISER ARRANGEMENT TO BE AGREED WITH BUILDING CONTROL & FIRE OFFICER.

SITE AREA = 0.07 HECTARES / 0.17 ACRES
4 X PARKING SPACES
SCHEDULE OF ACCOMMODATION
2 X 3 BEDROOM SEMI DETACHED HOUSES @ 118 SQM / 1269 SQFT
TOTAL PROPOSED GIA = 243.2 SQM
TOTAL EXISTING GIA = 36.0 SQM



EXISTING BUILDINGS TO BE DEMOLISHED
SCALE 1:100

NOTES

1. The contents of this drawing are copyright.
2. Do not scale. Figured dimensions only to be used.
3. Contractors must verify all dimensions and report any discrepancies before putting work in hand or making any shop drawings.
4. All flat roofs to be fitted with a man safe system.
5. Please note a domestic sprinkler system may be required - check with your building control inspector
6. Fixed shut fire safety glass windows may be required where windows are in close proximity to boundaries (subject to building regulations).
7. Stair design to be independently checked by stair fabricator for regs. compliance, prior to construction/ ordering.
8. Maclennan waterproofing specialists (or similar company with relevant PI insurance) to be instructed and detail all basement waterproofing designs. - ARC carry no responsibility for basement designs in terms of waterproofing or structure in any way.
9. "AS BUILT" drawings will only be issued upon request from the client/ contractor. All information within as built drawings is to be confirmed and provided by the client/ contractor. ARC Architecture do not perform regular site inspections to guarantee as built information so contractor or client must sign a letter from ARC to confirm compliance with our plans on site.
10. Any discrepancies between specification notes and details must be clarified for design intention with ARC before continuing with construction.
11. At Building Regulation stage our instruction is to gain a certificate of building regulations compliance from the chosen inspector (LA or Private)
12. To ensure compliance with EWS1 fire safety forms an independent and an appropriately qualified and insured fire consultant / engineer should be appointed by the client to ensure the finished project can be mortgaged.
13. A design and risk assessment should form part of our drawing package, if you have not received this from us by post, email or collection please contact us for a copy before moving forward with the project.
14. At planning stage planning drawings are to only to used for planning purposes.

LEGEND

- SITE BOUNDARY
- OUTLINE OF APPROVED SCHEME
- EXISTING BUILDINGS TO BE DEMOLISHED
- OUTLINE OF PREVIOUSLY WITHDRAWN SCHEME
- OUTLINE PRIOR TO AMENDMENTS
- 2M X 2M VISIBILITY SPLAYS ADDED (NO PLANTING OVER 600MM IN THIS AREA)
- INDICATIVE PLANTING

10m @ 1:100

F	CAR PORT REVISED & BUILDING POSITION AMENDED	14.07.20	JA
E	PARKING & CAR PORT REVISED	18.06.20	JA
D	REVISED PLAN SHOWN ON SITE	16.06.20	JA
C	REVISED PLAN SHOWN ON SITE	15.06.20	JA
B	EXISTING FOOTPRINTS & AREAS AMENDED	29.04.20	WD
A	VISIBILITY SPLAYS ADDED	14.04.20	TC

No.	Revision.	date	by

PROPOSED DEVELOPMENT
LAND ADJ. 44 WESTERN ROAD
POOLE
BH13 6EU

SITE, BLOCK, LOCATION PLANS & EXISTING FLOOR PLANS

scale	AS SHOWN @ A1	checked	CS
date	APRIL 2020	drawn	KU / TC

9237 / 200

A | B | C | D | E | F

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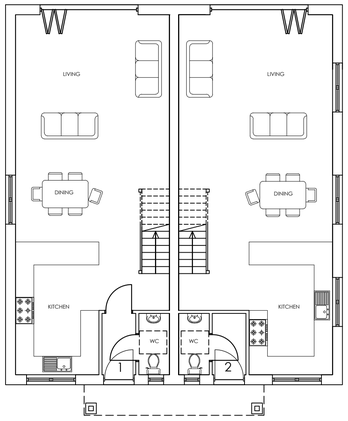


