

Notice of Planning Committee

Date: Thursday, 22 July 2021 at 1.00 pm

Venue: Committee Suite, Civic Centre, Poole BH15 2RU



Membership:

Chairman:

Cllr D Kelsey

Vice Chairman:

Cllr T Johnson

Cllr S McCormack
Cllr S Baron
Cllr S Bartlett
Cllr S Bull
Cllr M Davies

Cllr N Decent
Cllr B Dion
Cllr G Farquhar
Cllr P R A Hall
Cllr P Hilliard

Cllr M Le Poidevin
Cllr T O'Neill
Cllr A M Stribley

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=4692>

If you would like any further information on the items to be considered at the meeting please contact: Joseph Tyler (Joe) joseph.tyler@bpcouncil.gov.uk or email Democratic Services democratic.services@bpcouncil.gov.uk

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

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

GRAHAM FARRANT
CHIEF EXECUTIVE

14 July 2021



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



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
(susan.zeiss@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

- | | |
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| 1. Apologies
To receive any apologies for absence from Members. | F_PRO |
| 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. | F_PRO |
| 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. | F_PRO |
| 4. Confirmation of Minutes
To confirm and sign as a correct record the minutes of the Meeting held on 17 June 2021. | F_PRO |
| 5. Public Issues
To receive any requests to speak on planning applications which the Planning Committee is considering at this meeting.

The deadline for the submission of requests to speak is 12 noon on Wednesday 21 July. 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.bcpccouncil.gov.uk/documents/s26378/Updated%20Protocol%20for%20Public%20Statements%20at%20Planning%20Committee%20-%20May%202021.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. | F_PRO |

6. Protocol for Public Speaking

F_PRO

The Committee is asked to consider and support the adoption of the attached Protocol for Public Statements at Planning Committee.

The Protocol is intended to replace the existing arrangements including new provisions for the Head of Planning to have delegated authority to determine the appropriate arrangements for each meeting.

As a consequence of, this new delegation the Monitoring Officer has advised that such a change requires Council approval and therefore the views of the Planning Committee regarding the new protocol will be referred to the Constitution Review Working Group to progress.

The existing Protocol for Public Statements, as agreed by the Planning Committee at their meeting in May 2021, will remain in use until such time as the proposed Protocol is formally adopted by Council.

RECOMMENDED THAT the revised Protocol for Public Statements be supported by the Planning Committee and referred to the Constitution Review Working Group.

7. Schedule of Planning Applications

F_PRO

To consider the planning applications as listed below.

See planning application reports circulated at 7a-7d, as updated by the agenda addendum sheet to be published on 21 July 2021.

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 online at:

<https://www.bcpCouncil.gov.uk/Planning-and-building-control/Search-and-comment-on-applications/Search-and-comment-on-applications.aspx>

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.bcpccouncil.gov.uk/Planning-and-building-control/Planning-policy/Current-Local-Plans/Current-Local-Plan.aspx>

a)	13 Danecourt Road, Poole, BH14 0PG (Parkstone) APP/21/00345/F Demolish house and replace with a new development of 8no flats with associated parking.	F_PRO
b)	15 Danecourt Road, Poole, BH14 0PG (Parkstone) APP/21/00127/F Demolish house and replace with a new development of 8no flats with associated parking.	F_PRO
c)	20 Chewton Farm Road Christchurch BH23 5QN (Highcliffe and Walkford) 8/21/0331/CONDR Demolition of existing dwelling and erection of 14 apartments with underground parking. Variation of Condition 2 (approved plans) of Planning Application 8/20/0752/OUT to make revisions to the design of the building.	F_PRO
d)	1 & 6 Hurn Court Hurn Court Lane Christchurch BH23 6BH (Commons) 8/21/0131/FUL & 8/21/0132/LB Replacement of decayed coping brickwork with new coping stones above flat 6 and flat 1 (retrospective applications).	F_PRO

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BOURNEMOUTH, CHRISTCHURCH AND POOLE COUNCIL
PLANNING COMMITTEE

Minutes of the Meeting held on 17 June 2021 at 1.00 pm

Present:-

Cllr D Kelsey – Chairman
Cllr T Johnson – Vice-Chairman

Present: Cllr S Baron, Cllr S Bartlett, Cllr D Borthwick, Cllr S Bull,
Cllr M Davies, Cllr B Dunlop, Cllr G Farquhar, Cllr P R A Hall,
Cllr P Hilliard, Cllr M Le Poidevin and Cllr T O'Neill

Also in
attendance:

144. Apologies

Apologies were received from Cllr A Stribley, Cllr N Decent, Cllr B Dion and Cllr S McCormack.

145. Substitute Members

Cllr B Dunlop substituted for Cllr A Stribley and Cllr D Borthwick substituted for Cllr B Dion.

146. Declarations of Interests

Cllr S Bartlett declared, for transparency, that he lived near to the site for item 7b and therefore would not participate in the item.

147. Confirmation of Minutes

The minutes of the meeting held on 20 May 2021 were approved as a correct and accurate record.

148. Protocol for Public Statements at Planning Committee

RESOLVED that the Committee agreed to delegate authority to the Head of Planning to agree, in consultation with the Chair and Vice-Chair and other key officers, to the use of an updated Protocol for Public Statements at Planning Committee.

Voting: Unanimous.

149. Public Issues

There were public statements received on the planning applications considered by the Planning Committee. In accordance with the Protocol for

Public Speaking and in agreement with the individuals who submitted statements the Democratic Services Officer read out the written statements.

150. Schedule of Planning Applications

The Committee considered planning application reports, copies of which had been circulated and which appear as Appendices A – D to these minutes in the Minute Book. The update sheet in relation to the applications appears as Appendix E to these minutes. The Committee considered the planning applications as set out below:

151. 47 Compton Avenue, Poole, BH14 8PU

(Canford Cliffs)

APP/21/00156/F

Demolition of the existing house and the erection of 2 detached dwellings with associated access and parking.

Public Statements:

· IN OBJECTION

- ❖ Mark Cuniffe and residents of 45, 49 Compton Avenue, and, 25, 27, 29 Blake Hill Avenue.
- ❖ Christopher Cotterell and Peter Norrie of 40-42 Compton Avenue.

· IN SUPPORT

- ❖ Tom Slaughter – Charlew Developments.
- ❖ Matt Annen – Pure Town Planning.

· WARD COUNCILLORS:

- ❖ Cllr M Haines.

RESOLVED that the application be granted planning permission, in accordance with the recommendation set out in the report, with the addition of a landscaping scheme to require replanting for 5 years and the retention thereafter.

Voting:

For – 8

Against – 4

Abstentions – 0

Note: A previous vote to refuse the application was defeated.

Note: Cllr G Farquhar requested that his vote against be recorded.

152. 19 Kingswell Road, Bournemouth, BH10 5DF

(Redhill and Northbourne)

7-2020-3029-I

Erection of a dwellinghouse and formation of new vehicular access and parking spaces with car port.

Public Statements:

· IN OBJECTION

❖ Mr John Rowland – local resident.

· IN SUPPORT

❖ None.

· WARD COUNCILLORS:

❖ Cllr J Edwards.

RESOLVED that the application be granted planning permission, in accordance with the recommendation set out in the report.

Voting:

For – 8 Against – 3 Abstentions – 1

153. 15 Vale Road, Poole, BH14 8PU

(Penn Hill)

APP/21/00319/F

Retrospective erection of rear and side extension including balcony on the rear extension.

Public Statements:

· IN OBJECTION

❖ None.

· IN SUPPORT

- ❖ Mr and Mrs Smalley - applicant.
- ❖ Giles Moir of Chapman and Lily Planning – agent.

· WARD COUNCILLORS:

- ❖ None.

RESOLVED that the application be refused planning permission, contrary to the recommendation set out in the report, for the following reason/s:

The proposed balcony, by reason of its siting and design, would have an unacceptable impact on the living conditions of neighbouring properties by reason of overlooking and a loss of privacy. The proposal therefore fails to comply with the test in Policy PP27 1 (c) of the Poole Local Plan (2018) to be compatible with surrounding uses and would result in a harmful impact upon amenity for local residents when considering privacy.

Voting:

For – 9 Against – 3 Abstentions – 1

NOTE: A previous vote to grant, as per the officer's recommendation, was defeated.

154. 49 Parkway Drive, Bournemouth, BH8 9JS

(Queen's Park)

7-2021-27839-A

Alterations and single storey extension to dwellinghouse.

RESOLVED that, due to the withdrawal of the Ward Councillor's Call-In following mediation with those residents in objection, the Committee agreed to delegate the decision to the Head of Planning.

The meeting ended at 3.40 pm

CHAIRMAN



PLANNING COMMITTEE

PROTOCOL FOR SPEAKING / STATEMENTS AT PLANNING COMMITTEE

Introduction

1. The following protocol facilitates opportunities for applicant(s), objector(s) and supporter(s) to express their views on planning applications which are to be considered at a meeting of the Planning Committee.
2. This protocol is separate from and is not intended to replicate or replace the procedure for submitting a written representation on a planning application to the Council during the consultation period.
3. To reflect on-going uncertainty / possible necessary changes to the format of a Planning Committee meeting at short notice, this protocol is divided into Part A and Part B. Part B addresses situations where due to health and safety issues there are limitations on arrangements for attendance at meetings.
4. Subject as provided for below, Part A of the protocol will apply to every meeting of the Planning Committee. However, at the discretion of the Head of Planning in consultation with the Chairman, Part B of the protocol will apply in place of Part A to any meeting of the Planning Committee. In considering whether Part B of the protocol should apply, regard will be had to any relevant extant risk assessment of BCP Council as to the need for social distancing / other health and safety measures at Planning Committee meetings.
5. So far as circumstances reasonably permit, a final decision as to whether Part B of this protocol will apply to a specific meeting of the Planning Committee will normally be made by the Head of Planning in advance of the publication of the agenda and a note of this decision placed on the agenda. In the event that the Head of Planning makes such a decision after an agenda has been published or revises an earlier decision after this date, then so far as reasonably practicable, the Council will seek to provide notice of any such decision. Such notice may take the form of information being placed on the Council's website and/or seeking to contact any parties who via written notice to the Democratic Services Unit have been given the opportunity to speak at or have a statement read out at the meeting.
6. **Any person who wishes to seek clarification as to which Part of the protocol applies to a meeting of a Planning Committee or generally as to public engagement at the Planning Committee can contact the Democratic Services Unit by email at democraticservices@bcpcouncil.gov.uk**

Broadcasting and recording of Planning Committee

7. Meetings of the Planning Committee may be audio recorded and / or filmed by the Council for live or subsequent broadcast. * Further details regarding access to information and the recording of meetings including by members of the public is available in the Council's Constitution and may be requested from the Democratic Services Unit. The Constitution is available on the Council's website. A useful link in this respect is:
<https://democracy.bcpCouncil.gov.uk/ieListMeetings.aspx?CommitteeID=151&Info=1&bcr=1>

Call in by a councillor

8. So far as practicable, any councillor who has referred an application to the Planning Committee for decision will normally be expected to speak at the meeting to explain their reason(s) for the call in.

Order of presentation of an application

9. The running order in which planning applications are heard will normally follow the order as appears on the agenda unless the Planning Committee otherwise determines.
10. In considering each application the Committee will usually take contributions in the following order:
 - 10.1 presenting officer(s);
 - 10.2 objector(s);
 - 10.3 applicant(s) /supporter(s);
 - 10.4 councillor who has called in an application / ward councillor(s);
 - 10.5 questions and discussion by voting members of the Planning Committee, which may include points of clarification from officers, leading to a decision.

Guidance on what amounts to a material planning consideration

11. As at the date of adoption of this protocol, 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/fags/fag/4/what_are_material_considerations#:~:text=A%20material%20consideration%20is%20a,Loss%20of%20light%20or%20overshadowing

Chairman's General Discretion

12. The Chairman has absolute discretion as to how this protocol shall be applied in respect of any individual application so far as it relates to the conduct of the meeting including whether in any circumstance it should be waived, added to or otherwise modified. This discretion includes varying the speaking time allowed and the number of speakers. Where a decision has been taken to adjust any part of this protocol the Chairman will normally aim to identify such change at the start the meeting of the Planning Committee. In the event of any uncertainty as to the interpretation or application of any part of this protocol a determination by the Chairman will be conclusive.

Updates

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

Note

For the purpose of this protocol:

- (a) reference to the "Chairman" means the Chairman of Planning Committee and shall include the Vice Chairman of Planning Committee if the Chairman is at any time unavailable or absent and the person presiding at the meeting of a Planning Committee at any time that both the Chairman and Vice Chairman of Planning Committee are unavailable or absent;
 - (b) reference to the Head of Planning includes any officer nominated by them for the purposes of this protocol and if at any time the Head of Planning is unavailable, absent or the post is vacant / ceases to exist, then the Development Management Manager or if also unavailable / absent or that post is vacant/no longer exists then the next most senior officer in the development management team (or any of them if more than one) who is first contactable;
 - (c) reference to 'ward councillor' means a councillor in whose ward the application being considered at a meeting of Planning Committee is situated in whole or part and who is not a voting member of the Planning Committee in respect of that item;
 - (d) a "wholly virtual meeting" is a meeting of the Planning Committee where no one including officers and councillors physically attend the meeting; and
 - (e) a meeting will not be held as a "wholly virtual meeting" unless legislation permits.
- * Any electronic broadcasting and recording of a meeting by the Council is dependent upon it being reasonably practically able to do so at the time of the meeting. A meeting other than a wholly virtual meeting may proceed even if it cannot be electronically broadcast and / or recorded.

PART A

Application of Part A

14. A meeting of the Planning Committee to which Part A of this protocol applies may, so far as capacity allows, be attended in person by any member of the public to the extent as provided for in the Council's adopted Access to Information Procedure Rules as set out in the Constitution.
15. In circumstances where Part A applies, an opportunity will normally be provided for persons attending a meeting of the Planning Committee to speak at it in relation to an application being considered at that meeting to the extent as provided for in this protocol.

Speaking at Planning Committee

16. Any applicant, objector or supporter who wishes to speak at a Planning Committee meeting must register a request in writing with the Democratic Services Unit by 12 noon at least **one** clear working day prior to the date of the meeting. A person registering such a request should:
 - 16.1 make clear as to the item(s) on which they wish to speak;
 - 16.2 provide contact details including a telephone number and/or email address at which they can be reached; and
 - 16.3 identify whether they support or oppose the application.
17. There will be a maximum combined time of **five** minutes allowed for any person(s) objecting to an application to speak. A further combined **five** minute maximum will also be allowed for any supporter(s). Up to **two** people may speak during each of these allotted times (the applicant(s) and any agent for the applicant(s) will each count as separate speakers in support). No speaker may speak for more than half this time (i.e. **two and a half minutes**) unless:
 - 17.1 there is no other speaker who has also been allotted to speak for the remainder of the five minutes allowed; or
 - 17.2 the other allotted speaker expressly agrees to the speaker been entitled to use more than half of the total speaking time allowed.
18. If more than two people seek to register a wish to speak for either side, an officer from the Democratic Services Unit may ask those wishing to speak to appoint up to two representatives to address the Planning Committee. In the absence of agreement as to representatives, entitlement to speak will normally be allocated in accordance with the order when a request is received. However, in the event of an applicant(s) and / or the agent of the applicant(s) wishing to speak in support of an application such person(s) will be given the option to elect to speak in preference to any other person registered to speak in support.
19. A person registered to speak may appoint a different person to speak on their behalf. A person may at any time withdraw their request to speak; however, where such a request is made after the deadline date for receipt of requests then the available slot will not be made available for a different speaker.

20. The same person may not register to speak both in support and against an application. If such requests are received, the person submitting the request will be invited to elect to speak either in support or against. In the event of a person not making such an election then all the requests by that person will be treated as invalid in relation to that application.
21. A Parish or Town Council representative who wishes to speak must register as an objector or supporter and will be subject to the same provisions for speaking as any other objector or supporter (as the case may be).
22. Any ward councillor shall be afforded an opportunity to speak on an application at the Planning Committee meeting at which it is considered. Every ward councillor who wishes to speak will have up to **five** minutes each.
23. At the discretion of the Chairman, any other councillor not sitting as a voting member of the Planning Committee may also be given the right to speak on an item being considered at Planning Committee. Every such councillor will have up to **five** minutes each.
24. Any member of the Planning Committee who has referred an application to the Committee for decision but who exercises their discretion not to participate and vote on that item as a member of the Planning Committee (whether because they consider they may have a predetermined view or otherwise), may have or be given the right to speak as a ward councillor or otherwise in accordance with the provisions of the Part, but must not participate in any discussion or vote as a member of the Planning Committee. Such a member will normally be invited to leave the room after speaking until consideration of that application has been concluded.
25. During consideration of a planning application at a Planning Committee meeting no question should be put or comment made to any councillor sitting on the Planning Committee by any applicant, objector or supporter whether as part of a speech or otherwise.

Content of speeches and use of supporting documentation

26. Speaking must be done in the form of an oral statement, which should only refer to planning related issues as these are the only matters the Planning Committee can consider when making decisions on planning applications. Speakers should direct their points to reinforcing or amplifying the planning representations already made to the Council in writing. Guidance on what constitutes planning considerations is included as part of this protocol. Speakers must take care to avoid any statement that might be libellous, slanderous or otherwise abusive to any person or group, including the applicant.
27. In the interests of fairness, no applicant, objector or supporter will be allowed to produce at a meeting of the Planning Committee information or documentation of any kind (including any photograph or other visual aid), that has not already been submitted as part of a prior representation or submission in relation to the application at a time that pre-dates the publication of the agenda for that Planning Committee meeting. Any person seeking to rely on such information should draw this to the attention of Democratic Services in advance of any reference being made to it.
28. Anyone who wishes to provide any photograph, illustration or other visual material to be displayed on screen during a representation must submit this to Democratic

Services at least **two** clear working days prior to the date of the meeting in a format previously agreed in writing by an officer from the Democratic Services Unit for the purposes of that representation. Electronic information provided after this time or in a format not agreed will not be accepted. The maximum number of items to be displayed must not exceed five. Further, the ability to use any such electronic presentational material is wholly dependent upon the availability and operation of suitable electronic equipment at the time of the Planning Committee meeting and cannot be guaranteed. Every person making a representation should therefore ensure that it is not dependent on such information being displayed.

Submission of statement as an alternative to speaking

29. A councillor or member of the public who has been allocated an opportunity to speak at a meeting of the Planning Committee in relation to an item may as an alternative to attending in person submit a written statement to be read out on their behalf. Any such statement:
- 29.1 must not exceed 450 words in total;
 - 29.2 must have been received by the Democratic Services Unit by noon at least **one** clear working day prior to the date of the Planning Committee;
 - 29.3 when submitted by a member of the public will be treated as amounting to two and a half minutes of the total time allotted for speaking;
 - 29.4 may so far as circumstances allow be withdrawn at any time prior to the Planning Committee meeting by giving notice to the Democratic Services Unit; however, where such withdrawal occurs after the deadline date for registering a request to speak has passed then an alternative slot will not be made available;
 - 29.5 may not normally be modified after the deadline date for registering a request to speak has passed unless such modification is requested by an officer from the Democratic Services Unit; and
 - 29.6 will normally be read out aloud by an officer from the Democratic Services Unit having regard to the order of presentation identified in this protocol.

Assessment of information

30. The Council reserves the right to check any information / documentation provided to it for use at a Planning Committee meeting including any statement and to prevent the use of such information / documentation in whole or part, in particular, if it:
- 30.1 is considered that it contains information of a kind that might be libellous, slanderous, abusive to any party including an applicant or might result in the disclosure of any personal information for which express consent has not been given; and/or
 - 30.2 is identified as having anything on it that is considered could be an electronic virus, malware or similar.
31. The Head of Planning in consultation with the Chairman shall have the absolute discretion to determine whether any such information / documentation should not be

used. If circumstances reasonably permit, an officer from the Democratic Services Unit may seek to request a person modify such information / documentation to address any issue identified.

Questions to persons speaking

32. Questions will not normally be asked of any person speaking as a councillor, objector or supporter who is not speaking as a voting member of the Planning Committee in relation to an item. However, the Chairman at their absolute discretion may raise points of clarification.

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PART B

Application of Part B

33. Where a decision has been taken that Part B of this protocol applies to a meeting of the Planning Committee then subject as provided for in this Part B the provisions below shall apply whether or not the meeting is a wholly virtual meeting.
34. Unless a meeting of the Planning Committee is a wholly virtual meeting, a meeting of the Planning Committee may, so far as capacity allows, be attended in person by any member of the public to the extent as provided for in the Council's adopted Access to Information Procedure Rules as set out in the Constitution.
35. A meeting of the Planning Committee will only be held as a wholly virtual meeting during such time as a decision has been taken by BCP Council that committee meetings of the Council may be held in this way. In the event of there being a discretion as to whether a meeting of the Planning Committee shall be held as a wholly virtual meeting, then the Head of Planning in consultation with the Chairman shall be able to determine whether such a discretion should be applied.
36. In circumstances where it is known in advance of the publication of an agenda of a meeting of the Planning Committee that Part B will apply to that meeting then, so far as reasonably practicable, a note will normally be placed on the agenda identifying this to be the case and explaining if that meeting is to take place as a wholly virtual meeting.
37. Reference to attendance at a meeting in this Part B can, unless the meeting is a wholly virtual meeting, mean attending in person or virtually. However, unless the meeting is a wholly virtual meeting, where reference is made to a councillor attending a meeting this can mean attending virtually only where the Chairman at their discretion considers this appropriate. In that event, facilities will be made available for the virtual attendance and speaking at the meeting of the Planning Committee of such councillor(s).

Use of statements

38. The provisions below provide a mechanism for members of the public to submit statements to be read out at a meeting in relation to individual planning applications. Members of the public attending a meeting will not normally be given the opportunity to speak at the meeting on such matters and no facilities will usually be made available to enable this.
39. Any person who wishes to provide a written statement to be read out on their behalf at a meeting of the Planning Committee must arrange for this to have been received by Democratic Services by 12 noon at least **one** clear working day prior to the date of the meeting. A person submitting such a statement should:
 - 39.1 make clear as to the item to which the statement relates;
 - 39.2 provide contact details including a telephone number and/or email address at which they can be reached; and
 - 39.3 identify whether the statement is in support of or opposed to the application.

40. A maximum of two statements from members of the public objecting to an application will be considered by the Planning Committee and a maximum of two statements from supporter(s) (a statement from the applicant and any agent for the applicant will each count as a separate statement in support). Each statement may consist of up to 450 words.
41. Statements will be accepted on a first come, first served basis. Statements will not normally be accepted once the limit has been reached. However, in the event of an applicant and / or the agent of an applicant wishing to submit a statement in support of an application such person(s) will be given the option for their statement(s) to be read out in preference to any other statement submitted by a person in support. Applicant(s) / supporter(s) and objectors with similar views are encouraged to co-ordinate in advance in the production of statements.
42. So far as circumstances allow, a person may at any time prior to the Planning Committee meeting seek to withdraw a statement by giving notice to the Democratic Services Unit; however, where such withdrawal occurs after the deadline date for receipt of statements then the available slot will not be made available for a different statement.
43. A person shall not normally be able to modify a statement after the deadline date for submission of statements has passed unless such modification is requested by an officer from the Democratic Services Unit.
44. The same person may not submit more than one statement. If more than one statement is received, the person submitting the statement will be invited to elect which statement should be read out. In the event of a person not making such an election then all the statements by that person will be treated as invalid in relation to that application.
45. A Parish or Town Council representative who wishes to submit a statement must identify whether their statement is being made as an objector or supporter and will be subject to the same provisions for statements as any other objector or supporter.
46. Statements relating to a planning application will be read aloud by an officer from the Democratic Services Unit. Statements will be read out having regard to the order of presentation identified in this protocol.
47. Any ward councillor will also be given the opportunity to attend and speak at the meeting on an application at the Planning Committee meeting at which it is considered.
48. At the discretion of the Chairman any other councillor not sitting as a voting member of the Planning Committee may also be given the right to attend and speak on an item being considered at Planning Committee.
49. Any councillor who virtually attends to speak on an application at a meeting of the Planning Committee and who is not a voting member of the Planning Committee in relation to that item should also submit a written version of what they intend to say to Democratic Services at least **one** clear working day prior to the date of the meeting. Statements may consist of up to 900 words. In the event of a 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.

Accordingly, the inability of a councillor to actually speak at the meeting will not prevent an item being determined.

50. Any member of the Planning Committee who has referred an application to the Committee for decision but who exercises their discretion not to participate and vote on that item as a member of the Planning Committee (whether because they consider they may have a predetermined view or otherwise), may speak as a ward councillor or otherwise in accordance with the provisions of this Part, but must not participate in any discussion or vote as a member of the Committee.

Content of statements and use of supporting documentation

51. Every written statement that is submitted by any person in accordance with this Part of the protocol should refer to planning related issues as these are the only matters the Committee can consider when making decisions on planning applications.
52. Statements should be directed towards reinforcing or amplifying the planning representations already made to the Council in writing. Guidance on what constitutes planning considerations is included as part of this protocol.
53. In the interests of fairness, no documentation of any kind will be allowed to be presented at the time that a statement is being read out (including any photograph or other visual aid), that has not already been submitted as part of a prior representation or submission in relation to the application at a time that pre-dates the publication of the agenda for that Planning Committee meeting.
54. Anyone submitting a written statement who wishes to provide any photograph, illustration or other visual material to be displayed on screen while their statement is being read aloud must submit this to the Democratic Services Unit at least **two** clear working days prior to the date of the meeting in a format previously agreed in writing by an officer from the Democratic Services Unit for the purposes of that statement. Information provided after this time or in a format not agreed will not be accepted. The maximum number of items that may be displayed is five. Further, the ability to have any such presentational material displayed is wholly dependent upon the availability and operation of suitable electronic equipment at the time of the Planning Committee meeting and cannot be guaranteed. Anyone submitting a statement should therefore ensure that their statement is not dependent on such information being shown.
55. The Council reserves the right to check any information /documentation provided to it for use at a Planning Committee meeting including any statement and to prevent the use of such information / documentation in whole or part, in particular, if it:
 - 56.1 is considered to contain information of a kind that might be libellous, slanderous, abusive to any party (including an applicant) or might result in the disclosure of any personal information for which express consent has not been given; and/or
 - 56.2 is identified as having anything on it that is considered could be an electronic virus, malware or similar.
56. The Head of Planning in consultation with the Chairman shall have the absolute discretion to determine whether the whole or any part of any such information / documentation should not be used. If circumstances reasonably permit, an officer

from the Democratic Services Unit may seek to request a person modify the information / documentation to address any issue identified.

Adopted for use by the Planning Committee as from

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Planning Committee



Application Address	13 Danecourt Road, Poole, BH14 0PG
Proposal	Demolish house and replace with a new development of 8no flats with associated parking
Application Number	APP/21/00345/F
Applicant	Paul Bloomfield
Agent	Ashdrew Homes
Ward and Ward Member(s)	Park Stone
Meeting Date	22/07/2021
Recommendation	Grant subject to CIL
Reason for Referral to Planning Committee	Referral by Cllr Stribley concerns over traffic and no provision for affordable homes
Case Officer	Emma McCreedy

Description of Development

1. Consent is sought for the demolition of the existing dwellinghouse for the erection of a replacement development providing no.8 flats with associated parking.
2. A previous outline application, ref: APP/19/01571/P, for a similar proposal gained planning permission on the 27th of July 2020, all matters were reserved as part of this application.
3. Previous to the above, an application for a similar scheme, ref: APP/19/00920/P was refused at Planning Committee for the following reason:

The proposal, by virtue of scale of the building and plot coverage, including the layout of car parking, would have a dominant appearance which would be out of keeping with the established pattern of development in the street. The proposal would therefore be contrary to PP27 and PP28 of the Poole Local Plan (November 2018).

Key Issues

4. The main considerations involved with this application are:
 - Broad Location of Development
 - Design
 - Neighbouring Amenity and Privacy
 - Access and Parking

- Trees
- Energy and Biodiversity and Drainage
- Other Considerations

Planning Policies

5. 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 Nationally, European and Intern important sites
 PP33 Biodiversity and geodiversity
 PP34 Transport strategy
 PP35 A safe, connected and accessible transport network
 PP37 Building sustainable homes and businesses
 PP39 Delivering Poole's infrastructure

6. Supplementary Planning Document

SPD1 Parking & Highway Layout in Development
 SPD3 Dorset Heathlands Planning Framework (2015-2020) Poole Harbour Recreation Interim Scheme Nitrogen Reduction in Poole Harbour

7. National Planning Policy Framework (February 2019)

Chapter 2 – Achieving Sustainable Development
 Chapter 5 - Delivering a sufficient supply of homes
 Chapter 11 - Making effective use of land
 Chapter 12 - Achieving well-designed places
 Chapter 14 - Meeting the challenge of climate change, flooding and coastal change

Relevant Planning Applications and Appeals

8. 2019:

Demolish existing building and erect a new development of 9no flats with associated parking. Refused.
 (APP/19/00920/P).
 Demolish existing building and erect a new development of 8 flats with associated parking. Approved.
 (APP/19/01571/P).

Representations

9. Letters have been sent to neighbouring properties to notify them of the application. Three representations have been received, raising objection. The issues raised comprise the following:
- Loss of characteristic properties
 - Additional traffic, increasing congestion
 - Change the dynamic of the streetscene
 - Strain on local services

- Overdevelopment of the site
- Loss of family homes

Consultations

10. BCP Highways Authority – Supports the amended application in highway terms.

Waste Collection Authority – No comments have been made.

