

Notice of Planning Committee



Date: Thursday, 17 November 2022 at 10.00 am

Venue: Committee Room, First Floor, BCP Civic Centre Annex, St Stephen's Rd, Bournemouth BH2 6LL

Membership:

Chairman:

Cllr D Kelsey

Vice Chairman:

Cllr T Johnson

Cllr S Baron
Cllr D Borthwick
Cllr S Bull
Cllr M Davies
Cllr G Farquhar

Cllr P R A Hall
Cllr P Hilliard
Cllr R Lawton
Cllr M Le Poidevin
Cllr S McCormack

Cllr T O'Neill
Cllr Dr F Rice
Cllr T Trent

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

The press and public are welcome to view the live stream of this meeting at the following link:

<https://democracy.bcpCouncil.gov.uk/ieListDocuments.aspx?MIId=4708>

If you would like any further information on the items to be considered at the meeting please contact: Jill Holyoake 01202 127564 Democratic Services on 01202 096660 or email democratic.services@bcpCouncil.gov.uk

Press enquiries should be directed to the Press Office: Tel: 01202 118686 or email press.office@bcpCouncil.gov.uk

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

GRAHAM FARRANT
CHIEF EXECUTIVE

9 November 2022



Available online and
on the Modern.gov
app

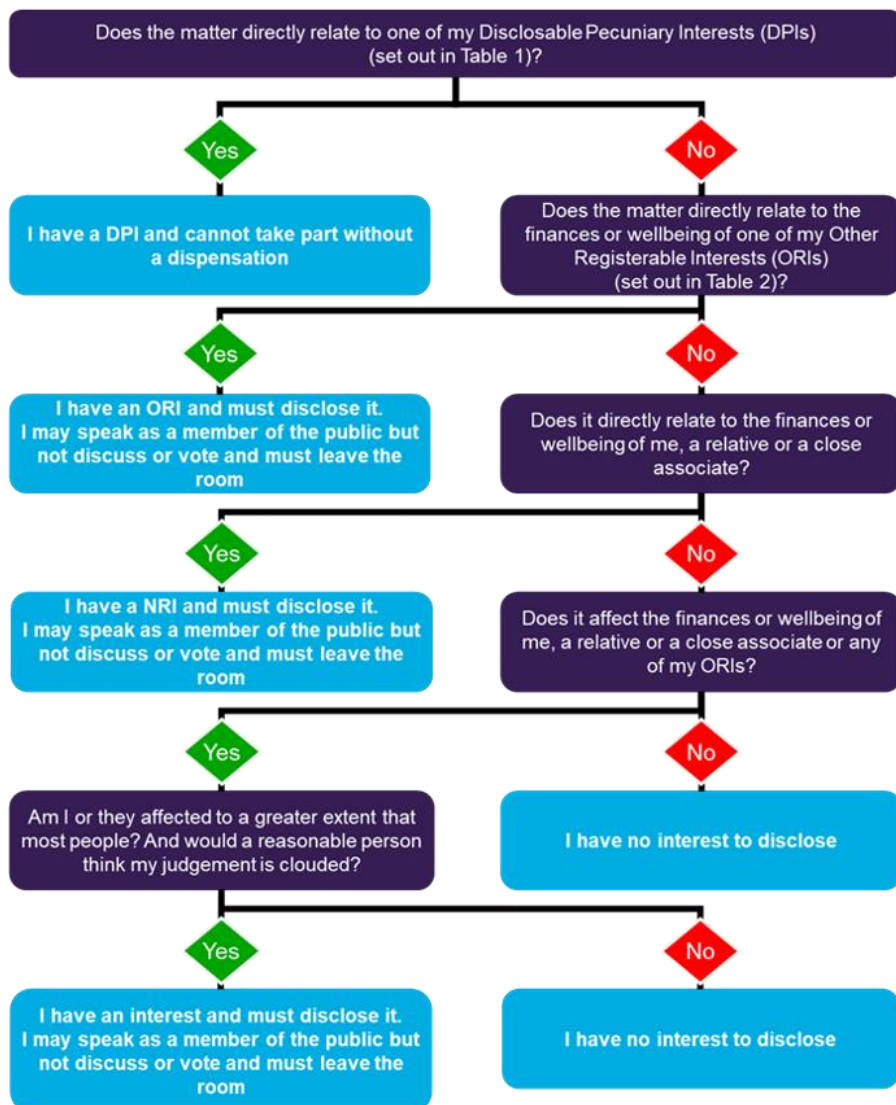


Maintaining and promoting high standards of conduct

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

1. Apologies

To receive any apologies for absence from Members.

2. Substitute Members

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

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

3. Declarations of Interests

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

Declarations received will be reported at the meeting.

4. Confirmation of Minutes

7 - 10

To confirm and sign as a correct record the minutes of the Meeting held on 20 October 2022.

5. Public Issues

11 - 22

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 one day before the meeting. 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 meetings is contained in the Planning Committee Protocol for Public Speaking and Statements, a copy of which is included with this agenda sheet and is also published on the website on the following page:

<https://democracy.bcpccouncil.gov.uk/mgCommitteeDetails.aspx?ID=290>

Part A of the Protocol will apply to this meeting of the Planning Committee, summarised as follows:

Speaking at Planning Committee (in person or virtually*):

- There will be a maximum combined time of five minutes to speak in objection and up to two persons may speak within the five minutes.

- There will be a further maximum combined time of five minutes to speak in support and up to two persons may speak within the five minutes.
- No speaker may speak for more than half this time (two and a half minutes) UNLESS there are no other requests to speak received by the deadline OR it is with the agreement of the other speaker.

*The Chairman has agreed to exercise his discretion to enable speakers to join the meeting remotely on MS Teams if preferred. For further information please contact Democratic Services.

Submitting a statement to Planning Committee as an alternative to speaking:

- Anyone who has registered to speak by the deadline may, as an alternative to attending/speaking in person or virtually, submit a written statement to be read out on their behalf.
- Statements must be provided to Democratic Services by 12noon one day before the meeting.
- A statement must not exceed 450 words (and will be treated as amounting to two and a half minutes of speaking time).

Please refer to the full Protocol document for further guidance.

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

6. Schedule of Planning Applications

To consider the planning applications as listed below.

See planning application reports circulated with the agenda, as updated by the agenda addendum sheet to be published one working day before the meeting.

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. To search for planning applications, the following link will take you to the main webpage where you can click on

a tile (area) to search for an application. The link is:

<https://www.bcpccouncil.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.

To view Local Plans, again, the following link will take you to the main webpage where you can click on a tile to view the local plan for that area. The link is:

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

- | | | |
|----|---|-----------|
| a) | 9 Ravine Road, Bournemouth BH5 2DT
Boscombe East and Pokesdown Ward

7-2022-6598-G

Demolition of existing house and erection of 4 dwellings with associated access and parking | 23 - 52 |
| b) | St Aldhelm's Academy, Herbert Avenue, Poole BH12 4HS
Newtown and Heatherlands ward

APP/22/00970/F

Construction of a floodlight 3G synthetic pitch with sports fencing, spectator area, access paths, wildlife bund, temporary haul road and additional cycle shelter/hoops. | 53 - 104 |
| c) | 8 Glenmount Drive, Poole BH14 0HL
Parkstone ward

APP/22/00240/P

Demolition of the existing dwelling and the erection of 1 pair of semi-detached dwellings and 1 detached house | 105 - 134 |
| 7. | Revised Protocol for Public Speaking / Statements at Planning Committee

To consider, amend as required and agree a revised protocol for public speaking / statements at Planning Committee. | 135 - 142 |

8. Draft Protocol for Pre Application Presentations at Planning Committee

143 - 146

To consider, amend as required and agree a protocol for receiving pre application presentations at Planning Committee.

Note: The provision to receive pre application presentations at Planning Committee will be subject to Council approving the appropriate delegation.

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

BOURNEMOUTH, CHRISTCHURCH AND POOLE COUNCIL
PLANNING COMMITTEE

Minutes of the Meeting held on 20 October 2022 at 10.00 am

Present:-

Cllr D Kelsey – Chairman

Cllr T Johnson – Vice-Chairman

Present: Cllr S Baron, Cllr D Borthwick, Cllr M F Brooke (In place of Cllr T Trent), Cllr S Bull, Cllr M Davies, Cllr P R A Hall, Cllr P Hilliard, Cllr M Le Poidevin, Cllr T O'Neill and Cllr Dr F Rice

71. Apologies

Apologies were received from Cllrs G Farquhar, Robert Lawton, Simon McCormack and Tony Trent.

72. Substitute Members

Cllr M Brooke substituted for Cllr T Trent for this meeting.

73. Declarations of Interests

Cllr M Brooke reported that due to predetermination he would sit in the public gallery for the 43 Ashwood Drive planning application and would speak as ward councillor.

Cllr S Baron reported that due to his discussions with objectors he would be unable to vote without bias on the 8 Glenmount Drive planning application but would speak as ward councillor.

Cllr S Baron reported that he had asked by a neighbour to call in the planning application for 28 Harbour View Road and although indifferent to the application, he would sit in the public gallery and would not vote on the item.

74. Confirmation of Minutes

The minutes of the meetings held on 22 September and 4 October 2022 were confirmed as an accurate record for the Chairman to sign, subject to the following qualification in relation to 4 October meeting, minute number 69, 29 Cynthia Road, the second added condition with reference to the species 'tilia cordata': this equates to 'Pleached/Espalier Tilia Cordata'.

75. Public Issues

There were a number of requests to speak on planning applications considered by the Planning Committee. The Chairman exercised his

discretion as permitted by the Protocol for Speaking/Statements to allow those who wished to address the committee directly, to do so virtually via Microsoft Teams if they preferred.

76. Schedule of Planning Applications

The Committee considered planning application reports, copies of which had been circulated and which appear as Appendices A and D to these minutes in the Minute Book. There was an addendum sheet published on 19 October 2022 which appears as Appendix E to these minutes. The Committee considered the planning applications as set out below:

77. 8 Glenmount Drive, Poole BH14 0HL

Parkstone Ward

APP/22/00240/P

Demolition of the existing dwelling and the erection of 1 pair of semi-detached dwellings and 1 detached house.

RESOLVED that the application be DEFERRED for one committee cycle, in accordance with the update in the addendum sheet.

Note: The decision to defer this application was taken at the start of this item, prior to any consideration of the application taking place.

Voting: Unanimous

78. 43 Ashwood Drive, Poole BH18 8LN

Broadstone Ward

APP/22/00814/F

Remodelling, refurbishment, ground and first floor extensions. Construction of detached single storey double garage. New boundary treatment and gate.

Public Representations

Objectors

- ❖ Christine Samtani

Applicant/Supporters

- ❖ Clare Spiller and Michael Westbrook, on behalf of the applicants

Ward Councillors

- ❖ Cllr M Brooke, speaking in support of the application

RESOLVED that planning permission be REFUSED in accordance with the recommendation set out in the Officer's report

Voting: For – 8, Against – 3, Abstain – 0

Cllr M Brooke did not participate as a committee member and did not vote.

79. 28 Harbour View Road, Poole BH14 0PE

Parkstone Ward

APP/22/00977

Loft conversion with dormer.

Public Representations

Objectors

- ❖ Richard Lannoy

Applicant/Supporters

- ❖ None registered

Ward Councillors

- ❖ Cllr S Baron was present as ward councillor who called in the application but did not speak

RESOLVED that planning permission be GRANTED in accordance with the recommendation and conditions set out in the Officer's report

Voting: For – 11, Against – 0, Abstain – 0

Note: Cllr S Baron did not participate as a committee member and did not vote.

80. 19 Mude Gardens, Christchurch BH23 4AR

Mudford, Stanpit and West Highcliffe Ward

8/22/0560/HOU

Works to demolish and rebuild existing sunroom, including addition of balcony.

Public Representations

Objectors

- ❖ James Atkins, on behalf of Alex Atkins, Veronica Atkins and James Atkins

Applicant/Supporters

- ❖ David Burrows, applicant

Ward Councillors

- ❖ Cllr L Dedman was unable to be present but referred the committee to the reasons for her call in as set out in the Officer's report

RESOLVED that planning permission be GRANTED in accordance with the recommendation and conditions set out in the Officer's report and with the following additional condition requested and agreed by the Committee:

- **Permitted development rights to extend balcony removed**

Voting: For – 9, Against – 3, Abstain – 0

The meeting ended at 11.20 am

CHAIRMAN

PLANNING COMMITTEE - PROTOCOL FOR SPEAKING / STATEMENTS AT PLANNING COMMITTEE

1. Introduction

- 1.1. 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.
- 1.2. 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.
- 1.3. To reflect on-going uncertainty / possible necessary changes to the format of a Planning Committee meeting at short notice, this protocol it 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.
- 1.4. 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 Chair, 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.
- 1.5. 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.
- 1.6. **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**

2. Broadcasting and recording of Planning Committee

- 2.1. 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:

3. Call in by a councillor

- 3.1. 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.

4. Order of presentation of an application

- 4.1. 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.
- 4.2. In considering each application the Committee will usually take contributions in the following order:
- (a) presenting officer(s);
 - (b) objector(s);
 - (c) applicant(s) /supporter(s);
 - (d) councillor who has called in an application / ward councillor(s);
 - (e) questions and discussion by voting members of the Planning Committee, which may include points of clarification from officers, leading to a decision.

5. Guidance on what amounts to a material planning consideration

- 5.1. As at the date of adoption of this protocol, the National Planning Portal provides the following guidance on material planning considerations:
- 5.2. “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.
- 5.3. Material considerations can include (but are not limited to):
- *Overlooking/loss of privacy*
 - *Loss of light or overshadowing*
 - *Parking*
 - *Highway safety*
 - *Traffic*
 - *Noise*
 - *Effect on listed building and conservation area*
 - *Layout and density of building*
 - *Design, appearance and materials*
 - *Government policy*
 - *Disabled persons' access*
 - *Proposals in the Development Plan*
 - *Previous planning decisions (including appeal decisions)*
 - *Nature conservation*

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

https://www.planningportal.co.uk/faqs/faq/4/what_are_material_considerations#:~:text=A%20material%20consideration%20is%20a,Loss%20of%20light%20or%20overshadowing

6. Chair’s General Discretion

- 6.1. The Chair 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 Chair 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 Chair will be conclusive.

7. Updates

- 7.1. 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 “Chair” means the Chair of Planning Committee and shall include the Vice Chair of Planning Committee if the Chair is at any time unavailable or absent and the person presiding at the meeting of a Planning Committee at any time that both the Chair and Vice Chair 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

8. Application of Part A

- 8.1. 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.
- 8.2. 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.

9. Speaking at Planning Committee

- 9.1. 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:
 - (a) make clear as to the item(s) on which they wish to speak;
 - (b) provide contact details including a telephone number and/or email address at which they can be reached; and
 - (c) identify whether they support or oppose the application.
- 9.2. 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:
 - (a) there is no other speaker who has also been allotted to speak for the remainder of the five minutes allowed; or
 - (b) the other allotted speaker expressly agrees to the speaker being entitled to use more than half of the total speaking time allowed.
- 9.3. 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.
- 9.4. 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.

- 9.5. 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.
- 9.6. 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).
- 9.7. 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.
- 9.8. At the discretion of the Chair, 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.
- 9.9. 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.
- 9.10. 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.

10. Content of speeches and use of supporting documentation

- 10.1. 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.
- 10.2. 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.

- 10.3. 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.

11. Submission of statement as an alternative to speaking

- 11.1. 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:
- (a) must not exceed 450 words in total;
 - (b) 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;
 - (c) 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;
 - (d) 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;
 - (e) 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
 - (f) 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.

12. Assessment of information

- 12.1. 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:
- (a) 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
 - (b) is identified as having anything on it that is considered could be an electronic virus, malware or similar.
- 12.2. The Head of Planning in consultation with the Chair 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.

13. Questions to persons speaking

- 13.1. 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 Chair at their absolute discretion may raise points of clarification.

PART B

14. Application of Part B

- 14.1. 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.
- 14.2. 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.
- 14.3. 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 Chair shall be able to determine whether such a discretion should be applied.
- 14.4. 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.
- 14.5. 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 Chair 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).

15. Use of statements

- 15.1. 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.
- 15.2. 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:
 - (a) make clear as to the item to which the statement relates;
 - (b) provide contact details including a telephone number and/or email address at which they can be reached; and

- (c) identify whether the statement is in support of or opposed to the application.
- 15.3. 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.
- 15.4. 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.
- 15.5. 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.
- 15.6. 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.
- 15.7. 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.
- 15.8. 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.
- 15.9. 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.
- 15.10. 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.
- 15.11. At the discretion of the Chair 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.
- 15.12. 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.

- 15.13. 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.

16. Content of statements and use of supporting documentation

- 16.1. 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.
- 16.2. 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.
- 16.3. 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.
- 16.4. 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.
- 16.5. 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:
- (a) 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

- (b) is identified as having anything on it that is considered could be an electronic virus, malware or similar.
- 16.6. The Head of Planning in consultation with the Chair 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.

For use by the Planning Committee as from 11.1.22



Planning Committee

Application Address	9 Ravine Road, Bournemouth, BH5 2DT
Proposal	Demolition of existing house and erection of 4 dwellings with associated access and parking
Application Number	7-2022-6598-G
Applicant	Southbourne Homes Ltd
Agent	Pure Town Planning
Ward and Ward Member(s)	Boscombe East & Pokesdown
Report status	Public Report
Meeting date	17 November 2022
Summary of Recommendation	Grant subject to completion of a Section 106 in accordance with the details set out in this report
Reason for Referral to Planning Committee	<p>At the request of Councillor Andy Jones for the following reasons:</p> <ul style="list-style-type: none"> – Contrary to policy BAP1 of the Boscombe & Pokesdown Neighbourhood Plan 2019 (preservation of character and appearance of area) – Contrary to policy CS21 of the Local Plan <p>249no. letters of objection received contrary to recommendation</p>
Case Officer	Piotr Kulik

Description of Proposal

1. Full planning permission is sought for the demolition of an existing 4-bedroom detached house to erect 4no. semi-detached 4-bedroom houses. Amended plans form a part of this application with the plans altered in response to concerns that were raised.