PROPOSED SOUTH ELEVATION
SCALE 1:100

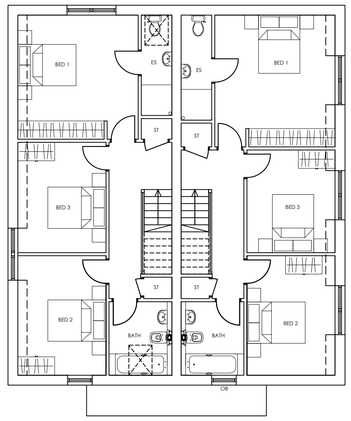
PROPOSED EAST ELEVATION
SCALE 1:100

PROPOSED NORTH ELEVATION
SCALE 1:100

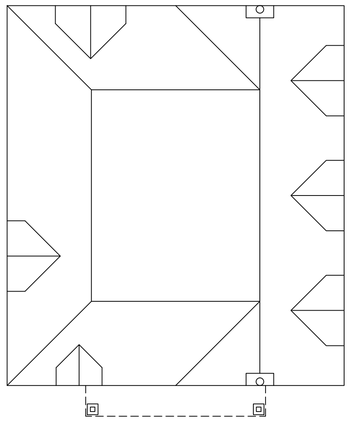
PROPOSED WEST ELEVATION
SCALE 1:100



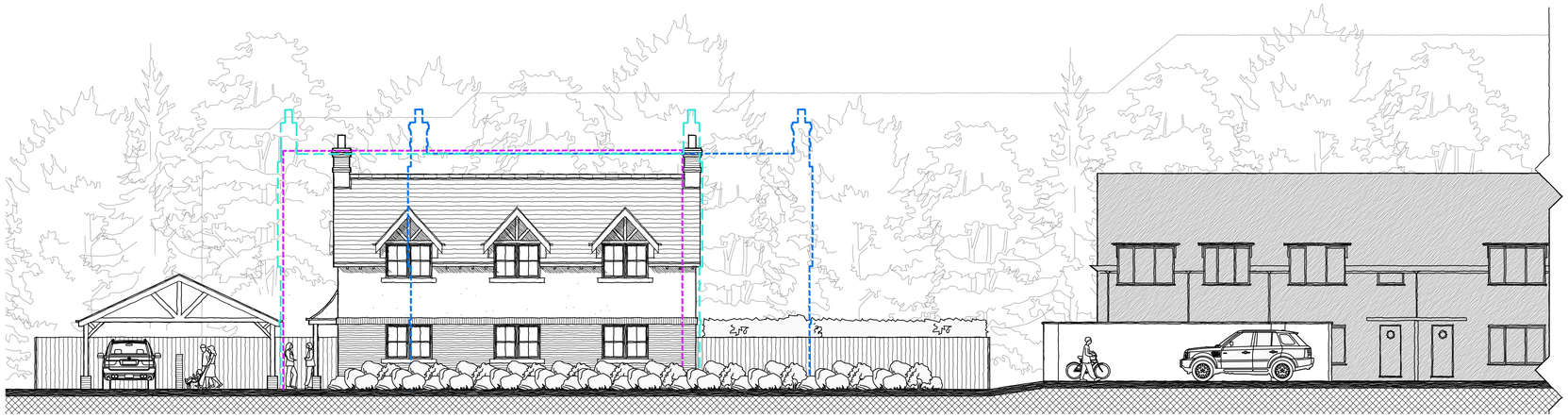
PROPOSED GROUND FLOOR PLAN
SCALE 1:100



PROPOSED FIRST FLOOR PLAN
SCALE 1:100



PROPOSED ROOF PLAN
SCALE 1:100



PROPOSED SITE SCENE - FOR INDICATIVE PURPOSES ONLY
SCALE 1:100

NOTES

1 The contents of this drawing are copyright.

2 Scaled Drawings for Planning Purposes only

3 Contractors must verify all dimensions and report any discrepancies before putting work in hand or making any shop drawings.

4 All flat roofs to be fitted with a man safe system.

5 Please note a domestic sprinkler system maybe required

6 Fixed shut fire safety glass windows may be required where windows are in close proximity to boundaries (subject to building regulations)

LEGEND

OUTLINE OF APPROVED SCHEME

OUTLINE OF PREVIOUSLY WITHDRAWN SCHEME

OUTLINE OF PRIOR TO AMENDMENTS

REQUIREMENT FOR SPRINKLER/ EXTERNAL DRY RISER ARRANGEMENT TO BE AGREED WITH BUILDING CONTROL & FIRE OFFICER.

MATERIAL SCHEDULE:

WALLS :
1. RED BRICK
2. RENDER

ROOF :
1. SLATE EFFECT TILES

WINDOWS :
1. UPVC SASH

10m @ 1:100

SCHEDULE OF ACCOMMODATION
UNIT 1 = 3 BEDROOM SEMI DETACHED HOUSES @ 118 SQM / 1269 SQFT
UNIT 2 = 3 BEDROOM SEMI DETACHED HOUSES @ 118 SQM / 1269 SQFT

E	SITE SCENE REVISED	14.07.20	JA
D	SITE SCENE REVISED	18.06.20	JA
C	PLANNERS COMMENTS	17.06.20	JA
B	CLIENTS COMMENTS	16.06.20	JA
A	ALL ASPECTS OF BUILDING REVISED	15.06.20	JA

No.	Revision.	date	by

PROPOSED DEVELOPMENT
LAND ADJ. 44 WESTERN ROAD
POOLE
BH13 6EU

PROPOSED FLOOR PLANS,
ELEVATIONS & STREET SCENE

scale	AS SHOWN @ A1	checked	
date	AUGUST 2019	drawn	KU
9237 / 201		A B C D E	

ARC Architecture ltd.