The Society for Poole – Failure to respect the character of the area and the associated limitations of the relevant infrastructure services and facilities.

Constraints

11. TPO on site.

Site and Surroundings

12. The application site is located on the northern side of Danecourt Road, close to the entrance to Bournemouth and Poole College. The application site is occupied by a detached two-storey house which appears to be unoccupied. Landscaping within the site has been substantially cleared. The site rises up from Danecourt Road to the rear. The trees to the rear of the property within the site, are covered by the Tree Preservation Orders.
13. The area is characterised by detached dwellings on large plots.

Planning Assessment

14. The proposal proposes eight flats at 13 Danecourt Road. They have outline consent for a similar proposal and currently have one application pending, a full application for a similar proposal at number 15 Danescourt Road (Ref: APP/21/00127/F). Recently two applications for number 11 Danescourt Road (Ref: APP/21/00320 and APP/20/01261/P) for a similar proposal again but with the addition of 2 dwellings to the rear of the site have been refused. The assessment below has had regard to the previously approved outline application (APP/19/01571/P), in that the principle of flatted housing on this site has already been approved.

Broad Location of Development

15. 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.
16. 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 as these enable residents to access key facilities and services without needing to travel by car.
17. Part 3, Housing Density seeks to optimise housing density within Sustainable Transport Corridors, district and local centres in order to meet or exceed the minimum indicative density of 36% of supply. The preamble to PP2, states that within these areas the majority of higher density development will be encouraged.
18. PP2 defines sustainable transport corridors as parts of Poole within 400m walk of locations that are served or capable of being served over the plan period by a frequent bus service (at least 4 buses per hour). The application site is within

a sustainable transport corridor and therefore the principle of flats is supported in terms of the location being sustainable and contributing to housing density within Sustainable Transport Corridors. The proposal is compliant with Policy PP2 of the Adopted Poole Local Plan (2018).

Design

19. PP28 enables flatted development where a number of criteria are satisfied. Policy PP28 is reinforced by Policy PP27 of the Poole Local Plan, which also 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 function, siting, landscaping and amenity space, scale, massing, height, design details, materials and appearance.
20. The NPPF states that planning decisions should ensure that developments will function well and add to the overall quality of the area over their lifetime; are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; are welcoming and distinctive places to live and visit; and create places that are safe, inclusive and accessible (para.127).
21. The proposed flats would be significantly larger in scale and massing than the existing single dwelling. However, Danecourt Road has a mixed character with a range of dwelling types and scale. No. 11 to the west is a large detached dwelling and No. 9 beyond is purpose-built flats. Although the roof style is similar to that of the previously refused application from the front elevation, to the rear, the roof has been stepped down to break up the massing of the building, in line with that of the previously approved scheme and the comments made during previous committees. The existing height of the property is 9.6m, with this raising by 1.2m to the front and 0.355m to the rear in the current application. Previously under the approved application APP/19/01571/P, the height was raised by 0.8m from the existing. The difference of 0.4m in maximum height between the previously approved scheme and the current proposal is considered to be minor and would not significantly alter the overall appearance of the property or create a development which is overbearing or out of place with the neighbouring properties. It is acknowledged that the plans approved under APP/19/01571/P, had all matters reserved, however, a full set of indicative plans were submitted alongside the application and considered as part of the committee's decision. The above has been assessed against these indicative plans. The height of the property is below that of 11 Danescourt road, in line with the topography of the street.
22. The design of the proposed development would be more contemporary than was previous approved at this site, and whilst dwellings along Danecourt Road are predominantly traditional in design and finishing materials, there are also examples of modern style architecture nearby and so this contemporary design would not be out of keeping with the wider area or look out of place within the streetscene. The proposed footprint would align with no. 11 and the separation from adjoining buildings would be similar to the established pattern of development in this part of Danecourt Road.
23. The proposal would have a similar building line to other dwellings and would be set back from the front boundary by approximately 21m. The frontage of the site would accommodate a driveway entrance to the west next to the bin storage, with car parking east and north of this. The bin store would be in a position which satisfies the Waste Collection Authority with appropriate dimensions as it would be in a visible location but would be of a modest scale and height. The amount of hardstanding to the front would not be dissimilar to other nearby sites. The proposed boundary treatments, most particular along the front boundary, could be secured by condition. Sufficient bin storage is provided on site and this is within 10 metres of the highway, acceptable for Local Authority collection.
24. The proposal would accommodate a form of development, including plot coverage and car parking which would be in keeping with neighbouring buildings and the established pattern of development in this part of Danecourt Road. The proposal is therefore considered to be compliant with Policy PP27 and PP28 of the Adopted Poole Local Plan (2018) and the aims of the NPPF, as it would not be detrimental to the character or appearance of the surrounding area.

Neighbouring Amenity and Privacy

25. PP27 states that development will be permitted where it is compatible with surrounding uses and would not result in a harmful impact on amenity for local residents and future occupiers in terms of sunlight, daylight, privacy, noise and whether it would be overbearing/ oppressive; and provides satisfactory external and internal amenity space for existing and future occupants. The NPPF states that planning decisions should provide attractive, welcoming and distinctive places to live and visit; create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users (para.127).
26. Whilst the proposal would protrude further into the rear than the existing dwelling, its footprint would have a similar alignment with no. 11 to preserve their daylighting and outlook. There is sufficient separation distance from the existing dwelling at no. 15 to prevent any overlooking or privacy concerns to this neighbour. As such, the proposal would preserve neighbouring amenity in terms of daylighting, outlook and would not result in an overbearing impact to either adjoining neighbour.
27. Windows are proposed on all elevations. Windows on the front and rear would have adequate separation distance from neighbours to preserve neighbouring privacy. The rear windows would be positioned deeper into the rear curtilage than the existing first-floor windows, however, views towards the neighbouring garden would be oblique and focused towards the rear end of the garden, rather than higher activity areas directly to the rear of the neighbouring dwelling. A condition will be placed on the application to ensure that privacy screens are proposed on the first-floor and second-floor rear balconies which would provide additional screening.
28. Upper floor windows are proposed on the side elevations. On the west elevation, these windows would be centrally positioned on the building and would therefore have views towards the side wall of no. 11 which does not have any upper floor side windows. On the east elevation, a bedroom window would have views towards the existing dwelling at no. 15, due to the distance between these properties, the level of overlooking created by these windows is not considered to be sufficient.
29. For the reasons set out above, the proposed development is not considered to be detrimental to either of the neighbouring properties amenity or the amenity of the future occupiers to the development, and therefore is compliant with PP27 of the Adopted Poole Local Plan (2018).

Access and Parking

30. The proposal includes the relocation of the vehicle access to the west of the site, with 2m x 2m pedestrian visibility splays on both sides and a 5m width. This would require the formation of a new dropped kerb; the raising of the existing redundant dropped kerb and the relocation of the existing on-street parking bays. In addition, a condition would ensure the front boundary treatment and any planting within 1m of the highway footway would be kept below 600mm in height, in the interest of maintaining vehicle visibility from the site entrance. Whilst there is a utilities control box located at the back of the footway adjacent to the proposed access, this is not high or large enough to significantly obscure safe visibility for either pedestrians or for vehicles exiting or entering the site.
31. The proposals would provide sufficient parking to meet guidelines, provided the parking remains unallocated which will be secured by condition. Two appropriate disabled parking spaces have been provided. The parking layout provides sufficient space for on-site turning. An appropriate lighting scheme will be secured by condition to further enhance pedestrian safety within the parking forecourt.
32. Objections relating to increase in traffic to and from the site have been raised and the additional traffic a set of flats in this location would bring to the wider Danescourt Road. The Council's Highways Team have been consulted on the application and have not raised this as a potential issue with the application. Therefore, it is considered that the

proposed flats in this location would not give rise to a significant amount of traffic that would be detrimental to the greater Danescourt Road.

Trees

33. The trees on the application site have recently been assigned a Tree Preservation Order, this has been assigned to protect the trees to the rear of the site as they are considered to provide amenity value and character to both the site and the wider area. An Arboricultural Impact Assessment has been submitted which identifies the closest trees to the proposed building as 'Category B' Limes. The footprint of the building would be outside of the root protection areas. Although the Council's Arboricultural Officer has not commented on this application, it is similar to the previous scheme which they were satisfied that a proposed path could be constructed without harm to any tree. The proposal is therefore not considered to be detrimental to the protected trees on site. An arboricultural method statement will be secured by condition.

Energy and Biodiversity and Drainage

34. An energy and resources statement has been submitted. A condition can ensure the use of technology to reduce the carbon footprint of the development, in accordance with PP37.
35. Biodiversity enhancements will be secured by condition.
36. The application site is at low risk of surface water flooding. However, the flood and drainage team have concerns over the run-off due to the existing topography of the site, impacting on North Road which already suffers from flooding issues. These concerns will be addressed via a condition.

Other Considerations

37. The Council's community enforcement officer has been contacted regarding the three empty properties now residing in a row along Danescourt Road, one of which is the proposed property. There has been increased anti-social behaviour and criminal damage with multiple calls to the police concerning negative activity, worrying nearby residents. The proposed development is considered to provide an acceptable use for this site which would provide much needed homes within the borough, without compromising on the character and appearance of the surrounding area or be detrimental to neighbouring amenity.
38. The scheme is for 8 flats and as such does not trigger the requirement for affordable housing. It is noted however that this scheme runs alongside another scheme at 15 Danecourt Road with both schemes totalling 16 flats. The schemes are however both individual schemes, which do not rely on one another to come forward. As such they are treated individually and therefore do not trigger the requirement for affordable housing. It should be noted that affordable housing was not raised at either of the previous outline applications.

Section 106 Agreement/CIL compliance

Contributions Required			Dorset Heathland SAMM	Poole Harbour Recreation SAMM
Flats	Existing	0	@ £269	@ £96

			@ £271 wef 1/4/21	@ £97 wef 1/4/21
	Proposed	8		
	Net increase	8	£2152	£768
Houses	Existing	1	@ £394	@ £140
	Proposed	0	@ £397 wef 1/4/21	@ £141 wef 1/4/21
	Net increase	-1	£394	£140
Total Contributions			£1758 (plus admin fee)	£628 (plus admin fee)
CIL	Zone C		@ £120.42sq m	

39. 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.
40. 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
41. 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.
42. The applicant has paid the relevant contributions towards Dorset Heathlands and Poole Harbour Recreation SAMM. As such, the proposed scheme complies with Policies PP32 and PP39 of the Poole Local Plan.

Summary

- The proposal would accommodate a form of development with a scale, height, design and plot coverage which is in keeping with the established pattern of development in Danecourt Road.
- Neighbouring amenity and privacy would not be materially harmed.
- Highway safety would be preserved.

Planning balance

43. Having regard to the NPPF there is a presumption in favour of sustainable development. Paragraph 11 of the NPPF states that where policies which are most important for determining the application are out of date, planning permission must be granted unless policies in the Framework provide a clear reason for refusing the development proposals.
44. The Housing Delivery Test for the Poole Local Plan area was published in January 2021. In high level terms, the Housing Delivery Test (HDT) compares the net homes delivered over three years to the homes that should have been built over the same period (the housing requirement). The HDT shows that the total number of homes delivered in Poole compared to those required over a defined 3 year period was 73% which is slightly below the government's threshold of 75% - the number of homes required between 2017 and 2020 was 1,860 whereas the number of homes delivered in that time period was 1,361. This results in a shortfall of 499 dwellings over the Local Plan target for that period. As a reminder, the 5-year residential supply and HDT results continue to relate to each legacy area separately until the existing legacy local plans are superseded by a BCP Local Plan.
45. Given the shortfall of number of homes delivered in the Local Plan area, the proposal needs to be considered against paragraph 11 d) ii. Therefore, the balance is tilted in favour of sustainable development and granting planning permission, except where the benefits are significantly and demonstrably outweighed by the adverse impacts or where specific policies in the NPPF provide a clear reason for refusal.
46. The tilted balance approach forms a material consideration in this case as there will be an impact on habitat, however, the potential harm to habitats can be addressed through conditions and contributions as discussed above. The proposed development is in accordance with the Poole Local Plan 2018 and would contribute to the Council's demand for new housing and deliver sustainable patterns of development within the sustainable transport corridor, while providing the social and economic benefits of seven additional dwellings within the urban area. As the impact on habitats can be addressed, the benefits of the proposed scheme are considered acceptable.

Recommendation

47. **Grant** subject to 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.

Background Documents:

Case File ref APP/21/00345/F

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

The conditions set out in the report may be subject to such reasonable change as is necessary to ensure accuracy and enforceability.

Conditions

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

2030 51E

2030 52E

2030 53

2030 54

2030 55B

2030 56

2030 57A

2030 58A

2030 59C

received 11/06/2021

Reason -

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

3. 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 post sub-structure works. 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).

4. Obscure glazed screens which conform to or exceeds Pilkington Texture Glass Privacy Level 3 and are at least 1.8 metres in height shall be erected along the sides of the first and second floor balconies associated with Flats 4, 5 and 6, 7 and 8 as shown on the approved plan. The screens shall be erected prior to the first use of the dwelling, hereby permitted, and 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).

5. The development hereby permitted shall not be brought into use until the access, turning space, garaging,/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.

The car parking spaces shall be available for residents and visitors to the residential units hereby approved. The parking shall therefore remain as unallocated parking at all times with no parking space allocated to any individual resident or residential unit, and no parking barriers shall be placed to restrict access to the car parking areas or any individual parking bays.

Reason -

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

6. Prior first occupation, 16 secure cycle parking will be provided in accordance with the scheme which has been submitted to and approved by the local planning authority, and thereafter retained.

Reason -

In order to secure the provisions of appropriate facilities for cyclists and in accordance with Policies PP27, PP34, PP35 and PP36 of the Poole Local Plan (November 2018).

7. 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 plan(s) 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).

8. Notwithstanding the approved plans or pedestrian visibility splays, the first 1m of the site measured from the back edge of the Danecourt Road footway line, shall be cleared of all obstructions over 0.6 metres above the level of the adjoining highway, 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).

9. Within 3 months of the commencement of the development details of the provision of Electric Vehicle Charging Points and associated infrastructure shall be submitted to the Local Planning Authority for approval in writing. Those details shall be in accordance with the BCP Council Parking Standards SPD (adopted 5th January 2021). The approved details shall be implemented, and no part of the development hereby permitted shall be occupied until details of the provision of Electric Vehicle Charging Points have been approved, implemented and the Electric Vehicle Charging Points brought into operation. Thereafter the Electric Vehicle Charging Points shall be permanently retained available for use at all times.

Reason - In the interests of promoting sustainable development including sustainable forms of transport in accordance with Policy PP35 of the Poole Local Plan (November 2018).

10. Prior to the commencement of development details of a scheme of lighting within the parking forecourt, shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall then be implemented prior to the first occupation of the development hereby approved, and thereafter retained and maintained to ensure the lighting remains in working order.

Reason:

In the interests of the safety of users of the parking forecourt, and the amenity of neighbours and in accordance with Policies PP27 and PP35 of the Poole Local Plan (2018).

11. Prior to the commencement of the development hereby approved, there shall be submitted to and approved in writing by the Local Planning Authority a scheme for the alteration of the road markings outside the site, including the parking bay markings and any relevant signage, corresponding with the new access hereby approved. The approved scheme shall thereafter be fully implemented prior to the first occupation of any of the approved residential units.

Reason -

In the interests of highway safety and in accordance with Policy PP35 of the Poole Local Plan (2018).

12. 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).

13. An arboricultural method statement prepared by an arboricultural consultant holding a nationally recognised arboricultural qualification providing comprehensive details of construction works in relation to trees shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of any demolition or development hereby permitted. All works shall subsequently be carried out in strict accordance with the approved details. In particular, the method statement must provide the following:-

- a) erect protective fencing to trees during both demolition and construction phases which complies with BS5837:2012 and a plan indicating the alignment of the protective fencing;
- b) erect scaffolding and ground protection within tree protection zones in accordance with BS5837;
- c) ensure an area for storage of materials, concrete mixing and use of fires is provided;
- d) ensure the plans and particulars showing the siting of the service and piping infrastructure is implemented;
- e) ensure the specification for the construction of any arboriculturally sensitive structures and sections through them, including the installation of boundary treatment works, the method of construction of the access driveway including details of the no-dig specification and extent of the areas of the driveway are constructed using a no-dig specification;
- f) ensure the works requiring arboricultural supervision are carried out by the developer's arboricultural consultant, and details of the frequency of supervisory visits and procedure for notifying the Local Planning Authority of the findings of the supervisory visits are recorded; and
- g) details of all other activities which have implications for trees on or adjacent to the site are notified to the Local Planning Authority.

Reason -

In order that the Local Planning Authority may be satisfied that the trees to be retained on-site will not be damaged during the construction works and to ensure that as far as possible the work is carried out in accordance with current best practice and in accordance with Policy PP27 of the Poole Local Plan (November 2018).

14. Site visits shall be carried out by the developer's arboricultural consultant in strict accordance with the supervision schedule contained within the approved arboricultural method statement (required under condition 13). Copies of written site notes and/or reports detailing the results of all site supervision visits and any necessary remedial works undertaken or required shall be submitted to and approved in writing by the Local Planning Authority, before implemented. Any variations to the approved supervision schedule must be submitted in writing to the Local Planning Authority and shall not be implemented until written consent has been obtained.

Reason -

In order that the Local Planning Authority may be satisfied that the trees to be retained on-site will not be damaged during the construction works and to ensure that as far as possible the work is carried out in accordance with current best practice and in accordance with Policy PP27 of the Poole Local Plan (November 2018).

15. Prior to the construction of the flats 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 any of the flats hereby approved. The details could include but are not restricted to bat and bird boxes and bricks; bee bricks; hedgehog ramps; the provision of 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.

16. Prior to first occupation of the building(s) 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).

17. No surface water drainage works shall take place until a detailed and finalised surface water management scheme for the site, based upon the hydrological and hydrogeological context of the development, has been submitted to, and approved in writing by the Council. The surface water scheme shall be implemented in accordance with the submitted details before the development is used for the first time.

Reason: To prevent increased risk of flooding and to improve and protect water quality, in accordance with Policy PP38 of the Poole Local Plan (November 2018).

18. No surface water drainage works shall take place until details of maintenance and management of the surface water sustainable drainage scheme (as detailed in condition 17) have been submitted to and approved in writing by the Council. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. These should include a plan for the lifetime of the development, the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime.

Reason: To ensure future maintenance of the surface water drainage system and to prevent increased risk of flooding, in accordance with Policy PP38 of the Poole Local Plan (November 2018).

19. Prior to the construction of the development hereby approved proposals for the landscaping of the site shall be submitted to, and approved in writing by, the Local Planning Authority. The landscaping scheme shall include provision for landscape planting, the retention and protection of existing trees and other site features, walls, fencing and other means of enclosure and any changes in levels.

Upon approval:

a) the approved scheme shall be fully implemented with new planting carried out in the planting season October to March inclusive following occupation of the building(s) or the completion of the development whichever is the sooner, or in accordance with a timetable to be agreed in writing with the Local Planning Authority;

b) all planting shall be carried out in accordance with British Standards, including regard for plant storage and ground conditions at the time of planting;

c) the scheme shall be properly maintained for a period of 5 years and any plants (including those retained as part of the scheme) which die, are removed or become damaged or diseased within this period shall be replaced in the next planting season with others of a similar size and the same species, unless the Local Planning Authority gives written consent to any variation; and

d) the whole scheme shall be subsequently retained.

Reason - In the interests of visual amenity, to ensure that the approved landscaping scheme is carried out at the proper times and to ensure the establishment and maintenance of all trees and plants in accordance with Policies PP27 and PP33 of the Poole Local Plan (November 2018).

Informative

1. 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 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.

2. 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 website:

<https://www.bcpccouncil.gov.uk/Planning-and-building-control/Planning-policy/Community-Infrastructure-Levy/Community-Infrastructure-Levy.aspx>

3. The necessary contributions towards SAMM arising from the proposed development have been secured by a S.111 agreement and have been received.

4. 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.

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

6. The applicant is informed that the Local Highway Authority will require the footway and kerb to be lowered and reconstructed in the position(s) corresponding to the vehicular means of access to the site. This requirement is imposed in order to service the means of access; in order to prevent danger and inconvenience to other road users and to pedestrians; and in order to prevent possible damage to highway surfaces. The work shall conform to a specification to be provided by the Highway Authority (BCP Council), or it may be required to be undertaken by the Authority itself. In either event, the work will be required to be undertaken at the applicant's expense. With regards to such works the applicant should contact BCP Council on Tel: 01202 261700, by email at droppedcrossings@bcpcouncil.gov.uk, or in writing to BCP Council, Environmental Services, Hatchpond Road Depot, Hatchpond Road, Poole, Dorset, BH17 7LQ. Contact should be made before the commencement of any works on or adjacent to the public highway.

The footway crossing work will involve the alteration of the on-street parking bay markings and any work associated with the footway crossing work would be at the applicant's expense.

7. As a required adjunct of this access closure, the applicant is advised that it will be necessary for the kerb to be raised and the footway (and verge) restored. Normally this work will be undertaken at the expense of the developer by the Highway Authority although, on occasions, there might be instances where the developer, under supervision, can undertake this work.

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13 Danecourt Road Poole

Client: Holton Homes | February 2021

Planning Application

david james architects & partners ltd

tel: 01202 755633



Location Plan
Scale 1:1250 @A3

The Application Site Additional Land within Applicants control



Block Plan
Scale 1:500 @A3

Outline of proposed Outline of extant approval APP/19/01571/P

REV E 11.06.21 - Separate accesses to site 11 and 13. (MBC)
REV D 14.05.21 - Access relocated as per client's request. (MBC)

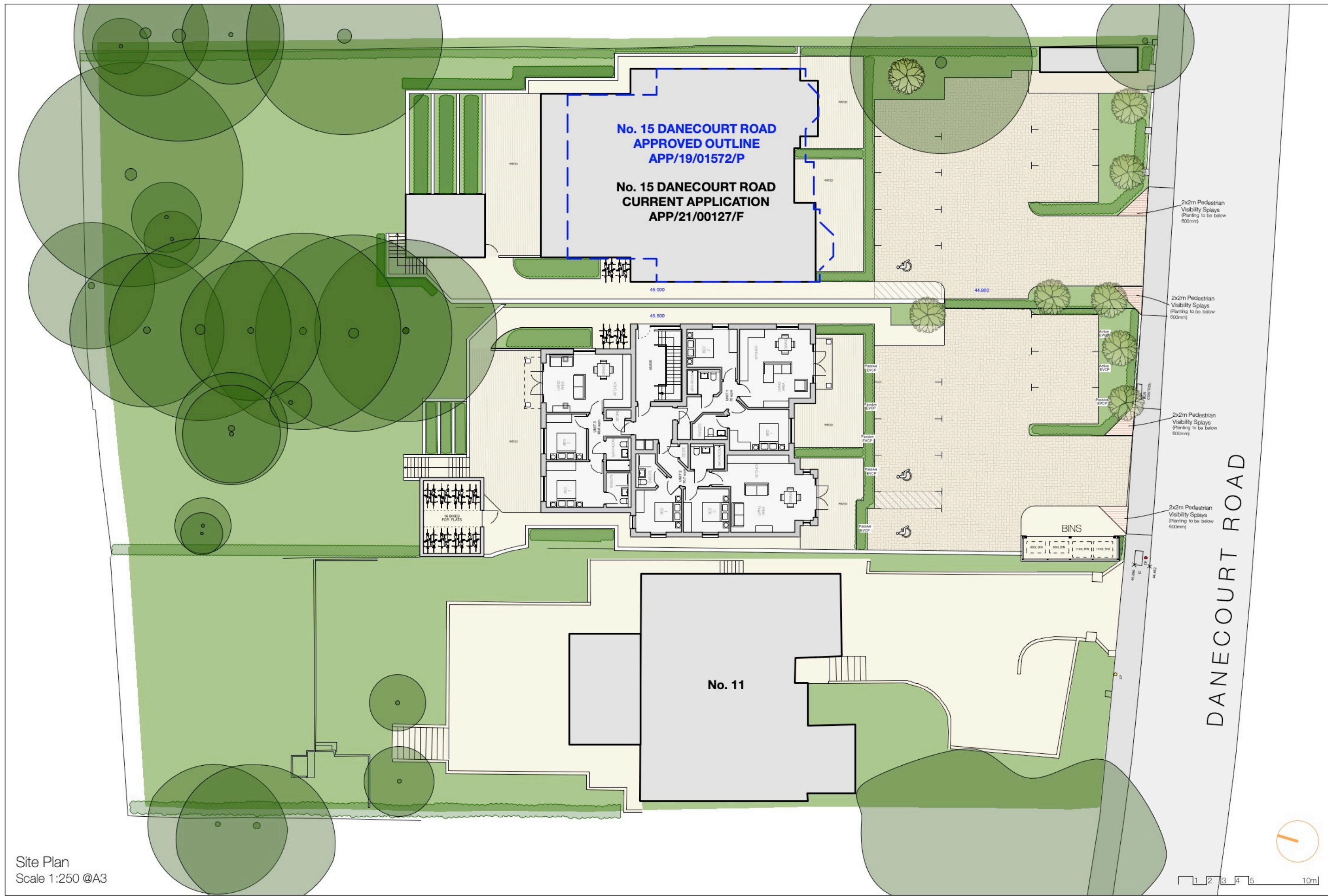
Drawn By : HVG Checked By : DJ

13 Danecourt Road, Poole

Location & Block Plan | **2030 51E** | davidjames architects & partners ltd

tel: 01202 755633

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Site Plan
Scale 1:250 @A3

REV E 11.06.21 - Separate accesses to site 11 and 13. (MBC)
REV D 14.05.21- Access relocated as per client's request. (MBC)