Description of Site and Surroundings

2. The proposal relates to a two-storey detached dwelling on the west side of Ravine Road. The property benefits from a 'double plot' with a mature garden wrapping around its rear and southern side. The dwelling appears to date to the 1920s/1930s and is in keeping with the detached style of surrounding properties all of which appear of differing designs. The character of the area comprises large, detached dwellings on uniform plots; the existing dwelling reflects this character albeit with a double plot.

Relevant Planning History

3. 7-2012-6598-F: Erection of a 2/3 storey building comprising of 2 maisonettes and 1 flat and formation of parking spaces – Granted
4. PRE-6598: The scheme proposes 8 x 3 bed cluster houses with parking and turning – Pre-application advice provided

Constraints

5. There is a Tree Preservation Order beyond the rear boundary of the site covering individual trees.

Public Sector Equalities Duty

6. In accordance with section 149 Equality Act 2010, in considering this proposal due regard has been had to the need to —
 - eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

Other relevant duties

7. In accordance with section 40 Natural Environment and Rural Communities Act 2006, in considering this application, regard has been had, so far as is consistent with the proper exercise of this function, to the purpose of conserving biodiversity.
8. For the purposes of this application, in accordance with section 2 Self-build and Custom Housebuilding Act 2015, regard has been had to the register that the Council maintains of individuals and associations of individuals who are seeking to acquire serviced plots in the Council's area for their own self-build and custom housebuilding.
9. For the purposes of this application, in accordance with section 17 Crime and Disorder Act 1998, due regard has been had to, including the need to do all

that can reasonably be done to prevent, (a) crime and disorder in its area (including anti-social and other behaviour adversely affecting the local environment); (b) the misuse of drugs, alcohol and other substances in its area; and (c) re-offending in its area.

10. For the purposes of this report regard has been had to the Human Rights Act 1998, the Human Rights Convention and relevant related issues of proportionality.

Consultations

11. Highways – No objection subject to conditions:

Initial concerns were raised regarding visibility splays, width of access, width of dropped kerb access, cycle storage and EV charging facilities

Comments dated 29 June 2022 following amended plans:

The revised car parking layout shows 2 car parking spaces arranged in tandem and side by side for each attached dwellings, with the required pedestrian visibility splays (2m x 2m), each dwelling with a cycle store for 4 cycles and EV charging points with 10m cables for each dwelling.

Scaling off the submitted plan the dimensions of the car parking bays, pedestrian visibility splays and cycle store are compliant with the SPD.

The pedestrian visibility splays should be physically protected to ensure vehicles don't drive over them thereby negating their need and effectiveness, the physical measures can be dwarf wall, ped gate, etc. The HA believes that there is sufficient scope for the applicant to satisfactorily address this requirement and therefore could be conditioned.

The applicant will be liable for the cost of returning any redundant crossovers fronting the site back to footway.

12. Dorset Wildlife Trust – Comments

'The existing structure may have the potential to support roosting bats and the application proposals include full demolition of the existing building. Bats and their roosts are legally protected under The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 and the Wildlife and Countryside Act 1981 (and as amended). To ensure no harm or disturbance to roosting bats as a result of the development and compliance with the above legislation, a roosting bat survey should be undertaken by a suitably qualified ecologist in accordance with current best-practice set out in Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd edition) (Collins 2016). Bat roosts are protected at all times (even when unoccupied) and it is an absolute offence to damage or destroy a roost without appropriate mitigation in place. Furthermore, it is an offence to intentionally or recklessly obstruct access to a structure or place used by bats for shelter or protection.'

It is recommended that even if bats are found to be absent from the property, one bat box is installed on each of the new buildings in order to provide a biodiversity enhancement for wildlife in the local area in accordance with the National Planning Policy Framework (NPPF) 2021'.

13. Tree Officer – No objections

'This site is not protected by a Tree Preservation Order and it does not fall within a Conservation Area. Trees located on the actual site are not of significance. A group of trees G2 on the tree plan are proposed for removal and I do not object to this.

There is a highway tree present, and the arboricultural method statement demonstrates suitable protection for it. The trees beyond the rear boundary of the site are protected by a Tree Preservation Order and these trees are to be retained and suitably protected.

Pruning is proposed to some of these trees which will not be harmful and I raise no objections. I have assessed the soakaway locations in the rear garden and they should not be harmful to these trees.

I raise no objections to these proposals subject to a condition requiring compliance with the submitted arboricultural method statement and conditions for a soft landscaping scheme that includes replacement tree planting details and a soft landscaping maintenance scheme'.

14. Waste & Recycling - No objection subject to conditions

15. Ecologist - No objection to this application in principle.

Initial request for a bat survey and biodiversity enhancement measures, March 2022.

Comments dated 20th October 2022:

'No objection subject to condition. Confirmed that a Bat Mitigation Class Licence will be required if this application is granted planning permission'.

Representations

16. Letters were sent to neighbouring properties and site notices displayed around the site.

17. The local ward Councillor also objected and submitted a request for the application to be heard by the Planning Committee.

18. 249no. letters of the objection have been received, including correspondence from the Committee Members of Pokesdown Community Forum Working Group B&PNP and a petition. The grounds for objection are as following:

- Overbearing;
- Out of character;
- Scale and massing of the proposed building detrimental to the street scene and amenity of neighbours;
- The existing dwellinghouse should be retained;

- Restrict light to neighbouring occupiers;
- Loss of light and privacy;
- Overlooking;
- Nuisance caused by the entrance door located on the north-western elevation;
- Unacceptable infill;
- Drainage concerns;
- Urban intensification;
- Questioned sustainability of the scheme;
- Demolition of the existing building is not sustainable;
- Too much burden on local amenities;
- Parking out of keeping
- Noise and dust during construction phase;
- Congested/ crowded development;
- Highway safety concerns;
- Increased traffic and pollution;
- Existing covenant;
- The surface water flooding;
- Impact on wildlife;
- Not consistent with the Neighbourhood Plan;
- Extra strain on waste collections;
- Planning precedent for all the adjacent roads;
- Impact on trees;
- Local buildings should be thought of as non-designated heritage assets.

Officer's notes: Numerous letters received appear to have exact 'copy and paste' wording under different names.

Key Issue(s)

19. The main considerations involved with this application are:
 - a. Housing Delivery Test;
 - b. Principle of the proposed development;
 - c. Impact on character and appearance of the area;
 - d. Trees;
 - e. Biodiversity;
 - f. Residential amenity (neighbouring occupiers);
 - g. Residential amenity (proposed occupiers);
 - h. Highway safety;
 - i. Waste and Recycling;
 - j. Drainage;
 - k. Heathlands.
20. These issues will be considered along with other matters relevant to this proposal in the main body of the report below.

Policy Context

21. **Core Strategy (2012)**

CS1: NPPF – Presumption in Favour of Sustainable Development
 CS4: Surface Water Flooding
 CS6: Delivering Sustainable Communities
 CS16: Parking Standards
 CS17: Encouraging Greener Vehicle Technologies
 CS18: Increasing Opportunities for Cycling and Walking
 CS19: Protecting Small Family Dwelling Houses
 CS21: Housing Distribution Across Bournemouth
 CS30: Promoting Green Infrastructure
 CS33: Heathland
 CS35: Nature and Geological Conservation Interests
 CS38: Minimising Pollution
 CS41: Design Quality

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

4.25: Landscaping
 6.8: Infill Residential Development

23. **Boscombe and Pokesdown Neighbourhood Plan**

BAP1: The scale and density of development
 BAP2: Good design for the 21st Century
 BAP6: The number and type of new homes
 BAP7: The quality of new homes

24. **Supplementary Planning Documents:**

Dorset Heathlands Planning Framework SPD 2020
 Residential Development: A Design Guide – PGN (2008)
 Sustainable Urban Drainage Systems (SUDS) - PGN
 BCP Parking Standards – SPD

25. **The National Planning Policy Framework (2021)**

Paragraph 11 sets out the presumption in favour of sustainable development. Plans and policies should apply a presumption in favour of sustainable development. For decision taking this means:

- approving development proposals that accord with an up-to-date development plan without delay; or
- where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

The following chapters of the NPPF are also relevant to this proposal:

Chapter 2 – Achieving sustainable development
 Chapter 5 – Delivering a sufficient supply of homes
 Chapter 8 – Promoting healthy and safe communities
 Chapter 9 – Promoting sustainable transport
 Chapter 12 – Achieving well-designed places

Planning Assessment

Housing Delivery Test

26. At the heart of the NPPF is the presumption in favour of sustainable development, reiterated in Bournemouth Core Strategy Policy CS1. NPPF paragraph 11 applies this presumption to decision making where the local plan classed as out of date. Footnote 8 of paragraph 11 classifies a local plan as out of date if the local planning authority is (i) unable to demonstrate a five-year supply of deliverable housing sites or (ii) where the Housing Delivery Test (HDT) result is less than 75% of the housing requirement over the previous three years.
27. The 5-year housing supply and HDT results continue to be applied to each local plan area separately until replaced by a BCP Local Plan. In the Bournemouth area there is a 2.3 year housing land supply with a 20% buffer (a shortfall of 4,862 homes) and a 2021 HDT result of 67%. The local plan is thus considered as out of date as the local planning authority is unable to demonstrate a five-year supply of homes and under the HDT test threshold of 75%. The presumption in favour of sustainable development applies.
28. NPPF Paragraph 11 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 that protect areas or assets of particular importance provide a clear reason for refusing the development proposals or any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework taken as a whole.
29. For this planning application it is considered that the benefits provided from the supply of new homes will have significant weight and a 'tilted balance' in favour of the grant of planning permission. For the local planning authority to refuse this development, the benefits of the provision of new homes must be significantly and demonstrably outweighed by the adverse impacts or where specific policies in the NPPF provide a clear reason for refusal.

Principle of development

30. Policy CS19 seeks to retain small family dwellings in order to retain a balanced housing stock. For the purposes of this policy, small family dwellings comprise a house or bungalow with an original external floorspace of less than 140m². Existing floor plans have been provided which show the size of the building of approx. 315.1m² excluding outbuildings (33.2sq. metres). Therefore, the existing dwelling would not comprise a small family dwelling for the purposes of this policy and there is no associated objection.
31. Further, BAP6 advises that the sensitive redevelopment of sites will be permitted (subject to other considerations) where, the proposal provides 50% 3 bedrooms or larger units, 40% 2-bedroom units and 10% 1 bedroom units.

If the applicant were to meet this requirement to the closest level, the scheme would comprise 2 x 4 bed and 2 x 2 bed dwellings. However, it would be unreasonable to refuse this application on the housing size mix given that the proposal exceeds the policy for 3+ bed houses (4 x 4 bed dwellings). Normally the issue is with under provision of 3-bedroom houses and/ or the excessive provision of 1 bed units. On this basis, there is no associated objection and, in this regard, and the proposal is considered to reflect the aspirations of BAP6.

32. Also, a planning permission for a 2/3 storey detached building set towards the south of the host dwelling was granted in 2012. The approval was for 2no. maisonettes and 1 flat with formation of parking spaces in this garden space, retaining the original building. The principle of the redevelopment of the site and increased number of residential units has therefore already been agreed (albeit not implemented). This particular permission is considered a material planning consideration.
33. The site therefore does satisfy sustainable development principles and housing policies CS19 and BAP6 that seeks to target and meet housing need within the urban area and to deliver the type of dwelling at a location where there is long term demand. This is further reflected by housing requirements set within paragraph 66 of the NPPF.

Impact on the character and appearance of the area

34. The character of the area comprises large, detached dwellings set within uniform plots with each dwelling benefiting from a generous mature garden inclusive of front gardens; this further provides a verdant feel to the area with car parking more limited to the front of dwellings. There is a mix of property design with each dwelling generally differing to that either side; there appears no predominant style.
35. BAP1 states that the retention of all buildings of architectural or local heritage value will be supported in order to preserve the historic character and amenity of the area, save building materials, and not exacerbate pressure on existing services. The application seeks planning approval for demolition of an existing circa 1930s detached dwelling to form two pairs of semi-detached dwellings. The existing dwellinghouse is not considered to be of any noted architectural merit and has been altered over the years. It is not considered by the Local Planning Authority that the existing building warrant consideration as non-designated heritage asset.
36. The street scene is characterised by predominantly traditional large detached residential houses. Mainly single residential occupancy but there are numerous examples of conversions into flats within vicinity. The proposed pair of semi-detached dwellings would, following the receipt of amended plans, be traditionally designed and will visually appear like larger traditional detached houses, in keeping with other properties within proximity to the site. The amended scheme would have a single access for each pair on the front elevation and give the appearance of a single dwelling to casual views when

passing by. Consequently, the design of the proposed units is considered in keeping with immediate setting.

37. One of the pair of properties would be sited in the location of the existing dwelling. The front building line would be pushed back approximately 1.5-3 metres and the new building would be around 2 metres wider overall. A similar gap to the northern boundary would be retained as currently exists. Between the two new buildings there would be a gap of 2.45 metres, and to the southern side a gap of 2.75-3 metres retained to number 13 Ravine Road. There is no rigid or uniform pattern of spacing between properties in Ravine Road and therefore these separation distances are considered acceptable and the proposed development would not appear cramped and congested. The site coverage and spacing is also very similar to the infill block of flats approved in 2012. The scale of the buildings is two storey with gables to the front and accommodation in the roof. Such features are evidenced elsewhere in the street.
38. All of the proposed properties would benefit from a rear garden whilst the site frontage would be allocated to car parking and access, but with a good quantity of perimeter planting and front landscaping shown to each dwelling. The footprint of the proposals would be fairly similar to the footprint of surrounding dwellings providing 2 detached buildings that would reflect the existing front building line and be of comparable size. As such, it is officer's view that the siting of the two buildings would be reflective of the character of the area. A cycle store is proposed to the front of each property. This is an uncharacteristic element. Notwithstanding the submitted plans it is considered that a condition can be attached to seek a revised siting of these to the rear gardens of the application site away from the street scene (and outside of the tree protection areas).
39. The density of development along Ravine Road is estimated at approx. 18 dwellings per hectare and the proposed plot subdivision would provide a density of development of 36 dwellings per hectare. BAP1 seeks to resist development in excess of 100 dwellings per hectare thus the proposal would be policy compliant in this respect. On this issue, the application site comprises a brownfield site in a sustainable location thus the principle of an additional unit is acceptable in principle.
40. For the above reasons, the proposed works would comply with policies CS21 and CS41 which seek to promote good design, maintain, and enhance the quality of the street scene and to provide a design which respects the site and its surroundings, as well as Policy 6.8 which seeks a high standard of layout and design, BAP1 and BAP7(ii) in respect of the scale and density of development and the Council's Residential Development Design Guide.

Impact on Trees

41. The site and its surroundings are very well treed in character with important and protected specimens present. The most significant trees are just beyond

the rear boundary. These are individually protected by a Tree Preservation Order.

42. The application site itself is not protected by a Tree Preservation Order, and it does not fall within a Conservation Area. The Council's Arboricultural Officer confirmed that trees located on site are not of significance. A group of trees G2 on the tree plan are proposed for removal and this has not been objected by the Arboricultural Officer. Also, the submitted Arboricultural Method Statement demonstrates suitable protection for a present highway tree.
43. The trees beyond the rear boundary of the site are protected by a Tree Preservation Order and these trees are to be retained and suitably protected. Pruning is proposed to some of these trees which will not be harmful and again, this has not been objected by the Council's Tree Officer. The consultee assessed the soakaway locations in the rear garden and those are not considered to be harmful to these trees.
44. In overall there are no objections to the proposed works subject to a condition requiring compliance with the submitted arboricultural method statement and conditions for a soft landscaping scheme that includes replacement tree planting details and a soft landscaping maintenance scheme. On this basis, the proposal would be compliant with Policy 4.25.

Biodiversity

45. The application site lies immediately adjacent to mature tree lines and an area of greenspace. Dorset Wildlife Trust confirmed that it is likely that bat populations are present in the local area and if suitable opportunities are available they may use the buildings on site. Bat roosts are protected at all times (even when unoccupied) and it is an absolute offence to damage or destroy a roost without appropriate mitigation in place. Furthermore, it is an offence to intentionally or recklessly obstruct access to a structure or place used by bats for shelter or protection.
46. Bats and their roosts are legally protected under The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 and the Wildlife and Countryside Act 1981 (and as amended). To ensure no harm or disturbance to roosting bats as a result of the development and compliance with the above legislation, a roosting bat survey was undertaken by a suitably qualified ecologist in accordance with current best-practice set out in Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd edition) (Collins 2016).
47. Following an initial holding objection received from the Ecologist, the applicant has provided the required bat survey. The Council's Ecologist has now confirmed their satisfaction as a result of the mitigation proposed and there will be no adverse impacts on such species. Also, the consultee confirmed that a Bat Mitigation Class Licence will be required if this application is granted planning permission. The consultee also requested that all elements of section 5. Bat mitigation, compensation and enhancement plan of 'Bat Mitigation & Survey Report, 9 Ravine Road, Southbourne, Dorset, BH5 2DT'

by ABR Ecology Ltd shall be implemented in full. Such details have been added as a condition, as well as biodiversity enhancement measures.

48. On this basis, the current proposal complies with provisions of the NPPF, which further seeks net gains for biodiversity, policy CS30 which seeks to promote green infrastructure and policy CS35 which seeks to promote the Borough's biodiversity and geodiversity interests.