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Christchurch, Dorset, BH23 1EP

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E-mail: enquiries@andersrobertscheer.co.uk
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NOTES

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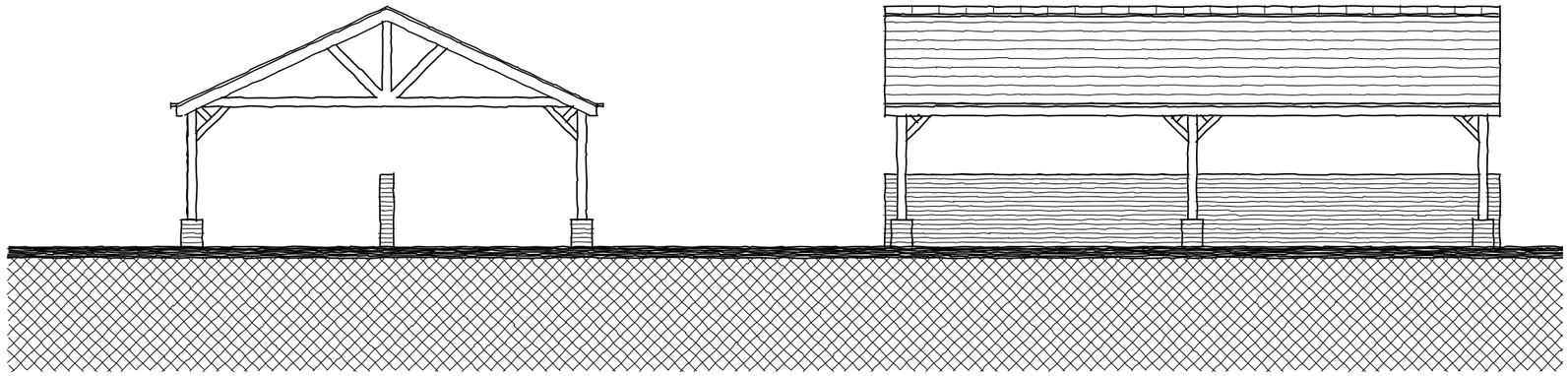
2 Scaled Drawings for Planning Purposes only

3 Contractors must verify all dimensions and report any discrepancies before putting work in hand or making any shop drawings.

4 All flat roofs to be fitted with a man safe system.

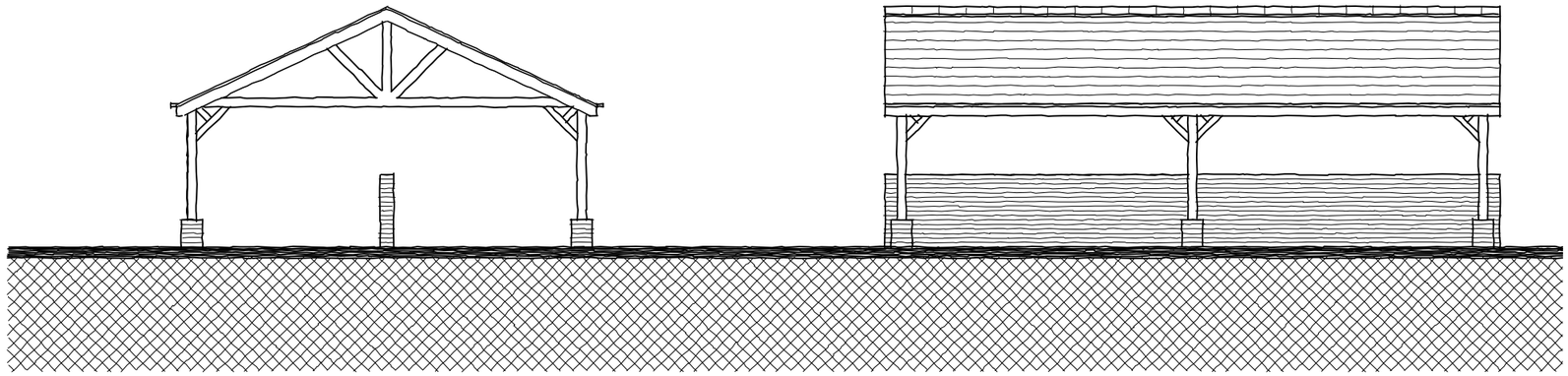
5 Please note a domestic sprinkler system maybe required