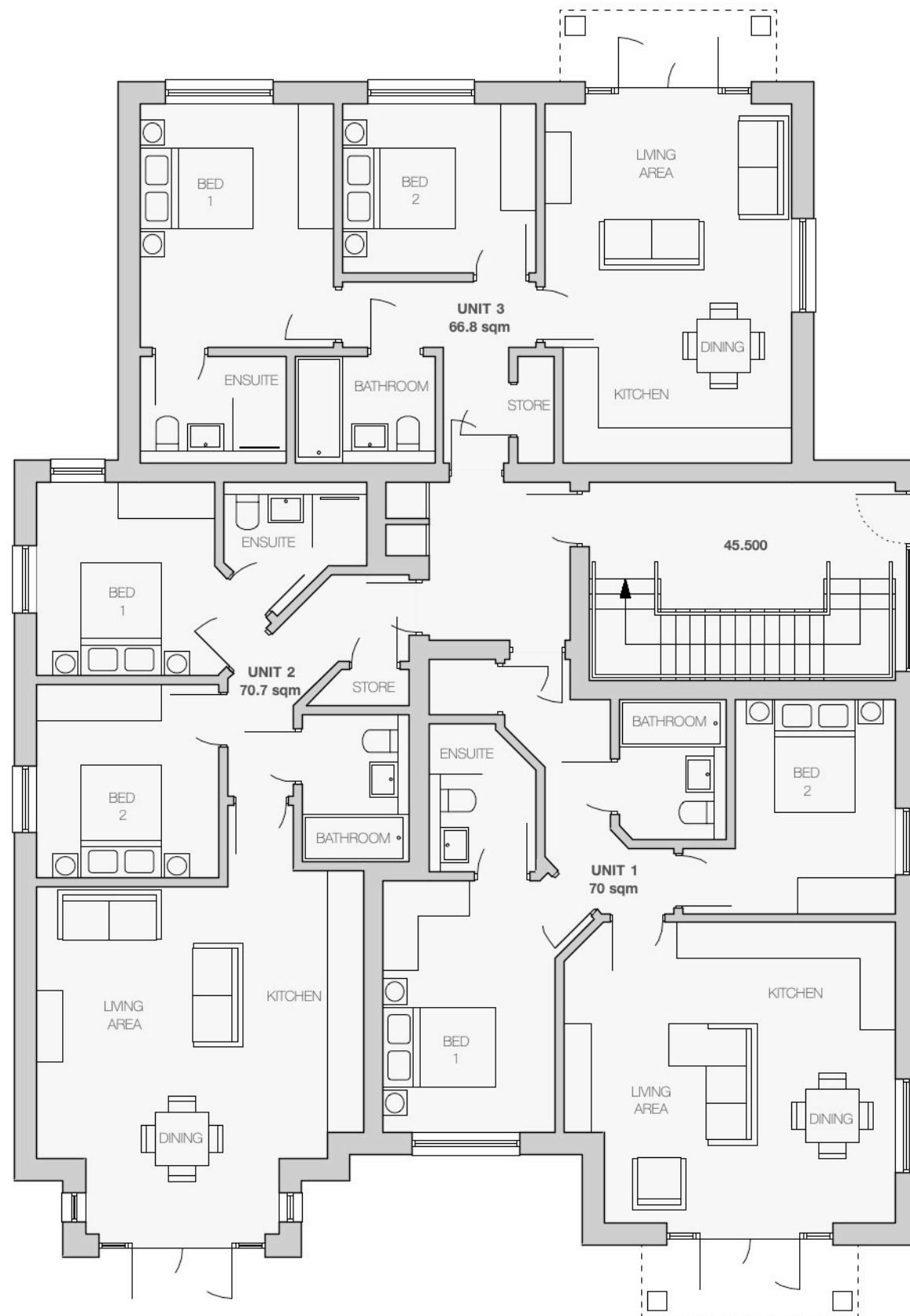
Drawn By : HVG Checked By : DJ

13 Danecourt Road, Poole

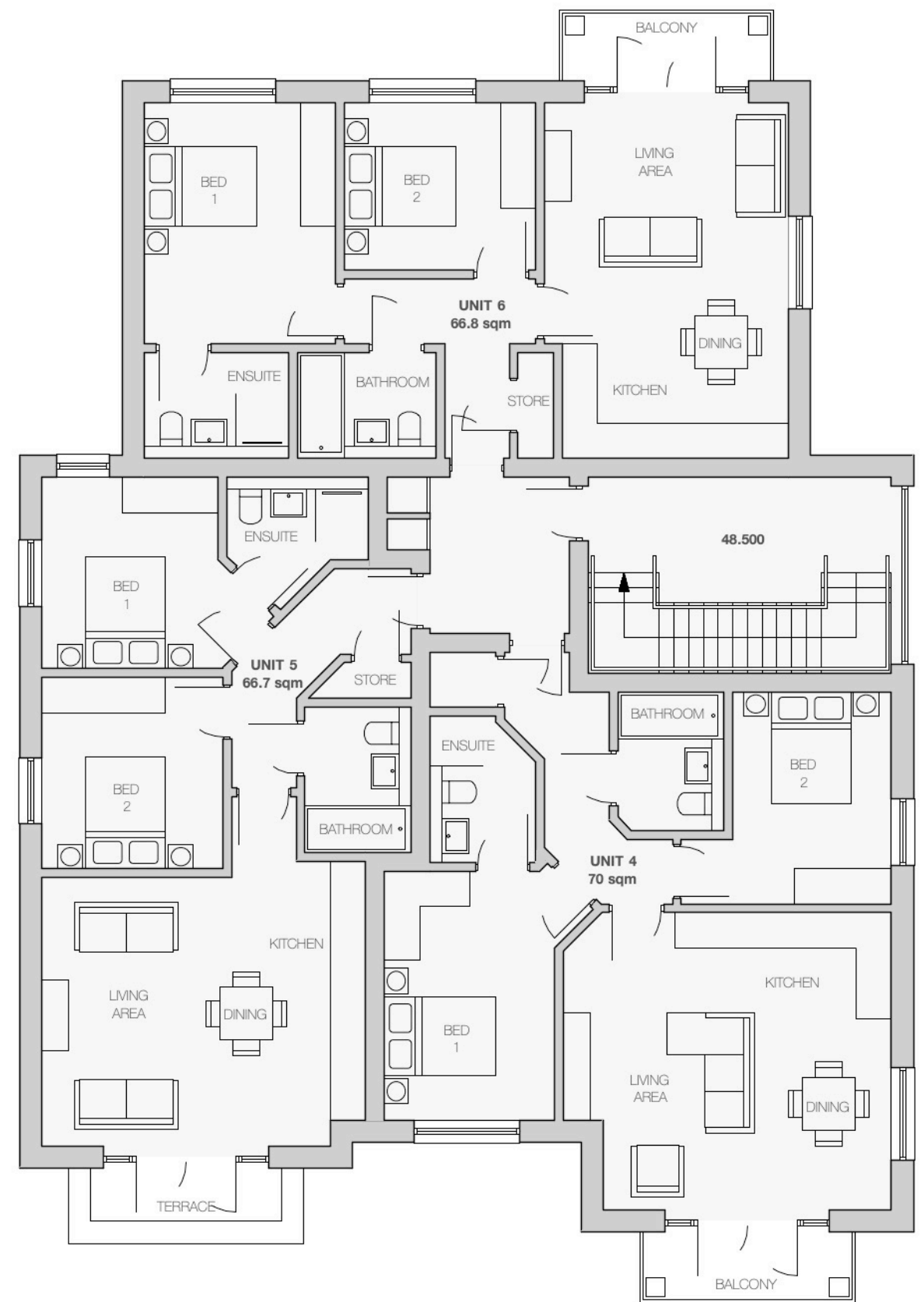
Proposed Site Plan | **2030 52E** | davidjames architects & partners ltd

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Ground Floor Plan
Scale 1:100 @A3



First Floor Plan
Scale 1:100 @A3



13 Danecourt Road, Poole

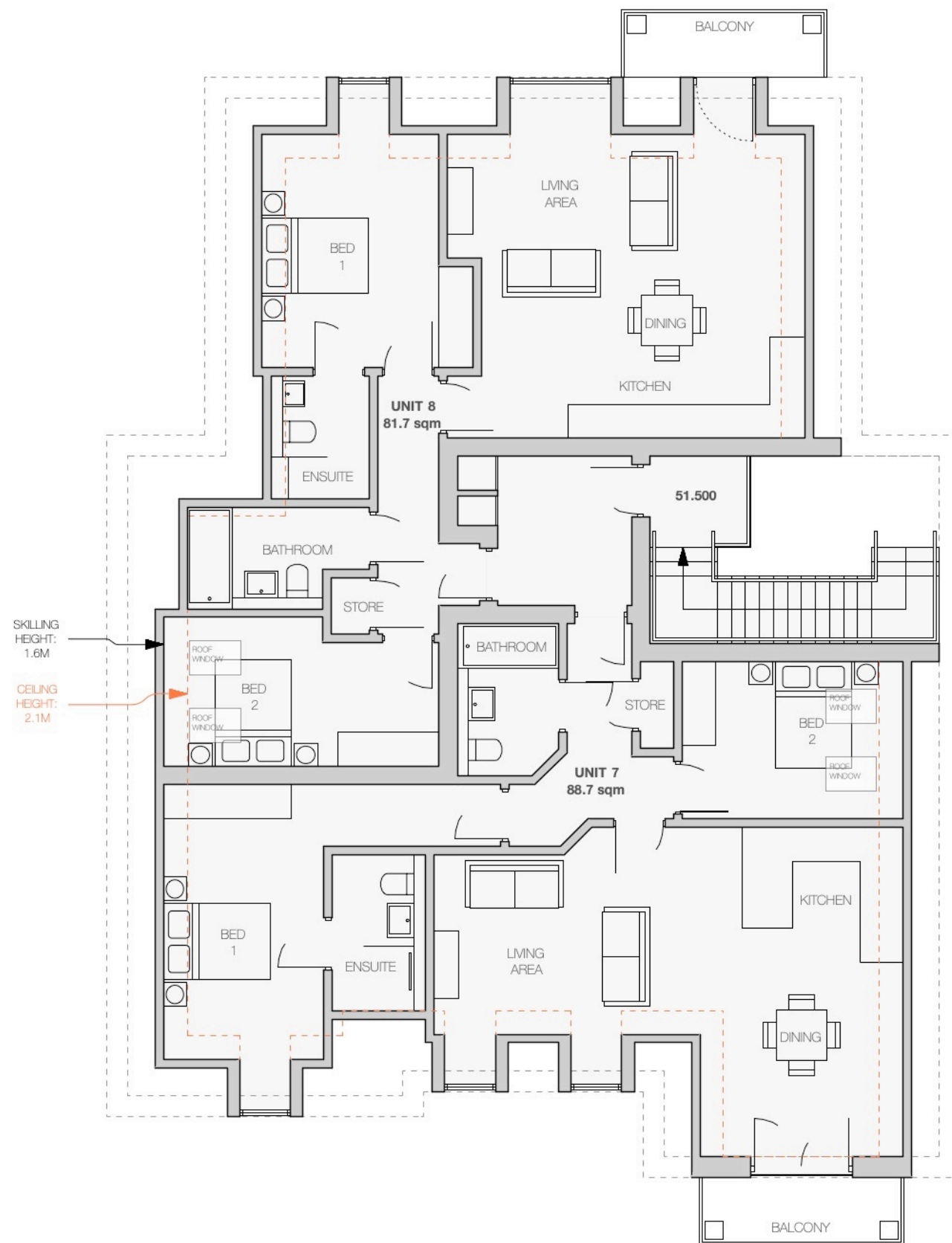
rev:

Drawn By : HVG Checked By : DJ

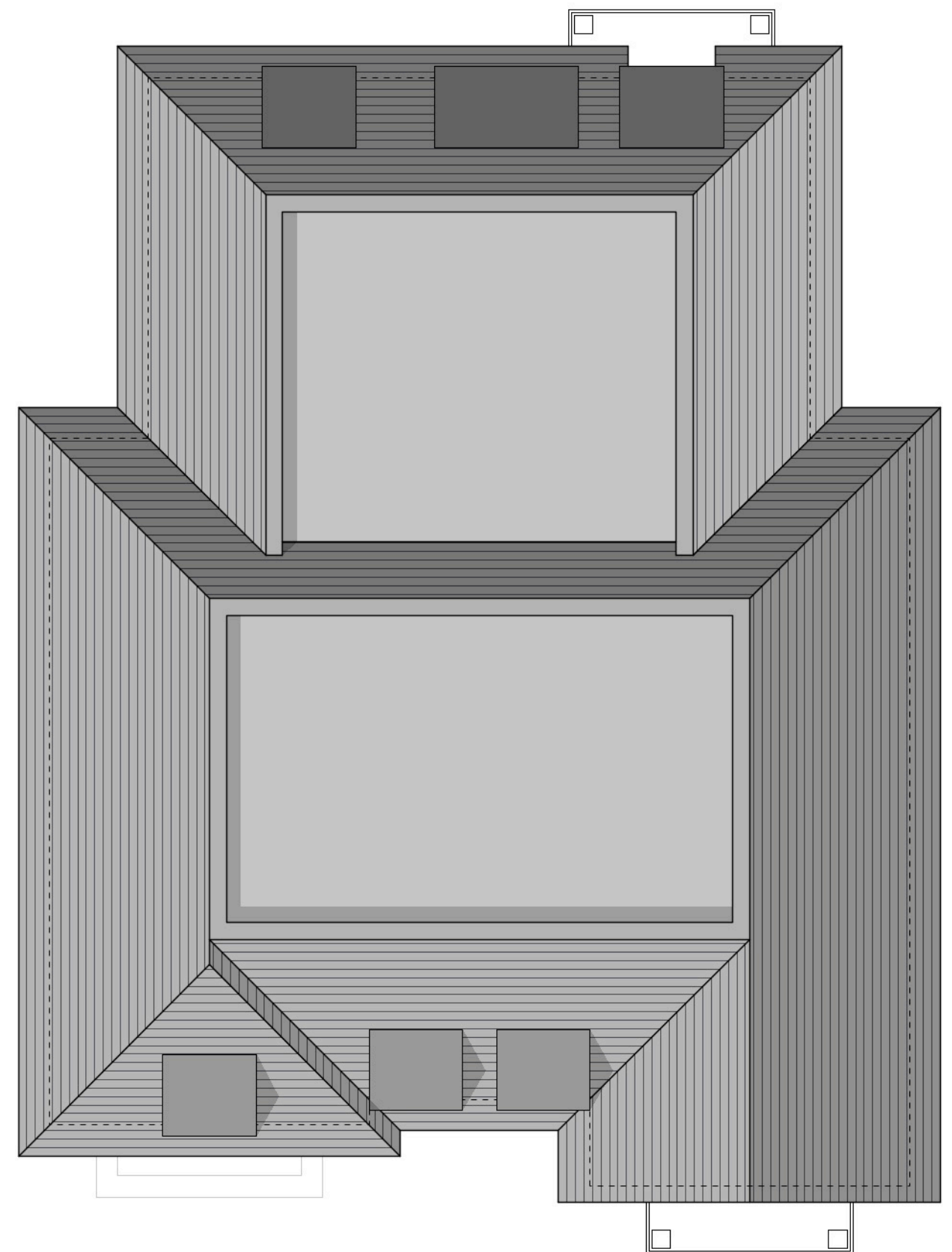
Floor Plans | 2030 53 | davidjames architects & partners ltd

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Second Floor Plan
Scale 1:100 @A3



Roof Plan
Scale 1:100 @A3

1 2 3 4 5 10m

rev:

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13 Danecourt Road, Poole

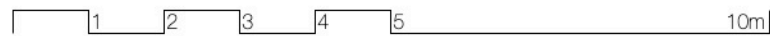
Floor Plans | 2030 54 | davidjames architects & partners ltd

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Front Elevation (South)
Scale 1:100 @A3



No. 9 DANECOURT ROAD

No. 11 DANECOURT ROAD

No. 15 DANECOURT ROAD
CURRENT APPLICATION
APP/21/00127/F



Indicative Streetscene (Danecourt Road)
Scale 1:250 @A3



Outline of extant approval APP/19/01571/P

REV B 11.06.21 - Separate accesses to site 11 and 13. (MBC)
REV A 14.05.21- Access relocated as per client's request. (MBC)

Drawn By : HVG Checked By : DJ

13 Danecourt Road, Poole

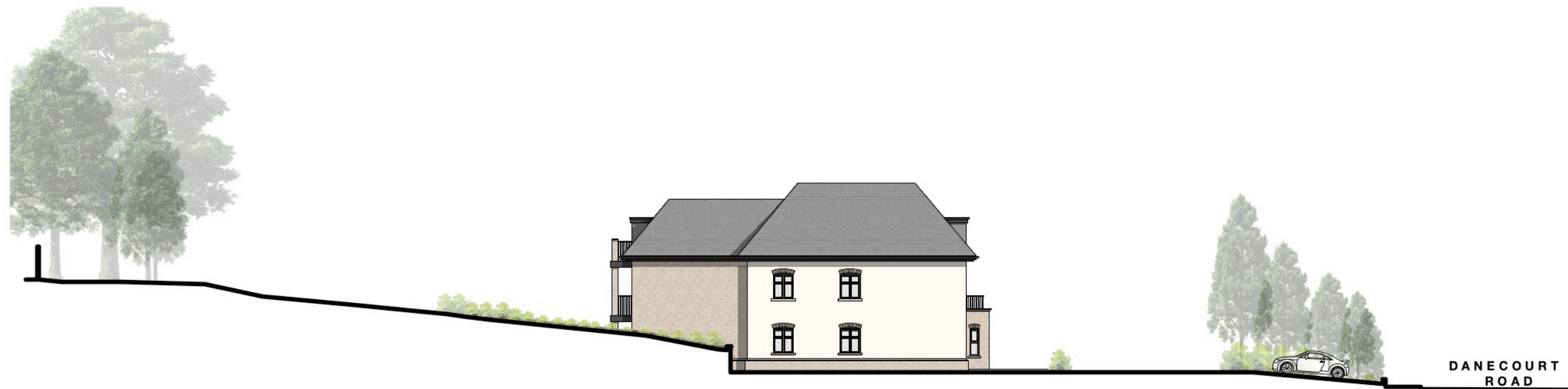
Proposed Elevations | 2030 55B | davidjames architects & partners ltd

tel: 01202 755633

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Side Elevation (West)
Scale 1:100 @A3



Indicative Site Section (West)
Scale 1:250 @A3





Side Elevation (East)
Scale 1:100 @A3

1 2 3 4 5 10m



Indicative Site Section (East)
Scale 1:250 @A3

1 2 3 4 5 10m

REV A 29.04.21- Cycle parking increased to 16 secure and covered spaces. (MBC)

rev:

Drawn By : HVG Checked By : DJ

13 Danecourt Road, Poole

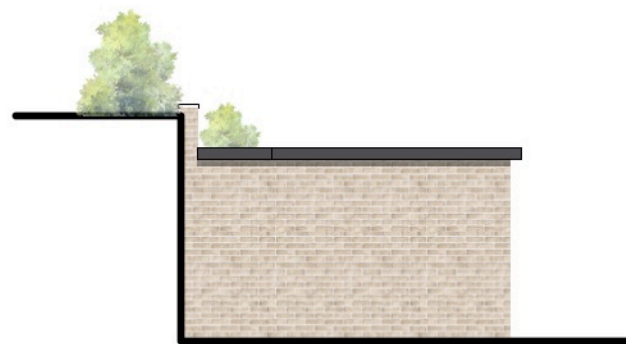
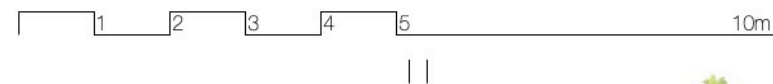
Proposed Elevations | **2030 57A** | davidjames architects & partners ltd

tel: 01202 755633

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Rear Elevation (North)
Scale 1:100 @A3



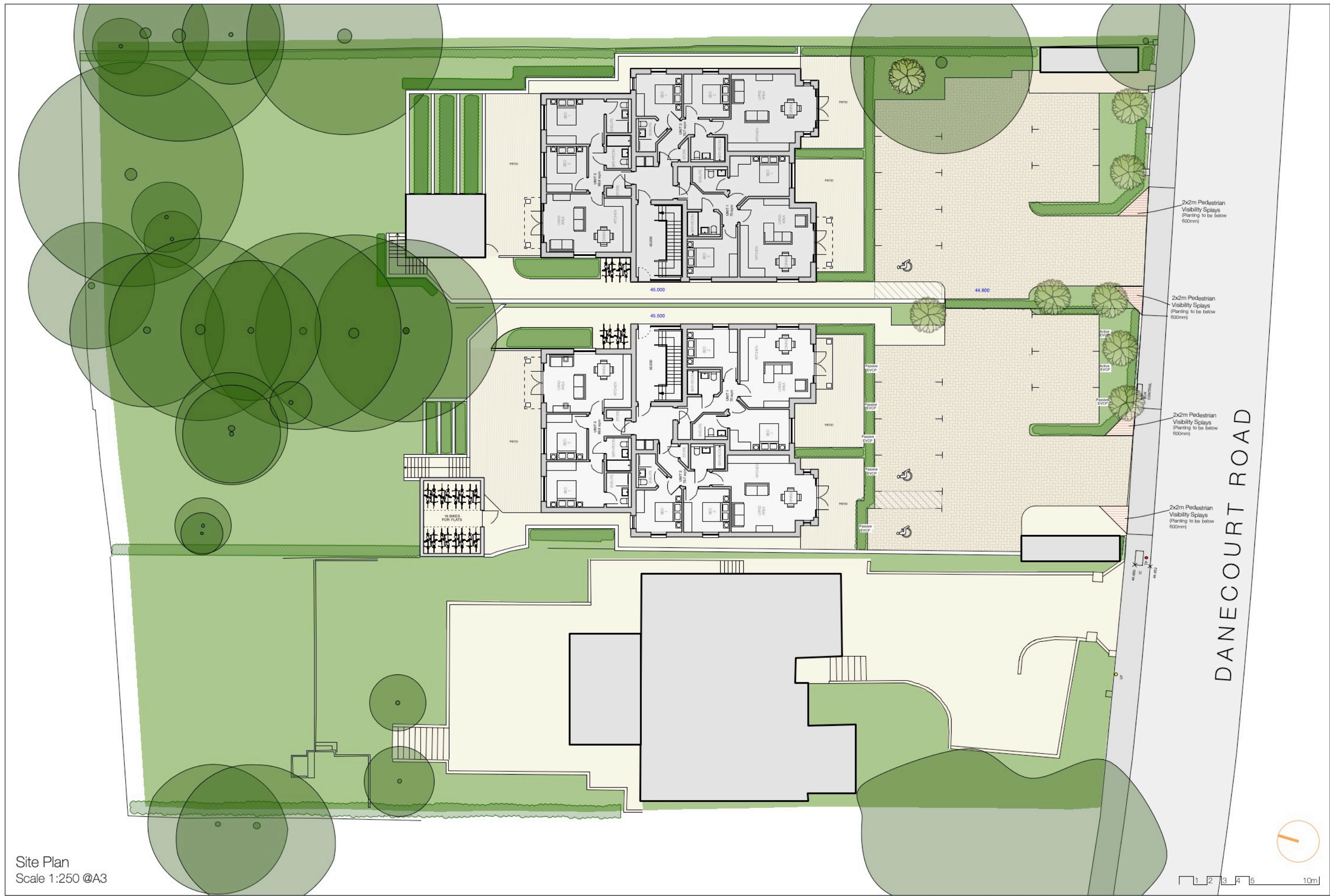
Bike Store
Scale 1:100 @A3



Bin Store
Scale 1:100 @A3

MATERIALS KEY

-  Off white render
-  Aluminium / PVC fascias / capping
-  Grey PVC framed windows / doors / glazing
-  Light facing brick
-  Slate effect roof tiles
-  Timber cladding to bin/bike store



REV C 11.06.21 - Separate accesses to site 11 and 13. (MBC)
REV B 14.05.21 - Access relocated as per client's request. (MBC)
REV A 23.03.21 Bike shed and trees amended for plot 13. (MBC)

13 Danecourt Road, Poole

Proposed Site Plan 13 & 15 | 2030 59C | davidjames architects & partners ltd
tel: 01202 755633

Drawn By : HVG Checked By : DJ

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Application Address	15 Danecourt Road, Poole, BH14 0PG
Proposal	Demolish house and replace with a new development of 8no flats with associated parking
Application Number	APP/21/00127/F
Applicant	Paul Bloomfield
Agent	Ashdrew Homes
Ward and Ward Member(s)	Park Stone
Meeting Date	22/07/2021
Recommendation	Grant subject to CIL
Reason for Referral to Planning Committee	Referral by Cllr Stribley concerns over traffic and no provision for affordable homes
Case Officer	Emma McCready

Description of Development

1. Consent is sought for the demolition of the existing dwellinghouse for the erection of a replacement development providing no.8 flats with associated parking.
2. A previous outline application, ref: APP/19/01572/P, for a similar proposal gained planning permission on the 27th of July 2020, only landscaping was reserved as part of this application.
3. Previous to the above, an application for a similar scheme, ref: APP/19/01003/P was refused at Planning Committee for the following reason:

The proposal, by virtue of scale of the building and plot coverage, including the layout of car parking, would have a dominant appearance which would be out of keeping with the established pattern of development in the street. The proposal would therefore be contrary to PP27 and PP28 of the Poole Local Plan (November 2018).

4. When compared to the previous approved outline application, the current application has the following amendments:
 - Changed the overall design of the building.
 - The maximum height of the building has increased by 0.4m.

Key Issues

5. The main considerations involved with this application are:
 - Broad Location of Development
 - Design
 - Neighbouring Amenity and Privacy
 - Access and Parking
 - Trees
 - Energy and Biodiversity and Drainage

- Other Considerations

Planning Policies

6. 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 Nationally, European and Intern important sites
 PP33 Biodiversity and geodiversity
 PP34 Transport strategy
 PP35 A safe, connected and accessible transport network
 PP37 Building sustainable homes and businesses
 PP39 Delivering Poole's infrastructure

7. Supplementary Planning Document

SPD1 Parking & Highway Layout in Development
 SPD3 Dorset Heathlands Planning Framework (2015-2020) Poole Harbour Recreation Interim Scheme
 Nitrogen Reduction in Poole Harbour

8. National Planning Policy Framework (February 2019)

Chapter 2 – Achieving Sustainable Development
 Chapter 5 - Delivering a sufficient supply of homes
 Chapter 11 - Making effective use of land
 Chapter 12 - Achieving well-designed places
 Chapter 14 - Meeting the challenge of climate change, flooding and coastal change

Relevant Planning Applications and Appeals

9. 2019:

Demolish existing building and erect a new development of 9no flats with associated parking. Refused.
 (APP/19/01003/P).
 Demolish existing building and erect a new development of 8 flats with associated parking. Approved.
 (APP/19/01572/P).

Representations

10. Letters have been sent to neighbouring properties to notify them of the application. Three representations have been received, raising objection. The issues raised comprise the following:

- Loss of characteristic properties
- Additional traffic, increasing congestion
- Change the dynamic of the streetscene
- Strain on local services
- Overdevelopment of the site
- Loss of family homes

Consultations

11. BCP Highways Authority – Supports the amended application in highway terms.

Waste Collection Authority – No comments have been made.

The Society for Poole – Disregard the character of the area and the limitations of associated infrastructure services. An appeal against the established conditions associated with an earlier application.

Constraints

12. TPO on site.

Site and Surroundings

13. The application site is located on the northern side of Danecourt Road, close to the entrance to Bournemouth and Poole College. The application site is occupied by a detached two-storey house which appears to be unoccupied. Landscaping within the site has been substantially cleared. The site rises up from Danecourt Road to the rear. The trees to the rear of the property within the site, are covered by Tree Preservation Orders.

14. The area is characterised by detached dwellings on large plots.

Planning Assessment

15. The proposal proposes eight flats at 15 Danecourt Road. They have outline consent for a similar proposal and currently have one application pending, a full application for a similar proposal at number 13 Danescourt Road (Ref: APP/21/00345/F). Recently two applications for number 11 Danescourt Road (Ref: APP/21/00320 and APP/20/01261/P) for a similar proposal again but with the addition of 2 dwellings to the rear of the site have been refused. The assessment below has had regard to the previously approved outline application, in that the principle of flatted housing on this site has already been approved, as has a similar scaled development.

Broad Location of Development

16. 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.

17. 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 as these enable residents to access key facilities and services without needing to travel by car.

18. Part 3, Housing Density seeks to optimise housing density within Sustainable Transport Corridors, district and local centres in order to meet or exceed the minimum indicative density of 36% of supply. The preamble to PP2, states that within these areas the majority of higher density development will be encouraged.

19. PP2 defines sustainable transport corridors as parts of Poole within 400m walk of locations that are served or capable of being served over the plan period by a frequent bus service (at least 4 buses per hour). The application site is within a sustainable transport corridor and therefore the principle of flats is supported in terms of the location being sustainable and contributing to housing density within Sustainable Transport Corridors. The proposal is compliant with Policy PP2 of the Adopted Poole Local Plan (2018).

Design

20. PP28 enables flatted development where a number of criteria are satisfied. Policy PP28 is reinforced by Policy PP27 of the Poole Local Plan, which also 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 function, siting, landscaping and amenity space, scale, massing, height, design details, materials and appearance.

21. The NPPF states that planning decisions should ensure that developments will function well and add to the overall quality of the area over their lifetime; are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; are welcoming and distinctive places to live and visit; and create places that are safe, inclusive and accessible (para.127).

22. The proposed flats would be significantly larger in scale and massing than the existing single dwelling. However, Danecourt Road has a mixed character with a range of dwelling types and scale. No. 11 to the

far west and no. 17 adjacent are a large detached dwellings and No. 9 beyond is purpose-built flats. Although the roof style is similar to that of the previously refused application from the front elevation, to the rear, the roof has been stepped down to break up the massing of the building, in line with that of the previously approved scheme and the comments made during previous committees. The existing height of the property is 9.1m, with this raising by 1.2m to the front and 0.355m to the rear in the current application. Previously under the approved outline application APP/19/01572/P, the height was raised by 0.8m from the existing, this application approved access, appearance, layout and scale. The of 0.4m in maximum height between this previously approved scheme and the current proposal is considered to be minor and would not significantly alter the overall appearance of the property or create a development which is overbearing or out of place with the neighbouring properties. The height of the property is below that of 13 Danescourt road, in line with the topography of the street.

23. The design of the proposed development would be more contemporary than was previous approved at this site, and whilst dwellings along Danecourt Road are predominantly traditional in design and finishing materials, there are also examples of modern style architecture nearby and so this contemporary design would not be out of keeping with the wider area or look out of place within the streetscene. The proposed footprint aligns with neighbouring properties and the separation from adjoining buildings would be similar to the established pattern of development in this part of Danecourt Road.

24. The proposal would have a similar building line to other dwellings and would be set back from the front boundary by approximately 21m. The frontage of the site would accommodate a driveway entrance to the west next to the bin storage, with car parking east and north of this. The bin store would be in a position which satisfies the Waste Collection Authority with appropriate dimensions as it would be in a visible location but would be of a modest scale and height. The amount of hardstanding to the front would not be dissimilar to other nearby sites. The proposed boundary treatments, most particular along the front boundary, could be secured by condition. Sufficient bin storage is provided on site and this is within 10 metres of the highway, acceptable for Local Authority collection.

25. The proposal would therefore accommodate a form of development, including plot coverage and car parking which would be in keeping with neighbouring buildings and the established pattern of development in this part of Danecourt Road. The proposal is therefore considered to be compliant with Policy PP27 and PP28 of the Adopted Poole Local Plan (2018) and the aims of the NPPF, as it would not be detrimental to the character or appearance of the surrounding area.

Neighbouring Amenity and Privacy

26. PP27 states that development will be permitted where it is compatible with surrounding uses and would not result in a harmful impact on amenity for local residents and future occupiers in terms of sunlight, daylight, privacy, noise and whether it would be overbearing/ oppressive; and provides satisfactory external and internal amenity space for existing and future occupants. The NPPF states that planning decisions should provide attractive, welcoming and distinctive places to live and visit; create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users (para.127).

27. Whilst the proposal would protrude further into the rear than the existing dwelling, its footprint would have a similar alignment to the pending application at no. 13, irrespective of whether this is to come forward or not, the separation distance between the two properties is considered to prevent any overlooking or privacy concerns, nor would it be detrimental to their daylight and outlook. Similarly, there is sufficient separation distance from no. 17 to ensure the daylight and outlook of this neighbour would be preserved, and that no privacy or overlooking would arise from development. As such, the proposal would preserve neighbouring amenity in terms of daylighting, outlook and would not result in an overbearing impact to either adjoining neighbour.