Residential Amenity (neighbouring occupiers)

49. There are several properties, which may be impacted by the proposal:
50. *7 Ravine Road:*
There appears a private passage between the site and this property possibly leading to the school to the rear, whilst this property is also orientated towards Ravine Road with what appears to be secondary windows facing the site. Given existing site screening in form of a mature hedgerow at No. 7, separation distance (over 8 metres) and no first floor side facing windows at the application site, impact on this particular neighbour would be acceptable in terms of loss of light and overlooking.
51. *13 Ravine Road:*
No.13 Ravine Road is the other immediate neighbour and is situated to the south of the application site. No.13 is a large detached family dwellinghouse situated amongst a mature and well vegetated plot. Due to the topography of the street, No.13 is positioned on slightly higher ground than the application site. It appears that this property might be subdivided into flats and there are side facing windows on the flank boundary although first floor windows are obscure glazed. The nearest of the proposed dwellings on site would have its side elevation wall set circa 3 metres away from the neighbour at No.13. The preserved distance of around 3 metres between flank walls with this neighbouring property will be in keeping with the pattern of development in the locality. A section of the proposed rear elevation will project around 2.3 metres beyond the rear elevation of No.13. Again, there would be no side facing first floor windows on this part of the application site hence the scheme would not lead to either harmful overlooking or overdominance of the adjacent neighbour from this modest additional projection.
52. *Bournemouth Collegiate School:*
The school is behind the proposed site and well screened by mature trees. This proposed relationship is acceptable. Furthermore, no objection has been received from the school.
53. Some objectors also expressed their concerns regarding noise during construction phase. Consequently, it is officer's view it would be reasonable to condition all on-site working hours, including demolition and deliveries to and from the site.
54. *Other dwellings*
All other properties would be sited at an appreciable distance from the site of the proposals including those opposite on the far side of the highway. On this

basis, it is not considered that no adverse impact in residential amenity would be caused, and the proposal would comply with planning policies CS21, CS41 and 6.8.

Residential Amenity (proposed occupiers)

55. BAP6 criterion B that requires redevelopment to include 50% 3+bed, 40% 2 bed and 10% 1 bed dwellings. This accords with Aim 2 of the Neighbourhood Plan which is to provide better homes and affordable homes for existing residents by rebalancing the housing stock with a presumption in favour of family dwellings with at least 2 bedrooms throughout the area, subject to site opportunities and constraints. The Government's Technical Standards provide guidance on the size of accommodation that is proposed, and this is supported in policy by BAP7. In respect of 4 bedroom units 3 storey dwellings (this include two storey and a roof accommodation as proposed), these should provide at least 90sqm. The proposed units would have between 167.9sq. metres and 202.2sq. metres, and therefore would significantly exceed these standards.
56. BAP7 also requires the provision of adequate amenity space and it is reasonably anticipated that a family dwelling would benefit from a private, secure and good size garden). The proposals would each have a circa 60sq. metres rear garden of approximately 10 metres depth and will occupy a sustainable location. Each of the proposed habitable rooms would have access to windows and natural light with acceptable level of outlook.
57. Overall, it is considered that the proposals would provide a good standard of amenity for future residents that thus scheme would accord with planning policies CS21, CS41, 6.8, as well as BAP6 and BAP7.

Parking/Traffic/Highway Safety

58. BCP Council adopted the new Parking Standards Supplementary Planning Document (SPD) on 5 January 2021, which came into immediate effect. The SPD takes a new zonal approach to parking standards under which the site falls within Zone D. For the proposal to satisfy car parking provision, layout and design should be in accordance with this Parking SPD, adopted Jan 2021.
59. For Houses the benchmark parking standards are outlined in the SPD Table 10 C3: Houses: zone D the parking benchmark is 2 car parking spaces for 4/5 habitable rooms and 1 cycle parking space/bed. Therefore, given the site is located in zone D and the dwellings have 6 habitable rooms the benchmark requirement is for 2 car parking spaces, and cycle storage for at least 4 cycles is required.
60. The Highway Officer does not object to the final revisions of the proposed scheme. It is not considered that the scheme would result in adverse impact upon highway safety nor severe impacts as discussed by the objectors. The revised car parking layout shows 2no. car parking spaces arranged in tandem and side by side for each attached dwellings, with the required pedestrian

visibility splays (2m x 2m), each dwelling with a cycle store for 4 cycles and EV charging points with 10m cables for each dwelling. The pedestrian visibility splays and cycle store are compliant with the Parking SPD.

61. The pedestrian visibility splays should be physically protected to ensure vehicles do not drive over them thereby negating their need and effectiveness, the physical measures can be dwarf wall, pedestrian gate, etc. The Highway Authority believes that there is sufficient scope for the applicant to satisfactorily address this requirement and therefore this has been added as a condition. The applicant will be liable for the cost of returning any redundant crossovers fronting the site back to footway.
62. Assessed overall, the proposed works would comply with planning policies CS16, CS18 and CS41 subject to the imposition of the above conditions suggested by the Local Highway Authority.

Drainage

63. The application site is located within Flood Zone 1, which indicates the lowest risk of flooding. It is considered that soakaways are achievable at the site. It is therefore considered that surface drainage works could be appropriately conditioned. The proposal would then comply with policy CS4.

Waste and Recycling

64. The Waste and Recycling Officer raises no objection advising that the development does not impact on the waste collection authorities' requirements subject to planning conditions and informative. Bins would be stored in each individual property's garden area. On this basis, the proposal would accord with policy CS38.

Heathland Mitigation

65. The site is within 5km of a designated Dorset Heathlands SPA (Special Protection Area) and Ramsar Site, and part of the Dorset Heaths candidate SAC (Special Area of Conservation) which covers the whole of Bournemouth. As such, the determination of any application for an additional dwellings resulting in increased population and domestic animals should be undertaken with regard to the requirements of the Habitat Regulations 2017.
66. The Dorset Heathlands Planning Framework SPD 2020 sets out an approach to the mitigation of the harmful effects of residential development in South East Dorset on Dorset's lowland heaths. This requires that all new residential development between 400m – 5km from protected Heathlands shall be subject to a financial contribution towards heathland mitigation measures in the borough. The proposed development would result in the formation of 4no. houses (4@ £428 = £1,712). Subtracting the existing 1 dwelling that occupy the site this would be a net increase of 3 dwellings. A capital contribution is therefore required and in this instance is £1284 plus £75 administration fee. A signed legal agreement has been sealed ready to provide this contribution.

Community Infrastructure Levy

67. The development proposal is liable to a community infrastructure levy charge, the final calculation to be made on a successful grant of planning permission. This charge is index-linked however and may fluctuate accordingly depending on the date of actual payment.

Contamination

68. Due to a circa 1930s dwelling presence on site, there are concerns regarding possible contamination particularly in relation to asbestos. Such concerns were also expressed by objectors. As the proposals are for a more sensitive use, a requirement for submission of a contamination risk assessment has been conditioned.

Planning Balance

69. In accordance with paragraph 38 of the revised NPPF the Council, as Local Planning Authority, takes a positive and proactive approach to development proposals focused on solutions. The Council works with applicants/agents in a positive and proactive manner by offering a pre-application advice service, and as appropriate updating applicants/agents of any issues that may arise in the processing of their application and where possible suggesting solutions. In this instance the applicant was advised of issues identified following submission and provided a revised scheme which was considered acceptable.
70. It has been discussed that the proposed two pairs of semi-detached houses would mimic design of large, detached dwellings in keeping with the street scene. The existing dwellinghouse is not considered a designed neither non-designated historic asset. The proposed scheme would not comprise a small family dwelling for the purposes of this policy. Furthermore, it is considered that the mix of the proposed dwellings would satisfy the local housing needs and the number of units will not result in overdevelopment of the site or a cramped development. It would integrate in the street scene in an acceptable manner.
71. The site therefore does satisfy sustainable development principles and housing policies, as well as design quality set within policies CS19, CS21, CS41 BAP1, BAP2, BAP6 and BAP7 that seeks to target and meet housing need within the urban area and to deliver the type of dwelling at a location where there is long term demand. The proposed works would also comply with provisions of the NPPF, which further seeks net gains for biodiversity, policy CS30 which seeks to promote green infrastructure and policy CS35.
72. It has been demonstrated that the proposals would provide a good standard of amenity for future residents that thus scheme would accord with planning policies CS21, CS41, 6.8, as well as BAP6 and BAP7. Finally, the proposed works would not result in severe impact upon highway safety and local parking provision there will comply with planning policies CS16, CS18 and

CS41 subject to the imposition of the above conditions suggested by the Local Highway Authority.

73. Therefore, with the tilted balance of NPPF paragraph 11 in mind for this residential led development (the previous office development did not engage this tilted balance), the loss of the existing circa 1930s detached house and increased number of units on site will not significantly and demonstrably outweigh the benefits provided through the provision of new housing in a highly sustainable location and contributing to local housing need. The proposal will therefore achieve the economic, social and environmental objectives of sustainable development, as set out in local plan policies and the provisions of the NPPF and is recommended for grant of planning permission.

Recommendation

74. **GRANT permission with the following conditions and the completion of a Section 106 agreement with the following terms:**

75. **Section 106 terms**

Heathland Mitigation (SAMM): £1284 plus a £75 administration fee

76. **Conditions**

Standard 3 Year Time Limit

- a. Standard 3 years Implementation Condition from date of approval

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

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

- 9523 / 100 rev. C Site Plan and DRA
- 9523 / 101 rev. B Plot 1 and Plot 2 Plans
- 9523 / 102 rev. B Plot 3 and Plot 4 Plans
- 9523 / 103 rev. C Street Scene - Existing Plans & Cycle store plans
- 9523 / 104 rev. C SUDS Plan
- Tree Constraints Plan GH2221a
- Tree Protection Plan GH2221b

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

2. Samples of materials

Details/samples of the bricks, render and tiles to be used on the external surfaces of the proposed development shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any superstructure works on site. Development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory visual relationship between the existing and the new development in accordance with Policy CS41 of the Bournemouth Local Plan: Core Strategy (October 2012).

3. No permitted development rights for enlargements

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no enlargements of the dwelling(s) including alterations shall be constructed without the grant of further specific planning permission from the Local Planning Authority.

Reason: To enable the Local Planning Authority to retain control over the development of the site in accordance with Policy CS41 of the Bournemouth Local Plan: Core Strategy (October 2012).

4. No permitted development rights for outbuildings

Notwithstanding the provisions of Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no outbuildings including garages shall be constructed without the grant of further specific planning permission from the Local Planning Authority.

Reason: To enable the Local Planning Authority to retain control over the development of the site in accordance with Policy CS41 of the Bournemouth Local Plan: Core Strategy (October 2012).

5. Parking/access/turning

Notwithstanding any details contained in any document submitted in connection with the development hereby permitted, prior to the first occupation of any part of the development the access, turning, and parking areas shown on approved plan 9523/104 rev. C and 9523/100 rev. C shall be fully constructed and laid out in accordance with a specification that includes details of parking space allocations that has first been submitted to and approved in writing by the local planning authority. Thereafter, these areas shall at all times be retained, kept free from obstruction, available for use for the purposes specified and maintained in a manner such that the areas remain so available.

Reason: In the interests of highway safety and in accordance with policies CS16 and CS41 of the Bournemouth Local Plan Core Strategy (October 2012).

6. Vehicle crossover details

Prior to the proposed any part of the parking area being brought into use, details of the construction of the vehicle crossover (dropped kerb) at Ravine Road shall be submitted to and approved in writing by the Local Planning Authority. The vehicle crossover shall be installed in accordance with the approved details and constructed to the satisfaction and specification of the Local Planning Authority and any redundant areas of existing dropped kerbs restored prior to the occupation of the development hereby approved.

Reason: To prevent danger to road users and in accordance with policy CS41 of the Bournemouth Local Plan Core Strategy (October 2012).

7. Visibility Splays

Prior to occupation of the development hereby permitted, the pedestrian inter-visibility splays as shown on the approved plans shall be cleared of all obstructions over 0.6m in height above ground level and no fence, wall or other obstruction to visibility over 0.6m in height shall be erected within the area of the splay at any time.

Reason: In the interests of highway safety and in accordance with policies CS16 and CS41 of the Bournemouth Local Plan Core Strategy (October 2012).

8. Details of cycle storage to be provided

Notwithstanding any details contained in any document submitted in connection with the development hereby permitted, prior to the construction of any part of the development above base course level details of secure bicycle parking for at least 4 bicycles per dwelling to be provided, together with an associated access path shall be submitted to and approved in writing by the local planning authority. The bicycle parking and associated access shall be fully provided and laid out in accordance with the agreed details prior to the first occupation of any part of the development hereby permitted. The bicycle parking and access path shall thereafter at all times be retained, kept maintained so as to ensure that the access path and bicycle parking are safe and secure to use and the bicycle parking shall at all times be available for use by occupants and visitors to the development

Reason: To promote the cycling mode of transport and in accordance with Policy CS18 of the Bournemouth Local Plan Core Strategy (October 2012).

9. EV charging points

Notwithstanding any details contained in any document submitted in connection with the development hereby permitted, prior to the commencement of any part of the development hereby permitted details of the provision of EV charging points with 10m cables for each dwelling [20% active and 80% passive] electric vehicle charging points shall be submitted to and approved in writing by the local planning authority ("the approved Charging Points"). The approved Charging Points shall be installed prior to first occupation of any part of the development hereby permitted and thereafter shall at all times be retained, kept available for use by residents and visitors of the development hereby permitted and maintained in full working order.

Reasons: In the interests of promoting sustainable development including sustainable forms of transport in accordance with Policy CS17 of the Bournemouth Local Plan Core Strategy (October 2012).

10. Drainage hard surfaced areas

Any new or replacement hard surfaced area(s) shall either be made of porous materials, or provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the property.

Reason: To provide satisfactory drainage for the development in accordance with Policy CS4 of the Bournemouth Local Plan: Core Strategy (October 2012) and in order to achieve the objectives set out in the Local Planning Authority's Planning Guidance Note on Sustainable Urban Drainage Systems.

11.Soft landscaping

Notwithstanding any details contained in any document submitted in connection with the development hereby permitted, prior to the construction of any part of the development above damp proof course level a scheme of soft landscaping including all planting shall be submitted to and approved in writing by the local planning authority. The scheme shall include an indication of all existing trees, hedges and other planting on the land, and identify those to be retained. The scheme shall also include landscaping and planting to both rear and the front garden areas. The approved landscaping scheme shall be carried out in the first planting season following substantial completion of the development or the first occupation of any part of it, whichever is the sooner. Any tree or plant found damaged, removed, dead or dying in the first 5 years following its planting shall be replaced with a tree / plant of the same species and similar size or such other species and size as has otherwise been submitted to and approved in writing by the local planning authority.

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

12.Landscaping management plan

Prior to the first occupation of any part of the development hereby permitted a landscape management plan that includes long term design objectives, management responsibilities and maintenance schedules including replacement of dead or dying plants for all landscape areas as shown on approved plan [under condition 12 above together with a time period for the operation of the plan [not being less than 5 years from the date of first landscape planting] shall be submitted to and approved in writing by the local planning authority. The landscape management plan shall thereafter be carried out as approved

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

13.Boundary treatment details to be submitted

Prior to the construction of any part of the development hereby permitted above base course level there shall be submitted to and approved in writing by the local planning authority details as to the position(s), design(s), material(s) and type(s) of boundary treatment to be provided in respect of the development, as well as details of the proposed subdivision of the residential units, and a timetable for delivery. The boundary treatment and any

subdivisions shall be fully provided and completed in accordance with the approved details and the approved boundary treatment and sub-divisions shall at all times thereafter be retained and also maintained in a manner that ensures that the boundary treatment continues to provide the same level of screening.

Reason: In the interests of amenity and privacy and in accordance with Policy CS41 of the Bournemouth Local Plan: Core Strategy (October 2012).

14.Implementation of the approved Arboricultural Method Statement

The tree protection measures as detailed in the Arboricultural Impact Assessment and Method Statement ref. GH2221 dated 10/02/2022 and prepared by Gwydion's Tree Consultancy shall be implemented in full and in accordance with the approved timetable and maintained and supervised until completion of the development.

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

15.On site working hours

All on-site working, including demolition and deliveries to and from the site, associated with the implementation of this planning permission shall only be carried out between the hours of 8 a.m. and 6 p.m. Monday - Friday, 8 a.m. and 1 p.m. Saturday and not at all on Sunday, Public and Bank Holidays unless otherwise agreed in writing with the Local Planning Authority.

Reason: To safeguard the amenities of occupiers of adjoining and nearby properties and in accordance with Policies CS14 and CS38 of the Bournemouth Local Plan: Core Strategy (October 2012).

16.Drainage details to be submitted

No building hereby permitted shall be occupied until surface water drainage works shall have been implemented in accordance with details that shall first have been submitted to and approved in writing by the local planning authority. Before any details are submitted to the local planning authority an assessment shall be carried out of the potential for disposing of surface water by means of a sustainable drainage system, having regard to Defra's non-statutory technical standards for sustainable drainage systems (or any subsequent version), and the results of the assessment shall have been provided to and agreed in writing by the local planning authority. Where a sustainable drainage scheme is to be provided, the submitted details shall: provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters; include a timetable for its implementation; and, provide, a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

Reason: To provide satisfactory drainage for the development in accordance with Policy CS4 of the Bournemouth Local Plan: Core Strategy (October 2012) and in order to achieve the objectives set out in the Local Planning Authority's Planning Guidance Note on Sustainable Urban Drainage Systems.

17. Bat mitigation

Prior to the first occupation of any part of the development hereby permitted all elements of section 5. Bat mitigation, compensation and enhancement plan of 'Bat Mitigation & Survey Report, 9 Ravine Road, Southbourne, Dorset, BH5 2DT' by ABR Ecology Ltd shall be implemented in full.

Reason: To be compliant with National Planning Policy Framework (2021) paragraph 174 "Planning policies and decisions should contribute to and enhance the natural and local environment by minimising impacts on and providing net gains for biodiversity"; policy CS30 "enriches biodiversity and wildlife habitat"

18. Biodiversity enhancement measures

Prior to the first occupation of any part of the development hereby permitted biodiversity enhancement shall be provided in form of at least one built in bat brick/tube/tile for each new building on aspects and heights as recommended by Bat Conservation Trust (or any replacement equivalent body).

Reason: to be compliant with National Planning Policy Framework (2021) paragraph 174 "Planning policies and decisions should contribute to and enhance the natural and local environment by minimising impacts on and providing net gains for biodiversity"; policy CS30 "enriches biodiversity and wildlife habitat" and CS41 "conserve and improve landscape and townscape, biodiversity and habitats."

19. Nesting bird mitigation

No vegetation clearance of any part of the application site shall take place between 1st March to 31st August inclusive without the prior written approval of the local planning authority.

Reason: prevention of disturbance to birds' nests as protected under Wildlife and Countryside Act 1981 (as amended).

20. Bin presentation points

Prior to the first occupation of any part of the development hereby permitted details of bin presentation points shall be submitted to and approved in writing with the Local Authority. At all times thereafter all external bins shall be wheeled to the agreed presentation points but shall not be stored in the open including at any agreed bin presentation point apart from on the day of collection.