6 Fixed shut fire safety glass windows may be required where windows are in close proximity to boundaries (subject to building regulations)



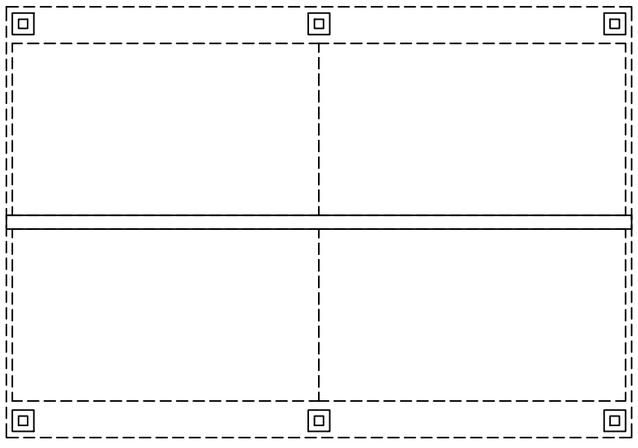
FRONT ELEVATION
SCALE 1:100

SIDE ELEVATION
SCALE 1:100



REAR ELEVATION
SCALE 1:100

SIDE ELEVATION
SCALE 1:100



FLOOR PLAN
SCALE 1:100

No.	Revision.	date	by
B	LARGER PARKING SPACES SHOWN. WALL ADDED SEPARATING SPACES.	14.07.20	JA
A	CLIENTS COMMENTS	18.06.20	JA

PROPOSED DEVELOPMENT
LAND ADJ. 44 WESTERN ROAD
POOLE
BH13 6EU

CAR PORT

scale AS SHOWN @ A2	checked
date JUNE 2020	drawn JA
9237 / 202	A B

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BS 5837:2012
CATEGORY 'A' TREES
CATEGORY 'B' TREES
CATEGORY 'C' TREES
CATEGORY 'U' TREES
ROOT PROTECTION AREA
TREE PROTECTION BARRIER
CELLULAR CONFINEMENT SYSTEM

Revisions
Rev-A. Additional Tree Information

project 44 WESTERN ROAD POOLE
client AJ DEVELOPMENTS LTD
drawing title TREE PROTECTION PLAN

MARK HINSLEY ARBORICULTURAL CONSULTANTS LTD
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scale 1:200 | paper size A1
drawn by JC | date 29/06/2020
drawing number 4644-6-20 | revision

CONTROL CO-ORDINATES				
STN	EAST	NORTH	LEVEL	DESC
1	200.000	500.000	40.855	RN
Z	192.969	454.792	40.750	RN

WESTERN ROAD
CANFORD CHASE
ASHTON COURT
SUNSET LODGE
42
44
Garden
Tarmac Footpath
Wall
Fascia
Firs
Bushes
Grass
Tarmac Drive
Resin Bound
Drainage Channel
Gas Box
Summer House
C.Pav
Paving
Pav.
Shed
Garage
Garage Block
Concrete
Rhododendron
Stones
Privet Ht3
Laurel Ht3.5
Rhod. Ht3.5
Laurel Ht2
Edge of Drive
Stn.
Dr.Ch.
Dr
Kb
CBF
LLF
REF
REC
SILVER BIRCH T1
MONTEREY CYPRESS T2
SCOTS PINE T3
SCOTS PINE T4
SCOTS PINE T10
SYCAMORE T9
HORSE CHESTNUT T8
COPPER BEECH T7
SYCAMORE T5
2.8M HIGH PLEACHED PHOTINA ~~HEDGE~~ BEHIND 1.6M FENCE
TREE PROTECTION BARRIER
CELLULAR CONFINEMENT SYSTEM FLOOR CONSTRUCTION WITH MINIMAL DIG POST HOLES TO SUPPORT STRUCTURE
Ridge.53.26
Eave.48.90
Ridge.51.53+
Ridge.49.99+
Eave.48.87
Par.44.52+
Ridge.48.21
T.Patt.48.28
Ridge.44.30+
Eave.43.52+
Roof.55.28+
Roof.55.08+
Roof.42.97+
Roof.42.93
Roof.43.74+
Roof.59.10
Roof.56.76+
Ridge.51.07+
Eave.47.11
Roof.43.51
Th.L.40.87
Roof.43.24
Eave.45.19
Dorma.45.99
Ridge.43.32
5
6
239