28. Windows are proposed on all elevations. Windows on the front and rear would have adequate separation distance from neighbours to preserve neighbouring privacy. The rear windows would be positioned deeper into the rear curtilage than the existing first-floor windows, however, views towards the neighbouring garden would be oblique and focused towards the rear end of the garden, rather than higher activity areas directly to the rear of the neighbouring dwelling. A condition will be placed on the application to ensure that privacy screens are proposed on the first-floor and second-floor rear balconies which would provide additional screening.

29. Upper floor windows are proposed on the side elevations. On the east elevation, these windows would be centrally positioned on the building, due to the distance between this property and no. 17, the existing trees and the alignment of the upper floor windows with each other, the relationship between these upper floor side facing windows would not result in loss of privacy to either occupants. On the west elevation, if the flats at no.13 were not implemented, a first and second floor windows associated with a bedroom would overlook the rear garden, however, taking into account the expectation that the existing dwelling will be demolished, the level of overlooking would not be materially harmful.

30. For the reasons set out above, the proposed development is not considered to be detrimental to either of the neighbouring properties amenity or the amenity of the future occupiers to the development, and therefore is compliant with PP27 of the Adopted Poole Local Plan (2018).

Access and Parking

31. The proposal includes the relocation of the vehicle access to the west of the site, with 2m x 2m pedestrian visibility splays on both sides and a 5m width. This would require the formation of a new dropped kerb; the raising of the existing redundant dropped kerb and the relocation of the existing on-street parking bays. In addition, a condition would ensure the front boundary treatment and any planting within 1m of the highway footway would be kept below 600mm in height, in the interest of maintaining vehicle visibility from the site entrance.

32. The proposals would provide sufficient parking to meet guidelines, provided the parking remains unallocated. This can be secured by condition. An appropriate disabled parking space has been provided. The parking layout provides sufficient space for on-site turning. An appropriate lighting scheme can be secured by condition to further enhance pedestrian safety within the parking forecourt.

33. Objections relating to increase in traffic to and from the site have been raised and the additional traffic a set of flats in this location would bring to the wider Danescourt Road. The Council's Highways Team have been consulted on the application and have not raised this as a potential issue with the application. Therefore, it is considered that the proposed flats in this location would not give rise to a significant amount of traffic that would be detrimental to the greater Danescourt Road.

Trees

34. The trees on the application site have recently been assigned a Tree Preservation Order, this has been assigned to protect the trees to the rear of the site as they are considered to provide amenity value and character to both the site and the wider area. An Arboricultural Impact Assessment has been submitted which identifies the closest trees to the proposed building as 'Category B' Limes. The footprint of the building would be outside of the root protection areas. Although the Council's Arboricultural Officer has not commented on this application, it is similar to the previous scheme which they were satisfied that a proposed path could be constructed without harm to any tree. The proposal is therefore not considered to be detrimental to the protected trees on site. An arboricultural method statement will be secured by condition.

Energy and Biodiversity

35. An energy and resources statement has been submitted. A condition can ensure the use of technology to reduce the carbon footprint of the development, in accordance with PP37.

36. Biodiversity enhancements will be secured by condition.

37. The application site is at low risk of surface water flooding. However, the flood and drainage team have concerns over the run-off due to the existing topography of the site, impacting on North Road which already suffers from flooding issues. These concerns will be addressed via a condition.

Other Considerations

38. The Council's community enforcement officer has been contacted regarding the three empty properties now residing in a row along Danescourt Road, one of which is the proposed property. There has been

increased anti-social behaviour and criminal damage with multiple calls to the police concerning negative activity, worrying nearby residents. The proposed development is considered to provide an acceptable use for this site which would provide much needed homes within the borough, without compromising on the character and appearance of the surrounding area or be detrimental to neighbouring amenity.

39. The scheme is for 8 flats and as such does not trigger the requirement for affordable housing. It is noted however that this scheme runs alongside another scheme at 15 Danecourt Road with both schemes totalling 16 flats. The schemes are however both individual schemes, which do not rely on one another to come forward. As such they are treated individually and therefore do not trigger the requirement for affordable housing. It should be noted that affordable housing was not raised at either of the previous outline applications.

Section 106 Agreement/CIL compliance

Contributions Required			Dorset Heathland SAMM	Poole Harbour Recreation SAMM
Flats	Existing	0	@ £269	@ £96
	Proposed	8	@ £271 wef 1/4/21	@ £97 wef 1/4/21
	Net increase	8	£2152	£768
Houses	Existing	1	@ £394	@ £140
	Proposed	0	@ £397 wef 1/4/21	@ £141 wef 1/4/21
	Net increase	-1	£394	£140
Total Contributions			£1758 (plus admin fee)	£628 (plus admin fee)
CIL	Zone C		@ £120.42sq m	

40. 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.

41. 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

42. 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.

43. The applicant has paid the relevant contributions towards Dorset Heathlands and Poole Harbour Recreation SAMM. As such, the proposed scheme complies with Policies PP32 and PP39 of the Poole Local Plan.

Summary

- The proposal would accommodate a form of development with a scale, height, design and plot coverage which is in keeping with the established pattern of development in Danecourt Road.
- Neighbouring amenity and privacy would not be materially harmed.
- Highway safety would be preserved.

Planning balance

44. Having regard to the NPPF there is a presumption in favour of sustainable development. Paragraph 11 of the NPPF states that where policies which are most important for determining the application are out of date, planning permission must be granted unless policies in the Framework provide a clear reason for refusing the development proposals.

45. The Housing Delivery Test for the Poole Local Plan area was published in January 2021. In high level terms, the Housing Delivery Test (HDT) compares the net homes delivered over three years to the homes that should have been built over the same period (the housing requirement). The HDT shows that the total number of homes delivered in Poole compared to those required over a defined 3 year period was 73% which is slightly below the government's threshold of 75% - the number of homes required between 2017 and 2020 was 1,860 whereas the number of homes delivered in that time period was 1,361. This results in a shortfall of 499 dwellings over the Local Plan target for that period. As a reminder, the 5-year residential supply and HDT results continue to relate to each legacy area separately until the existing legacy local plans are superseded by a BCP Local Plan.

46. Given the shortfall of number of homes delivered in the Local Plan area, the proposal needs to be considered against paragraph 11 d) ii. Therefore, the balance is tilted in favour of sustainable development and granting planning permission, except where the benefits are significantly and demonstrably outweighed by the adverse impacts or where specific policies in the NPPF provide a clear reason for refusal.

47. The tilted balance approach forms a material consideration in this case as there will be an impact on habitat, however, the potential harm to habitats can be addressed through conditions and contributions as discussed above. The proposed development is in accordance with the Poole Local Plan 2018 and would contribute to the Council's demand for new housing and deliver sustainable patterns of development within the sustainable transport corridor, while providing the social and economic benefits of seven additional dwellings within the urban area. As the impact on habitats can be addressed, the benefits of the proposed scheme are considered acceptable.

Recommendation

48. **Grant** subject to 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.

Background Documents:

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

The conditions set out in the report may be subject to such reasonable change as is necessary to ensure accuracy and enforceability.

Conditions

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

2030 01D
2030 02D
2030 03A
2030 04A
2030 05C
2030 06B
2030 07B
2030 08B

All received 11/06/2021

Reason -

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

3. 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 post sub-structure works. 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).

4. Obscure glazed screens which conform to or exceeds Pilkington Texture Glass Privacy Level 3 and are at least 1.8 metres in height shall be erected along the sides of the first and second floor balconies associated with Flats 4, 5 and 6, 7 and 8 as shown on the approved plan. The screens shall be erected prior to the first use of the dwelling, hereby permitted, and 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).

5. The development hereby permitted shall not be brought into use until the access, turning space, garaging, 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.

The car parking spaces shall be available for residents and visitors to the residential units hereby approved. The parking shall therefore remain as unallocated parking at all times with no parking space allocated to any individual resident or residential unit, and no parking barriers shall be placed to restrict access to the car parking areas or any individual parking bays.

Reason -

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

6. Prior first occupation, 16 secure cycle parking will be provided in accordance with the scheme which has been submitted to and approved by the local planning authority, and thereafter retained.

Reason -

In order to secure the provisions of appropriate facilities for cyclists and in accordance with Policies PP27, PP34, PP35 and PP36 of the Poole Local Plan (November 2018).

7. 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 plan(s) 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).

8. Notwithstanding the approved plans or pedestrian visibility splays, the first 1m of the site measured from the back edge of the Danecourt Road footway line, shall be cleared of all obstructions over 0.6 metres above the level of the adjoining highway, 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).

9. Within 3 months of the commencement of the development details of the provision of Electric Vehicle Charging Points and associated infrastructure shall be submitted to the Local Planning Authority for approval in writing. Those details shall be in accordance with the BCP Council Parking Standards SPD (adopted 5th January 2021). The approved details shall be implemented, and no part of the development hereby permitted shall be occupied until details of the provision of Electric Vehicle Charging Points have been approved, implemented and the Electric Vehicle

Charging Points brought into operation. Thereafter the Electric Vehicle Charging Points shall be permanently retained available for use at all times.

Reason - In the interests of promoting sustainable development including sustainable forms of transport in accordance with Policy PP35 of the Poole Local Plan (November 2018).

10. Prior to the commencement of development details of a scheme of lighting within the parking forecourt, shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall then be implemented prior to the first occupation of the development hereby approved, and thereafter retained and maintained to ensure the lighting remains in working order.

Reason:

In the interests of the safety of users of the parking forecourt, and the amenity of neighbours and in accordance with Policies PP27 and PP35 of the Poole Local Plan (2018).

11. Prior to the commencement of the development hereby approved, there shall be submitted to and approved in writing by the Local Planning Authority a scheme for the alteration of the road markings outside the site, including the parking bay markings and any relevant signage, corresponding with the new access hereby approved. The approved scheme shall thereafter be fully implemented prior to the first occupation of any of the approved residential units.

Reason -

In the interests of highway safety and in accordance with Policy PP35 of the Poole Local Plan (2018).

12. 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).

13. An arboricultural method statement prepared by an arboricultural consultant holding a nationally recognised arboricultural qualification providing comprehensive details of construction works in relation to trees shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of any demolition or development hereby permitted. All works shall subsequently be carried out in strict accordance with the approved details. In particular, the method statement must provide the following:-

- a) erect protective fencing to trees during both demolition and construction phases which complies with BS5837:2012 and a plan indicating the alignment of the protective fencing;
- b) erect scaffolding and ground protection within tree protection zones in accordance with BS5837;
- c) ensure an area for storage of materials, concrete mixing and use of fires is provided;
- d) ensure the plans and particulars showing the siting of the service and piping infrastructure is implemented;
- e) ensure the specification for the construction of any arboriculturally sensitive structures and sections through them, including the installation of boundary treatment works, the method of construction of the access driveway including details of the no-dig specification and extent of the areas of the driveway are constructed using a no-dig specification;

f) ensure the works requiring arboricultural supervision are carried out by the developer's arboricultural consultant, and details of the frequency of supervisory visits and procedure for notifying the Local Planning Authority of the findings of the supervisory visits are recorded; and g) details of all other activities which have implications for trees on or adjacent to the site are notified to the Local Planning Authority.

Reason -

In order that the Local Planning Authority may be satisfied that the trees to be retained on-site will not be damaged during the construction works and to ensure that as far as possible the work is carried out in accordance with current best practice and in accordance with Policy PP27 of the Poole Local Plan (November 2018).

14. Site visits shall be carried out by the developer's arboricultural consultant in strict accordance with the supervision schedule contained within the approved arboricultural method statement (required under condition 13). Copies of written site notes and/or reports detailing the results of all site supervision visits and any necessary remedial works undertaken or required shall be submitted to and approved in writing by the Local Planning Authority, before implemented. Any variations to the approved supervision schedule must be submitted in writing to the Local Planning Authority and shall not be implemented until written consent has been obtained.

Reason -

In order that the Local Planning Authority may be satisfied that the trees to be retained on-site will not be damaged during the construction works and to ensure that as far as possible the work is carried out in accordance with current best practice and in accordance with Policy PP27 of the Poole Local Plan (November 2018).

15. Prior to the construction of the flats 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 any of the flats hereby approved. The details could include but are not restricted to bat and bird boxes and bricks; bee bricks; hedgehog ramps; the provision of 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.

16. 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).

17. No surface water drainage works shall take place until a detailed and finalised surface water management scheme for the site, based upon the hydrological and hydrogeological context of the development, has been submitted to, and approved in writing by the Council. The surface water scheme shall be implemented in accordance with the submitted details before the development is used for the first time.

Reason: To prevent increased risk of flooding and to improve and protect water quality, in accordance with Policy PP38 of the Poole Local Plan (November 2018).

18. No surface water drainage works shall take place until details of maintenance and management of the surface water sustainable drainage scheme (as detailed in condition 17) have been submitted to and approved in writing by the Council. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. These should include a plan for the lifetime of the development, the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime.

Reason: To ensure future maintenance of the surface water drainage system and to prevent increased risk of flooding, in accordance with Policy PP38 of the Poole Local Plan (November 2018).

19. Prior to the construction of the development hereby approved proposals for the landscaping of the site shall be submitted to, and approved in writing by, the Local Planning Authority. The landscaping scheme shall include provision for landscape planting, the retention and protection of existing trees and other site features, walls, fencing and other means of enclosure and any changes in levels.

Upon approval:

- a) the approved scheme shall be fully implemented with new planting carried out in the planting season October to March inclusive following occupation of the building(s) or the completion of the development whichever is the sooner, or in accordance with a timetable to be agreed in writing with the Local Planning Authority;
- b) all planting shall be carried out in accordance with British Standards, including regard for plant storage and ground conditions at the time of planting;
- c) the scheme shall be properly maintained for a period of 5 years and any plants (including those retained as part of the scheme) which die, are removed or become damaged or diseased within this period shall be replaced in the next planting season with others of a similar size and the same species, unless the Local Planning Authority gives written consent to any variation; and
- d) the whole scheme shall be subsequently retained.

Reason - In the interests of visual amenity, to ensure that the approved landscaping scheme is carried out at the proper times and to ensure the establishment and maintenance of all trees and plants in accordance with Policies PP27 and PP33 of the Poole Local Plan (November 2018).

Informative

1. 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 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. 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 website:

<https://www.bcpCouncil.gov.uk/Planning-and-building-control/Planning-policy/Community-Infrastructure-Levy/Community-Infrastructure-Levy.aspx>

in81 The necessary contributions towards SAMM arising from the proposed development have been secured by a S.111 agreement and have been received.

3. 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.

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

5. The applicant is informed that the Local Highway Authority will require the footway and kerb to be lowered and reconstructed in the position(s) corresponding to the vehicular means of access to the site. This requirement is imposed in order to service the means of access; in order to prevent danger and inconvenience to other road users and to pedestrians; and in order to prevent possible damage to highway surfaces. The work shall conform to a specification to be provided by the Highway Authority (BCP Council), or it may be required to be undertaken by the Authority itself. In either event, the work will be required to be undertaken at the applicant's expense. With regards to such works the applicant should contact BCP Council on Tel: 01202 261700, by email at droppedcrossings@bcpCouncil.gov.uk, or in writing to BCP Council, Environmental Services,

Hatchpond Road Depot, Hatchpond Road, Poole, Dorset, BH17 7LQ. Contact should be made before the commencement of any works on or adjacent to the public highway.

The footway crossing work will involve the alteration of the on-street parking bay markings and any work associated with the footway crossing work would be at the applicant's expense.

6. The applicant is informed that the Local Highway Authority will require the footway and kerb to be lowered and reconstructed in the position(s) corresponding to the vehicular means of access to the site. This requirement is imposed in order to service the means of access; in order to prevent danger and inconvenience to other road users and to pedestrians; and in order to prevent possible damage to highway surfaces. The work shall conform to a specification to be provided by the Highway Authority (BCP Council), or it may be required to be undertaken by the Authority itself. In either event, the work will be required to be undertaken at the applicant's expense. With regards to such works the applicant should contact BCP Council on Tel: 01202 261700, by email at droppedcrossings@bcpcouncil.gov.uk, or in writing to BCP Council, Environmental Services, Hatchpond Road Depot, Hatchpond Road, Poole, Dorset, BH17 7LQ. Contact should be made before the commencement of any works on or adjacent to the public highway.

The footway crossing work will involve the alteration of the on-street parking bay markings and any work associated with the footway crossing work would be at the applicant's expense.

7. The necessary contributions towards SAMM arising from the proposed development have been secured by a S.111 agreement and have been received.

15 Danecourt Road Poole

Client: Holton Homes | January 2021

Planning Application

david james architects & partners ltd

tel: 01202 755633



Location Plan
Scale 1:1250 @A3

The Application Site

Additional Land within Applicants control



Block Plan
Scale 1:500 @A3

Outline of proposed

Outline of extant approval APP/19/01572/P

0 2 4 6 8 10 20m

REV D 11.06.21 - Separate accesses to site 11 and 13. (MBC)
REV C 20.05.21 - Access relocated as per client's request. (MBC)
REV B 28.04.21 - Cycle parking increased to 16 secure and covered spaces. (MBC)
REV A 25.02.21 - Drawing number revised. HVG

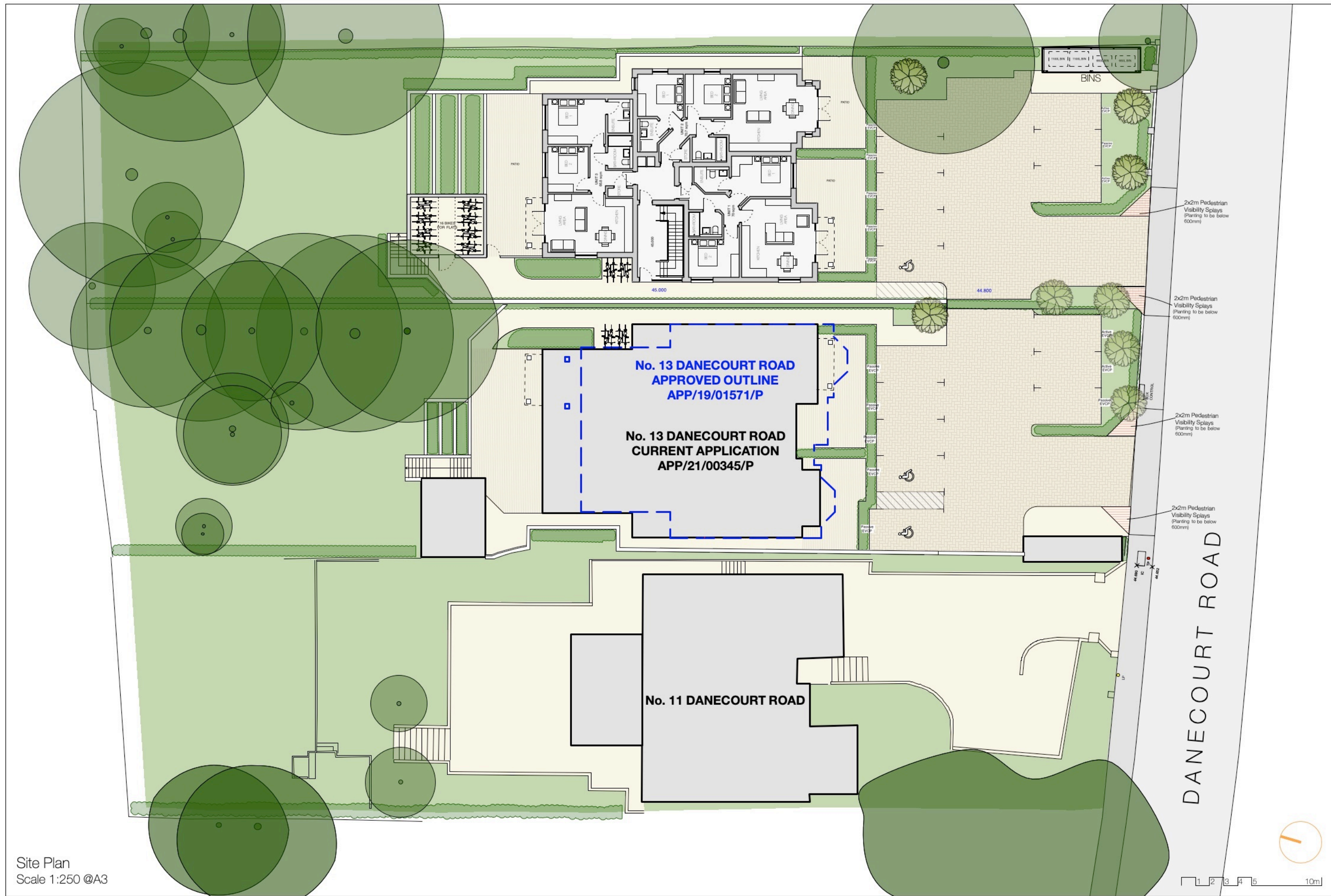
15 Danecourt Road, Poole

Drawn By : ES Checked By : LM

Location & Block Plan | 2030 01D | davidjames architects & partners ltd

tel: 01202 755633

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Site Plan
Scale 1:250 @A3

REV D 11.06.21 - Separate accesses to site 11 and 13. (MBC)
REV C 20.05.21 - Access relocated as per client's request. (MBC)
REV B 28.04.21 - Pedestrian visibility splays shaded.
EVCP added. Cycle parking increased to 16 secure and covered spaces. Landscape amended. (MBC)

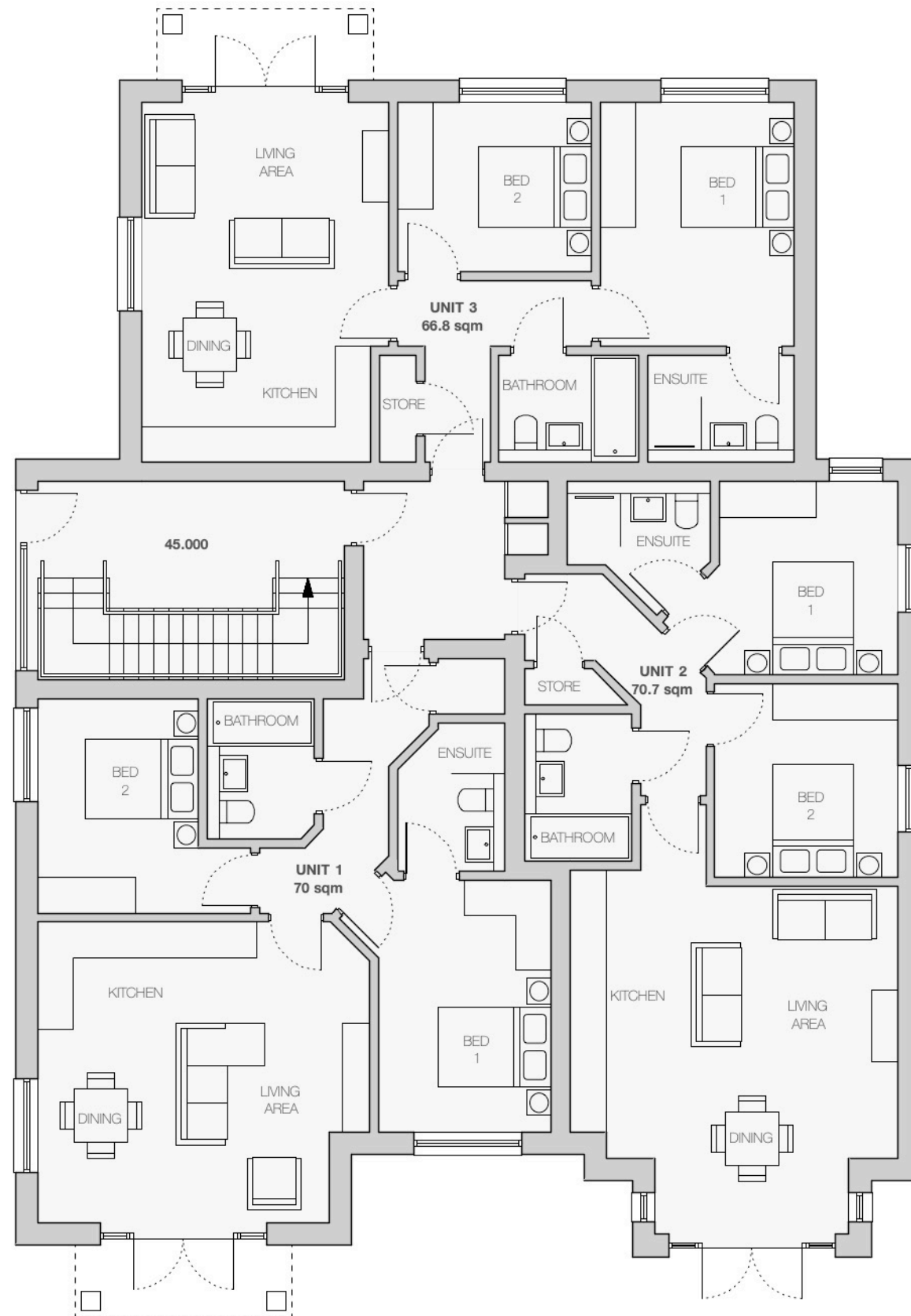
15 Danecourt Road, Poole

Proposed Site Plan | 2030 02D | davidjames architects & partners ltd

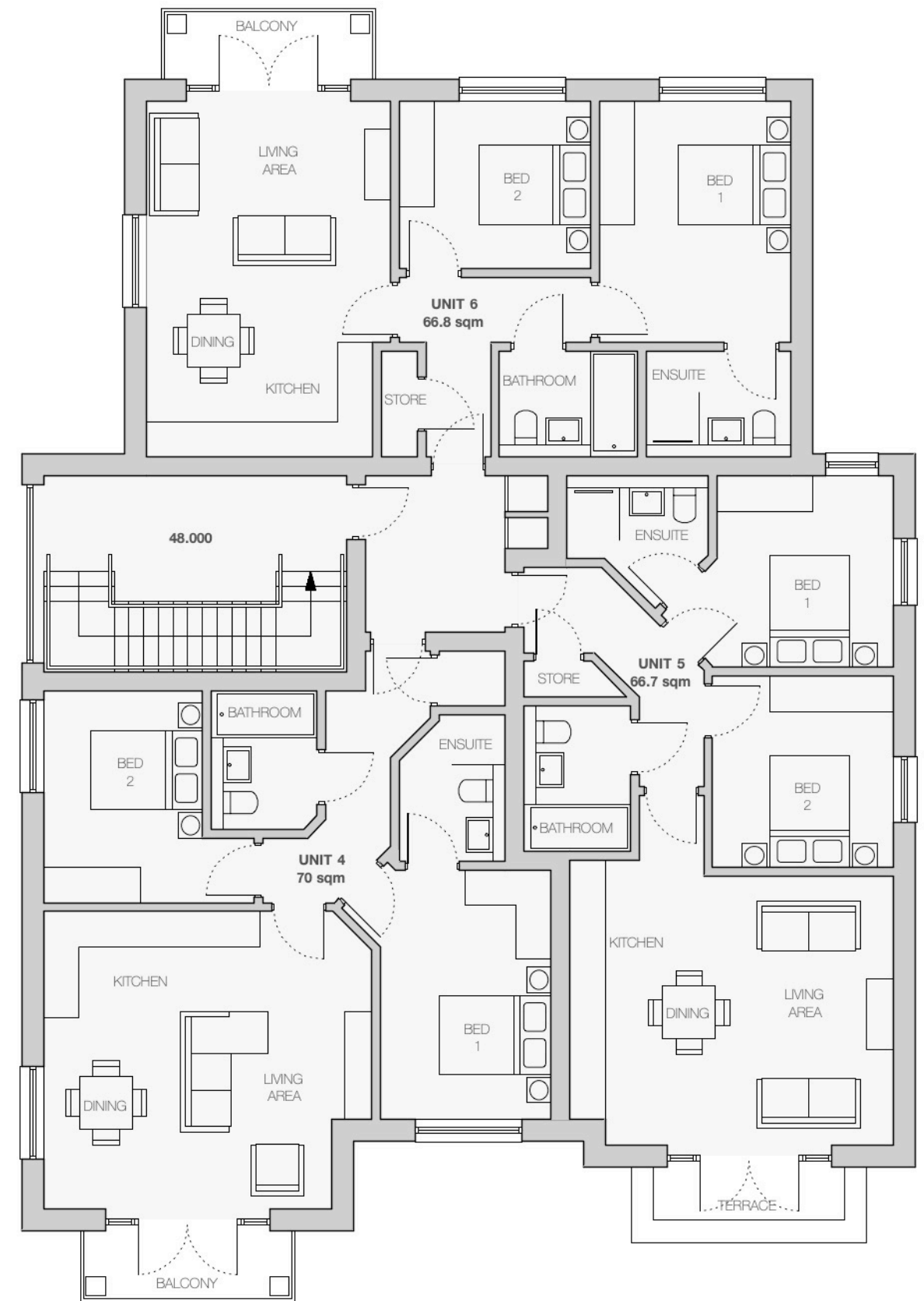
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Ground Floor Plan
Scale 1:100 @A3