Reason: To ensure the safe collection of refuse from the site so as not to impact on the efficiency of the local highway network nor the safety of its users and in the interests of preserving the visual amenities, meeting the needs of intended occupiers and in accordance with Policy CS41 adopted October 2012.

21. Contaminated land

Prior the commencement of any part of the development hereby permitted including the digging of any trench, an assessment of the risks posed by any contamination shall have been submitted to and approved in writing by the local planning authority ("the Approved Risk Assessment"). This assessment must be undertaken in accordance with British Standard BS 10175:

Investigation of potentially contaminated sites - Code of Practice and the Environment Agency's Model Procedures for the Management of Land Contamination (CLR 11) (or equivalent British Standard and Model Procedures if replaced), and shall assess any contamination on the site, whether or not it originates on the site. The assessment shall include:

- (i) a survey of the extent, scale and nature of contamination; and
- (ii) the potential risks to:
 - (A) human health;
 - (B) property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes;
 - (C) adjoining land;
 - (D) ground waters and surface waters;
 - (E) ecological systems; and
 - (F) archaeological sites and ancient monuments.

In the event that the Approved Risk Assessment identifies land affected by contamination which poses risks identified as unacceptable in the Approved Risk Assessment, then no development shall take place on site other than for the purposes of meeting the requirements of this condition unless:

- (i) a detailed remediation scheme has been submitted to and approved in writing by the local planning authority ("the Approved Remediation Scheme") that includes:
 - (A) an appraisal of remediation options;
 - (B) identification of the preferred option(s);
 - (C) the proposed remediation objectives and remediation criteria;
 - (D) a description and programme of the works to be undertaken; and
 - (E) a verification plan which sets out the measures that will be undertaken to confirm that the Approved Remediation Scheme has achieved its objectives ("the Verification Plan").

The remediation scheme shall be sufficiently detailed and thorough to ensure that upon completion the site will not qualify as contaminated land under Part IIA of the Environmental Protection Act 1990 in relation to its intended use; and

- (ii) the Approved Remediation Scheme has been carried out; and
- (iii) upon completion of the Approved Remediation Scheme a verification report has been submitted to and approved in writing by the local planning authority which identifies the results of the Verification Plan and confirms whether all the contamination objectives and remediation criteria set out in the Approved Remediation Scheme have been met ("the Approved Verification Report").

In the event that the Approved Verification Report identifies that any of the objectives or remediation criteria of the Approved Remediation Scheme have not been met then:

- (i) further detailed remediation scheme(s) which accord with the requirements of paragraph (b) (i) above and seek to resolve any of the objectives or remediation criteria that have not been met shall be submitted to and approved in writing by the local planning authority and thereafter implemented in accordance with the approved scheme(s) ("Supplemental Remediation Scheme(s)");
- (ii) further verification report(s) in respect of the Supplemental Remediation Scheme(s) shall be submitted to and approved in writing by the Local Planning Authority, and
- (iii) no part of the development hereby permitted shall be commenced other than that required for the purposes of this condition until there has been submitted to and approved in writing by the local planning authority a verification report which confirms that all the objectives and remediation criteria of the Supplemental Remediation Scheme(s) to which it relates have been met.

In the event that any contamination is found during the implementation of the development hereby permitted that was not previously identified then this shall be reported immediately to the local planning authority and development on the part of the site affected shall be suspended and shall not recommence save for the purposes of compliance with this condition until a risk assessment has been carried out and submitted to and approved in writing by the local planning authority; and either

- (i) the local planning authority has confirmed in writing that work can recommence without any further action; or
- (ii)
 - (A) remediation scheme(s) in relating to that identified contamination that accords with the requirements of paragraph (b)(i) above have been submitted to and approved in writing by the local planning authority and implemented in accordance with the approved scheme(s); and
 - (B) a verification report submitted to and approved in writing by the local planning authority which confirms that the objectives and remediation criteria of the relevant approved remediation scheme have been met.

The assessments, schemes, plans and reports required for the purposes of this condition shall only be undertaken by a person whose qualifications and experience have been previously submitted to and approved in writing by the local planning authority provided that the local planning authority will not withhold consent of any person unless it is considered that person is not suitably qualified or experienced for the carrying out of such activities having regard to the site concerned.

Reason: To ensure that the development is carried out safely in the public interest and in accordance with best practice and with Policy 3.20 of the Bournemouth District Wide Local Plan (February 2002).

Informative Notes:

1. INF04: No Storage of Materials on Footway/Highway

INFORMATIVE NOTE: The applicant is advised that there should be no storage of any equipment, machinery or materials on the footway/highway including verges and/or shrub borders or beneath the crown spread of Council owned trees.

2. INF06: Highway and Surface Water/Loose Material

INFORMATIVE NOTE: The applicant is advised that in order to avoid contravention of highways legislation, provision shall be made in the design of the access/drive to ensure that no surface water or loose material drains/spills directly from the site onto the highway.

3. Refuse collection

INFORMATIVE NOTE: The Council, under section 46 of the Environmental Protection Act 1990, can specify the type of bin provided for waste collections, where bins are to be placed for emptying, the items that may or may not be put into bins and the steps to be taken by occupiers to assist the collection of waste.

The EPA s46 (4e-g) state that collection arrangements (including the time when receptacles must be placed for collection and subsequently removed) can be set by the Council. With regard to these collection arrangements, the Council's website provides clear instructions of when and where bins need to be put out for collection and returned to your property
<https://www.bcpccouncil.gov.uk/Bins-waste-and-recycling/Bins/Household-rubbish-bin-collections.aspx>

Regarding bin placement on the highway, the Highways Act 1980 section 130 imposes a duty on the Highway's Authority to assert and protect the rights of the public to use and enjoy the highway. This general duty is reinforced by s.130 (3) which states that the Highway Authority have a duty to prevent, as far as possible, the obstruction of the highway.

Statement required by National Planning Policy Framework (APPROVALS)

In accordance with paragraph 38 of the revised NPPF the Council, as Local Planning Authority, takes a positive and proactive approach to development proposals focused on solutions. The Council works with applicants/agents in a positive and proactive manner by offering a pre-application advice service, and as appropriate updating applicants/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

In this instance the applicant was provided with the opportunity to resolve identified planning issues within the application process including the provision of additional information to enable nature conservation mitigation and inform the impact on soft landscape features and highway safety. Revised plans were provided to address concerns regarding the amount and layout of development, to ensure compliance with adopted parking and highway requirements, to safeguard residential amenity of the occupiers of adjoining property, an acceptable mix of unit types and standard of internal living accommodation for future residents, drainage and suitable cycle and

bin services. The application scheme satisfied planning policy and other material considerations and was progressed to a recommendation of approval.

Background Documents:

Documents uploaded to that part of the Council's website that is publicly accessible and specifically relates to the application the subject of this report including all related consultation responses, representations and documents submitted by the applicant in respect of the application.

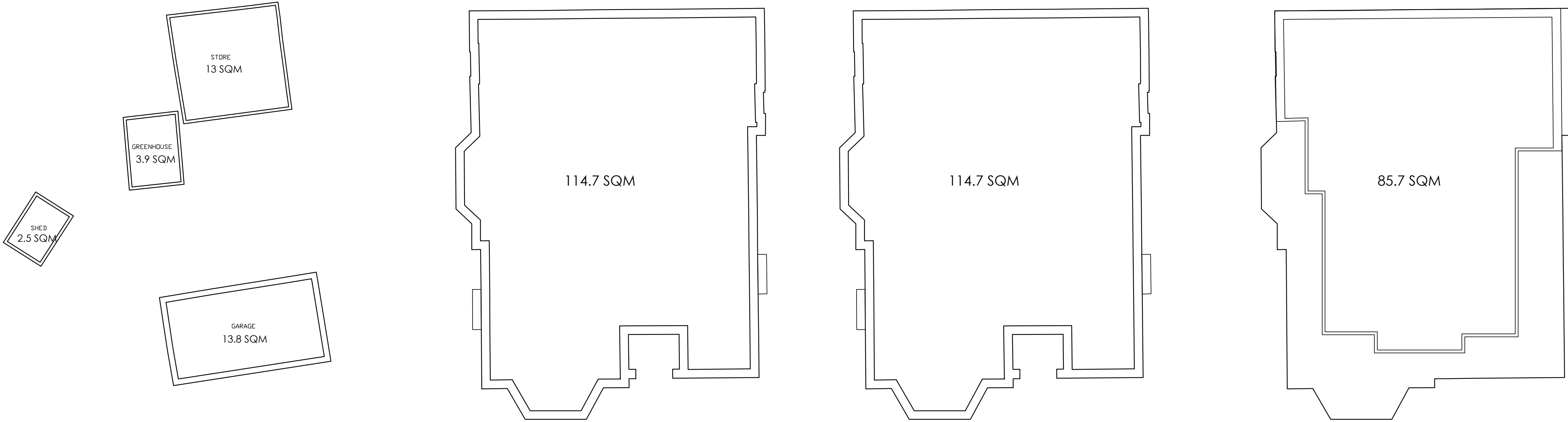
Notes:

This excludes all documents which are considered to contain exempt information for the purposes of Schedule 12A Local Government Act 1972.

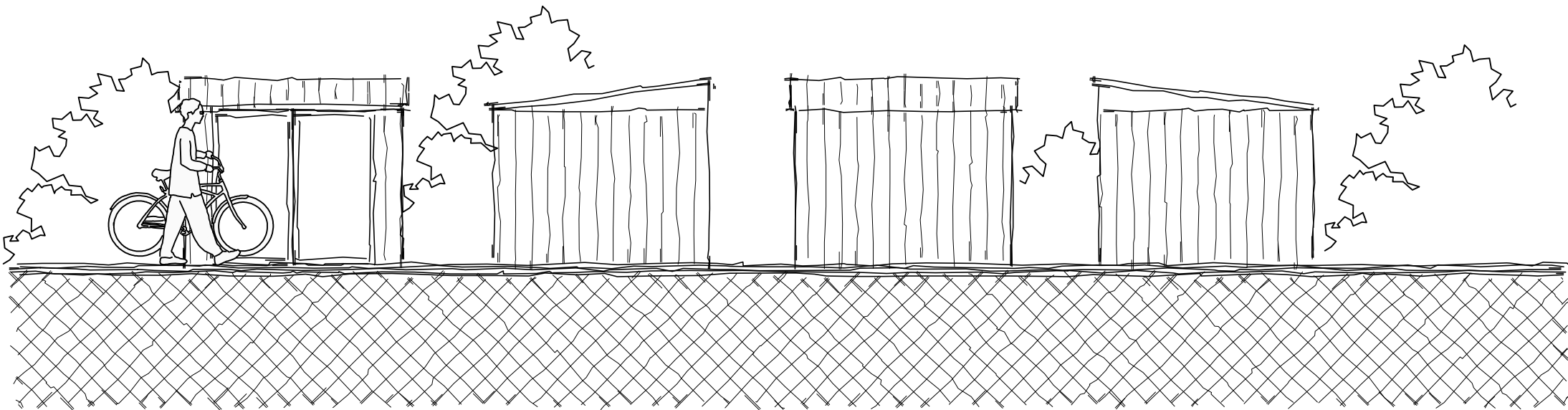


PROPOSED STREET SCENE - FOR INDICATIVE PURPOSES ONLY
SCALE 1:100

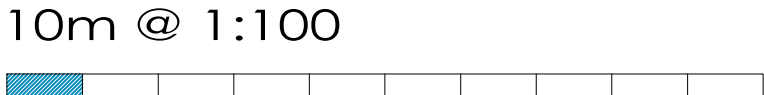
48



EXISTING PLANS
SCALE 1:100



CYCLE STORE PLANS
SCALE 1:50



PROPOSED CYCLE STORE (no to scale)

Dimensions
Width: 203cm
Depth: 198cm

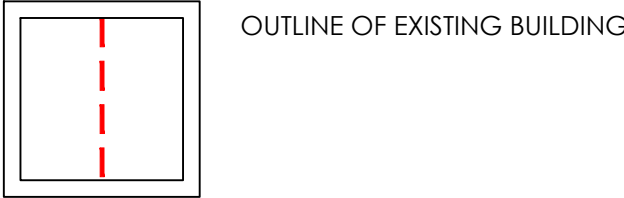
<https://www.gardenbuildingsdirect.co.uk/metal-storage/newbury-metal-bike-store/30744>

NOTES-PLANNING

rev-08-10-21

1. The contents of this drawing are copyright.
2. Planning drawings are only to be used for planning purposes & no reliance on compliance with Building regulations should be assumed.
3. Do not scale. Figured dimensions only to be used.
4. Contractors must verify all dimensions and report any discrepancies before putting work in hand or making any shop drawings.
5. All flat roofs 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.
6. Stair design to be independently checked by stair fabricator for reg. compliance and sizing, prior to construction/ ordering. Dimensions to be checked before fabrication.
7. Macleanon waterproofing specialists (or similar company with relevant PI insurance) to be instructed and detail of basement waterproofing designs. - ARC carry no responsibility or PI cover for basement designs in terms of waterproofing or structure in any way.
8. 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.
9. We take no responsibility for the depicted site ownership boundary. Clients must notify us if they feel the our plans do not accurately depict their ownership or area of control for planning purposes.
10. We do not take responsibility for meeting minimum space as setout in Government Technical housing standards - nationally described space standards document.
11. All Cladding & building attachments externally to be all A1 fire rated.
- 11B: We do NOT take any responsibility and do not carry any PI cover in relation to any matters relating to fire safety, Part B building regulations, BS 9991 for fire or EWS1 and drawings in no way form a fire strategy/ report. All design details relating to fire safety are shown for indicative purposes only and should be read in conjunction with the latest version of the Appointed Fire Consultant Fire Strategy Document Report - all information contained in such a report supersedes ARC drawings in all aspects. No assumption of any responsibility is accepted. If you are unaware who the appointed fire consultant is or don't have a copy of the latest version of the report please contact arc in writing immediately.
- EWS1: an independent and an appropriately qualified and insured fire consultant/engineer should be appointed by the client/contractor to ensure the finished project is compliant. Some mortgage companies require EWS1's on buildings outside of the EWS1 standard criteria.
- Part B & Fire Safety: An independent and appropriately qualified fire consultant should be instructed by the client/contractor at the earliest possible point in the design process to ensure compliance with Part B & Fire safety. Please note that subject to a fire consultants confirmation/input the following points may be required in some or all areas of the building: 1) Sprinkler systems 2) Mechanical smoke extraction 3) Fixed shut fire safety glass 4) plan changes in relation to fire safety could result in loss of suitable floor area and potential requirement for additional planning applications. (this list is not exhaustive)

LEGEND



TOTAL EXISTING AREA TO BE DEMOLISHED = 348.3 SQM			
C.	Street scene updated	14-04-22	KU
B.	Cycle store plans added	14-04-22	KU
A.	Planners comments	12-04-22	KU
No.	Revision.	date	by

PROPOSED DEVELOPMENT
9 RAVINE ROAD
BOURNEMOUTH
BH5 2DT

STREET SCENE, EXISTING PLANS &
CYCLE STORE PLANS

scale	AS SHOWN @ A1	checked	//
date	OCTOBER 2021	drawn	KU
9523 / 103		A	B
ARC Architecture Ltd.		C	

Chapel Studios, 14 Purewell,
Christchurch, Dorset, BH23 1EP

Tel: +44 (0) 1202 479919
E-mail: enquiries@andersrobtscheer.co.uk
Web: www.andersrobtscheer.co.uk