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Planning Committee

Application Address	50 Throopside Avenue, Bournemouth, BH9 3NR
Proposal	Alterations and conversion of garage to form additional living space
Application Number	7-2020-2799-BA
Applicant	Mr N Smith
Agent	Mr N Smith
Date Application Valid	28 May 2020
Decision Due Date	22 July 2020
Extension of Time date (if applicable)	
Ward	Muscliff & Strouden Park
Report Status	Public
Meeting Date	13 August 2020
Recommendation	**GRANT** in accordance with the recommendation below
Reason for Referral to Planning Committee	Applicant is employed by BCP Council in Planning Services
Case Officer	Steve Davies

Description of Development

1 Planning consent is sought for - Alterations and conversion of garage to form additional living space.

2 The applicant has provided the following information – existing and proposed floor plans and elevation and a site plan.

Key Issues

3 The main considerations involved with this application are:

- Impact on character and appearance of the area
- Impact on parking
- Impact on residential amenity

4 These points will be discussed as well as other material considerations at para 10 to 14 below.

Planning Policies

Core Strategy (2012)

CS39: Heritage Assets
CS41: Design Quality

District Wide Local Plan (2002)

Policy 4.4: Development in Conservation Areas

Supplementary Planning Documents:

Residential Extensions: A Design Guide for Householders – PGN (2008)
Sustainable Urban Drainage Systems (SUDS) - PGN
Bournemouth Parking – SPD
Conservation Area Designation 1975

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:

5 Extension to Throopside Avenue for 10 dwellings including the application site approved in 1984. The consent included a condition that restricted typical permitted development rights.

Representations

6 Site notices were posted in the vicinity of the site on 4 June 2020 with an expiry date for consultation of 3 July 2020.

7 No representations have been received.

Consultations

8 **Transport Officer** - The proposed garage conversion will not impact upon the driveway parking provision which at two spaces is considered to be sufficient for this dwellinghouse. The external parking layout and access arrangements also remain unaffected by the proposed development which will not result in a material increase/change in the character of traffic on roads within the vicinity of the site.
RECOMMENDATION:
No highway objection.

Constraints

9 Throop and Muccelshell Villages Conservation Area, Tree Preservation Order, Potential low point which could give rise to flooding in extreme cases but by replacing the open garage door any issues will be improved.

Planning Assessment

Site and Surroundings

10 Although the site lies within the Throop and Muccleshell Villages conservation area the application site is one of 10 dwellings added to Throopside Avenue in 1984. The detached houses and the bungalows in Throopside Avenue have a suburban rather than historic character.

Key Issues

Impact on character and appearance of the area

11 Normally a proposal such as this would be permitted development. However, as set out above those permitted development allowances were removed and therefore this proposal requires planning permission. This type of condition was typically imposed in the 1980's for new housing estates as the plots were small, to prevent large extensions and to control development on a recently approved estate.

12 The current proposal involves removing the existing garage door and blocking up the doorway space with brickwork and a new window to provide a games room. The alterations and materials will match the style of the existing property and overall I do not consider that the proposal will have a significant impact on the character or appearance of the area. The property is set back into the corner of the cul-de-sac and is not prominent. I will add a condition to ensure that the materials match and when the works are carried out they will hardly be noticeable in my view, and will certainly not be detrimental to the Conservation Area. The changes are only to the elevation and do not involve any increase in size of the property.

Impact on parking

13 The proposal in theory results in the loss of a parking space although the applicant had indicated that the garage is not used for parking a vehicle and this is commonly the case. The Transport Officer has not expressed any concern.

Impact on residential amenity

14 The new window or change of use to ancillary living accommodation is unlikely to result in the loss of amenity to any nearby residents.

Summary

15 The proposed development having regard to matters of layout, design appearance, built relationship, residential amenity would be sympathetic to the existing development and safeguard the amenities of the occupiers of adjoining property. In particular the alterations to replace the garage door with a window will be sympathetic to the original building. Although to proposal will result in the loss of a garage there are not any serious parking stress issues in the locality and in any event many people use their garages for storage rather than parking vehicles. It is also noted that there is scope to provide two cars spaces on site. As such the proposal is considered on balance acceptable and is in accordance

with the Bournemouth Local Plan Core Strategy policies and the Councils guidance for residential extensions.

Planning Balance

16 The proposal has benefits in providing accommodation to meet the current requirements of the household giving flexibly to the householder without causing any nuisance.

17 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 or the amenities of neighbouring and proposed occupiers and would be acceptable in terms of traffic safety and convenience. The Development Plan Policies considered in reaching this decision are set out above.