First Floor Plan
Scale 1:100 @A3



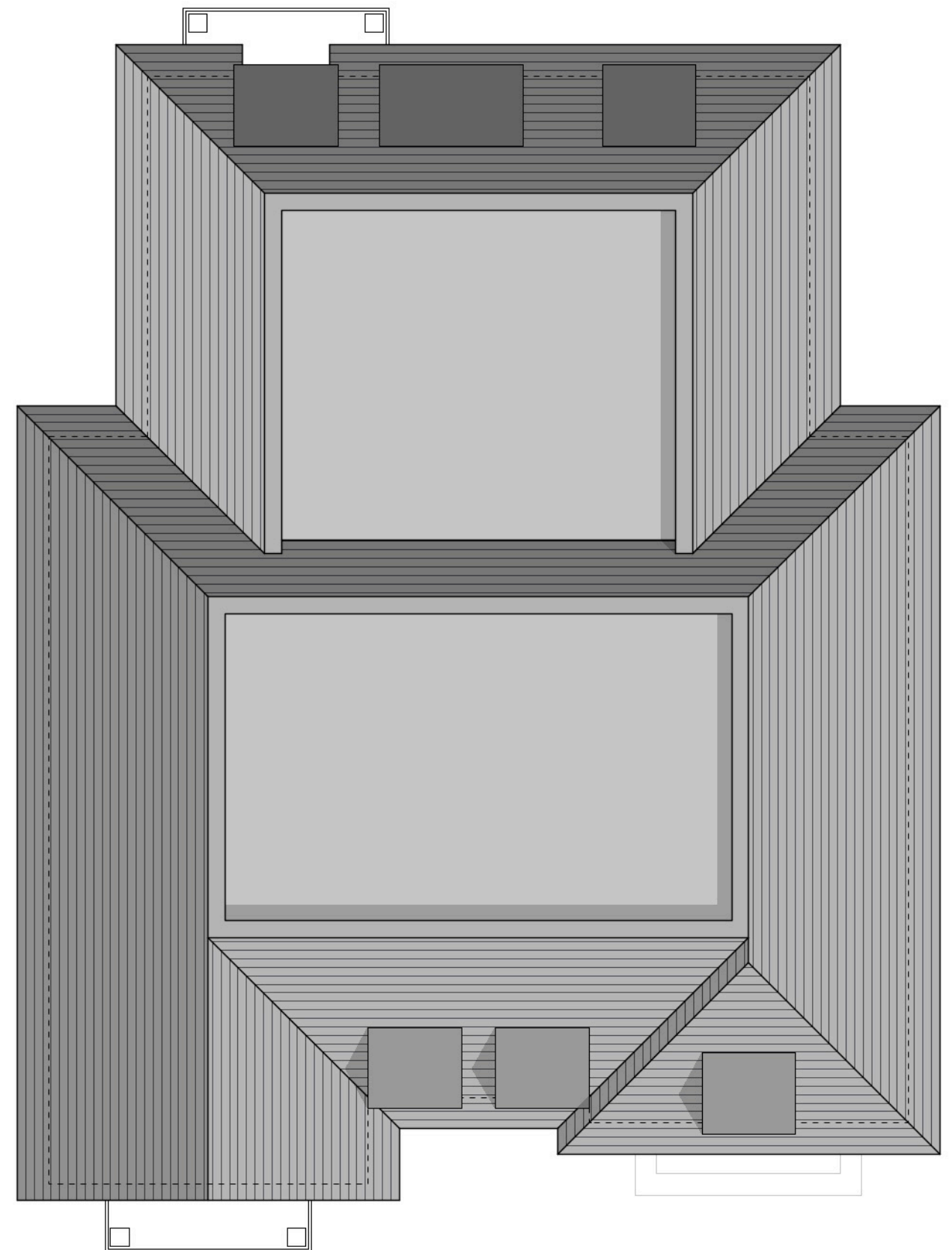
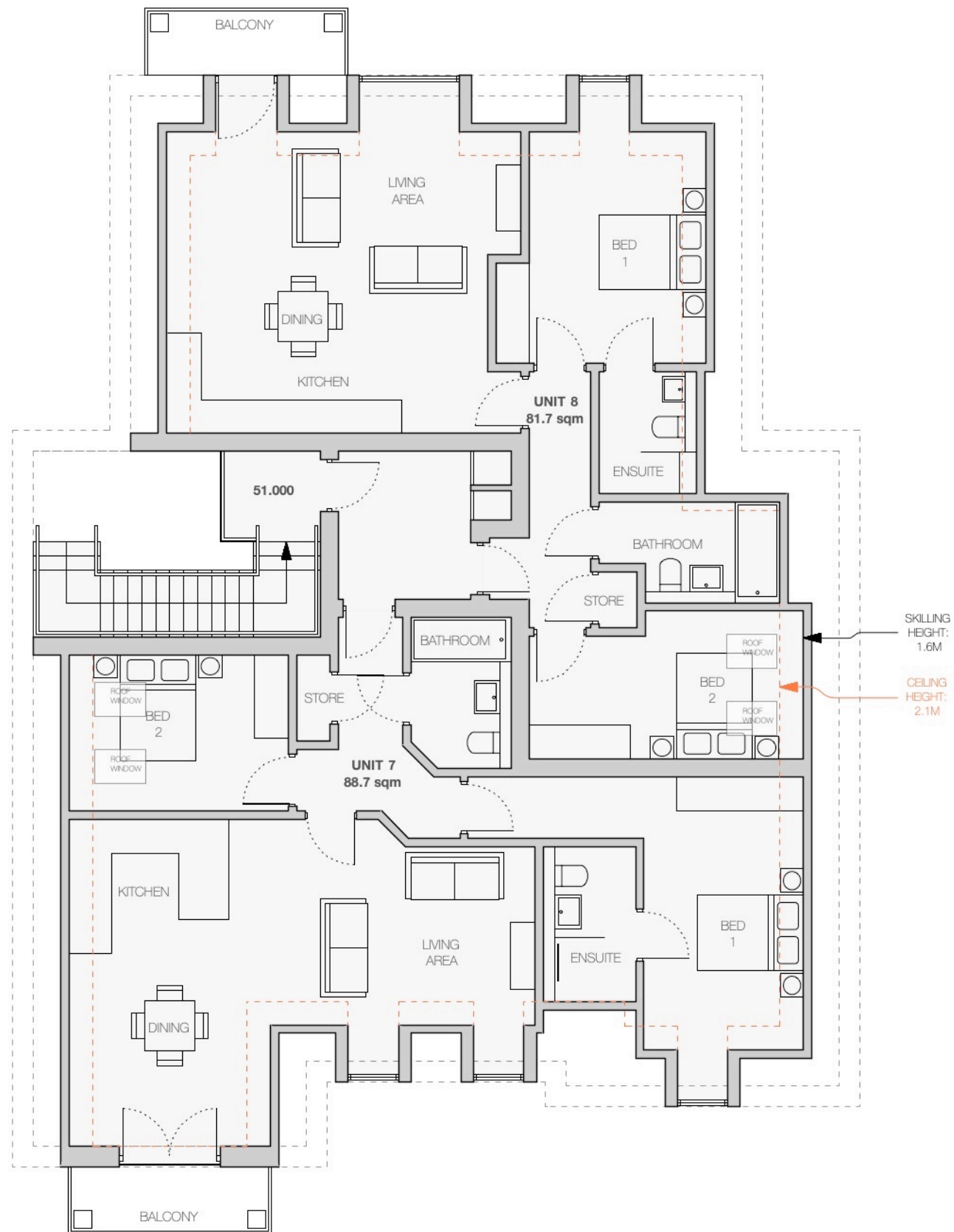
rev: REV A 25.02.21
Window to bed 2 West Elevation relocated . HVG
Drawing number revised

15 Danecourt Road, Poole

Drawn By : ES Checked By : LM

Floor Plans | **2030 03A** | davidjames architects & partners ltd
tel: 01202 755633

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1 2 3 4 5 10m

rev: REV A 25.02.21
Drawing number revised . HVG

15 Danecourt Road, Poole

Floor Plans | **2030 04A** | davidjames architects & partners ltd

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Front Elevation (South)
Scale 1:100 @A3

1 2 3 4 5 10m

No. 9 DANECOURT ROAD

No. 11 DANECOURT ROAD

No. 13 DANECOURT ROAD
APPROVED OUTLINE
APP/19/01571/P



Indicative Streetscene (Danecourt Road)
Scale 1:250 @A3

1 2 3 4 5 10m

Outline of extant approval APP/19/01572/P

REV C 11.06.21 - Separate accesses to site 11 and 13. (MBC)
REV B 14.05.21 - Access relocated as per client's request. (MBC)
REV A 25.02.21 Drawing number revised. HVG

15 Danecourt Road, Poole

Proposed Elevations | 2030 05C | davidjames architects & partners ltd

tel: 01202 755633

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Side Elevation (West)
Scale 1:100 @A3

1 2 3 4 5 10m



Indicative Site Section (West)
Scale 1:250 @A3

1 2 3 4 5 10m

rev: REV A 25.02.21 Window to bed 2 West Elevation relocated.
Drawing number revised (HVG)
REV B 28.04.21- Cycle parking increased to 16 secure and
covered spaces. (MBC)

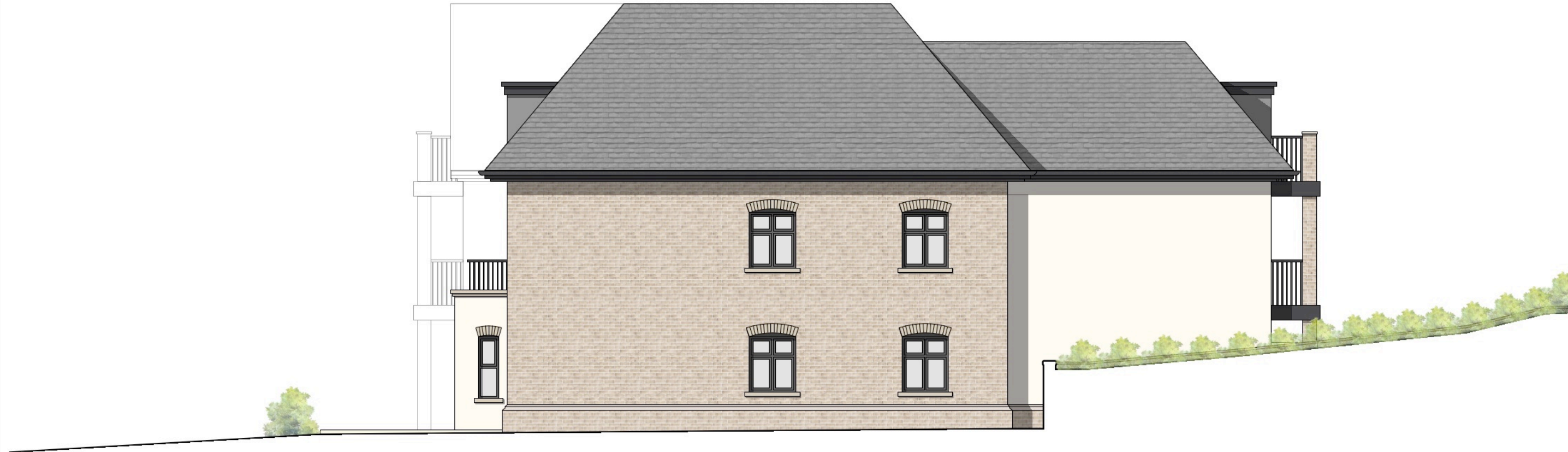
15 Danecourt Road, Poole

Proposed Elevations | **2030 06B** | davidjames architects & partners ltd

tel: 01202 755633

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Side Elevation (East)
Scale 1:100 @A3



Indicative Site Section (East)
Scale 1:250 @A3



rev: REV A 25.02.21 Drawing number revised. (HVG)

REV B 28.04.21- Cycle parking increased to 16 secure and covered spaces. (MBC)

15 Danecourt Road, Poole

Proposed Elevations | **2030 07B** | davidjames architects & partners ltd

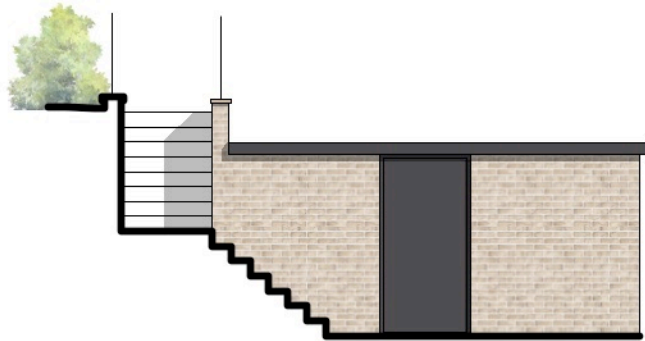
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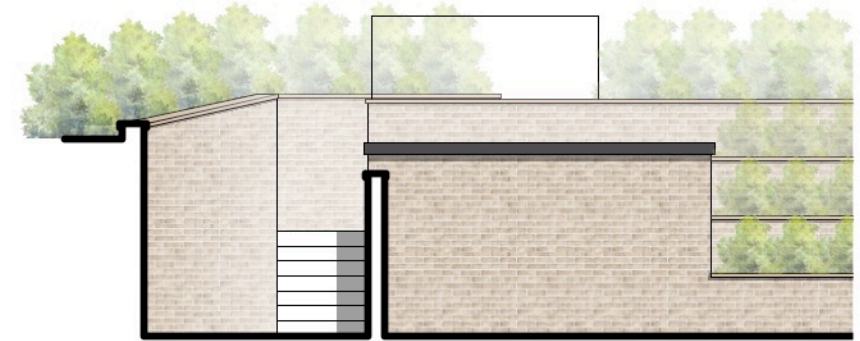
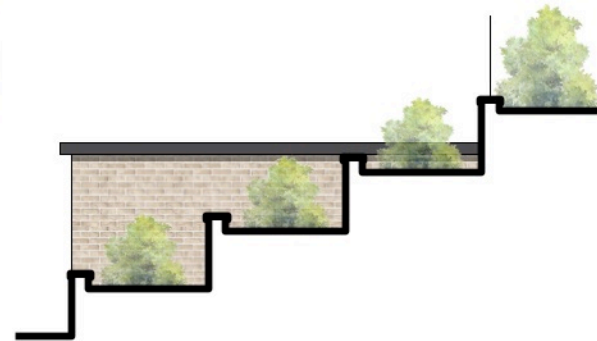
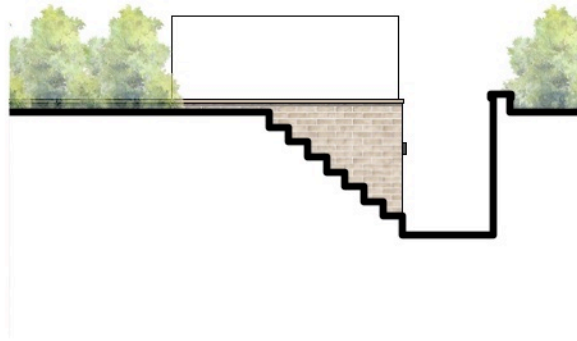
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Rear Elevation (North)
Scale 1:100 @A3



Bike Store
Scale 1:100 @A3



Bin Store
Scale 1:100 @A3

MATERIALS KEY

-  Off white render
-  Aluminium / PVC fascias / capping
-  Grey PVC framed windows / doors / glazing
-  Light facing brick
-  Slate effect roof tiles
-  Timber cladding to bin/bike store

REV A 25.02.21- Drawing number revised . HVG
REV B 28.04.21- Pedestrian visibility plays shaded.
EVCP added . Cycle parking increased to 16 secure and covered spaces . (MBC)

15 Danecourt Road, Poole

Proposed Elevations & Materials | 2030 08B | davidjames architects & partners ltd

tel: 01202 755633

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PLANNING COMMITTEE

Application Address	20 Chewton Farm Road Christchurch BH23 5QN
Proposal	Demolition of existing dwelling and erection of 14 apartments with underground parking. Variation of Condition 2 (approved plans) of Planning Application 8/20/0752/OUT to make revisions to the design of the building.
Application Number	8/21/0331/CONDR
Applicant	Fortitudo Ltd
Agent	Mr Alan Davies
Date Application Valid	31 March 2021
Decision Due Date	30 June 2021
Extension of Time Date (if applicable)	26 th July 2021 (to be confirmed by applicant)
Ward	Highcliffe & Walkford
Report status	Public
Meeting date	22 nd July 2021
Recommendation	Grant subject to 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.
Reason for Referral to Planning Committee	Number of objections and letters of support exceeds 20.
Case Officer	Sophie Mawdsley

Description of Development

1. Demolition of existing dwelling and erection of 14 apartments with underground parking. Variation of Condition 2 (approved plans) of Planning Application 8/20/0752/OUT to make revisions to design of building.

2. This is a variation of condition application to vary the approved outline application. Approval is sought for access, appearance, layout and scale. Landscaping in the only reserved matter.
3. The proposed changes to the approved plans include;
 - Increase in depth of the building by 2m and 2.3m
 - Increase in width of the building at the rear by 2.6m on both sides (5.2 metres in total).
 - Increase in gross internal area from 1,690 sqm to 1,973sqm
 - Change to mix of dwellings to 1 x 1 bed, 11 x 2 bed and 2 x 3 bed flats
 - Alteration to parking and cycle layout in basement

Key Issues

4. As this is a section 73 application it provides a different procedure from that applying to many of the applications for planning permission that come before committee as it requires consideration only of the conditions subject to which planning permission should be granted. However, in doing this, wider issues affecting the grant of permission need to be taken into account and the assessment made in the context of the development plan and other material considerations as the application results in a fresh permission. In this particular case, one material consideration is that fact that there exists a recently granted planning permission which represents a fallback position. Accordingly, the focus of this report will be on the proposed changes arising from the current application to that previously granted.
5. The report will cover the following areas;
 - Design, form, scale and layout
 - Impact on residential amenities
 - Access and parking arrangements
 - Impact on trees
 - Biodiversity and heathland mitigation

Planning Policies

6. Development Plan:

Christchurch and East Dorset Core Strategy 2014

KS1: Presumption in favour of sustainable development
KS2: Settlement Hierarchy
KS4: Housing Provision
KS11: Transport and Development
KS12: Parking Provision

HE2: Design of New Development
HE3: Landscape Quality
LN1: Size and type of new dwellings
LN2: Design, Layout and Density of New Housing Development
ME1: Safeguarding Biodiversity and Geodiversity
ME2: Protection of Dorset Heathlands
ME3: Sustainable Development Standards for New Development

Christchurch Borough Council Local Plan (2001) Saved Policies

H9: Chewton Farm Estate
H12: Residential Infill

Supplementary Planning Documents:

- Dorset Heathlands Planning Framework 2020 – 2025
- Christchurch Borough-wide Character Assessment (2003)

The National Planning Policy Framework (2019)

7. Having regard to the NPPF there is a presumption in favour of sustainable development. Paragraph 11 of the NPPF states that where policies which are most important for determining the application are out of date, planning permission must be granted unless policies in the Framework provide a clear reason for refusing the development proposals. The relevant sections are;

Section 2 Achieving sustainable development

Section 5 Delivering a sufficient supply of homes

Section 12 Achieving well-designed places

Section 15 Conserving and enhancing the natural environment

Relevant Planning Applications and Appeals

8. 8/21/0409/RM – Reserved Matters application for landscaping and conditions 3 and 4 in respect of 8/20/0752. Not yet determined.
9. 8/20/0752/OUT – Demolition of existing dwelling and erection of 14 apartments with underground parking. Approved at Planning Committee 11/02/2021.
10. 8/20/0189/OUT – Demolition of existing dwelling and erection of 14 apartments. Non-determination Appeal. Withdrawn.
11. 8/20/0691/OUT – Demolition of existing dwelling and erection of 14 apartments. Withdrawn.

Representations

12. 53 Objections have been received to the proposal on the following grounds (in summary). The full responses can be viewed online;

- Dominate whole area and neighbouring plots
- Inappropriate increase of 17%
- Reduction in common garden area
- Insufficient parking for residents and visitors
- No cycle storage
- Chewton Farm Road is a narrow lane and used as a rat run- calming measures already on highway.
- Exacerbate dangerous levels of traffic and result in congestion
- Excavated material weight on a weight and width limited road
- Parking spaces not big enough for larger vehicles
- Loss of privacy and increased overlooking
- Overshadowing of neighbouring properties
- Contrary to policies H12 and H9
- H9 not out of date
- Recent application refused on Avenue Road under H9.
- Underground car park unworkable – support columns obstruct access to spaces; ramp too narrow, slope too steep
- Access ramp has a sharp bend at entrance to carpark
- No swept path analysis in basement parking
- Basement parking condition not addressed
- Removes subservient appearance of rear of the building
- Increased bulk and mass of building
- Out of character and out of proportion with other properties in street
- Monolithic block
- Erosion of rural feel of area and urbanises the road
- Loss of privacy and overlooking from increased number of windows and the size of the balconies and windows close to the boundaries.
- External stairs to basement are now next to boundary
- Mechanical ventilation system causes noise disturbance
- Set a precedent for similar developments along Chewton Farm Road

- Loss of fir trees on border with No 22
- Support letters not from local people
- Not small minor revisions to the approved plans
- Development should be dealt with as a full application
- No refuse management plan
- No affordable housing
- Housing need in Highcliffe and Christchurch area has already been met
- Development not providing type of housing required
- No need for more flats

13. 27 representations have been received in support of the proposal on the following grounds;

- Application has addressed insufficient parking
- Christchurch does not have a 5-year housing land supply
- Identified need for 3-bedroom properties
- Changes in flats and sizes increases the demographic spread and provides for a more diverse range of occupants
- Better use of land
- No changes to the street scene
- Reduced development on greenfield land. Effective use of brownfield land.
- Provides solution for future generations and to ensure town continues to thrive.

Consultations

- **Natural England** - None received
- **Bournemouth Airport Safeguarding** - None received
- **Highcliffe & Walkford Parish Council** – Object to these amendments for the following reasons;
 - The scheme has added two three-bedroom units rather than reducing the development size.
 - This will likely have an adverse effect on parking spaces required. The parking is still a major issue and there will not be enough spaces if there are two car owners and parking on Chewton Farm Road is NOT acceptable.

- The design and layout of the parking arrangement are a cause for concern as the routing of the cars shown is not completely shown and the access ramp has a sharp bend into the entrance. Will fully qualified engineers examine this design for safety?
- The design has resulted in a large change to the scale mass of the proposed building. It replaces a building of 426 sq. metres by a building of 1973 Square metres and is larger than that approved. An increase in the number of windows overlooking the adjacent property and bedrooms have increased from 27 to 29.
- This application can hardly be described as a variation of a condition but rather a completely different building altogether from that passed by planning on 17th December, and as such should be the subject of a fresh planning application altogether.
- Concern that two larger fir trees with TPO were felled on 25/3/21. An explanation for this must be provided.

- **BCP Trees & Landscaping**

No change to comments made previously. No objection subject to conditions.

- **BCP Highways**

Since the 8/20/0752/OUT consent was granted the LPA has adopted a new BCP Parking Standards SPD in January 2021. The site is located within Zone D. Based on the number of habitable rooms a total of 16 parking spaces would be expected. The proposal includes 17 underground and a further 3 at surface level and so exceeds the SPD. The LPA might consider the slight overprovision acceptable, and the inclusion of visitor spaces beneficial to allow for servicing activity.

The proposed layout of the basement parking is acceptable with adequate aisle widths and sufficient turning space to meet with the LPA's Parking Standards SPD requirements. Details of the transition ramps are shown, and the proposed column positions appear satisfactory to prevent damage to vehicles or prevent the bays from being unusable again in line with the SPD.

It is noted that the LPA's Parking Standards SPD requires resident cycle parking to be on a per bed basis and so a total of 28 cycle spaces is provided within the basement. A total of 2 cycle spaces for visitors is also expected as the visitor element is 0.1 per unit and are shown adjacent the main entrance in line with the SPD.

- **BCP Lead Flood Authority**

Needs to be a SuDs condition because this is a major development.

- **BCP Waste and Recycling**

Drawing 9297/200 indicates that a private collection service will collect the waste from the development in accordance with **condition 12** of the grant. There is no refuse management plan available for inspection in the documents section. The waste collection authority will need to examine this document when it is made available.

Constraints

- SSSI Impact Risk Zone - 0.00m
- Highways Inspected Network - 5.48m
- Green Belt - 0.00m
- Airport Safeguarding - 0.00m
- Wessex Water Sewer Flooding - 0.00m
- Dorset Minerals Consultation Area - 49.96m
- Tree Preservation Order - 0.00m

Planning Assessment

Site and Surroundings

14. The site is currently occupied by a large detached characterful bungalow set within a large verdant plot on the northern side of Chewton Farm Road. The property is set at an angle to the front boundary and forward of the adjacent property at No 16.
15. The locality has a sylvan character and there are substantial trees within the plots and in particular along the frontages of sites providing a mature spacious suburban character. The two oaks and sycamore on the boundaries between the site and adjacent plots at No 16 and No 22 are covered by a Tree Preservation Order. The most notable trees on the site are the three English Oaks; T1 is located on the north-east corner, T2 on the southern boundary and T9 on the front boundary.
16. Chewton Farm Road is characterised by individual detached properties set within substantial sylvan gardens and with deep frontages. Saved Policy H9 of the Christchurch Borough Local Plan (2001) has identified this immediate area as having a special character worthy of protecting. To the rear of the site Avenue Road is characterised by a much more typical suburban layout with a more uniform and higher density of properties. The southern side of Avenue Road (backing onto Chewton Farm Road) also lies within the H9 policy area, the northern side does not, although there is no apparent difference in the character in the two sides of Avenue Road.
17. The adopted Christchurch Borough-wide Character Assessment (2003) identifies the site within the NC Area 5c: Chewton Common Walkford area and states;

'The lines of Ringwood Road and Chewton Common Road represent some of the original routes through the area. Individual cottages front onto the roads giving occasional hints of the earlier development pattern. Individual detached houses front onto the Ringwood Road and Chewton Farm Road again reflecting the pre-estate housing. A small estate of large houses known as Chewton Farm Estate is characterised by more generous plots, and a small scale private roadway'.

Principle of development

18. Planning permission has already been granted for 14 apartments on this site earlier this year. It was concluded that the development complied with the Development Plan as a whole and having regard to paragraph 11 and 11 d) of the NPPF, balance was tilted in favour of approving the development. This proposal does not increase the number of residential properties on the site and there has been no change in policy with regards to the current housing land supply which stands at 3.98 years.
19. The proposed changes to the footprint and size of the building; the mix of flats; and changes to the parking will be considered in the paragraphs below. However, the principle of the redevelopment of the site for a block of 14 flats on this site has been established.

Type and size of properties

20. As identified in the previous application, the provision of 13 x 2-bed flats and 1 x 1-bed flat did not meet the area of greatest need in the Strategic Housing Market Assessment, given the evidence base identified in policy LN1 of the Local Plan and the lower requirements for flats (20%) compared to detached, semi-detached and terraced units. However, there is a greater need for 2- and 3-bed properties and the provision of 13 two-bed flats was considered acceptable given the housing need in the area. This proposal now proposes 1 x 1 bed unit, 11 x 2 bed units and 2 x 3 bed units. Whilst still flats, the provision of the 2 x 3 bed units does provide a greater mix on the site and offer a wider choice for future occupants.
21. With regards to the Housing Quality Indicators outlined in policy LN1, the two-bed units now range from between 71sqm and 114sqm with the 2 x 3-bed units measuring between 111sqm and 113sqm. The HQI for Unit Size suggests that for a 4-bedspace units (2 double bedrooms), the internal space should be between 67sqm and 75sqm and the internal space for a 6-bedspace (3 double bedrooms) 1-storey unit should be between 85sqm to 95sqm. Therefore, this amended proposal continues to meet the HQI for Unit Sizes and complies with this aspect of policy LN1.

Affordable Housing

22. Policy LN3 of the Local Plan stipulates that 40% of the units on site should be affordable of a financial contribution in lieu of on-site provision may be acceptable. However, a viability assessment was submitted with the previously

approved application which concluded there no viability to provide an affordable housing provision. This was assessed independently by the Valuation Office Agency. The current proposal, although proposing a change in the mix of units to include 2 x 3-bed flats, still retains the 14 units in total. The applicant has submitted an update on the viability, and it concludes that there would still be a deficit and as such no viability for the provision of affordable housing. Therefore, the revised scheme is not considered to change the outcome of the inability of the scheme to provide affordable housing.

Design, Form and Layout

23. Core Strategy (CS) Policy LN2 requires that the design and layout of new housing development should maximise the density of development, but this is to be to a level which is acceptable for the locality. CS Policy HE2 complements the design requirements in section 7 of the NPPF by requiring that development be compatible with or improve its surroundings in relation to 11 criteria including layout, site coverage, visual impact and relationship to nearby properties. Para 127 of the NPPF states that

‘developments will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development’ and ‘are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; and are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities)’.

24. The footprint of the building is larger than that previously approved with an increase in depth and width. Whilst this is regrettable and the Case Officer considers that the proposal is pushing at the boundaries of what could be accommodated on this site, given the character of the locality, there are still adequate spaces to the side and rear boundaries so the development is not considered to appear overly cramped on the plot. The building remains on the same siting at the front of the site, enabling the soft landscaping and distance from the highway to be retained. The design and scale of the building is considered appropriate for the size of plot and scale of properties along Chewton Farm Road. The overall ridge and eaves heights are being maintained at the heights approved on the previous Outline application. There is no longer a meaningful step in on the side elevation; however the roof height on the rear section does remain below the main ridge. The increased built form on the site will not be highly visible from the street scene, although there will be views of the south western elevation across the front of the adjacent plot at No 16.
25. Saved Policy H9 refers to Chewton Farm Road and the pre-amble states that this area is worthy of protection and is at risk from infill development due to the substantial loss of residential properties in large plots providing large family accommodation which the Plan states is not in abundance throughout the remainder of the Plan area. This policy is 20 years old and whilst still relevant to

this proposal, Core Strategy policy HE2, the more recent policy (2014) continues to refer to development being of high quality, reflecting and enhancing areas of recognised local distinctiveness. The revised proposal maintains one large building on the site and does not result in backland development involving more than one plot. This scheme retains key trees and thereby the characteristic soft frontages of properties within Chewton Farm Road. It is considered that the proposal maintains the special character and amenity of this established residential area and as such is not contrary to policy H9 or policy HE2 in terms of layout and design.