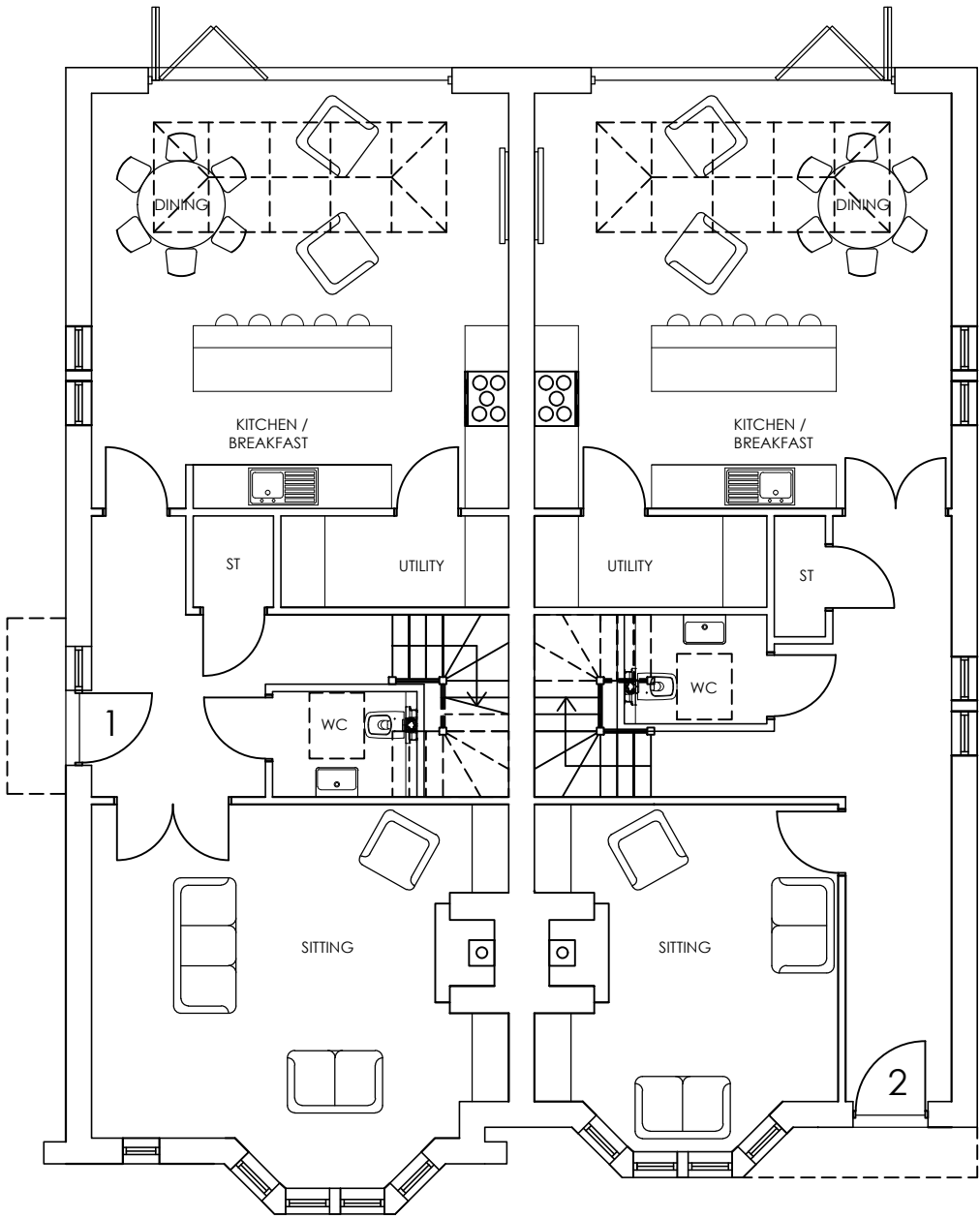
49

PROPOSED FRONT / EAST ELEVATION
SCALE 1:100

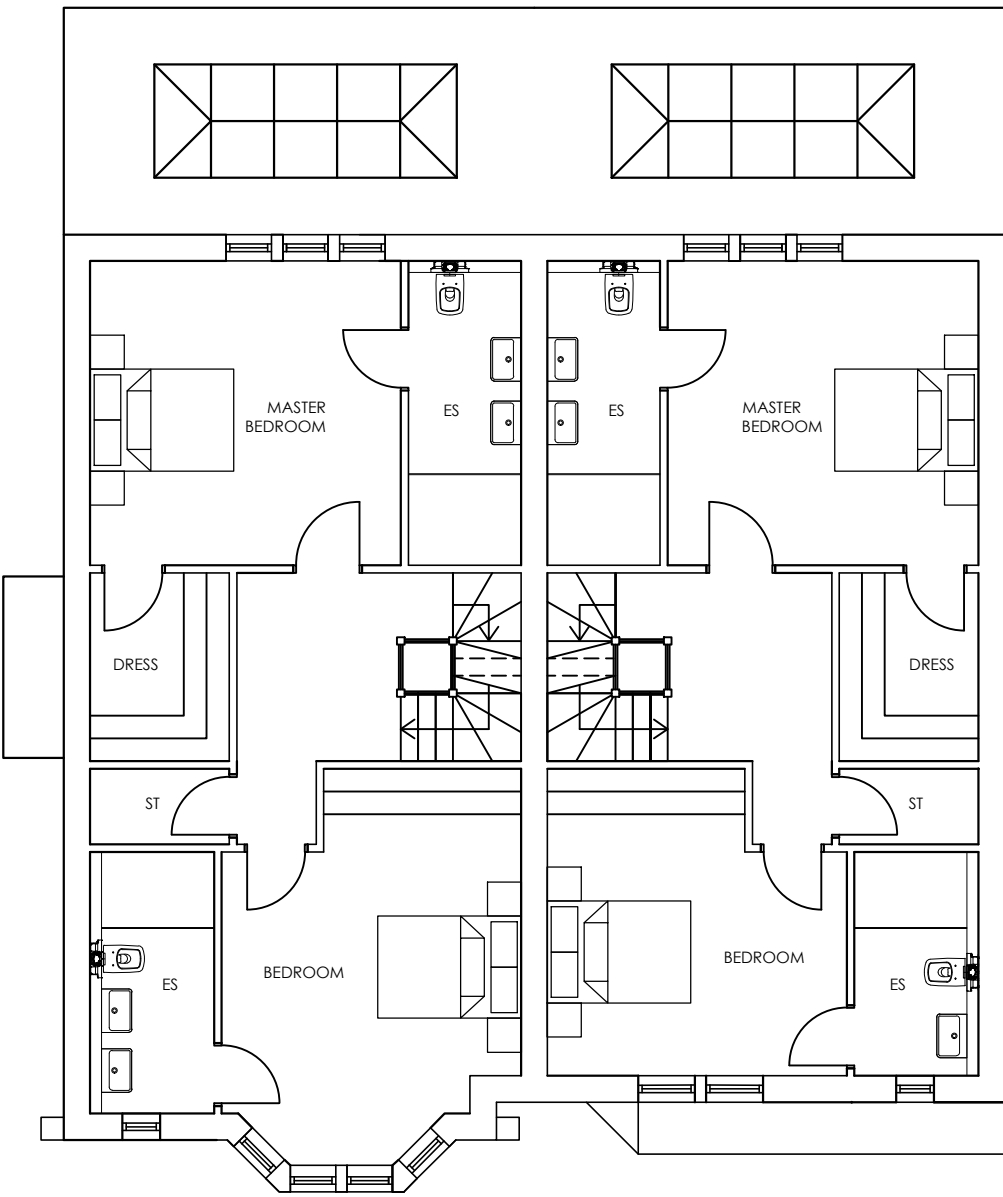
PROPOSED SIDE / NORTH ELEVATION
SCALE 1:100

PROPOSED REAR / WEST ELEVATION
SCALE 1:100

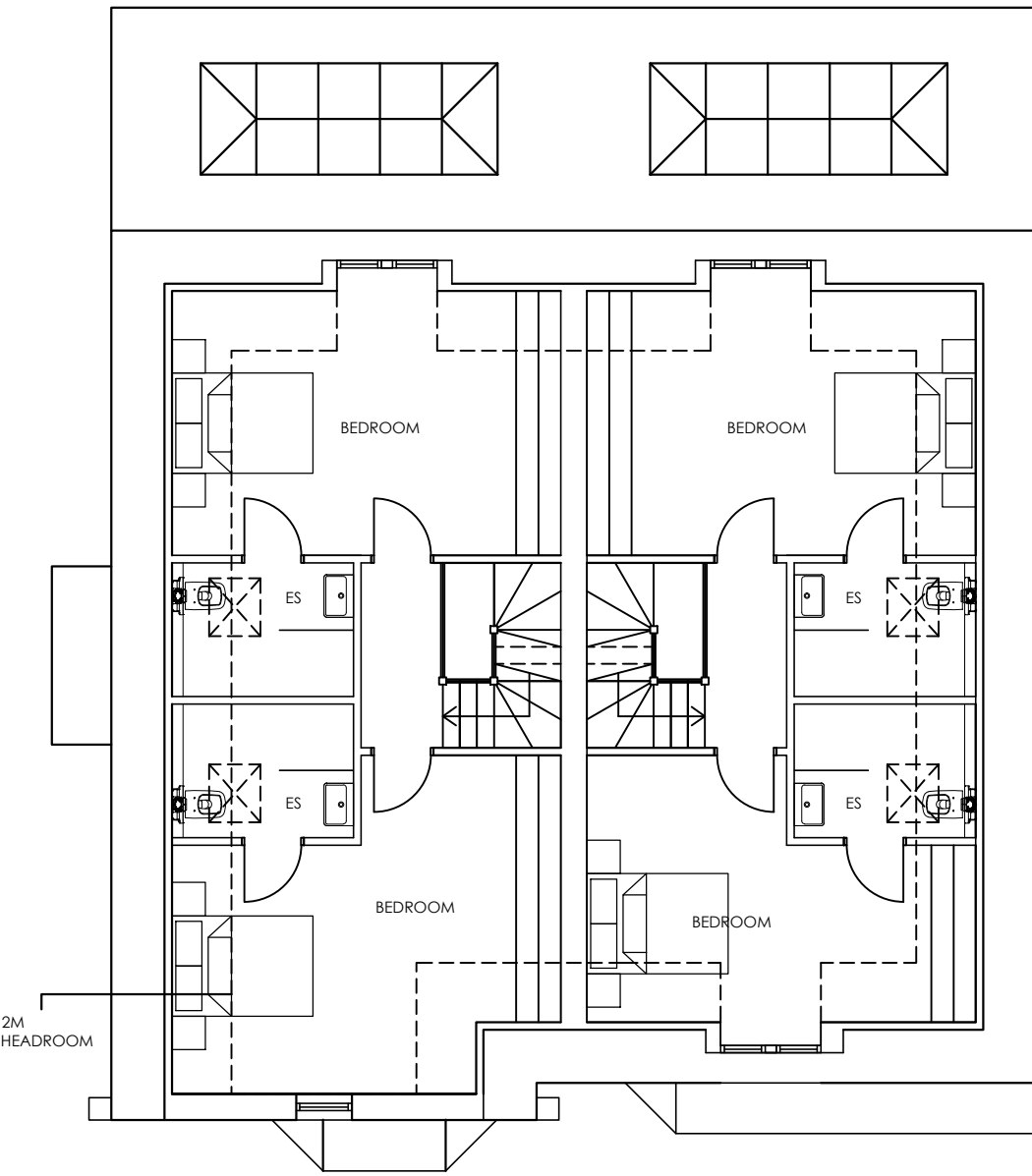
PROPOSED SIDE / SOUTH ELEVATION
SCALE 1:100



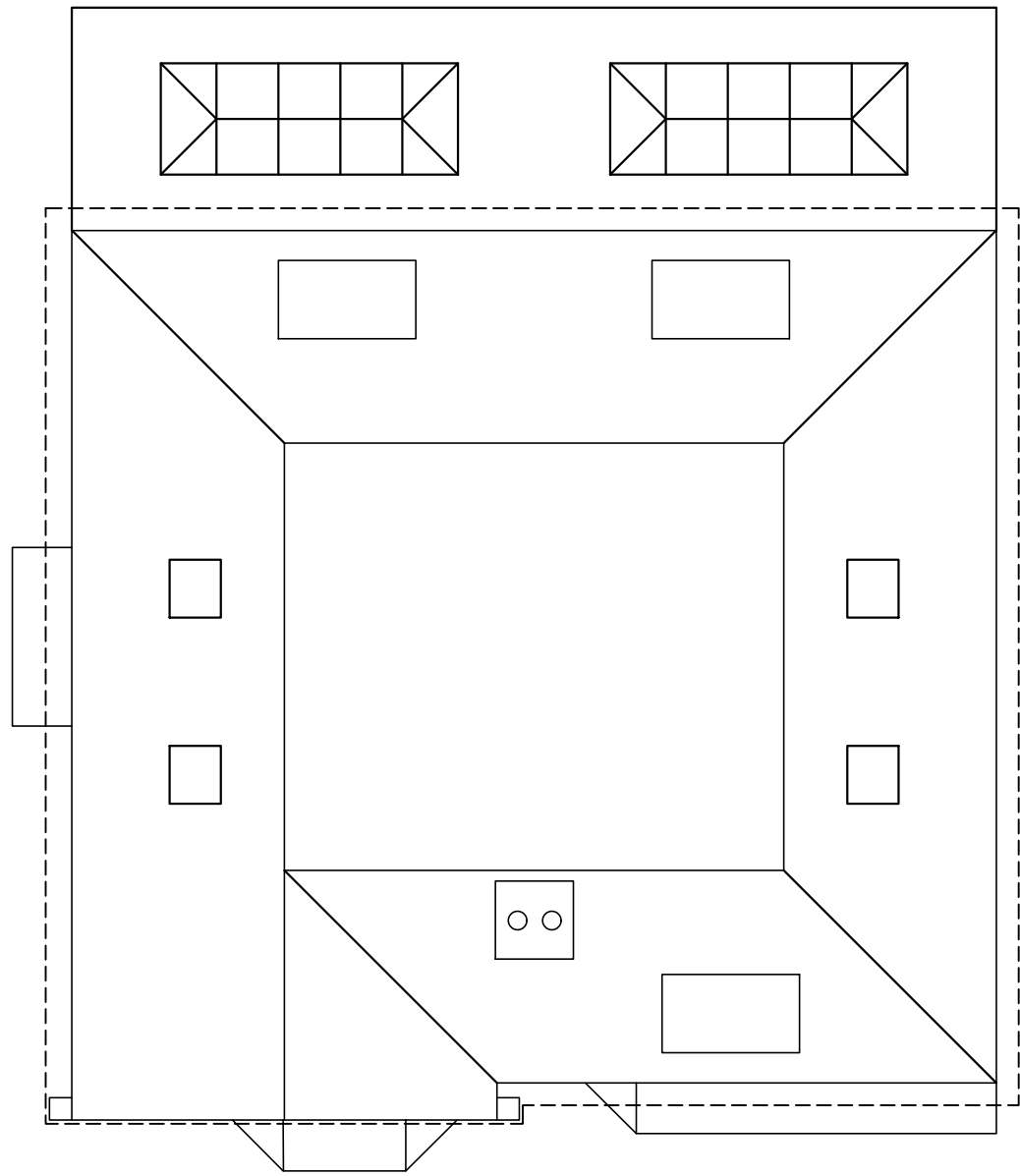
PROPOSED GROUND FLOOR PLAN
SCALE 1:100



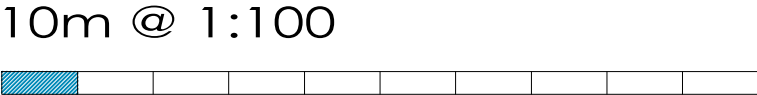
PROPOSED FIRST FLOOR PLAN
SCALE 1:100



PROPOSED SECOND FLOOR PLAN
SCALE 1:100



PROPOSED ROOF PLAN
SCALE 1:100



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- Stair design to be independently checked by stair fabricator for reg. compliance and sizing, prior to construction/ ordering. Dimensions to be checked before fabrication.
- Maclean waterproofing specialists (or similar company with relevant PI insurance) to be instructed and detail of basement waterproofing designs. - ARC carry no responsibility or PI cover for basement designs in terms of waterproofing or structure in any way.
- 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.
- We take no responsibility for the depicted site ownership boundary. Clients must notify us if they feel the our plans do not accurately depict their ownership or area of control for planning purposes.
- We do not take responsibility for meeting minimum space as setout in Government Technical housing standards - nationally described space standards document.
- All Cladding & building attachments externally to be all A1 fire rated.
- PIE: We do NOT take any responsibility and do not carry any PI cover in relation to any matters relating to fire safety, Part B building regulations, BS 9991 for fire or EWS1 and drawings in no way form a fire strategy/ report. All design details relating to fire safety are shown for indicative purposes only and should be read in conjunction with the latest version of the Appointed Fire Consultant Fire Strategy Document Report - all information contained in such a report supersedes ARC drawings in all aspects. No assumption of any responsibility is accepted. If you are unaware who the appointed fire consultant is or don't have a copy of the latest version of the report please contact arc in writing immediately.

EWS1: an independent and an appropriately qualified and insured fire consultant/engineer should be appointed by the client/contractor to ensure the finished project is compliant. Some mortgage companies require EWS1's on buildings outside of the EWS1 standard criteria.
Part B & Fire Safety: An independent and appropriately qualified fire consultant should be instructed by the client/contractor at the earliest possible point in the design process to ensure compliance with Part B & Fire safety. Please note that subject to a fire consultants confirmation/input the following points may be required in some or all areas of the building: 1) Sprinkler systems 2) Mechanical smoke extraction 3) Fixed shut fire safety glass 4) plan changes in relation to fire safety could result in loss of suitable floor area and potential requirement for additional planning applications. (this list is not exhaustive)

LEGEND

MATERIAL SCHEDULE:

- WALLS :
- RENDER
 - STONE DETAILING

- ROOF :
- SLATE EFFECT TILES

- WINDOWS :
- UPVC / ALUMINIUM BIFOLD DOORS

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)

SCHEDULE OF ACCOMMODATION

PLOT 1 = 4 BEDROOM HOUSE @ 202.2 SQM / 2176 SQFT

PLOT 2 = 4 BEDROOM HOUSE @ 192.2 SQM / 2068 SQFT

B.	Re-design floor plans & elevations	14-07-22	KU
A.	Planners comments	12-04-22	KU

No.	Revision.	date	by
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PROPOSED DEVELOPMENT
9 RAVINE ROAD
BOURNEMOUTH
BH5 2DT

PLOT 1 & 2 FLOOR PLANS & ELEVATIONS

scale	AS SHOWN @ A1	checked	//
date	OCTOBER 2021	drawn	KU

9523 / 101

ARC Architecture Ltd.

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2. Planning drawings are only to be used for planning purposes & no reliance on compliance with Building regulations should be assumed.
3. Do not scale. Figured dimensions only to be used.
4. Contractors must verify all dimensions and report any discrepancies before putting work in hand or making any shop drawings.
5. All flat roofs 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.
6. Stair design to be independently checked by stair fabricator for reg. compliance and sizing, prior to construction/ ordering. Dimensions to be checked before fabrication.
7. Maclean waterproofing specialists (or similar company with relevant PI insurance) to be instructed and detail of basement waterproofing designs. - ABC carry no responsibility or PI cover for basement designs in terms of waterproofing or structure in any way.
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Part B & Fire Safety: An independent and appropriately qualified fire consultant should be instructed by the client/contractor at the earliest possible point in the design process to ensure compliance with Part B & Fire safety. Please note that subject to a fire consultants confirmation/input the following points may be required in some or all areas of the building: 1) Sprinkler systems 2) Mechanical smoke extraction 3) Fixed shut fire safety glass 4) plan changes in relation to fire safety could result in loss of saleable floor area and potential requirement for additional planning applications. (this list is not exhaustive)

LEGEND

MATERIAL SCHEDULE:

- WALLS :
1. RENDER
 2. STONE DETAILING

- ROOF :
1. SLATE EFFECT TILES

- WINDOWS :
1. UPVC / ALUMINIUM BIFOLD DOORS

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)

SCHEDULE OF ACCOMMODATION

PLOT 3 = 4 BEDROOM HOUSE @ 174.5 SQM / 187'8 SQFT

PLOT 4 = 4 BEDROOM HOUSE @ 167.9 SQM / 1807 SQFT

B.	Re-design floor plans & elevations	14-07-22	KU
A.	Planners comments	12-04-22	KU
No.	Revision.	date	by

PROPOSED DEVELOPMENT
9 RAVINE ROAD
BOURNEMOUTH
BH5 2DT

PLOT 3 & 4 FLOOR PLANS & ELEVATIONS

scale	AS SHOWN @ A1	checked	//
date	OCTOBER 2021	drawn	KU
		A.B.	