Recommendation

GRANT permission with the standard conditions and following additional site specific 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.

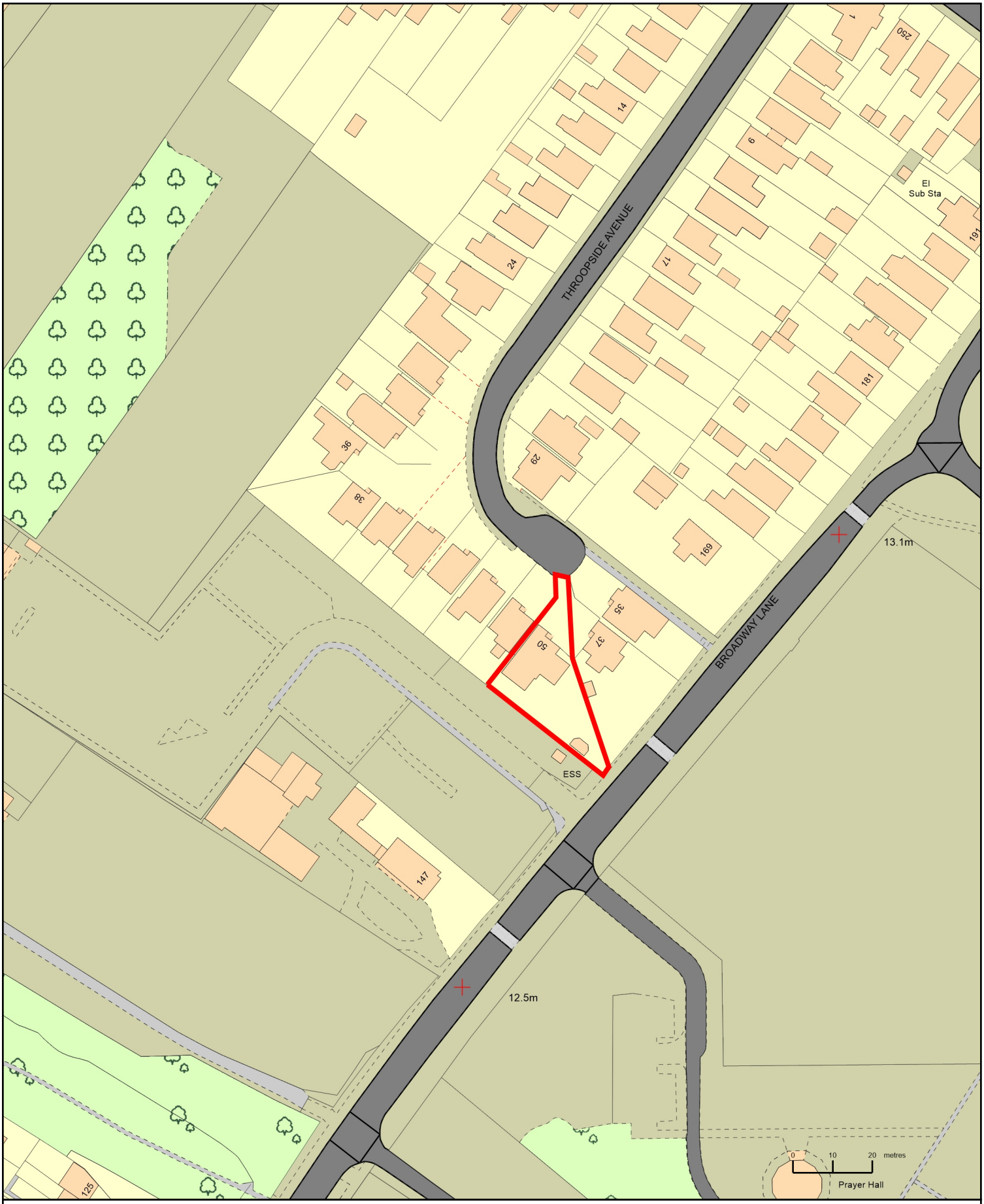
Conditions

1 The development hereby permitted shall be carried out in accordance with the following approved plans: front elevation plan (proposed) scale 1.50, ground floor plan (proposed) scale 1.100, location plan 1.500

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

2 Notwithstanding the details included on the application form the materials and colours to be used in the construction of the external surfaces of the alterations hereby permitted shall match the elevation to which the alterations are to be added and such work shall be completed prior to occupation of the development granted by this permission.

Reason: To ensure a satisfactory visual relationship between the existing and the new development in accordance with Policy CS41 of the Bournemouth Local Plan: Core Strategy (October 2012).