26. The scheme is considered to comply with the test in Policy HE2 to be compatible with or improve its surroundings in its layout, site coverage; architectural style; scale; bulk; height; materials and visual impact. The proposal is also in accordance with saved policy H12 in that the revised scheme is appropriate in character, scale and design to the immediate locality. The development, like the approved outline scheme, is increasing the density and changing the nature of the site; but as set out in the NPPF (paragraph 127) it is considered this 'change' is not necessarily detrimental to the character of the locality.

Residential amenities

27. Given the increased in width of the building towards the rear, the built form will be closer to the side boundaries with No 16 and No 22. As stated previously, the south western elevation adjacent to No 16 would be highly visible from this adjacent plot, especially as a number of trees are being removed along this boundary. The building would now be sited 4.4 metres from the side of No 16 which lies directly on the boundary. There are no windows on the side of No 16 which would be affected by the additional built form. However, the proposed side bedroom windows and rooflights serving the bedroom at second floor level would look towards the front of No 16 at an oblique angle. The part of the building at No. 16 closest to the boundary has a garage at ground floor with 4 windows above on the front elevation. The main large windows serving the living spaces for the proposed flats continue to face the front or rear of the site and as such it is considered that on balance this relationship is acceptable given the angles and distances.
28. With regards to the impact on No 22, built form will be brought closer to the boundary with this dwelling. However, there is still 6 metres to this boundary and No 44 is angled away maintaining a sufficient separation distance. There is a first floor window on the side elevation of No 22 and the proposed bedroom and bathroom windows are now closer to No 22. However, given the distance, the angle and siting of No 22, the relationship between the buildings continues to be acceptable and would not give rise to unacceptable levels of overlooking for existing occupiers of No 22 or future occupiers of the flats.
29. The properties to the rear of the site lie within Avenue Road. These properties have long rear gardens. The proposed building is now positioned 11 metres from the rear boundary, compared to 13.4 metres on the approved scheme. The back

to back relationship is approximately 33 metres with No 10a Avenue Road (compared to approx. 36 metres on previous proposal). This is sufficient to retain adequate privacy levels at properties to the north-west in Avenue Road. It is recognised that this increase in depth will be viewed from the gardens of the properties along Avenue Road, especially given the two and half storey height of the building. However, the built relationship is considered to be acceptable due to the distance involved and there remain trees on the rear boundary which will provide a degree of screening. The increase in depth and reduction in distance to the properties in Avenue Road is not considered to be so detrimental to justify refusing the application on amenity grounds.

30. The increase in depth has reduced the rear communal amenity space; however, it still measures 342sqm and provides adequate amenity space for future occupiers. The flats also benefit from balcony areas. The scheme is considered to comply with the test in Policy HE2 to be compatible in its relationship to nearby properties including minimising general disturbance to amenity.

Access and Parking arrangements

31. Since the previous application was determined, BCP Council have adopted the Parking Standard SPD in January 2021. The site is located within Zone D and this equates to 16 parking spaces being required for the 14 flats. This current proposal provides for 17 spaces for residents within the basement and 3 visitor spaces at surface level. This is an overprovision; however as noted in the BCP Highways consultation response, the provision of visitor parking at the front of the site is likely to aid visitors, deliveries and servicing activities. Therefore, whilst it is recognised that a significant proportion of the representations refer to inadequate levels of parking, the proposed provision is considered to be acceptable and in accordance with the SPD. The cycle parking provision is also considered to be acceptable with 28 spaces being provided for residents and two visitor cycle spaces are shown adjacent to the front entrance to the flats.
32. The layout of the basement parking has been amended since the previous approval given its increased size and the adoption of the Parking Standards SPD. There is one additional space and increased cycle parking provision shown. The internal staircase to the ground floor has been removed with only a lift providing internal access to the flats above. The SPD, in relation to basement parking states;

‘For situations requiring transition ramps, any transition ramp should be at least 3m in length and its gradient half the gradient of the ramp. These transition gradients should be sited at the top and bottom of the ramp to reduce the risk of vehicle grounding.

‘Where internal columns are required these must be clearly shown due to their impact on parking capacity. Columns should be located at a distance of 0.8m from the front of the space to facilitate access and egress without impacting the ability to open car doors.’

33. The submitted plans show the ramp specifications and meet the above requirements and the column positions are also acceptable. The representations include concerns regarding the design of basement parking and consider it does not meet the requirements of the SPD. However, BCP Highways has assessed the scheme and considers it is acceptable. Building Regulations will also cover the construction of this area to ensure structural integrity of this basement level.
34. Any additional traffic movements over and above the approved scheme is likely to be nominal and will be compatible with safety and the capacity of the wider highway network. The scheme is considered to comply with the tests in Policies KS11 & 12 to provide; safe access onto the existing transport network; allow safe movement of development related trips on the immediate network and; adequate vehicle and cycle parking facilities to serve the needs of the proposed development.

Trees

35. Like the previous scheme, this proposal does involve removing a number of category C trees, especially on the south western boundary. The Arboricultural Assessment has been updated and submitted with this current application. The two category A oak trees T1 and T8 are to remain on the front corners of the site with T2 a sycamore being retained in the north west corner. T9 on the front boundary will be felled which is the same as the previous proposal.
36. The increase in built form to the side and rear of the building is not considered to increase the pressure on protected trees. It is understood that two trees have been felled in the adjacent garden at No 22. These were not covered by a Tree Preservation Order and therefore, the Local Authority was not able to control their removal. The BCP Landscape and Tree Officer has considered the revised plans and has raised no objection.
37. Full details of the soft and hard landscaping and its management and maintenance will be provided within a reserved matters application. This will provide an opportunity to secure replacement trees within the site, especially on the south western boundary. Condition 9 secures two semi-mature trees to be planted on the site and their location will be agreed with the Local Planning Authority. The scheme is considered to comply with policies HE2 & HE3 in its impact on mature trees and landscape features.

Biodiversity and Protected Heathland

38. The application site lies within 5km but beyond 400m of Dorset Heathland which is designated as a European wildlife site and Site of Special Scientific Interest. The proposal for net increase in residential units is, in combination with other plans and projects and in the absence of avoidance and mitigation measures, likely to have a significant effect on the site. It has therefore been necessary for the Council, as the appropriate authority, to undertake an appropriate assessment of the implications for the protected site, in view of the site's conservation objectives.

39. Natural England has advised that on a site that lies between 400m and 5km from the SSSIs, an appropriate assessment may reasonably conclude that there would not be an adverse cumulative impact on the integrity of the SSSIs. This is on the basis of the adopted Dorset Heathlands Planning Framework 2015 - 2020 which will provide mitigation against the impacts of new dwellings on the heathland. The Framework requires a financial contribution from the applicant to go towards funding the mitigation measures which are provision of a financial contribution to go towards Strategic Access Management and Monitoring (SAMM) of the SSSIs.
40. A unilateral undertaking was secured as part of the previous Outline application and it will continue to be applicable for this application due to the reference to S73 applications within the definition of 'Planning Permission' within the S106. With the mitigation secured, the proposal is considered to be acceptable in terms of its impact on protected heathlands and it will accord with Policy ME2 of the Core Strategy.
41. The BMEP submitted with the previous application which secures additional bat surveys and a number of enhancement measures will be secured to this planning permission.

Planning Balance

42. The council encourages sustainable development. This seeks to strike a balance between the economic benefit of the development, the environmental impacts that results from the loss of trees and potential impact on residential amenities and the character of the area, and the social benefits derived by the creation of much needed housing.
43. Having regard to Paragraph 11 d) of the NPPF, given the lack of housing supply, it is considered that the housing policies of the Development Plan are out of date. However, given the site lies within 5k of the European wildlife site, footnote 6 of paragraph 11 d) is applicable. Given the potential cumulative impact of housing residential development on these protected sites, mitigation is required via the Dorset Heathland Planning Framework. This has been secured through a UU and CIL as outlined in paragraphs 37 and 38 above. Therefore, the NPPF does not provide clear reasons for refusing the application on this habitats issue and d ii) can now be considered and the titled balance applied.
44. It is considered that notwithstanding the provision of flats rather than houses which does not meet the requirements of the SHMA, the development complies with the Development Plan as a whole and the NPPF as a whole. The proposal does increase the amount of built form on the site compared to the approved Outline permission and brings the building closer to the neighbouring properties. However, on balance it is not considered to have a significantly adverse impact on the residential amenities of the neighbouring occupiers which significantly and demonstrably outweighs the benefits of the proposals. The proposed revisions are not considered to harm the visual amenities of this locality and the layout and amount of development can be accommodated on site without it appearing

cramped or overdeveloped. The parking and access arrangements are acceptable and comply with policy KS12 and the Parking Standards SPD. Whilst the Case Officer appreciates the concerns raised in the representations and considers the proposed changes are pushing at the boundaries of what could be achieved on the site, overall, the proposal is considered to provide a sustainable form of development and provides a net increase of 13 units of residential accommodation to boost the housing supply and as such the balance is tilted in favour of approving the application. The scheme has positive economic and social impacts from the provision of new housing and any environmental impacts identified above do not significantly and demonstrably outweigh the benefits of the proposals.

RECOMMENDATION

Grant subject to 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 with the following conditions;

1. (a) Approval of the Landscaping of the site (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.

(b) Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

(c) The development to which this permission relates must be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: (a) This condition is required to be imposed by the provisions of Article 5(1) of the Town and Country Planning (Development Management Procedure) Order 2015: (1) of the (b) and (c) These conditions are required to be imposed by Section 92 of the Town and Country Planning Act 1990.

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

- 200 A Amended Site Location, Block Plan and Plans Proposed
- 201 Proposed floor plans
- 202 Proposed Elevations
- 203 Proposed Bike and Bin store Plans Proposed Street Scene
- 205 A Proposed basement parking plan
- TC1 Tree Protection Plan & Arboricultural Method Statement

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

3. As part of the submission of Reserved Matters under Condition 1 of this planning permission, details of an acoustic fence to be erected along the North West boundary adjacent to the proposed access ramp shall be submitted. Such details shall include appearance, length and height and soft landscaping to be planted in front of the fence.

Reason: To protect residential amenities.

4. Prior to commencement of any part of the development permitted, a detailed Construction Management Plan shall be prepared and submitted for written approval of the Local Planning Authority. The Construction Management Plan shall include safe access to the site for deliveries, loading and unloading of plant and materials and wheel cleansing of vehicles prior to egress from the site onto the public highway. The approved Construction Management Plan shall be implemented and complied with from commencement of the development and the obligations adhered to throughout the construction phase of the development.

Reason: To ensure the proper and appropriate development of the site and to ensure that highway safety is not adversely impacted upon.

5. Prior to commencement of development including any demolition, additional bat surveys must be undertaken in line with the BMEP dated February 2020 and a revised BMEP (including enhancements) must be submitted to and approved in writing by the LPA prior to the commencement of works. The development shall be carried out in accordance with the approved details.

Reason: To ensure protected species are not harmed by the development and mitigation and enhancement measures are secured.

6. Other than for the erection of tree protection, before any equipment, materials or machinery are brought onto the site, a pre-commencement site meeting between the Tree and Landscape Case Officer and Site Manager shall take place to confirm the methods of protecting trees on and adjacent to the site during development in accordance with the submitted Arboricultural Impact Assessment and Method Statement Tree Report dated 17 May 2021 and Plan TC1 Tree Protection Plan & Arboricultural Method Statement. The Tree Protection Plan shall be retained until the development is completed and nothing shall be placed within the fencing, nor shall any ground levels be altered or excavations made without the written consent of the Local Planning Authority.

Reason: This meeting is required prior to commencement of development in the interests of tree protection.

7. Notwithstanding the details already submitted, full plans and particulars showing the final siting of the services and soakaways shall be submitted to the Local Planning Authority for written approval prior to commencement of works on site. The development shall be carried out in accordance with the approved details.

Reason: In the interests of tree protection

8. Prior to the commencement of development, the finalised surface water drainage strategy shall be submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall include appropriate arrangements for the discharge of surface water. The drainage scheme shall be completed in accordance with the approved details.

Reason: To ensure that the development does not increase the risk of surface water flooding on the site or on nearby sites.

9. Within the next available planting season (October to February) following the substantial completion of the development, one English Oak (*Quercus robur*) and one Sweet Chestnut (*Castanea sativa*), semi mature in size (a single straight main trunk minimum 4.5m high, stem circumference 20-25cms, 70cms x 60cms rootball or containerised) shall be planted in positions to be submitted to and agreed in writing by the Local Planning Authority prior to their planting. Should the replacement trees be removed, die or become severely damaged such that its future development will be compromised, or diseased within 5 years of planting, it shall be replaced by a tree of a similar size and species to that originally planted.

Reason: In order to preserve the visual amenities which at present exist on the site.

10. Prior to any development above DCP (damp proof course), details and samples of all external facing and roofing materials shall be submitted to and approved in writing by the Local Planning Authority. All works shall be undertaken strictly in accordance with the details as approved.

Reason: To ensure satisfactory visual relationship of the new development to the adjacent buildings.

11. The development hereby permitted shall not be occupied until a Refuse Management Plan has been submitted to and approved in writing by the Local Planning Authority. The plan shall include: details of the management company to be set up; the employment of a private contractor to collect the refuse; measures to be taken if no private contractor is available at any time in the future (such as the employment of a person or persons to ensure bins are wheeled to

the collection point); and that bins will not be stored in the open or at the collection point apart from on the day of collection. The refuse management plan shall be carried out in accordance with the approved details, unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure that the proposed development includes a long-term management plan for the collection of refuse in the interests of visual and residential amenities.

12. Before the development hereby approved is occupied or utilised the turning and parking shown on Plans 200A and 205A must have been constructed. Thereafter, these areas, must be permanently maintained, kept free from obstruction and available for the purposes specified.

Reason: To ensure the proper and appropriate development of the site and to ensure that highway safety is not adversely impacted upon.

13. Before the development hereby approved is occupied or utilised, the visibility splay areas as shown on Plan 200A must be cleared/excavated to a level not exceeding 0.60 metres above the relative level of the adjacent carriageway. The splay areas must thereafter be maintained and kept free from all obstructions.

Reason: To ensure that a vehicle can see or be seen when exiting the access.

14. Before the development is occupied or utilised, the cycle parking facilities shown on Plan 200A and 205A must have been constructed. Thereafter, these must be maintained, kept free from obstruction and available for the purposes specified.

Reason: To ensure the proper construction of the parking facilities and to encourage the use of sustainable transport modes.

Informatives:

1. The applicant has provided a unilateral undertaking dated 12th January 2021 to pay the appropriate contribution in relation to Heathland mitigation as required by the Dorset Heathlands Planning Framework 2020-2025 - Supplementary Planning Document (SPD)CIL.
2. The applicant needs to be aware that the Community Infrastructure Levy (CIL) will be applied to development on this site. The amount of levy due will be calculated at the time the reserved matters application is submitted.

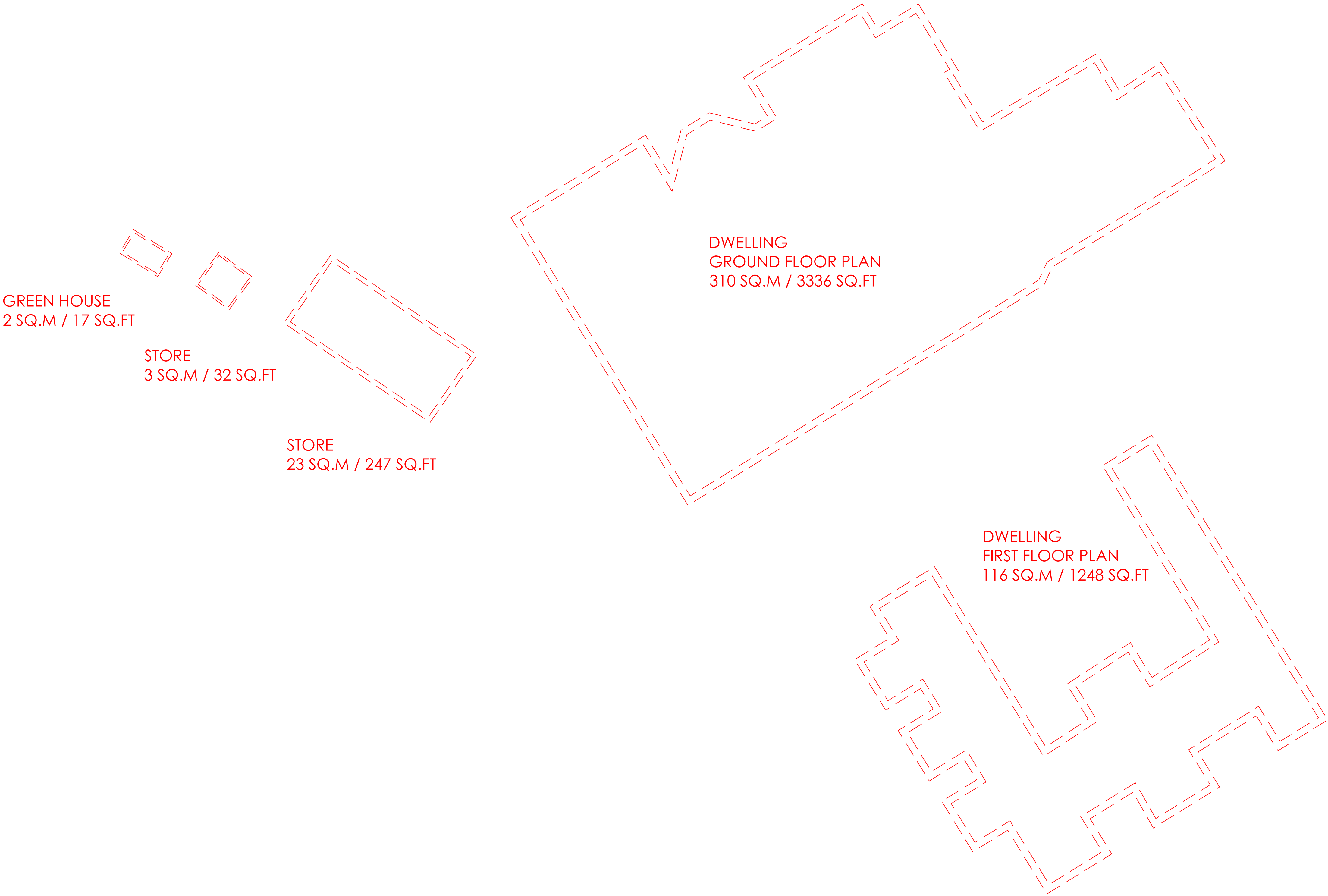
Background Papers

Case File ref 8/21/0331/CONDR

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

The conditions set out in the report may be subject to such reasonable change as is necessary to ensure accuracy and enforceability.

PROPOSED EXISTING FLOOR PLANS
SCALE 1:100



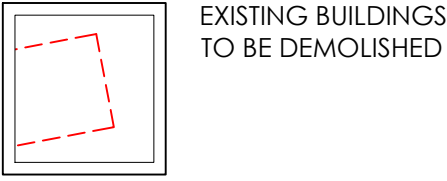
NOTES-PLANNING

rev-11-2-21

- 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 fast roots to be fitted with a man safe system to satisfy CDM 2015 regulations unless written confirmation from Principle Designer/ Principle Contractor is provided to show alternative compliance has been sought and approved.
- 5. Please note a sprinkler system and mechanical smoke extraction may be required in all or some areas of the building inc. basement car parks - Qualified fire consultant to confirm as part of fire safety report - to be instructed by client or contractor to cover all aspects of the Safety / Part 8
- 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 reg. compliance and siting, prior to construction/ ordering. Dimensions to be checked before fabrication.
- 8. Independent 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 to 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 clients chosen inspector (LA or Private alternative)
- 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.
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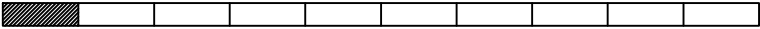
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LEGEND



EXISTING BUILDINGS
TO BE DEMOLISHED

10m @ 1:100



No.	Revision.	date	by
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20 CHEWTON FARM ROAD
WALKFORD
CHRISTCHURCH
BH23 5QN

EXISTING PLANS - TO BE DEMOLISHED

scale	AS SHOWN @ A1	checked	BC
date	MARCH 2021	drawn	TC/WD

9297/ 204

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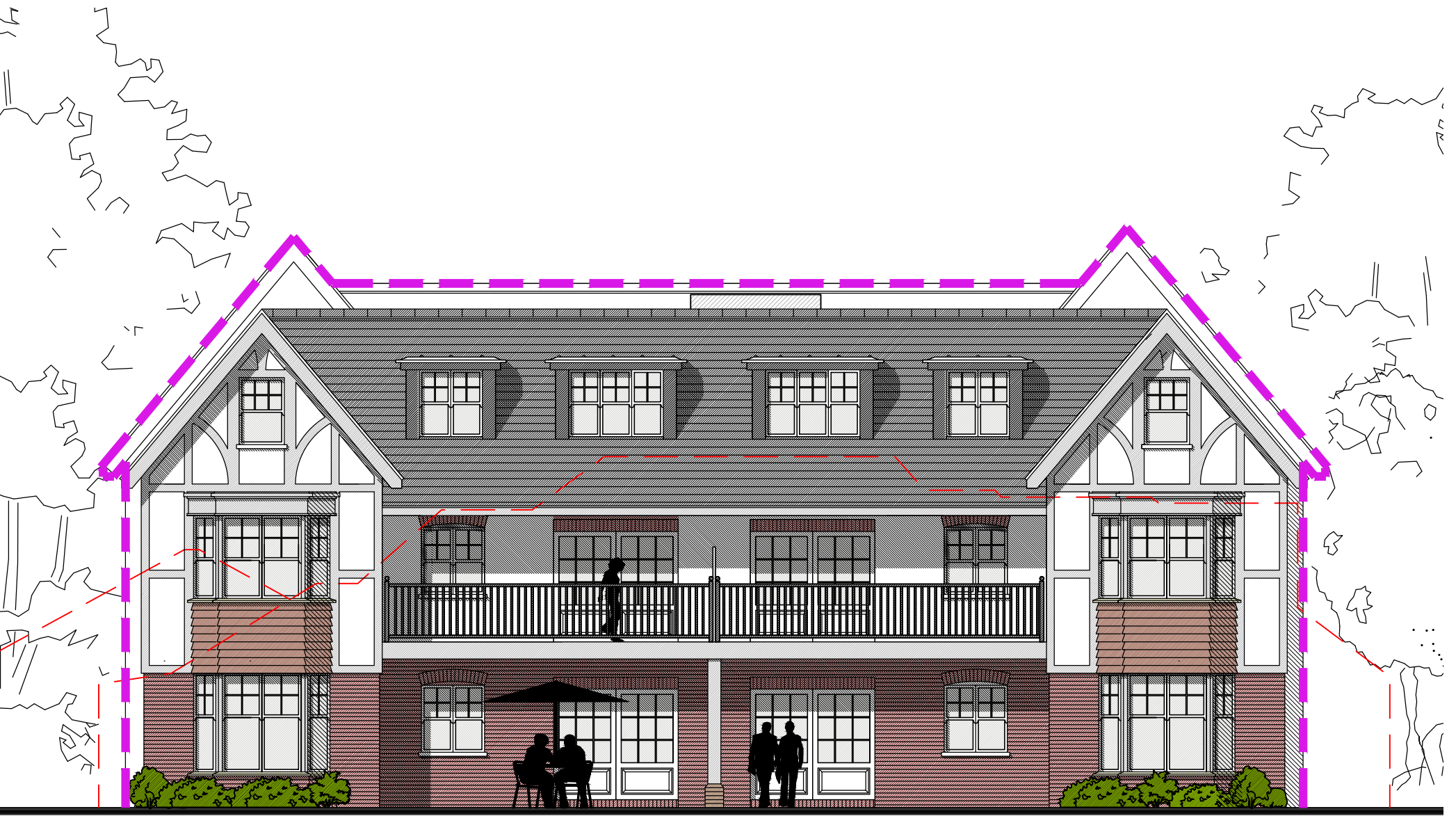
Chapel Studios, 14 Purewell,
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E-mail: enquiries@andersrobertscheer.co.uk
Web: www.andersrobertscheer.co.uk





PROPOSED (FRONT) SOUTH EAST ELEVATION
SCALE 1:100



PROPOSED (REAR) NORTH WEST ELEVATION
SCALE 1:100



PROPOSED (SIDE) NORTH EAST ELEVATION
SCALE 1:100



PROPOSED (SIDE) SOUTH WEST ELEVATION
SCALE 1:100

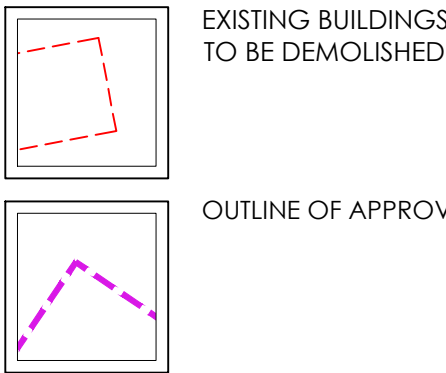
NOTES-PLANNING

rev-11-2-21

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LEGEND



10m @ 1:100

MATERIAL SCHEDULE

- WALLS :**
1. BRICK
 2. RENDERED ON BEAMS
 3. CLAY TILE HANGING
- ROOF :**
1. SLATE ROOF TILES
- WINDOWS :**
1. LIGHT GREY WINDOW FRAMES

Note: All materials to be confirmed by fire consultant prior to construction. The above material choices are for planning/aesthetic purposes only and confirmation of fire performance should be agreed with specialist. (fixing system behind cladding should also be non combustible A1 or A2 rated and agreed with fire consultant)

No.	Revision.	date	by
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20 CHEWTON FARM ROAD
WALKFORD
CHRISTCHURCH
BH23 5QN