9523 / 102

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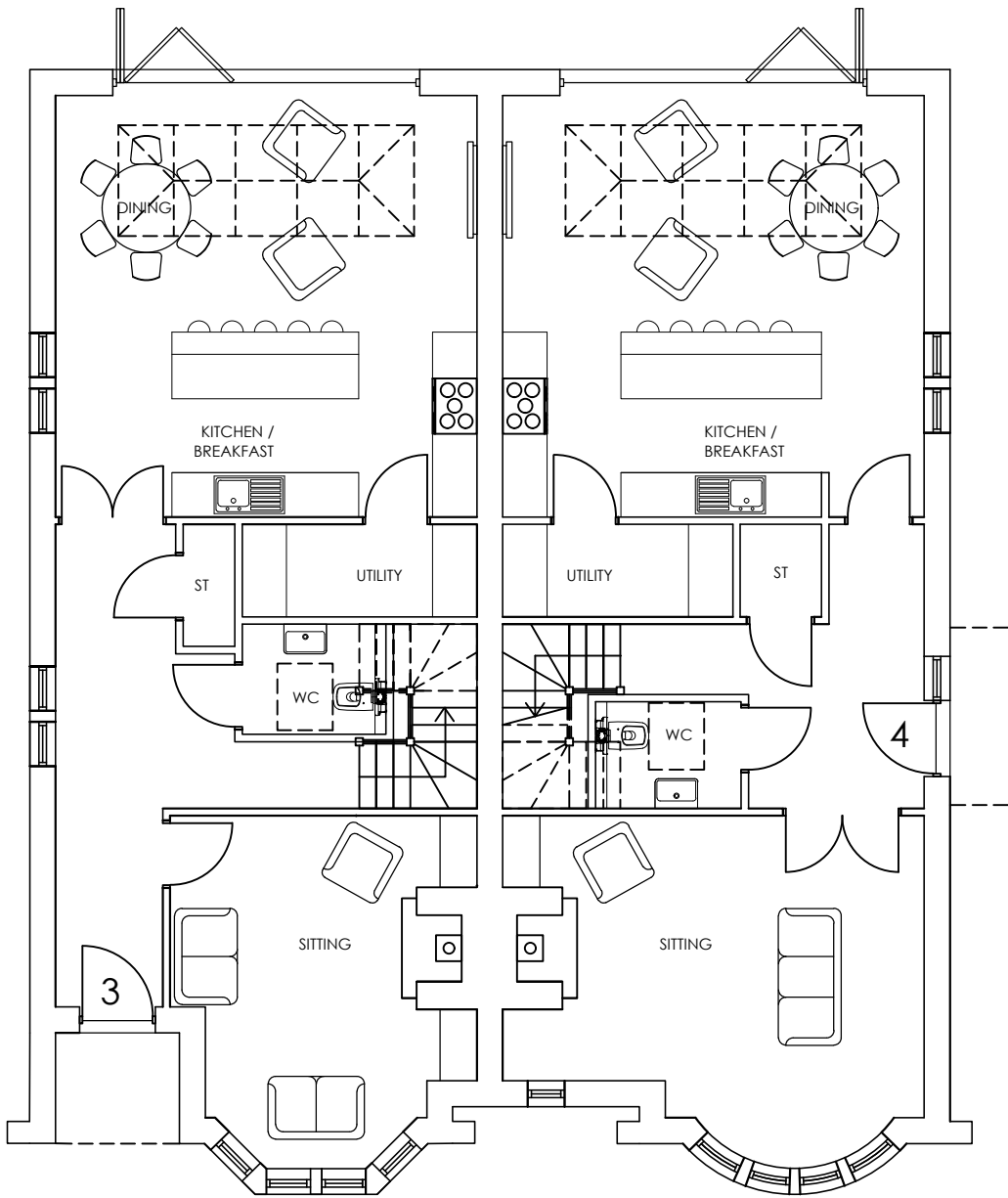
50

PROPOSED FRONT / EAST ELEVATION
SCALE 1:100

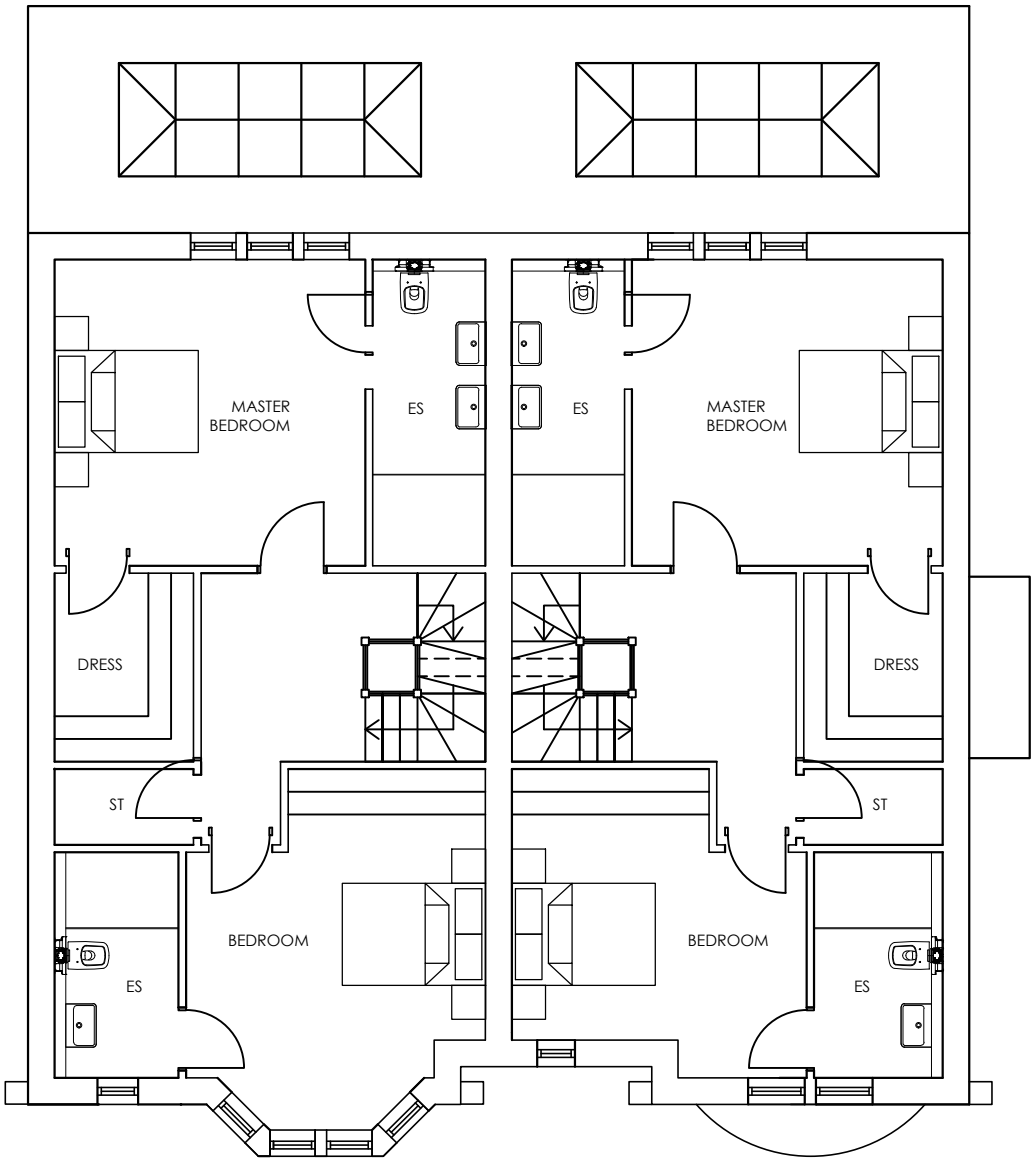
PROPOSED SIDE / NORTH ELEVATION
SCALE 1:100

PROPOSED REAR / WEST ELEVATION
SCALE 1:100

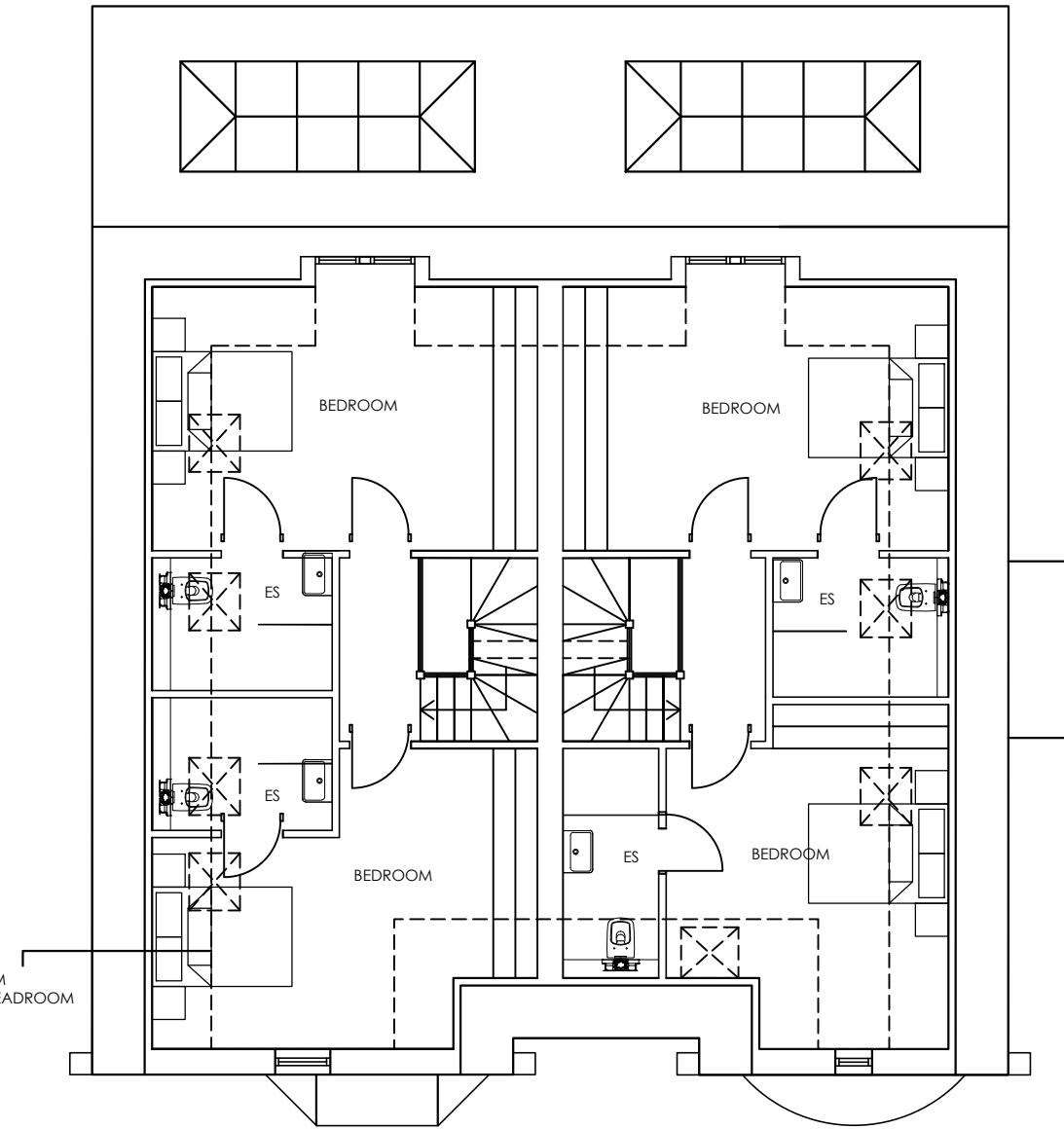
PROPOSED SIDE / SOUTH ELEVATION
SCALE 1:100



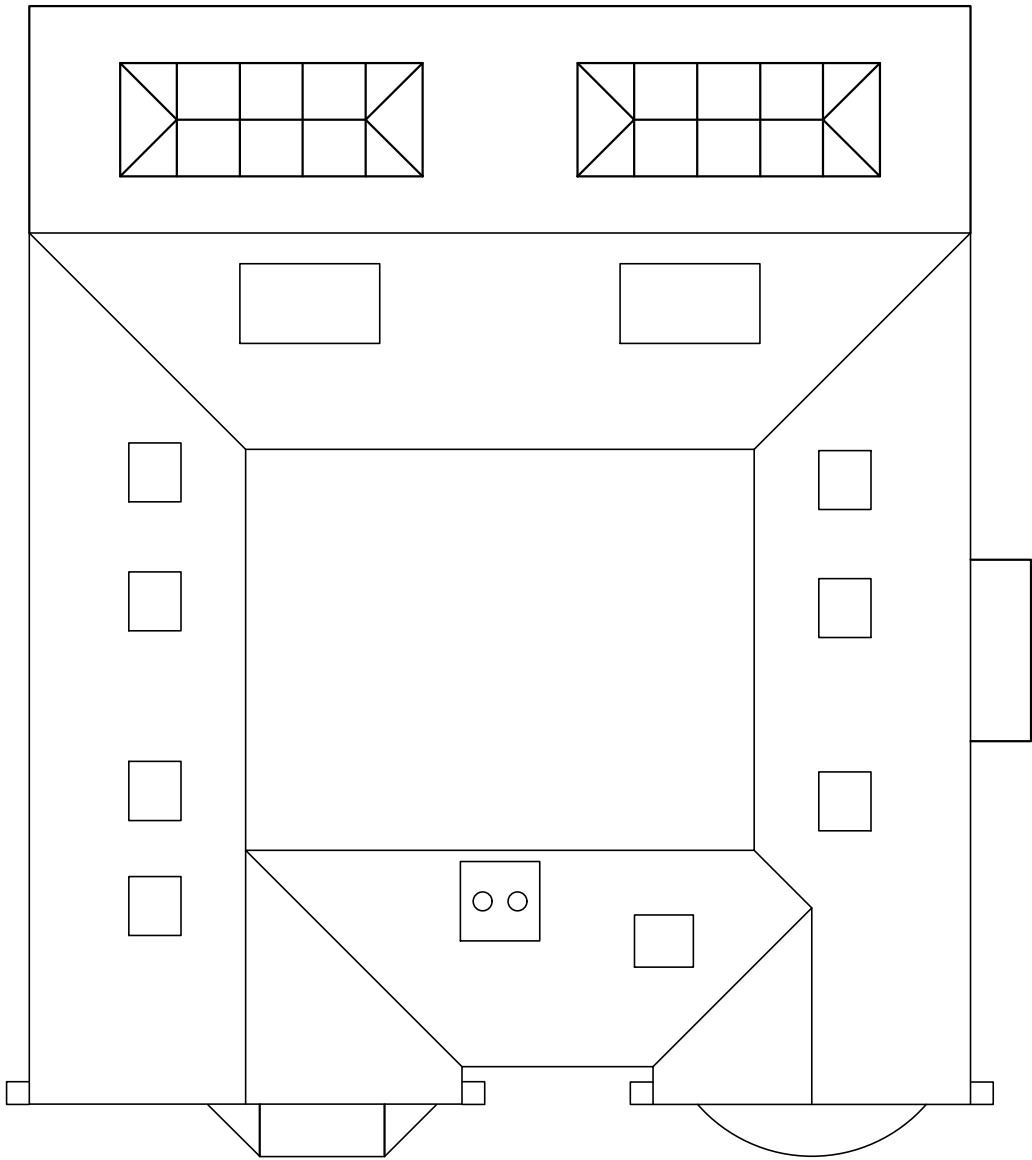
PROPOSED GROUND FLOOR PLAN
SCALE 1:100



PROPOSED FIRST FLOOR PLAN
SCALE 1:100

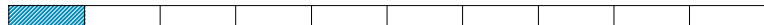


PROPOSED SECOND FLOOR PLAN
SCALE 1:100



PROPOSED ROOF PLAN
SCALE 1:100

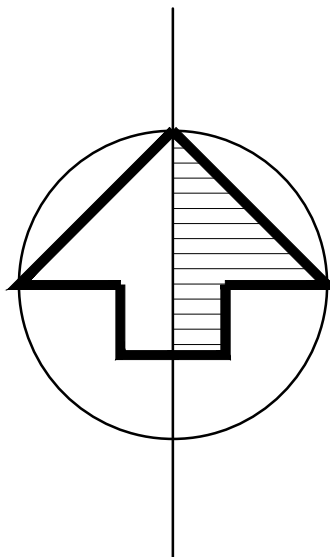
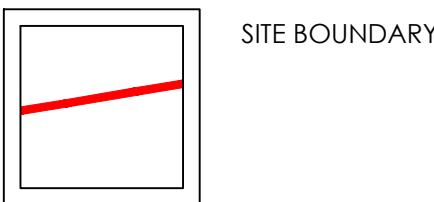
10m @ 1:100



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Note: Any design or details relating to Fire Safety, including under Part 8 of the Building Regulations is shown for indicative/information purposes only and is subject to appropriate external professional input. No assumption of any responsibility is accepted.