BCP_Boundary

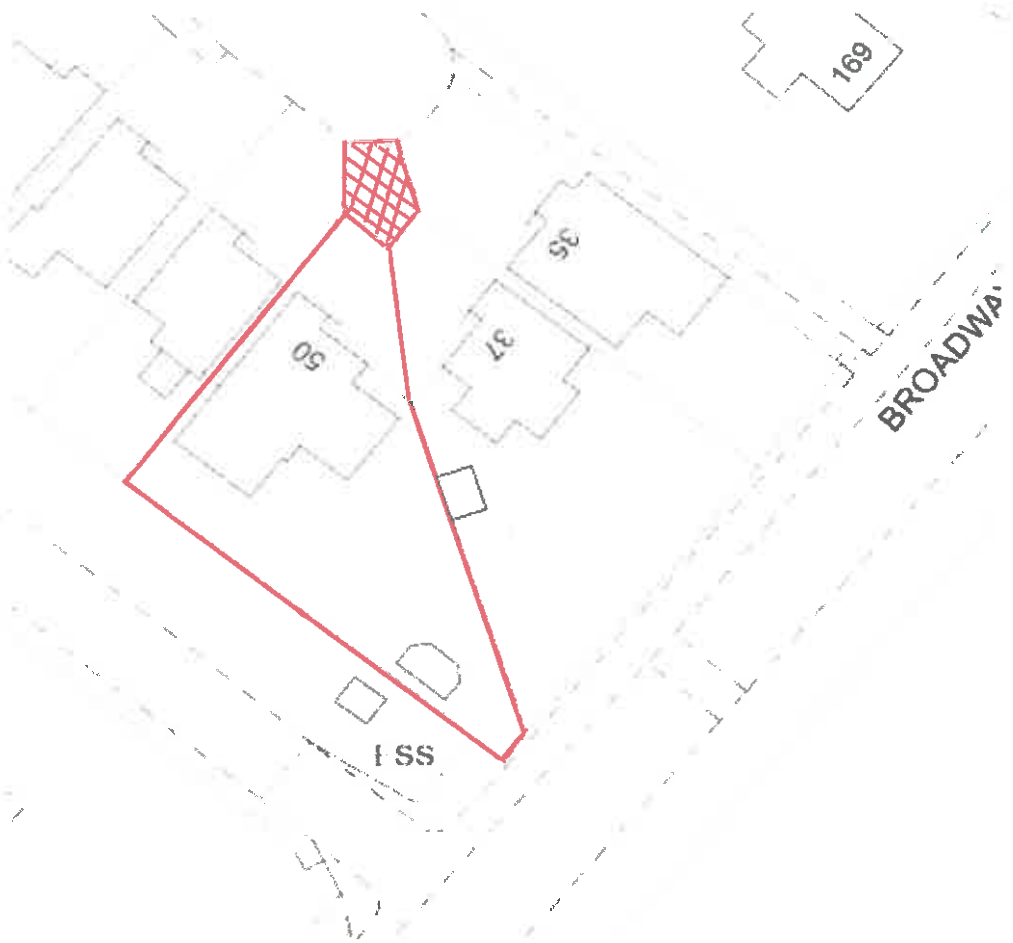
Scale: 1:1250 @ A4

Date: 28 July 2020

Creator: USER NAME

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LOCATION PLAN 1:500 @ A4

= SHARED DRIVE WITH 37

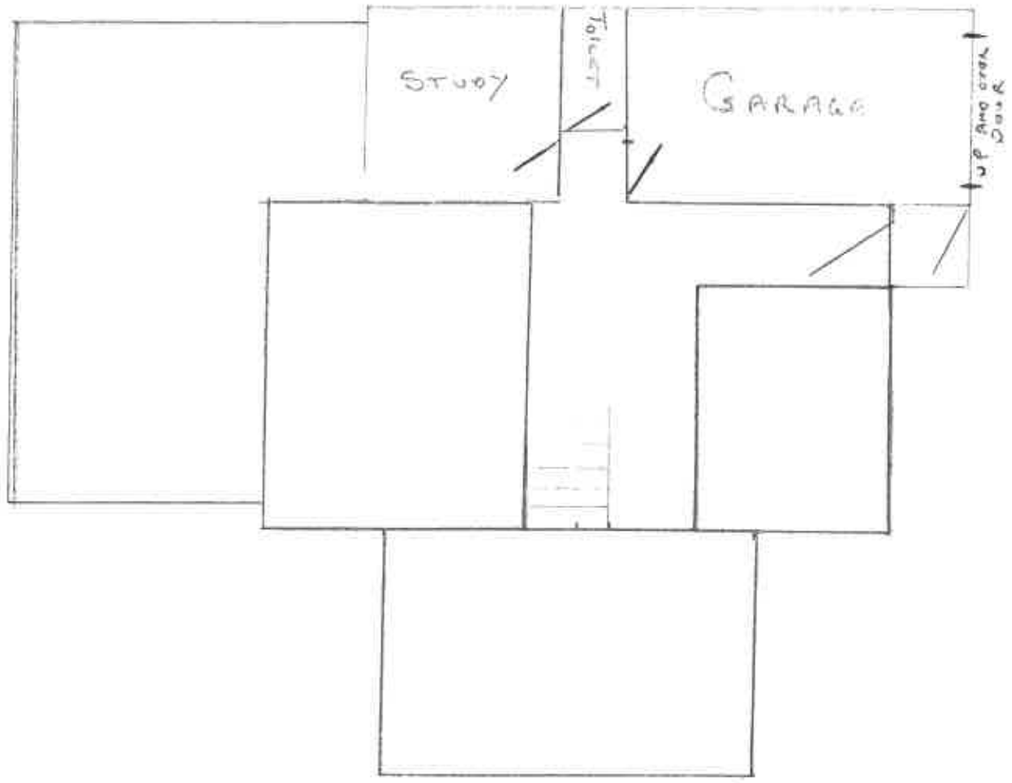


FRONT ELEVATION (EXISTING)

50 THROOPSIDE AVENUE, BOURNEMOUTH