PROPOSED ELEVATIONS

scale	AS SHOWN @ A1	checked	BC
date	MARCH 2021	drawn	TC/WD
9297/ 202			

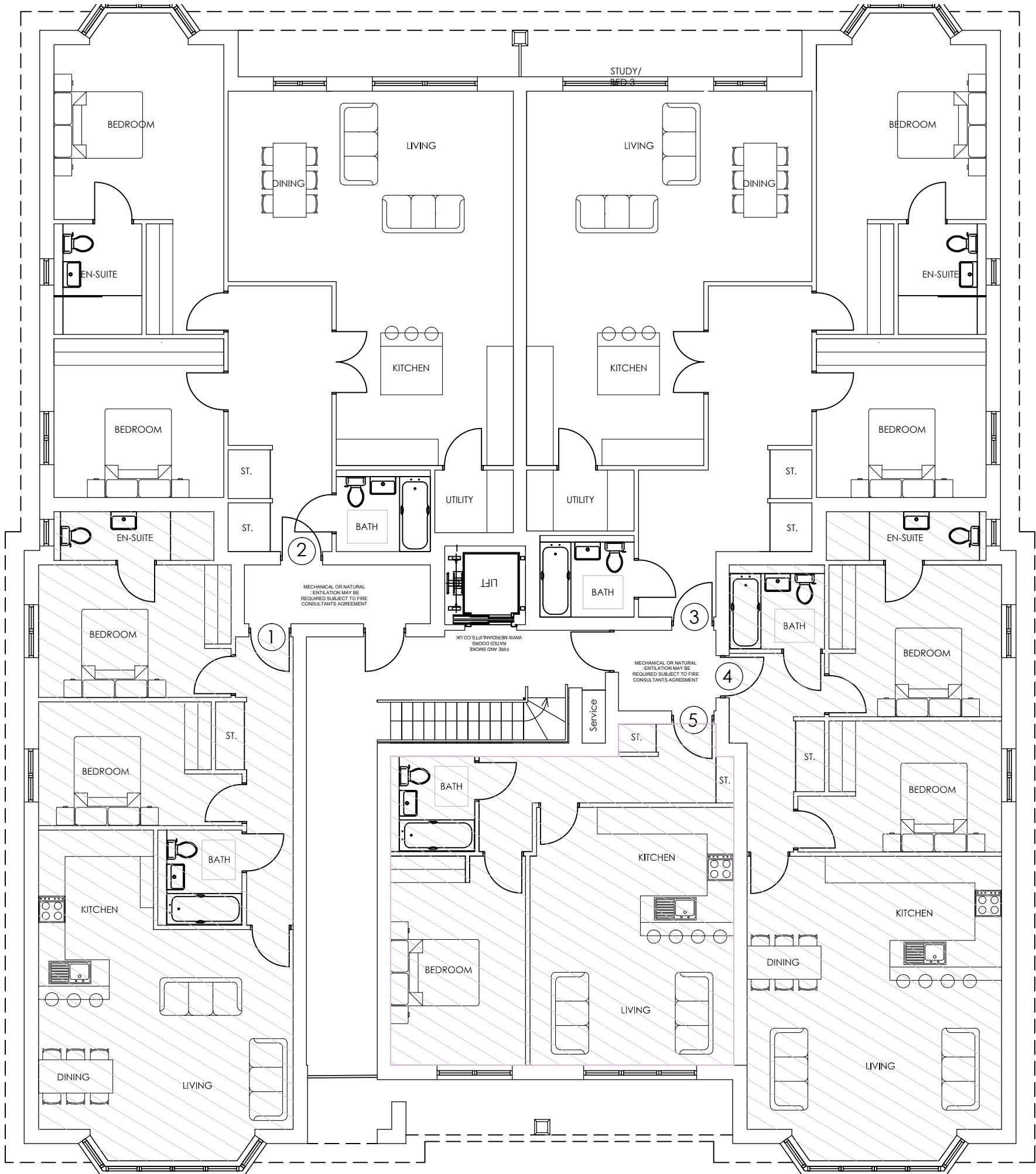
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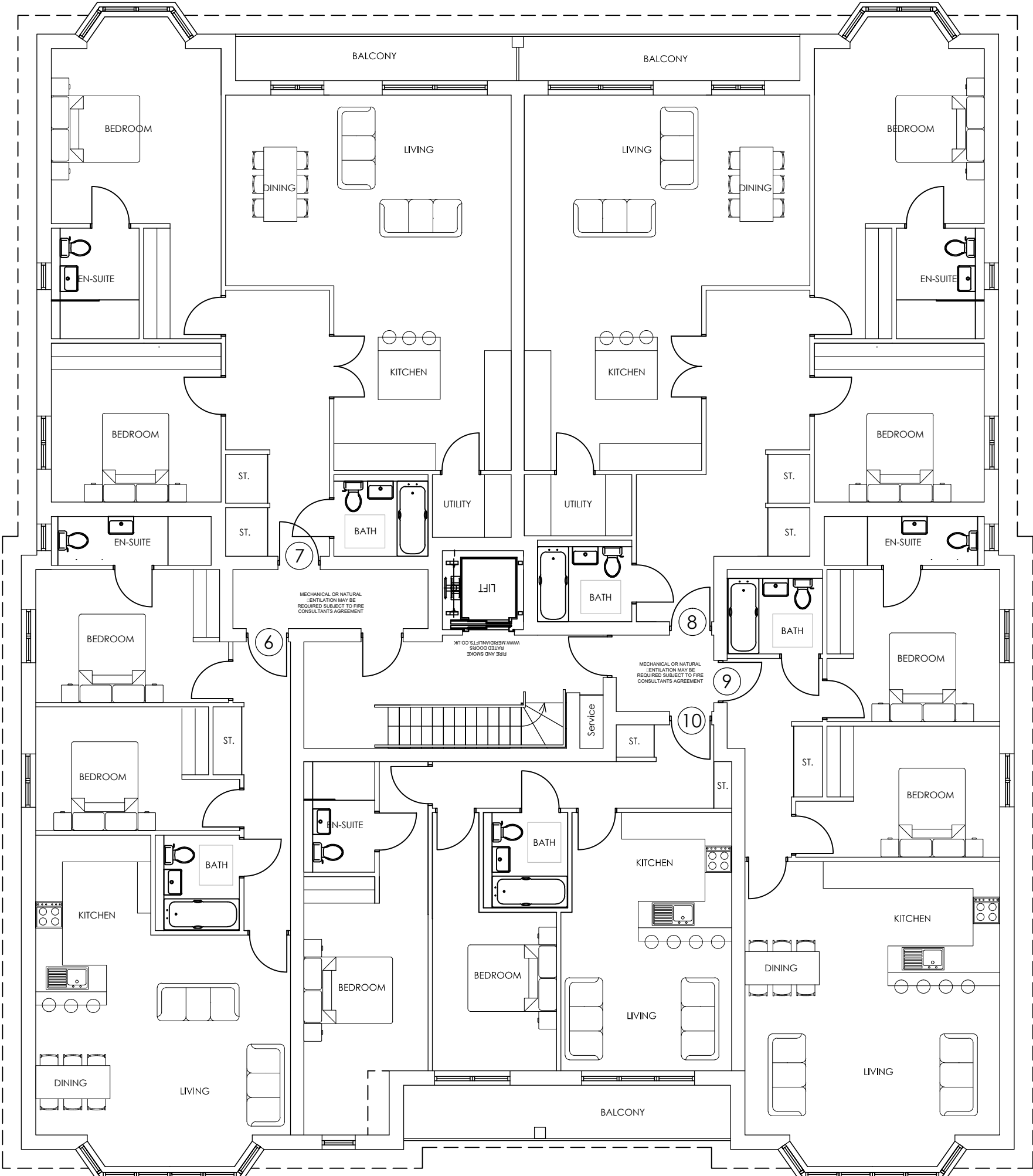
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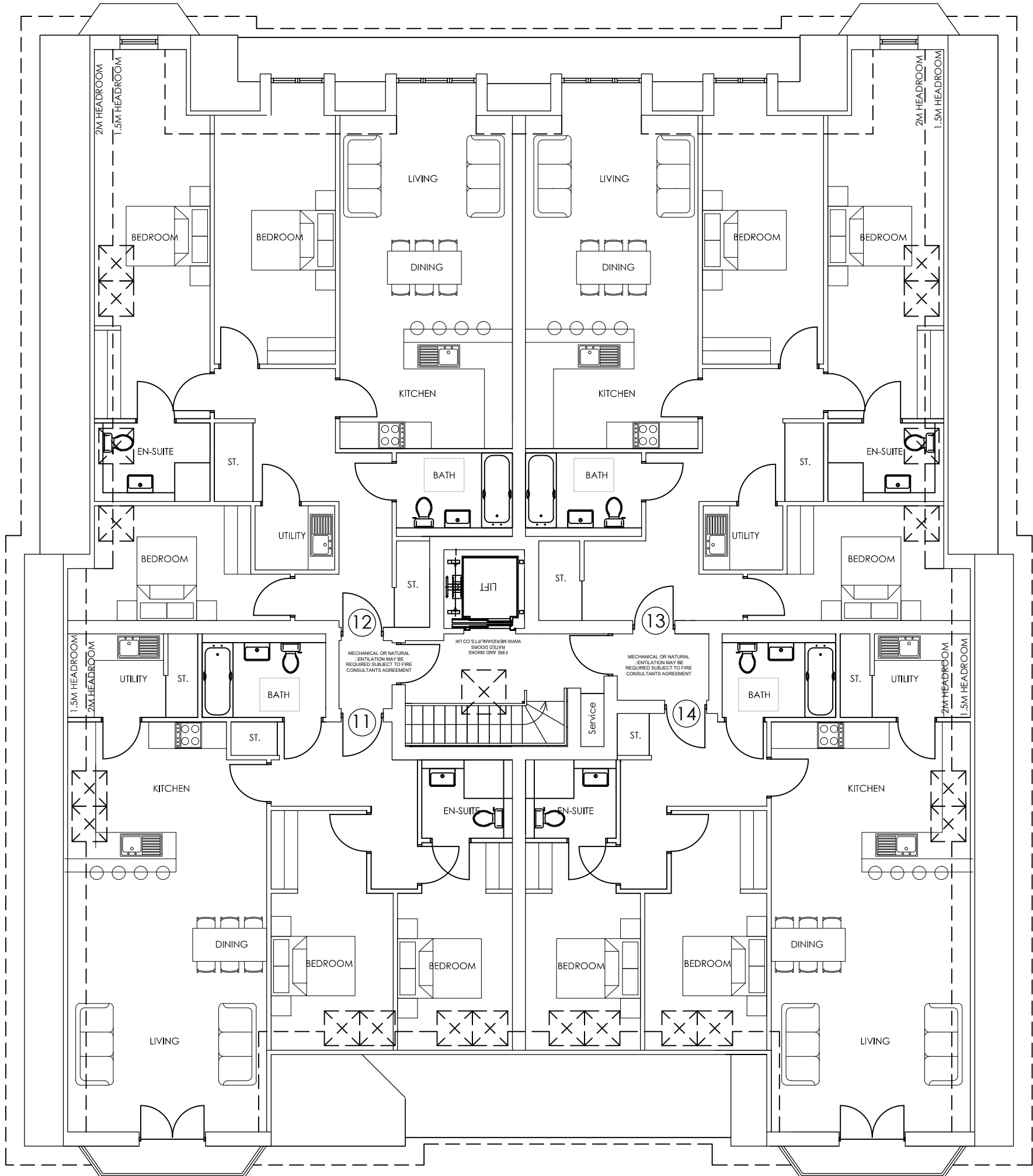
PROPOSED
GROUND
FLOOR
PLAN
SCALE 1:100



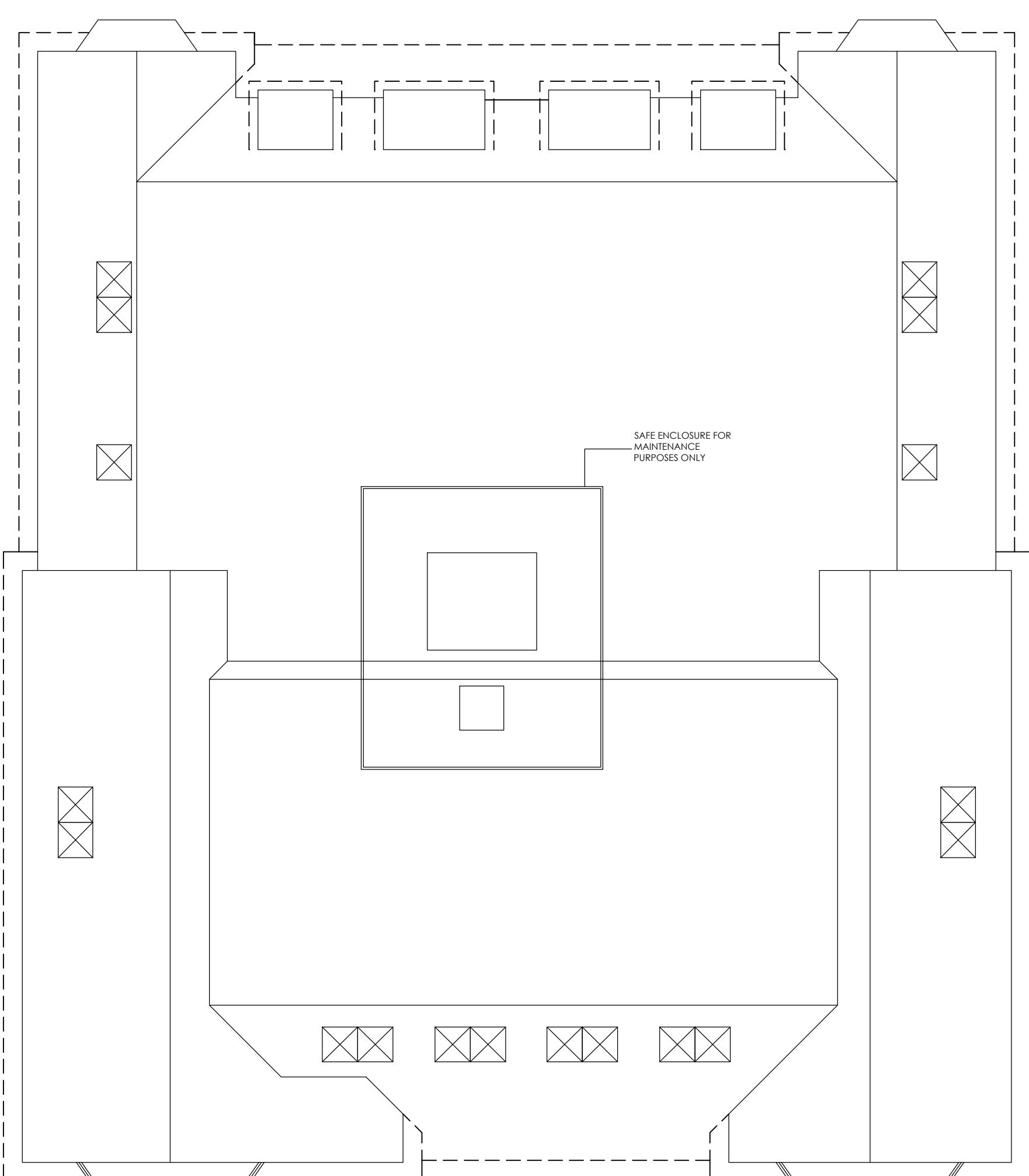
PROPOSED
FIRST
FLOOR
PLAN
SCALE 1:100



PROPOSED
SECOND
FLOOR
PLAN
SCALE 1:100



PROPOSED
ROOF
PLAN
SCALE 1:100



NOTES-PLANNING

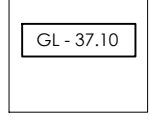
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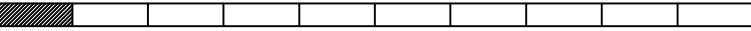
LEGEND

PROPOSED LEVELS



POLICY PP12 OF THE ADOPTED LOCAL PLAN REQUIRES SCHEMES OF 11 OR MORE UNITS TO PROVIDE AT LEAST 20% OF A MIX OF THE HOUSING TYPES ON THE SITE IN ACCORDANCE WITH BUILDING REGULATIONS PART M4(2) FOR ADAPTABLE AND ACCESSIBLE HOMES.

10m @ 1:100



SCHEDULE

GROUND FLOOR -

UNIT 1 :	2 BED FLAT -	77 SQ.M / 828 SQ.FT
UNIT 2 :	2 BED FLAT -	107 SQ.M / 1151 SQ.FT
UNIT 3 :	2 BED FLAT -	114 SQ.M / 1227 SQ.FT
UNIT 4 :	2 BED FLAT -	81 SQ.M / 871 SQ.FT
UNIT 5 :	1 BED FLAT -	55 SQ.M / 592 SQ.FT

FIRST FLOOR -

UNIT 6 :	2 BED FLAT -	77 SQ.M / 828 SQ.FT
UNIT 7 :	2 BED FLAT -	107 SQ.M / 1151 SQ.FT
UNIT 8 :	2 BED FLAT -	114 SQ.M / 1227 SQ.FT
UNIT 9 :	2 BED FLAT -	81 SQ.M / 871 SQ.FT
UNIT 10 :	2 BED FLAT -	71 SQ.M / 764 SQ.FT

SECOND FLOOR -

UNIT 11 :	2 BED FLAT -	92 SQ.M / 990 SQ.FT
UNIT 12 :	3 BED FLAT -	111 SQ.M / 1194 SQ.FT
UNIT 13 :	3 BED FLAT -	113 SQ.M / 1216 SQ.FT
UNIT 14 :	2 BED FLAT -	93 SQ.M / 1001 SQ.FT

RESIDENTIAL BLOCK GIA = 1973 SQ.M / 21237 SQ.FT

BIN STORE GIA = 13 SQ.M / 140 SQ.FT

PROPOSED TOTAL GIA = 1986 SQ.M / 21377 SQ.FT

No.	Revision.	date	by
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20 CHEWTON FARM ROAD
WALKFORD
CHRISTCHURCH
BH23 5QN

PROPOSED FLOOR PLANS

scale	AS SHOWN @ A1	checked	BC
date	MARCH 2021	drawn	TC/WD

9297/ 201

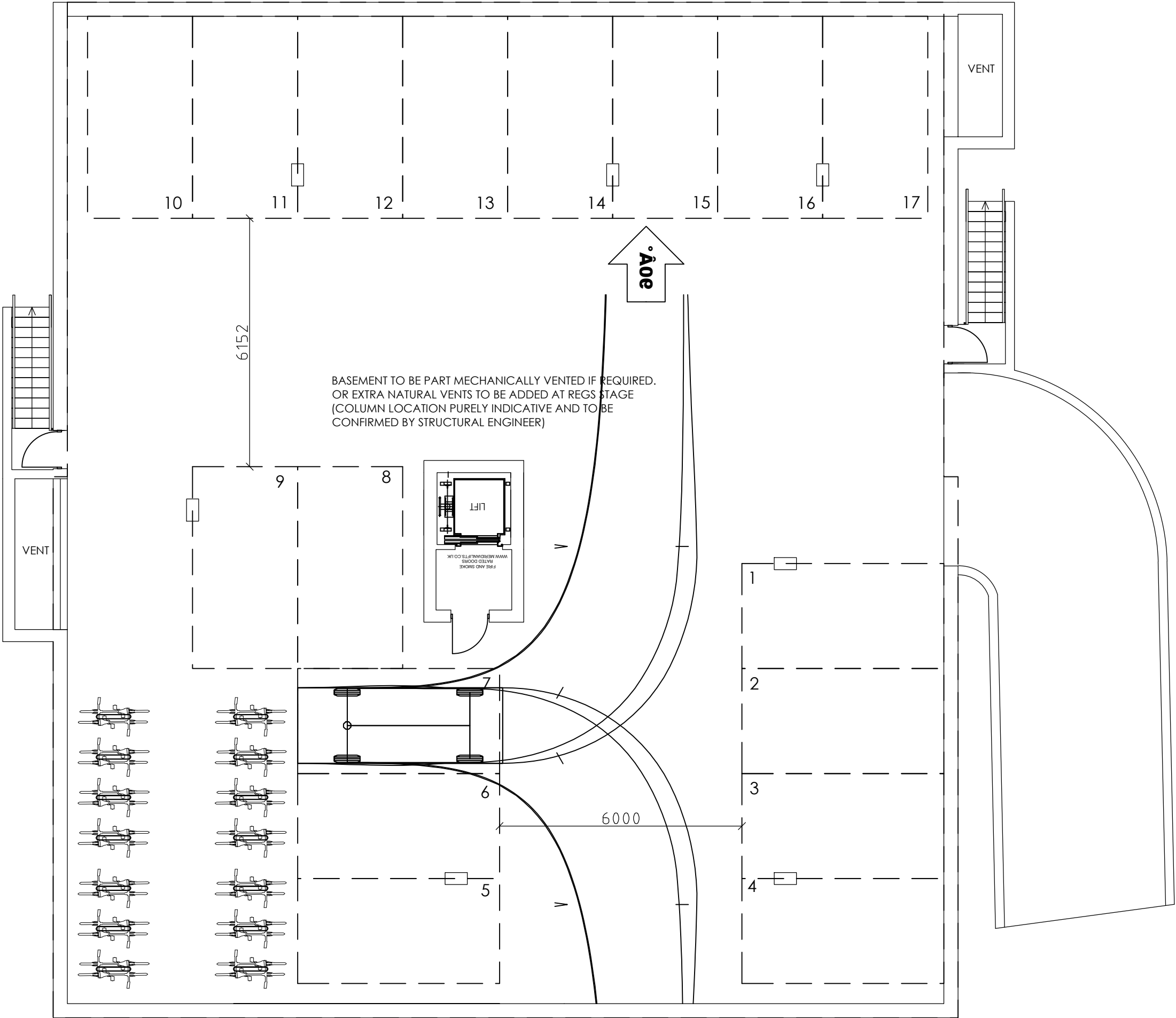
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10m @ 1:100



PROPOSED LOWER GROUND FLOOR PLAN
SCALE 1:100

NOTES-PLANNING

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LEGEND

A	28 bikes added	12-5-21	bc
No.	Revision.	date	by

20 CHEWTON FARM ROAD
WALKFORD
CHRISTCHURCH
BH23 5QN

PROPOSED BASEMENT PARKING PLAN

scale	AS SHOWN @ A2	checked	BC
date	MARCH 2021	drawn	TC/WD

9297/ 205

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EXISTING BUILDINGS
TO BE DEMOLISHED

OUTLINE OF APPROVED

The diagram shows a site plan with a green hatched area representing the 'OUTLINE OF APPROVED' development. To the left of this area, there are two rectangular areas outlined in red, labeled 'EXISTING BUILDINGS TO BE DEMOLISHED'. Below these, there is a purple dashed line indicating a boundary or path.



22 CHEWTON FARM ROAD

A diagram of a 1200mm wide cabinet. It features six drawers in the top row, each 200mm wide, and two doors in the bottom row, each 600mm wide. The drawers are labeled with their widths: 200, 200, 200, 200, 200, and 200. The doors are labeled with their widths: 600 and 600. The total width is 1200mm.

SOUTH WEST NORTH EAST SOUTH EAST NORTH WEST

20 CHEWTON FARM ROAD
WALKFORD
CHRISTCHURCH
BH23 5QN

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Arboricultural Method Statement

This report is a working document to aid in finalising an effective specification for tree-sensitive operations. It must be retained on site and be available to the site manager/foreman as a reference during construction.

The details in this method statement may include work to protected trees, consent for which is deemed to be granted if it is approved as part of a planning decision.

Failure to comply with the details in this arboricultural method statement could result in enforcement action being taken by the local planning authority.

Tree Surgery

The following works to trees are necessary:

- T9 - Fell to ground level
- T5 - Prune lower branches to give 3m clearance above ground level.

The legal Duty of Care requires that all works specified in this report should be carried out by qualified, arboricultural contractors working according to Health & Safety Executive guidelines. All work must be carried out to arboricultural industry best practice and in accordance with BS 3998:2010 'Tree work - Recommendations'. All tree management work must take account of the Wildlife and Countryside Act, 1981, as amended by the Countryside and Rights of Way Act 2000, and the Conservation of Habitats and Species Regulations 2017. This legislation makes it a criminal offence to disturb the nests and to injure or kill nesting birds or bats.

Tree Protection Fencing

Tree protection fencing, complying with British Standard 5837:2012 'Trees in relation to design, demolition and construction - Recommendations', must be erected in the positions shown on the plan prior to commencement of work on site and remain as an effective barrier and in position until the end of the construction phase or until the project arboriculturist, or local planning authority provides written authority for its removal.

See illustration below for specification of the tree protection fencing to be erected on the site.

Temporary Ground Protection

Prior to the commencement of any work on the site temporary ground protection must be laid in the area shaded light blue on the plan. The ground protection must consist of load-spreading mats, pinned in place or connected together with proprietary clips, to form a continuous working surface. The mats must be suitable for the anticipated loading from construction and demolition machinery, according to the manufacturer's specifications. This protection must remain in position until the end of the construction phase or until the project arboriculturist, or local planning authority provides written authority for its removal.

See illustration below for specification of the temporary ground protection to be laid on the site.

The existing hard surfacing around T1, shown shaded on the plan, must be retained for as long as possible in order to protect underlying roots. If for any reason it is removed during the construction phase, the above ground protection must also be laid in this area.

Demolition of Existing Building

The existing building must be demolished using 'top down, pull-back' techniques, ensuring that no debris is collapsed onto open ground within the root protection area.

Underground Services

Excavations for underground services must be carried out in a way that avoids significant damage to tree root systems. At the time of planning this installation work the project arboriculturist must be consulted.

Surface water drains and soakaways must be located outside tree root protection areas to avoid damage to roots during excavation. Suitable locations for new soakaways and a suggested route for new services are shown on the plan.

Deep service runs must be installed using trenchless insertion methods, such as moling, with entry and retrieval pits being located outside of tree root protection areas. This will reduce the likelihood of the mole encountering significant tree roots. Shallow service runs required within any tree root protection area must be dug using the guidance provided by National Joint Utilities Group Volume 4 'Guidelines for the planning, installation and maintenance of utility apparatus in proximity to trees'.

PROHIBITED ZONE - 1m from trunk.

Excavations of any kind must not be undertaken within this zone unless full consultation with Local Authority Tree Officer is undertaken. Materials, plant and spoil must not be stored within this zone.

PRECAUTIONARY ZONE - 4 x tree circumference.

Where excavations must be undertaken within this zone the use of mechanical excavation plant should be prohibited. Precautions should be undertaken to protect any exposed roots. Materials, plant and spoil should not be stored within this zone. Consult with local authority tree officer if in any doubt.

PERMITTED ZONE - outside of precautionary zone.

Excavation works may be undertaken within this zone however caution must be applied and the use of mechanical plant limited. Any exposed roots should be protected.

Removal of Existing Hard Surfacing and Walls

The existing hard surfacing and landscape walls within the root protection areas of T1 & T10 - shown shaded on the plan - must be dismantled / lifted using hand tools and the debris removed from the site carefully. No vehicles are permitted onto any exposed ground. This operation must start at the point closest to the trees and work back towards the retained edge of the hard standing to minimise damage to tree roots. Debris from this operation must not be placed within any exposed tree root protection area. This operation must be supervised by the project arboriculturist.

The wall footings within root protection areas must be left in situ where practicable. Where this is not practicable, the foundations must be broken up using a pneumatic drill and the pieces removed by hand or using a digger fitted with a toothless bucket. The digger must be not be positioned on exposed ground within root protection areas.

Construction of Bin Store

Prior to the installation of the piles an exploratory hole must be hand dug to establish the presence of roots. The exploratory hole must be repositioned if significant roots (diameter >25mm) are encountered. The final hole must be lined with heavy duty polythene sheeting to minimise soil contamination before any concrete is poured. The underside of the supporting beams for the internal floor must be at or above existing ground level to avoid damage to tree roots.

Roots of diameter greater than 25mm must be retained wherever possible. The project arboriculturist must be consulted to advise on the appropriateness of root pruning before any root severance is carried out. Any root severance that is necessary as part of this operation must be carried out in accordance with BS 3998:2010 'Tree work - Recommendations'. Roots must be cut cleanly, to minimise the exposed root surface, and covered with a minimum of 50mm of soil and heavy-duty polythene sheeting prior to backfilling to avoid any direct contact with building materials that could affect tree health.

Irrigation tubes must be used where practicable to redirect rainwater beneath the slab. This can be done by using a 60mm perforated pipe coiled beneath the suspended structure and bedded into gravel to help preserve underlying roots.

Installation of a Cellular Confinement System

The proposed path within the root protection areas of T7 & T8 must be installed using a cellular confinement system. The minimum area subject to this treatment is shown hatched in grey. The cellular confinement system must not be installed until the completion of the construction phase to avoid the panels being damaged by construction traffic.

The cellular confinement system specification below is a general one and a qualified structural engineer or system supplier must provide definitive details about the appropriate specification. This depends on the soil characteristics and expected loads and so is beyond the remit of this report.

There is a variety of cellular confinement products available, but only those constructed of high density polyethylene (HDPE) with a rigid and robust construction should be used. It is important to only use products which have been independently tested and been found to preserve the bulk density of underlying soils.

Surface vegetation must be removed using a herbicide suitable for the specific vegetation and that is not harmful to the tree root system. All herbicides must be used in accordance with current regulations and to best industry practice.

If there are signs that tree roots are growing within the profile of the proposed path they must be exposed using hand tools only for inspection by the project arboriculturist. If roots are to be retained, sharp sand or grit must be backfilled around them before any further surfacing work is carried out.

Any roots of diameter greater than 25mm that are not to be retained must be pruned under the supervision of the project arboriculturist using sharp tools and in accordance with BS 3998:2010 'Tree work - Recommendations'. (Roots of smaller diameter must also be removed carefully but do not specifically require the presence of the project arboriculturist.)

Hollows must be filled using sharp sand to provide a level surface onto which the geotextile can be laid.

The prepared ground must be covered using a non-woven geotextile fabric, overlapping all joints by 300mm.

The cellular confinement panels must be expanded to their full length and pinned with staking pins to keep the cells open. Adjacent panels must be stapled together to create a continuous mattress. Each open cell must be filled with a no fines fill of crushed stone (granite, flint or basalt). Where panels of 200mm depth are used, a stone of 20-40mm diameter must be used and where panels of 100mm depth are used 4-20mm diameter stone must be used. (Panels of 150mm may use either size of stone.) Cells must be overcharged by approximately 50mm to protect the top edges of the panel from wear. A whacker plate must not be used to compact the stone.

Kerb edges can be concreted in place on top of the cellular panels to avoid disturbance of the adjacent ground. However, if concrete haunching is necessary it must be installed without damage to existing roots and, maintaining a minimum separation of 50mm between cement materials and roots. Timber edging, where appropriate, can be installed using treated timber boards held in place by wooden pegs. Soil should be placed against the timber edge and battered to provide a slope between the final surface and the existing soil level. Where there is an existing edge that can be used this will avoid or minimise excavations and tree root damage.

During the construction phase the cellular confinement system must be finished with ground mats. At the end of construction, the ground mats shall be removed and replaced with the block paving or a porous resin surface.

Surfacing Options

Block Paving:

Lay second layer of geotextile fabric over the filled cellular confinement panels. Lay sharp sand bedding layer compacted with a vibro compaction plate to recommended depth. Place block paviors as per manufacturer's instructions.

Porous Asphalt:

Place 50mm surcharge of the granular material above the cellular confinement panels and lay the bitumen base and wearing courses onto this rough surface.

Loose Gravel:

Place second layer of geotextile fabric over the infilled cellular confinement panels. Place decorative aggregate to required depth. NOTE: A treated timber edge must be provided to restrict gravel movement.

Resin Bound Gravel:

Place 50mm surcharge of the granular material above the cellular confinement system and lay a binder course of porous asphalt onto this rough surface, before adding the final resin bound wearing course.

General Construction Management

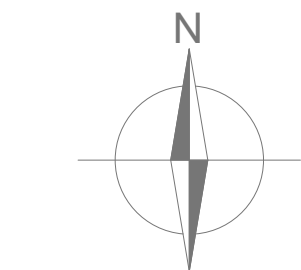
There must be no changes to soil levels within tree root protection areas.