LEGEND



SITE AREA = 0.11 HECTARES / 0.27 ACRES

C.	Floor plan updated	14-06-22	KU
B.	Planners comments	12-04-22	KU
A.	Cycle stores updated	26-01-22	KU

No.	Revision.	date	by
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PROPOSED DEVELOPMENT
9 RAVINE ROAD
BOURNEMOUTH
BH5 2DT

SUDS PLAN

scale	AS SHOWN @ A1	checked	//
date	OCTOBER 2021	drawn	KU

9523 / 104

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PROPOSED SITE PLAN
SCALE 1:100
BASED ON TOPOGRAPHICAL SURVEY INFORMATION

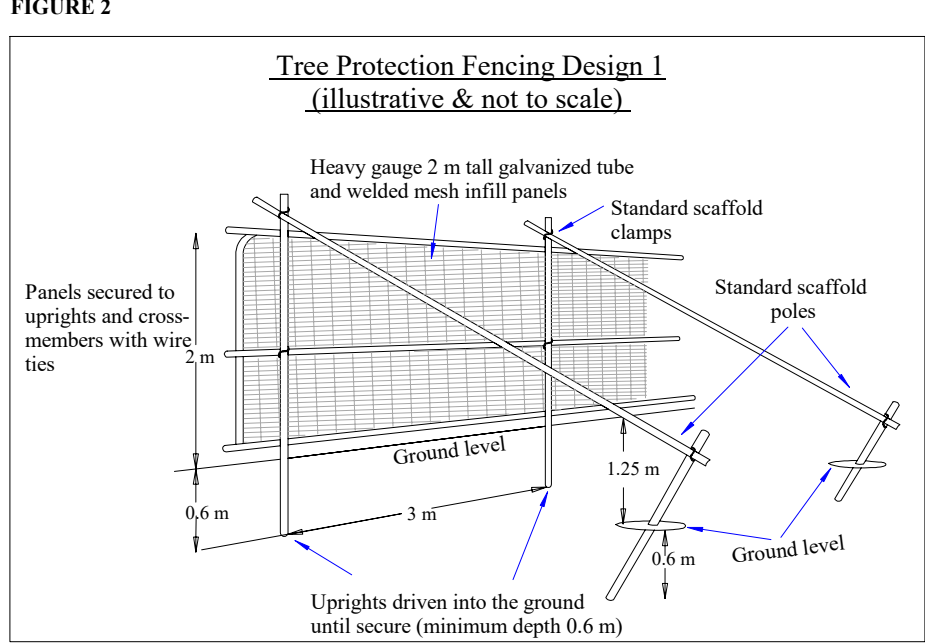
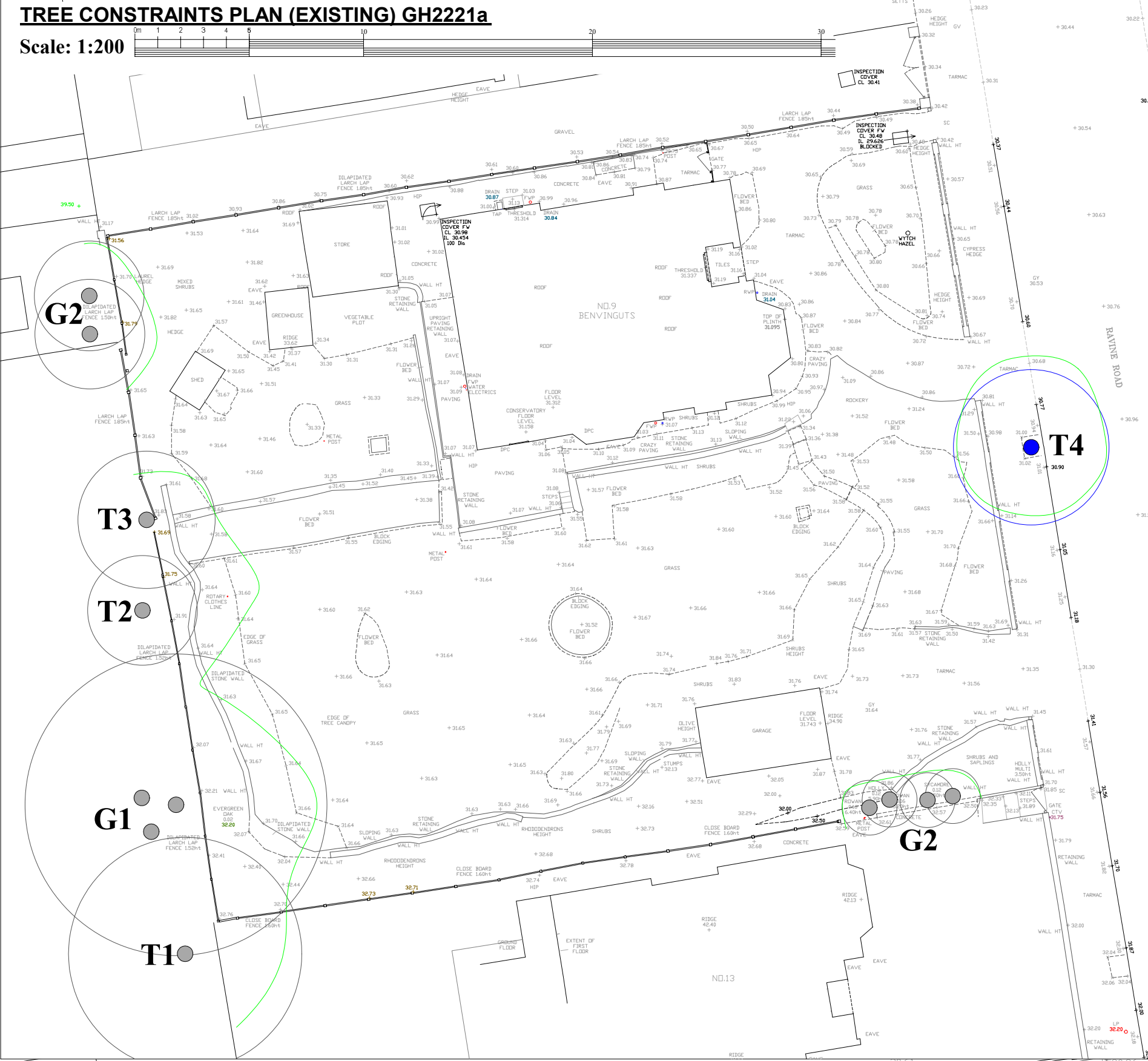
10m @ 1:100



TYPICAL MAINTENANCE PLAN

MAINTENANCE	WHEN TO BE CARRIED OUT
<ul style="list-style-type: none">INSPECTION OF INLETS & OUTLETSREMOVAL OF LITTERGRASS CUTTING	MONTHLY
<ul style="list-style-type: none">REMOVAL OF SILT AROUND & IN COMPONENTSREMOVAL OF VEGETATION AROUND COMPONENTS	ANNUALLY

(SOAK-AWAY SIZE AND DESIGN SUBJECT TO GROUND CONDITION INVESTIGATION (TO BE CARRIED OUT BY SPECIALIST)
ALTERNATIVE SOLUTIONS SUCH AS AN ATTENUATION TANK MAY BE REQUIRED SUBJECT TO GROUND CONDITIONS - TO BE DESIGNED BY SPECIALIST)

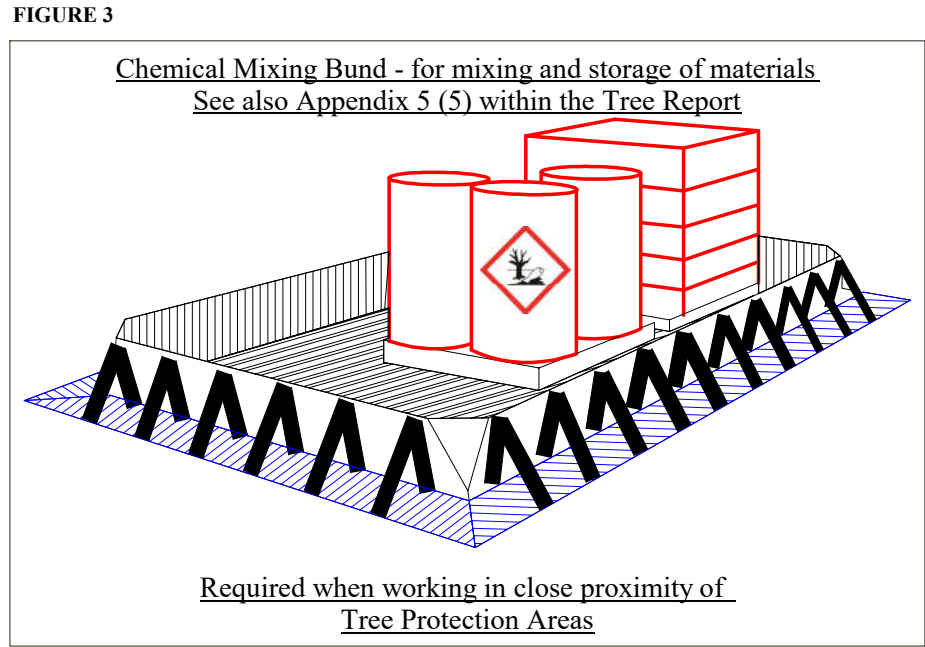


TREE CONSTRAINTS PLAN - LEGEND

Tree Location & Number	● T1 & G1
Canopy Spread	—

British Standard 5837:2012 Tree Categories Key

●	BS 5837:2012 Category B Tree Root Protection Area
●	BS 5837:2012 Category C Tree Root Protection Area



TREE PROTECTION PLAN - LEGEND

Tree Location & Number	● T1 & G1
Trees for Removal	○
Canopy Spread	—
Root Protection Area	○
Proposed Structures	—
Tree Protection Fencing Design 1 (see section 2)	—
Tree Protection Fencing Design 2 (see section 2)	○
Landscaping & tree protection (see section 3)	—
Storage of Materials & Welfare Units (see section 2)	—
Location of surface water service routes, Soakaway Electricity, Gas, Broadband and Water, including Foul water (see section 4)	—

Arboricultural Method Statement GH2221

- 1. Phased Development in relation to Tree Protection – in order of events A to J**
- A.** A person with relevant experience, must design the details relating to the services and rainwater soakaways/holding tanks, or waste pumps (section 4), and landscape detail within trees' RPA (section 3). These must include accurate locations of installation, including cross-sections, detailing levels of existing / proposed finished levels and construction method statements for each specific operation, which will be required prior to or at the pre-commencement meeting. Written approval of the design, in relation to trees, should be acquired from the developer's acting Arboricultural Consultant or the LPA Arboricultural Officer.
- B.** Pre-development meeting to discuss Tree Protection, setting out & specific construction techniques
- C.** tree work - see Tree Survey Schedule within Arboricultural Report GH2221
- D.** installation of Tree Protection measures - see section 2
- E.** Pre-commencement meeting, post installation of Tree Protection measures including the chemical storage/mixing bund, (detailed within Figures 1, 2, 3 & 4, section 2 and plan GH2221b), and prior to demolition / construction. The pre-commencement meeting should be held and attended by the developer's Arboricultural Consultant and the designated site foreman to discuss details of the working procedures. A representative from the Local Planning Authority may request attendance at the meeting.
- F.** additional Tree Protection - see section 9.2(4) & Appendix 5(1) within Arboricultural Report GH2221
- G.** services installation - see section 4
- H.** main construction & main construction completion
- I.** removal of Tree Protection measures - see section 5
- J.** landscaping & Tree Protection - see section 3 & Appendix 5 (8) within Arboricultural Report GH2221
- = [Arboricultural Supervision required](#)
- The project manager will give the Arboricultural Consultant at least 48 hours' written notice prior to any Arboricultural Supervision activity. If there is a specific request from a representative of the LPA wishing to attend, 7 days' notice shall be required. An Arboricultural Supervision statement will be submitted to the Local Planning Authority, in writing after each supervision event.

2. Tree Protection Measures see also section 9.2(4) & Appendix 5 within Arboricultural Report GH2221

Tree Protection fencing Design 1 for construction and demolition, requires a scaffold framework with Heras Panels or steel mesh attached. For fencing design and specific locations see plan GH2221b and Figure 2. Laminated Construction Exclusion signs (Figure 1) should be placed upon the side of the fencing, facing the development at 3 metre intervals.

Tree Protection fencing Design 2 for construction and demolition, requires orange safety fencing wrapped around the tree T4's main stem to a height of 3 metres and secured to itself, not to the tree. Between the plastic fencing and the tree's main stem, two layers of hessian material is required, to the same height of 3 metres and secured to itself, not to the tree. For fencing design and specific location, see plan GH2221b and Figure 4. Laminated Construction Exclusion signs (Figure 1) should be placed upon the fencing, facing the development and the highway.

Chemical storage/mixing & welfare units Storage and mixing of chemicals will be required near Root Protection Areas, where the use of a water-tight and chemical resistant bund will be essential, to avoid any run-off from toxic materials. Figure 3 details design of such a bund. Site cabins / welfare units must be located outside the tree Root Protection Areas, unless otherwise agreed. All temporary services should run above ground or be contained within the facility and managed as appropriate. In direct relation to these operations, see Appendix 5 (3 & 5) within Arboricultural Report GH2221.

Working Method: During demolition and construction, the Tree Protection measures should not be removed or moved at any stage, unless agreed upon by a representative of the Local Planning Authority and/or the acting Arboricultural Consultant for the site, or unless otherwise stated within this report. Throughout the proposal, it is important to monitor the condition of the Tree Protective measures, assess whether they are still fit for purpose and meet the design standard within this report. It is recommended that Tree Protection be added to the on-site risk assessment and protective fencing should be subject to a Fixed Scaffolding Safety Checklist.

Reason: Retained trees and associated soil structure within this report take priority. Entering within areas designated for construction exclusion, will inevitably compromise the health of valuable trees. Barriers should be fit for excluding construction activity and appropriate to the degree and proximity of work taking place around retained trees.

3. Specific construction techniques (within RPA)

Landscaping and related Tree Protection

The area requiring landscaping is depicted in plan GH2221b as a polygon with a light-blue pattern and is located within or close to the RPA of trees.

Working Method: Unless otherwise agreed with the site's acting Arboricultural Consultant (AC) or the Local Planning Authority (LPA), all works within these areas must be undertaken by hand, using hand tools only. No self-propelled machinery shall be used (unless otherwise agreed with AC or LPA). The driving of vehicles over open ground, designated for planting, should be avoided, as it may cause soil compaction. Tree / shrub stumps are to be ground out using a Stump Grinder. There must be no major changes in existing soil levels. Only the top 50 mm of surface vegetation and humus can be removed (unless the tree has very shallow roots; advice should be sought from the AC). If the ground is slightly uneven, good quality soil with high granular material content, can be used to level it out. There should be no infill deeper than 150 mm, unless advice is gained from the site's acting AC. The removal of hardstanding and or garden features must be undertaken with caution. Retaining walls within areas designated for tree root protection, must be left in-situ, unless otherwise mentioned within this report. No new structures (unless otherwise agreed with AC or LPA) e.g. walls, footpaths or water features, should be built within the Root Protection Area of retained trees. See also Appendix 5 (8) within Arboricultural Report GH2221.

Reasons: Excavation and overburdening of existing soil, without arboricultural guidance, will inevitably compromise tree roots and surrounding soil structure, as well as compromising tree health and stability.

4. Services (electricity, gas, water, foul water & broadband)

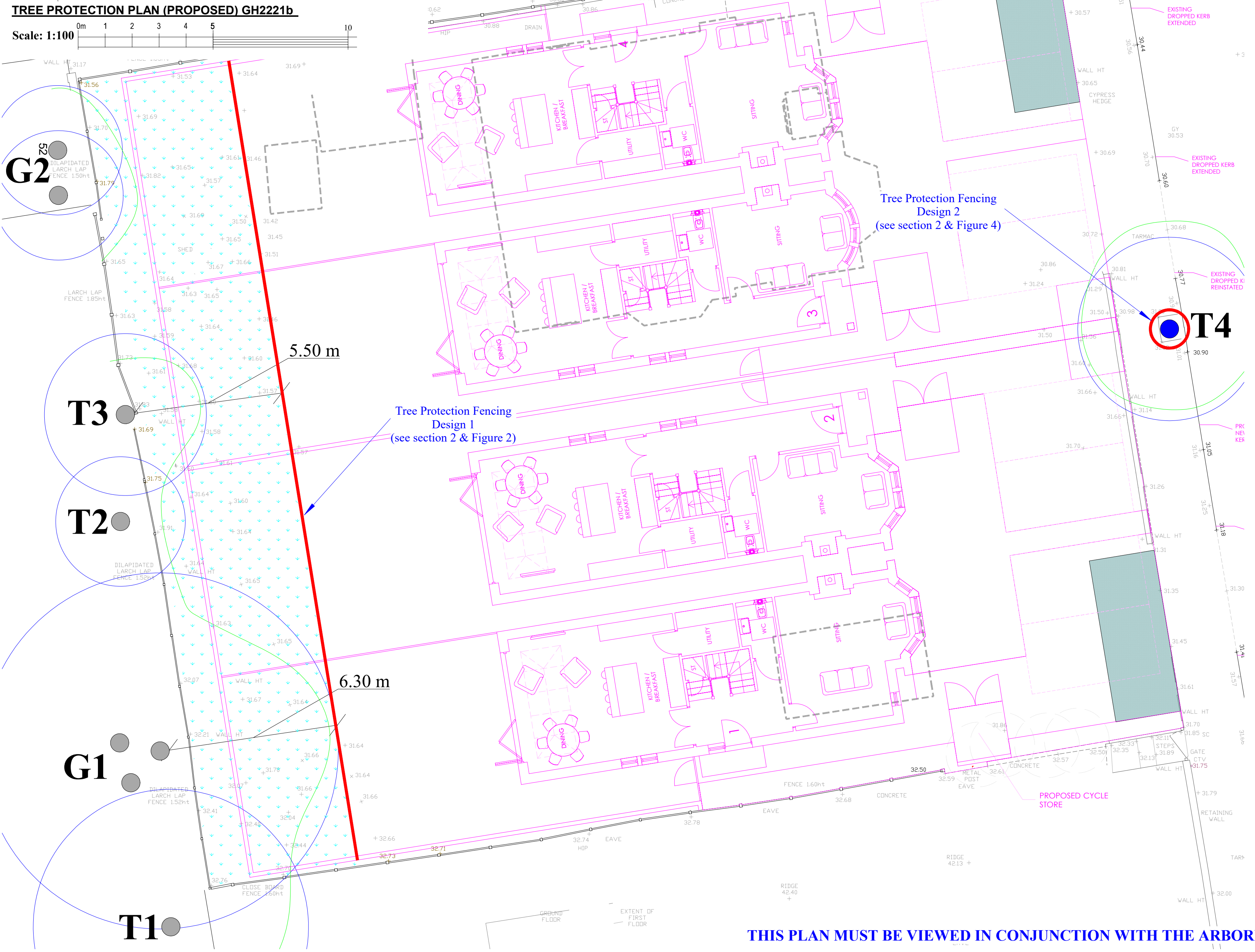
Services and rainwater soakaways/holding tanks, or waste pumps should be constructed outside the tree Root Protection Areas and located a minimum of 2 m away from any new or proposed tree planting (unless agreed with Arboricultural Consultant and specific provisions are applied). A structural / drainage engineer with relevant experience should design the service locations and rainwater disposal; see section 1A. All gutters, rainwater downpipes and drains must have gutter or drain guards to reduce the risk of blockage from tree-related debris.