SCALE 1:50 AT A3

5m



GROUND FLOOR PLAN (EXISTING)
50 THROOPSIDE AVENUE, BOURNEMOUTH
SCALE 1:100 AT A3

5m



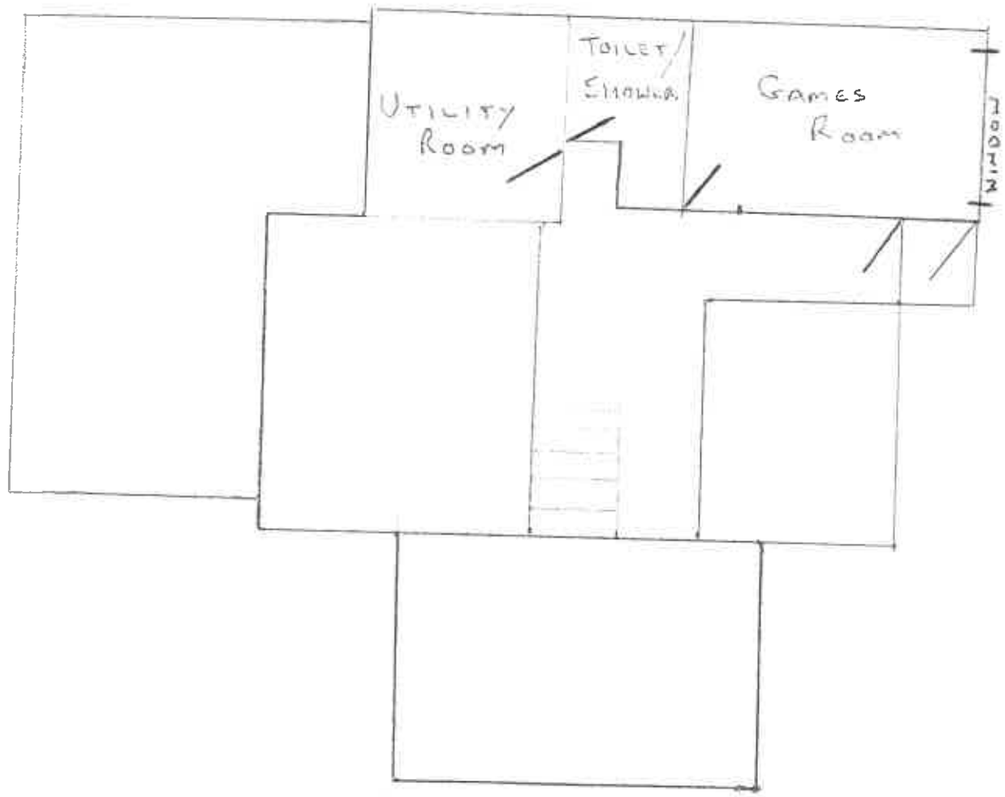
249

FRONT ELEVATION (PROPOSED)

50 THRASHSIDE AVENUE, BOURNEMOUTH

SCALE 1:50 AT A3

5m



GROUND FLOOR PLAN (PROPOSED)
50 THROOPSIDE AVENUE, BOURNEMOUTH
SCALE 1:100 AT A3

5m