A suggested area for material storage, site office and worker facilities is shown on the plan. Final siting of site cabins must be discussed and agreed at the time of the pre-commencement site meeting.

Fires must not be set within the site.

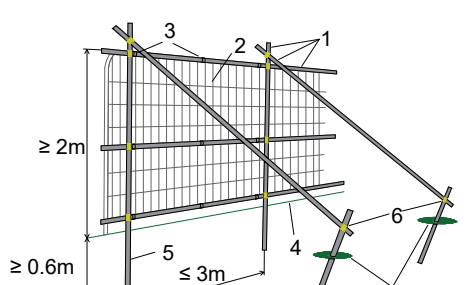
Cement mixing must be carried out only where there is no significant risk of contamination of tree root systems. No cement mixing is allowed within 10m of trees to be retained. If cement mixing is unavoidable within 10m of any retained tree it must be contained in a bunded area, as illustrated below.

Cranes must only be used where there is no possibility of them damaging overhanging branches.



Existing buildings and features to be removed shown dashed

Tree Protection Fencing Specification

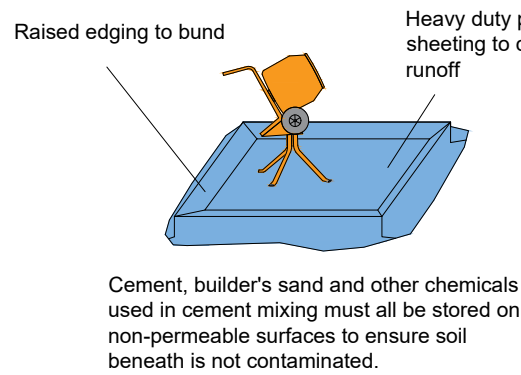


- Key:
- Standard scaffold poles.
 - Heavy gauge 2m tall galvanized tube and welded mesh infill panels.
 - Panels secured to uprights and cross-members with wire ties.
 - Ground level.
 - Uprights driven into the ground until secure (minimum depth 0.6m).
 - Standard scaffold clamps.

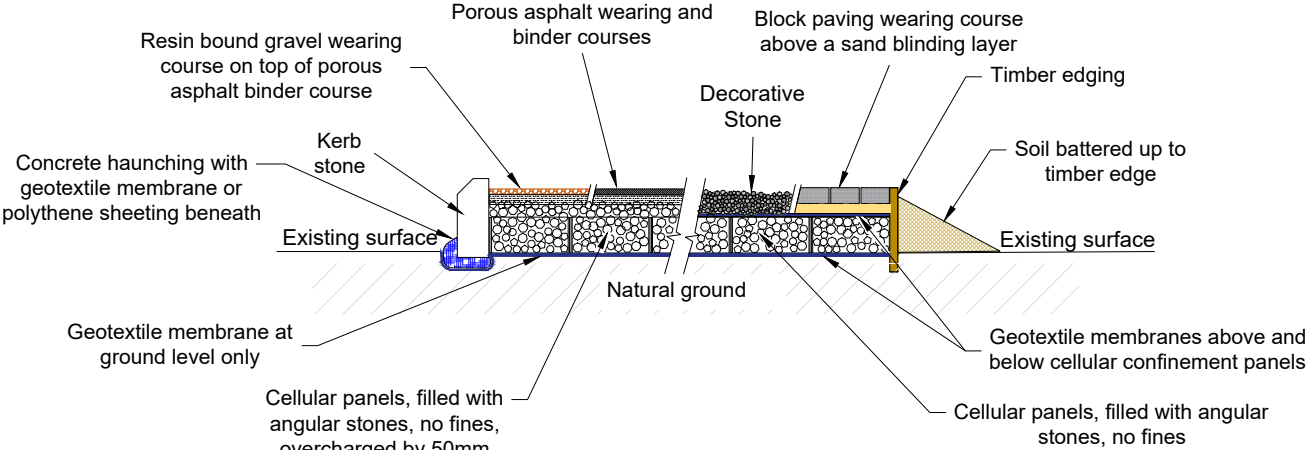
Picture of typical ground mat to be used



Illustration of bunded cement mixing area



Indicative sections of cellular confinement system with a range of surface finishes



Title:	Tree Protection Plan & Arboricultural Method Statement	
Site:	20 Chewton Farm Road, Walkford	
TC Ref:	DS/79721/AC	
Date:	17 May 2021	
Scale:	1:200 @ A1	
Key:	<div><p>Category</p><p>Trunk diameter (black ring)</p><p>Theoretical Root Protection Area</p><p>Crown Spread</p><p>Tree Number</p><p>Modified Root Protection Area</p><p>(trees to be removed are shown with dashed crown spreads and root protection areas)</p></div>	
British Standard 5837:2012 Categories		
	'A' category trees are those of high quality.	
	'B' category trees are those of moderate quality.	
	'C' category trees are those of low quality or young trees with a stem diameter below 150mm.	
	'U' category trees are those that are unsuitable for retention.	
Tree protection fencing to be erected prior to the commencement of any works on the site.		
Temporary ground protection to be installed prior to the commencement of any works on the site.		
Minimum area where cellular confinement system must be installed.		
Minimum area where existing hard surfacing and walls must be removed in accordance with the method statement.		
Suggested area for materials storage and worker facilities.		

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Limitations of Use

This plan is based on the topographical and site layout plans provided. All measurements must be checked with these plans and appropriate documents.

This plan has been prepared in colour. If printed in black and white some details may be obscured.

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PLANNING COMMITTEE

Application Address	1 & 6 Hurn Court Hurn Court Lane Christchurch BH23 6BH
Proposal	Replacement of decayed coping brickwork with new coping stones above flat 6 and flat 1 (retrospective applications).
Application Numbers	8/21/0131/FUL & 8/21/0132/LB
Applicant	Mrs F Cox
Agent	Mr Ryan Barnett
Date Application Valid	15 February 2021
Decision Due Date	12 April 2021
Extension of Time Date (if applicable)	23 July 2021
Ward	Commons
Report status	Public
Meeting date	22 July 2021
Recommendation	Grant subject to 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.
Reason for Referral to Planning Committee	Applicant is spouse of elected Member, Cllr Cox.
Case Officer	Melanie Smith

Description of Development

1. Replacement of decayed coping brickwork with new coping stones above flat 6 and flat 1 to the south elevation.
2. The coping is sited on top of the parapets at roof level. As Hurn Court is a grade II* listed building and in use as self-contained flats, and the works cannot be

deemed a repair, both listed building consent and full planning permission is required.

3. Key Issues

- Impact upon significance of listed building
- Impact on neighbouring living conditions

4. Planning Policies

5. Development Plan:

Christchurch and East Dorset Local Plan - Core Strategy (2014)

KS1 Presumption in favour of sustainable development
HE1 Valuing and Conserving our Historic Environment
HE2 Design of new development

Christchurch Borough Council Local Plan (2001) Saved Policies

H12 Residential Infill
BE 14 Alterations to Listed Building

Relevant Planning Applications and Appeals

8/20/0477/FUL	1 Hurn Court Hurn Court Lane Christchurch BH23 6BH	Repair and replacement of three timber structures on Hurn Court, (an oriel window, atrium and cupola), undertake external repairs and replacement of three chimneys, due to decay and deterioration (amended description).	Granted	02/11/20
8/20/0478/LB	1 Hurn Court Hurn Court Lane Christchurch BH23 6BH	Repair and replacement of three timber structures on Hurn Court, (an oriel window, atrium and cupola), undertake	Granted	02/11/20

		external repairs and replacement of three chimneys, due to decay and deterioration (amended description).		
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Representations

6. No representations have been received for either the full planning application or for the listed building application.

Consultations

- Hurn Parish Council – no objection
- BCP Trees & Landscaping – no objection
- Historic England – advise to seek advice of conservation officer
- BCP Conservation/Heritage – support the proposals for replacement of the existing coping with man made stone coping as the existing original coping has cracked and decayed enabling water ingress.

Constraints

- Listed Buildings - 0.00m
- Flood Zone 2 (2019) - 0.00m
- FZ3a 30cc 2093 - 0.00m
- FZ3a 40cc 2133 - 0.00m
- Flood Zone 3a (2019) - 0.00m
- Sites of Special Scientific Interest - 0.00m
- SSSI Impact Risk Zone - 0.00m
- Wildlife - 0.00m
- Green Belt - 0.00m
- Heathland 5km Consultation Area - 0.00m
- Airport Safeguarding - 0.00m
- Dorset Minerals Consultation Area - 0.00m
- Tree Preservation Order - 0.00m

Planning Assessment

Site and Surroundings

7. The application site relates to Hurn Court, which is a substantial 3 - 4 storey building of grade II* listed status. Previously in use as a school, the main building was converted to 6 flats in the 1990's. The listed building description dates the earliest visible remains of the building to the end of the 16th century. The building was significantly altered and extended in the 1840's, including the addition of the current top storey. Some of the original coping is therefore likely to date from this period or earlier.

Impact upon significance of listed building (heritage asset)

8. In assessing these applications the Council shall have due regard to the statutory duty in Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 which states that *"In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority... shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."*
9. Section 16 of the NPPF gives further advice in relation to assessing applications in relation to Heritage Assets. Paragraph 185 includes the requirement for planning authorities to take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation. Great weight is to be given to the asset's conservation (para 193) and any harm to, or loss of, the significance of a designated heritage asset should require clear and convincing justification (para 194).
10. In assessing such applications, consideration should be given as to whether the proposals represent any harm, and if so whether the harm is substantial or less than substantial. If substantial harm, Local Planning Authorities should refuse consent unless the loss is required to achieve substantial public benefits (para. 195). Where the proposals would lead to less than substantial harm to the significance of the asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use (para 196).
11. As part of ongoing maintenance works to Hurn Court, significant repairs were undertaken in spring-summer 2020 to repair plasterwork, chimneys, and replace timber windows and structures including an oriel window and atrium. Those works were granted consent in late 2020, with works on site being carried out with the advice of the conservation officer. During these works it was noted that the render and coping (capping on top) to some of the parapet walls was cracked and becoming damaged allowing water ingress. In order to prevent any further damage from water ingress, a number of areas were identified for full replacement, these areas being on the south elevation which is open to weather exposure.

12. The original coping is constructed of rolled moulded brickwork which is rendered to give the appearance of stonework. Due to the costs involved in replicating the original coping, and the potential for it to fail again particularly on the exposed south elevation, the use of a reconstituted stone coping was discussed and agreed as an acceptable alternative with the Council's conservation officer. The replacement coping (which is now in-situ) is constructed of reconstituted stone with a flat top design and therefore there is a slight difference in the appearance. However, given the varied roofscape behind the coping, this change in design is not considered to result in substantial harm to the significance of the listed building. Furthermore the use of stone rather than rendered brickwork should provide more longer lasting protection to the top of the walls. This type of coping design has also already been used in other areas of the building during previous repair works.
13. The loss of the original coping due to deterioration and replacement with new coping is considered to result in less than substantial harm to the significance of the heritage asset. However, the material and design of the replacement is considered acceptable and will provide long term protection from potential damage as a result of water ingress. It is therefore considered that the public benefits from these changes, in maintaining the building for future generations and ensuring the on-going use of the building as self-contained flats, outweighs the harm as a result of the loss of historic fabric. The development is therefore considered to comply with Part 16 of the NPPF (2019) and Policies HE1 and BE14 of the Local Plan (2014).

14. Impact on neighbouring living conditions

15. Whilst the works will result in a marginal difference in the appearance of the coping, they will not result in material harm to the visual amenities of neighbouring occupants. The works will not result in a material loss of light or privacy. The development is therefore considered to comply with Policies HE2 and H12 of the Local Plan (2014).

Summary

16. Whilst the proposal results in the loss of some historic fabric, the fabric is damaged and in need of repair or replacement. The use of man-made stone has been used elsewhere on the building and provides a more economical and viable approach to the ongoing repairs required. The minor change in the design is not considered to harm the significance of the building and should provide a better solution to protecting the upper walls of the building. The conservation officer has been consulted throughout the works on site and supports the proposals.

Planning Balance

17. The scheme is considered to result in less than substantial harm to the heritage asset. Applying the guidance in paragraph 196 of the NPPF (2019), this impact must be weighed against the public benefits of the proposal including, where

appropriate, securing its optimum viable use. These repair works will facilitate the ongoing use of the property as self-contained flats, which is considered to be the optimum use for the building. The public benefits in this case are therefore considered to outweigh any harm to the heritage asset. The development is not considered to result in any harm to neighbouring living conditions. The proposals are therefore considered to comply with Policies HE1, HE2, H12 and KS1 of the Local Plan (2014).

RECOMMENDATION

App. No. 8/21/0131/FUL

Grant subject to 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, subject to the following:

Condition:

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

location and site plan sheet 01
extg and proposed coping stones sheet 02
coping stone locations sheet 03

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

App. No. 8/21/0132/LB

Grant subject to 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.

Condition:

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

location and site plan sheet 01
extg and proposed coping stones sheet 02
coping stone locations sheet 03

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

Background Papers

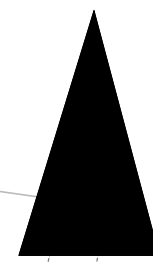
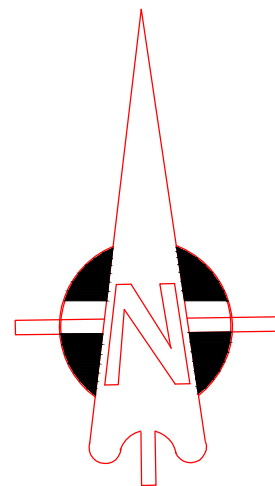
Case File ref: 8/21/0131/FUL & 8/21/0132/LB

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

The conditions set out in the report may be subject to such reasonable change as is necessary to ensure accuracy and enforceability.

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HCMC have a Right of
Way over north drive,
land is owned by the
Malmesbury Estate.



Heron Grange

35

Hurn Court
on site of
Prior's House



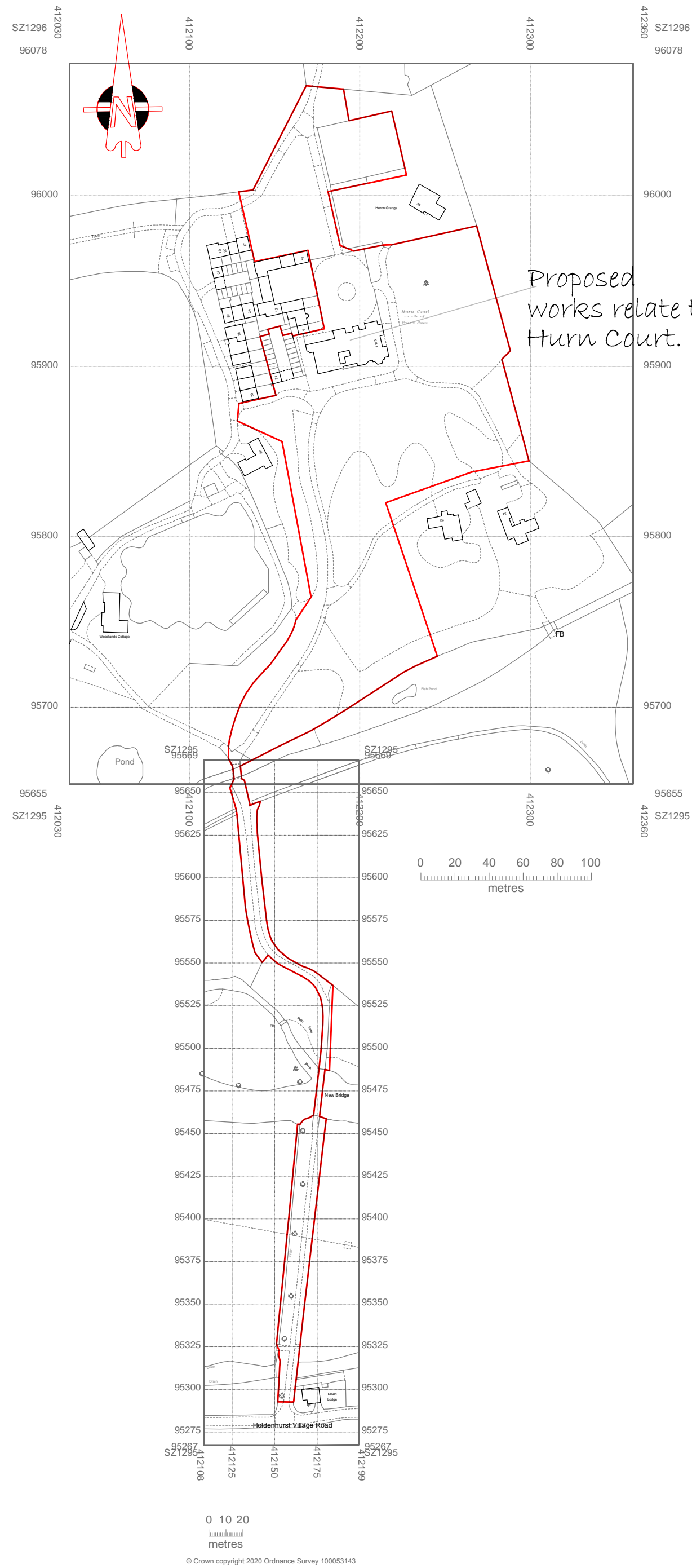
Site Plan
Scale 1:500

replacement coping
stones.

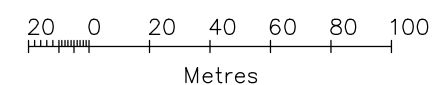


Metres

MapServe



Location Plan
Scale 1:2500



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Email: ryanjarnettandassociates@gmail.com

Project Name and Address

Hurn Court
Hurn Court Lane
Christchurch
Dorset
BH23 6BH

Drawing title:

Location & Site Plan

Drawn by

RJB

Date

14/5/20

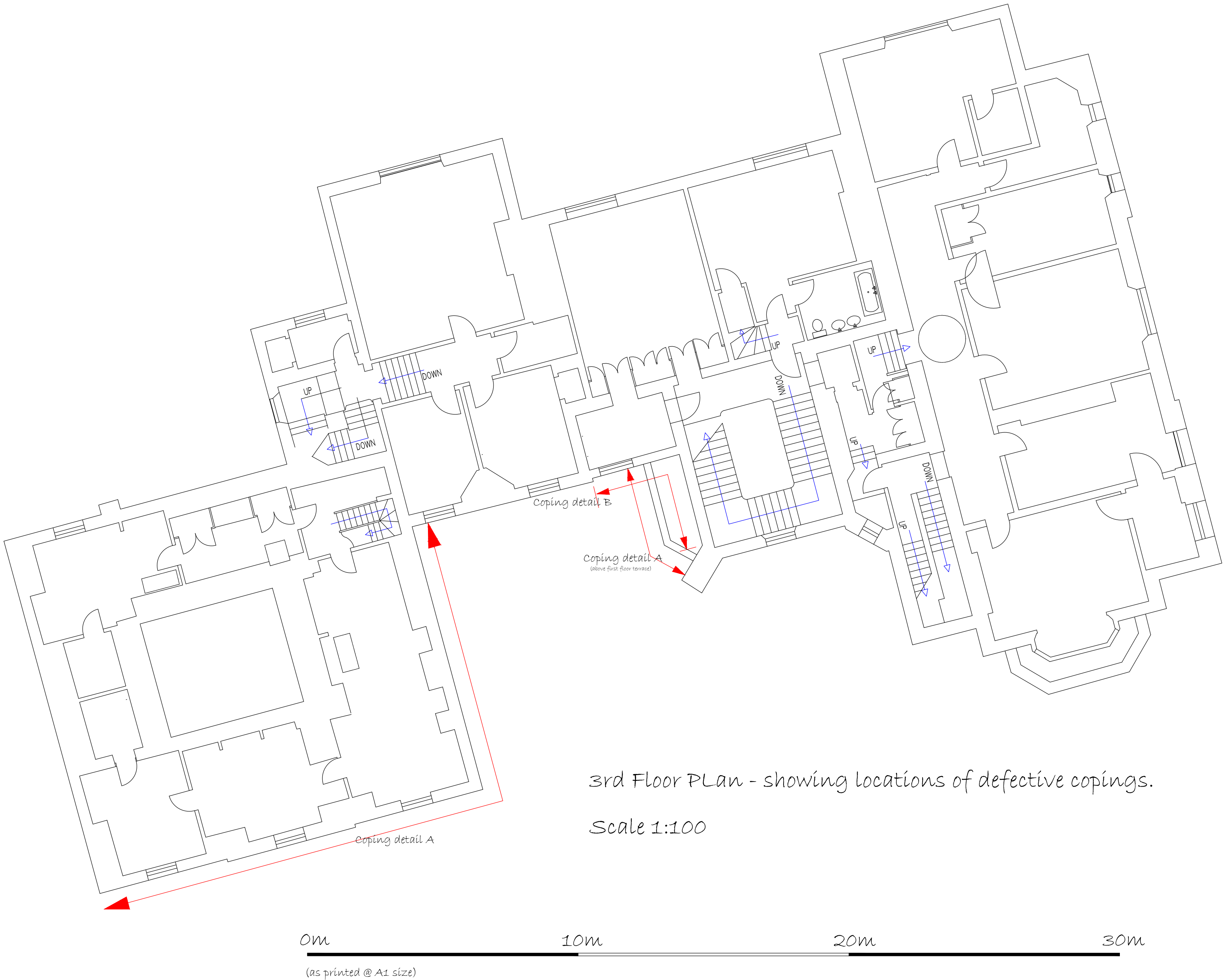
Sheet

01

Scale

as shown

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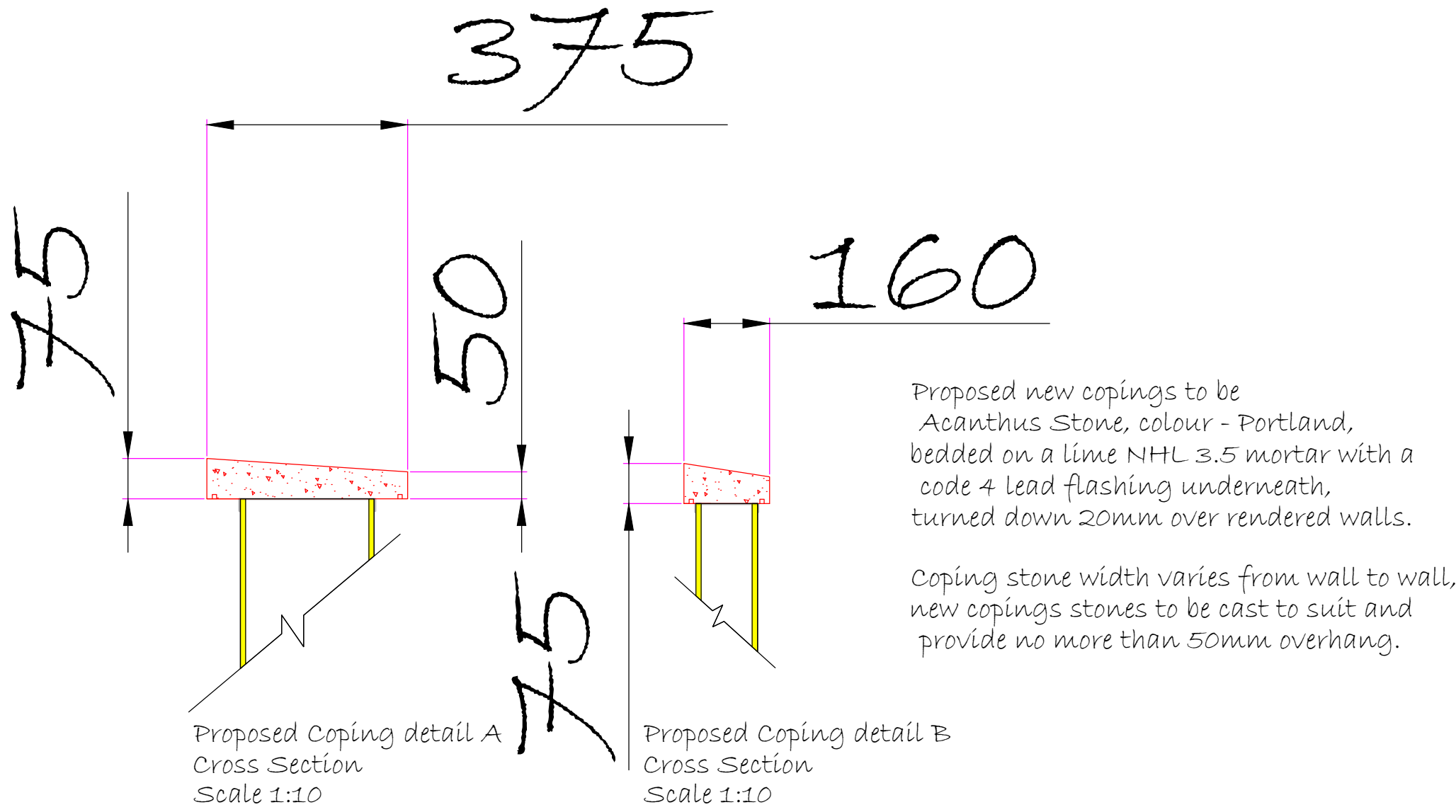
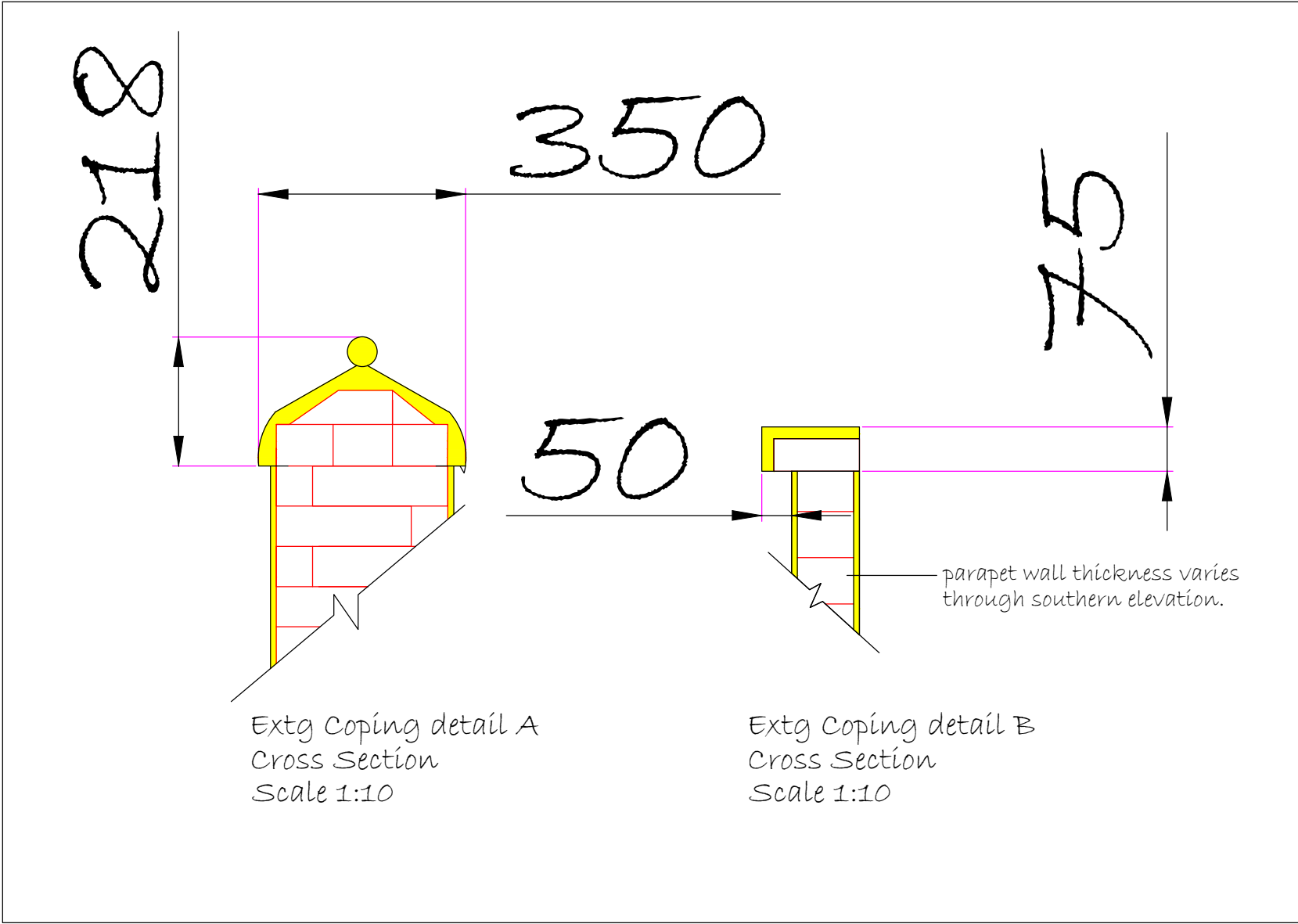
Hurn Court
Hurn Court Lane
Christchurch
Dorset
BH23 6BH

Drawing title:

Coping stone locations

Drawn by RJB	Date 5/10/20	Sheet 03
Scale 1:100		

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BH23 6BH

Drawing title:

Extg & Proposed
replacement coping stones

Drawn by RJB	Date 5/10/20	Sheet 02
Scale 1:10		

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