5. Removal of Tree Protection

The removal of any Tree Protection can only take place upon completion of Phased Development and upon completion of the project, or under agreement with the acting Arboricultural Consultant. Written consent may be required from the Local Planning Authority to undertake such an operation.

Note:

This report does not give guidance on building near trees, hedgerows, and shrubs in shrinkable soils [National House Building Council (NHBC) guidance in relation to trees, chapter 4.2], as this should be addressed during the Building Regulations phase, unless otherwise requested.



Site Address:
9 Ravine Road
Bournemouth
Dorset, BH5 2DT

Client:
Farcroft Homes

Document Titles:
Tree Constraints Plan GH2221a
Tree Protection Plan GH2221b
Arboricultural Method Statement

Rev. 00 **Paper Size and Scale:** A1 - As Plan
Date: 11/02/2022 **Project Ref:** GH2221
Drawing Ref: GH2221a & GH2221b

IMPORTANT NOTICE
This plan is based on the plans and/or site layout plans provided. All measurements must be checked with these plans and appropriate documents. All dimensions to be checked on site prior to commencement of work. Differences between drawings, specifications or structural engineer's details are to be referred immediately to Gwydion's Tree Consultancy. Work should only be undertaken from local authority approved drawings. For further information see associated report GH2221

THIS PLAN SHOULD BE VIEWED IN COLOUR

GWYDION'S TREE CONSULTANCY

Tel: 01202 748967
office@gwydiontreeconsultancy.co.uk
gwydiontreeconsultancy.co.uk

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Planning Committee

Application Address	St Aldhelms Academy, Herbert Avenue, Poole, BH12 4HS
Proposal	Construction of a floodlight 3G synthetic pitch with sports fencing, spectator area, access paths, wildlife bund, temporary haul road and additional cycle shelter/hoops.
Application Number	APP/22/00970/F
Applicant	Bournemouth, Christchurch and Poole Council
Agent	MUGA UK Ltd
Ward and Ward Member(s)	<ul style="list-style-type: none"> • Newtown & Heatherlands :- • Cllr Earl • Cllr Le Poidevin • Cllr Robson
Report status	Public Report
Meeting date	17 November 2022
Summary of Recommendation	Grant subject to conditions
Reason for Referral to Planning Committee	This application is brought before committee as it is a BCP Council application and is major development.
Case Officer	Monika Kwiatkowska

Description of Proposal

1. Planning consent is sought for a construction of a floodlight 3G synthetic pitch with sports fencing, spectator area, access paths, wildlife bund, temporary haul road and additional cycle shelter/hoops.

Description of Site and Surroundings

2. The site is occupied by a complex of buildings shared between Rossmore Leisure Centre and St Aldhelm's Academy school.

3. The site is set behind residential properties fronting Herbert Avenue and Turbary Road. There is a large car park adjacent to the buildings.
4. The school playing fields, which are shared by the Rossmore Leisure Centre, extend to the north and east, beyond that is an area of Public Open Space leading to Bourne Bottom heath.
5. The site is within 400m of the Bourne Valley SSSI.

Relevant Planning History

6. Rossmore Leisure Centre

2017: Erect a 2.4m high close boarded fence secure compound to the rear of the leisure centre and install an external combined heat and power plant (chp) with individual 250mm dia. flue and compressor unit. (APP/17/01122/F). **Grant with conditions.**

2016: Prior approval application to install Solar Photovoltaic roof panels. (APP/16/00195/PA). **Grant of Prior Approval.**

2013: Install new external door for access to office and erect new cycle store. (APP/13/00552/F). **Grant with Conditions.**

7. St Aldhelm's Academy

2022 - Planning permission was granted for the installation of 2 no. single storey temporary Portakabin buildings to be used as additional exam space for a period of 12 months (subject to the duration of the Sports Hall project on site) – Ref: **APP/22/00302/F.**

2021 - Planning permission was granted for the permanent installation of a two-storey Portakabin Limited building to provide 5 additional classrooms along with associated store rooms and staff office space. The proposal will also include two stairwells, toilet facilities, circulation space and cycle storage. – Ref: **APP/21/00041/F.**

2015 – Planning permission was granted for the erection of a covered walkway – Ref: **APP/15/01415/F.**

2012 – Planning permission was granted for partial demolition of existing buildings and construction of a new academy building, extension of existing dining hall, new cycle parking and bin store, associated car parking and landscape enhancements – Ref: **APP/12/00668/F.**

2011 – Planning permission was granted for 2 storey external lift and terrace area. Re-position of outdoor free-standing canopy – Ref: **APP/11/01171/F**.

Constraints

8. The application site is within 400m of the Bourne Valley SSSI.

Public Sector Equalities Duty

9. In accordance with section 149 Equality Act 2010, in considering this proposal due regard has been had to the need to —
- eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

Other Relevant Duties

10. In accordance with section 40 Natural Environment and Rural Communities Act 2006, in considering this application, regard has been had, so far as is consistent with the proper exercise of this function, to the purpose of conserving biodiversity.
11. For the purposes of this application, in accordance with section 17 Crime and Disorder Act 1998, due regard has been had to, including the need to do all that can reasonably be done to prevent, (a) crime and disorder in its area (including anti-social and other behaviour adversely affecting the local environment); (b) the misuse of drugs, alcohol and other substances in its area; and (c) re-offending in its area.
12. For the purposes of this application in accordance with regulation 9(3) of the Conservation of Habitats and Species Regulations 2017 (as amended) ("the Habitat Regulations) regard has been had to the relevant Directives (as defined in the Habitats Regulations) in so far as they may be affected by the determination.

Consultations

13. BCP Highway Services – supports the proposal, subject to condition securing the proposed cycle parking.
14. BCP Flood Risk Authority – supports the proposal, subject to condition relating to the proposed drainage solution.

15. Natural England – supports the proposal, subject to conditions specified by the Council's Biodiversity Officer.
16. BCP Waste Collection Authority – supports the proposal.
17. BCP Biodiversity Officer - support the proposal, subject to a condition securing specific mitigation and enhancement measures.
18. BCP Environmental Health Officer (Land Contamination) – supports the proposal, subject to a condition securing measures that can be applied in the event of reporting of unexpected contamination issue.
19. BCP Environmental Health Officer (Noise) – supports the proposal.
20. BCP Children, Young People and Learning – consulted but no comments have been received.
21. BCP Destination and Culture Services – support the proposal, highlighting the strategic need for a facility of this kind in the local area.
22. Sport England – supports the proposal, subject to condition securing the community use of the proposed pitch, its construction in line with the appropriate certification and introduction of the appropriate management and maintenance plan.

Representations

23. Site notices were posted around the parameter of the site on 09 August 2022 with an expiry date for consultation of 12 September 2022.
24. 1 representation has been received from a local resident, raising objection to the proposed scheme. The issues raised comprise the following:
 - The existing off-road parking provision on site would not be sufficient for the scale of the proposed development as it does not cope with the existing demand.
 - The application site is untidy.
25. 3 letters of support were also received for this proposal, advising the following:
 - The proposed scheme would benefit the students attending St Aldhelm's Academy and allow them to fulfil their sporting ambitions.
 - The proposed facility would be easily accessible and it will encourage involvement in sport activities, getting fit and active.
 - The proposed facility would enable more women to participate in football and it would be a great asset to all BCP residents.
 - The proposal would improve the existing provision of sport activities at the Leisure Centre, the local communities and the provision of sport curriculum at St Aldhelm's Academy.

26. **Society for Poole** – Support this proposal which seeks to facilitate public health without incurring adverse impacts upon the environment, but also comment that no doubt lighting will be suitably controlled and black or dark brown adopted for fencing colours – such colours being less visually intrusive.

Key Issues

27. The key issues involved with this proposal are:
- Principle of development
 - Impact on the character and appearance of the area
 - Impact on the neighbouring amenity
 - Impact on parking and highway safety
 - Biodiversity considerations
 - Drainage and flood risk considerations
 - Land contamination considerations
 - Waste collection considerations
28. These issues will be considered along with other matters relevant to this proposal below.

Policy Context

29. Local documents:

Poole Local Plan (Adopted November 2018)

PP01	Presumption in favour of sustainable development
PP02	Amount and Broad Location of Development
PP20	Investment in Education
PP26	Sports, recreation and community facilities
PP27	Design
PP32	Poole's Nationally, European and Internationally Important Sites
PP33	Biodiversity and Geodiversity
PP34	Transport strategy
PP35	A Safe, Connected and Accessible Transport Network
PP38	Managing Flood Risk
PP39	Delivering Poole's Infrastructure

Supplementary Planning Documents:

BCP Parking Standards SPD (adopted January 2021)

The Dorset Heathlands Planning Framework 2020-2025 SPD (Adopted March 2020)

The Dorset Heathlands Interim Air Quality Strategy SPD (2020-2025)

Nitrogen Reduction in Poole Harbour SPD

Poole Harbour Recreation 2019-2024 Supplementary Planning Document (SPD)

The Bournemouth and Poole Sports Facilities Strategy 2014-2026

30. National Planning Policy Framework (“NPPF”/“Framework”)

Section 2 – Achieving Sustainable Development

Paragraph 8 -

“Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

a) **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and

c) **an environmental objective** – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy”.

Paragraph 11 –

“Plans and decisions should apply a presumption in favour of sustainable development.

.....

For **decision-taking** this means:

- (c) approving development proposals that accord with an up-to-date development plan without delay; or
- (d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - (i) the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - (ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies of this Framework taken as a whole.”

The following are also considered particularly relevant:

Section 8 - Promoting healthy and safe communities

Paragraph 92 –

“Planning policies and decisions should aim to achieve healthy, inclusive and safe places which:

- a) promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages;
- b) are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of attractive, well-designed, clear and legible pedestrian and cycle routes, and high quality public space, which encourage the active and continual use of public areas; and
- c) enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling”.

Paragraph 95 –

“It is important that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should:

- a) give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications; and
- b) work with school promoters, delivery partners and statutory bodies to identify and resolve key planning issues before applications are submitted”.

Planning Assessment

Principle of development:

31. This application seeks planning permission for the construction of a floodlit 3G synthetic pitch with sports fencing, spectator area, access paths, wildlife bund, temporary haul road and additional cycle shelter/hoops to the rear of the Rossmore Leisure Centre. The proposed development would be located on the site of the 2 existing football pitches and the athletics track. The proposal would

result in the loss of one grassed football pitch and the relocation of the other existing pitch with the athletics track also relocated closer to the Rossmore Leisure Centre building to facilitate the provision of the proposed new synthetic pitch further to the north of the site.

32. Rossmore Leisure Centre is located within 11 hectares of land that is shared with St Aldhelm's Academy and Rossmore Library. The proposed artificial grass pitch (AGP) would be used by the St Aldhelm's Academy to expand and improve their curriculum sports provision and facilities. The proposed development would also be available for use by the general public accessing Rossmore Leisure Centre, where it would provide improved access to sports activities for the local community as well as raise the standard of play and provide training opportunities within the local area. The proposal would be funded by The Football Association and the need for this facility on site has been identified by their Playing Pitch Strategy and the Local Football Facility Plan.
33. It is proposed that the provision of the new AGP would provide the opportunity for increased usage in comparison to the existing grassed pitch by providing a floodlit outdoor pitch that would be more resilient during winter weather conditions and allow for an extension of the existing range of outdoor sport and physical activities available at the site during the daytime and evenings. In this regard, it is intended that the proposed pitch would be used primarily for football use and would have the ability to be marked out to offer a variety of football pitches (1no 11-a-side pitch, 2no 9-a-side pitches, 2no 7-a-side pitches or 4no 5-a-side pitches) and training areas to cater for all age groups.
34. Paragraph 8 of the NPPF seeks to support sustainable development that provides net gain within its economic, social and environmental objectives. The Design and Access Statement submitted in support of this application explains that *"this proposal contributes to these three areas as follows:-*
 - *Economic role – providing a self-funding facility for Academy and community use.*
 - *Social role – providing a modern facility that will encourage maximum developmental outcomes together with the health and wellbeing benefits associated with this.*
 - *Environmental role – ensuring that the existing natural environment is not harmed and that facilities are designed to conserve and reduce energy wastage wherever possible".*
35. Furthermore, the Design and Access Statement continues by advising: *"In a sporting context, this proposal seeks to:*
 - *Provide opportunities for pupils and the local community to participate in sport and physical activity to both improve health and skill development, particularly amongst lower participant groups;*
 - *Operate in line with the national agenda for sport taking into account nationally adopted strategies;*
 - *Generate positive attitudes in young people towards sport and physical activity and minimise the dropout rate in sports participation with age;*
 - *Increase the number of people of all ages and abilities participating in sport/*

- physical activity including people with disabilities;*
 - *Utilise the facility to encourage a variety of Academy and local community sport based links to stimulate healthy competition that is inclusive of young people and adults;*
 - *Provide affordable community access whilst also being self-financing;*
 - *Contribute to The Football Association's strategic objectives for grassroots football development;*
 - *Satisfy competition play and training needs with a robust sustainable business plan to monitor the delivery process of the development plan on a regular basis. The committee are to review a variety of objectives and controls to correctly manage, adequately operate and maintain the facility;*
 - *Ensure that the AGP (after being subjected to performance testing to validate necessary quality standards) is added to the FA register of approved sites for match play".*
36. This stance is supported by paragraph 92 of the NPPF, which seeks to promote healthy lifestyles and social interaction through the provision of sports facilities (amongst others) and paragraph 95 which promotes expansion of schools and widen choice of education choices to meet the needs of the existing and new communities.
37. It is considered that, in view of the above, the proposed development would be sustainable development that would promote healthy and safe communities, as outlined by the NPPF, and therefore its principle should be supported.
38. The Poole Local Plan does not directly identify a need for the proposed facility or incorporate a strategy or policy for delivering such a facility. However, Policy PP20 of the Poole Local Plan states that the Council will continue to work with its partners, including schools, academies, colleges and universities to upgrade and improve educational facilities, to ensure there are sufficient places to meet needs. Additionally, Policy PP26(1) of the Poole Local Plan supports proposals for new sports, recreation and community facilities or the enhancement/expansion of existing facilities (if they are located in the areas that are easily accessible by the local community through public transport and/or safe and convenient walking and cycling routes). As the proposal would be located within a sustainable transport corridor (as identified by Policy PP2 of the Poole Local Plan) with easy access to frequent public transport services, the proposed expansion of the existing local leisure centre and the improved educational facility of the established school on site would be in line with the provisions of the local adopted policies.
39. In terms of need, the Bournemouth and Poole Sports Facilities Strategy 2014-2026 sets out a strategic framework which identifies the existing provision of sports infrastructure, gaps in that provision and required improvements to quality, quantity and accessibility. The strategy looks ahead to the year 2026, projecting the potential demand and needs arising from an increasing population and anticipated increases in participation by that time. With regards to football pitches, the strategy identifies that there are currently 33 full size grass pitches in Bournemouth and 38 in Poole. These are supplemented by 4 youth, 4 junior

and 19 mini dedicated pitches in Bournemouth and 9 junior and 12 mini dedicated pitches in Poole. The area of the application site falls within the area identified as B4 (Wallisdown, Winton West, Winton East and Queen's Park). Within this area, there are 10 adult/senior football pitches and 1 junior pitch, however none of these are located within the Wallisdown area.

40. In Poole, football is currently catered for by small size permanent artificial grass pitches (AGP) at the University, Hamworthy Club and Carter School which all have some community use, but the only full-size pitch suitable for football is at Canford Park Sports which is commercially run. It also identifies that the unmet demand at 2012 was for 1.5 full size pitches and that by 2026 it would equate to 2-3 full size pitches (2 for football) and therefore one of the key issues to be addressed is the immediate need for AGPs for football with provision to be made for full size AGPs which can also accommodate small-sided games. The strategy continues by stating that sites at Learoyd Road, Rossmore Leisure Centre / St Aldhelm's Academy (the application site) and Turlin Moor Recreation Ground have all been considered in the past for potential sites to have a new AGP.
41. The proposal has been assessed by Sport England, which has considered the application in light of paragraph 99 of the National Planning Policy Framework, and against its own playing fields policy, which states: *'Sport England will oppose the granting of planning permission for any development which would lead to the loss of, or would prejudice the use of:*
 - *all or any part of a playing field, or*
 - *land which has been used as a playing field and remains undeveloped, or*
 - *land allocated for use as a playing field**unless, in the judgement of Sport England, the development as a whole meets with one or more of five specific exceptions.'*
42. Sport England has advised that the proposal would prejudice the use, or leads to the loss of use, of land being used as a playing field or that has been used as a playing field in the last five years. As a result, the proposal therefore needs to be considered against exception 5 of the above policy, which states: *'The proposed development is for an indoor or outdoor facility for sport, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss, or prejudice to the use, of the area of playing field.'*
43. Sport England's consideration of whether the proposal meets the requirements of the exception 5 test is provided below:
"The proposal will reduce the number of rounders pitches by one on site and result in the loss of a 200m grass running track.

The Bournemouth Christchurch and Poole playing pitch strategy highlight the need for a 3G artificial grass pitch (AGP) in the Poole area and Rossmore Leisure Centre (St Aldhelm's Academy) was one of the identified sites. This is backed up in the BCP Local Football Facilities Plan (LFFP):

As stated in the draft PPS, there is a need for at least one 3G FTP in Poole. The first option considers two possible sites; Rossmore Leisure Centre and Ashdown Leisure Centre. A feasibility study is currently being undertaken to

identify which site would be the preferred option and this plan should be updated following the outcome of the report.

There is an obvious strategic need for the full size 3G AGP. The reduction of the 200m grass running track and loss of a rounders pitch needs to be balanced against the need for the 3G AGP. Rounders could be played on the AGP, but the marking would have to be cones, I therefore do not think the loss of the grass rounders pitch is an issue.

Turning to the loss 200m running track, I note there is no evidence for any other athletics events ever taking place on the site. There are full-fledged athletics facilities at Kings Park Athletics Centre and Ashdown Leisure Centre, it is therefore my view that the introduction of the 3G AGP outweighs the loss of the 200m grass running track.

I have consulted with the Football Association/Football Foundation who are supportive and have said that it has been identified as a priority project to apply for Football Foundation Funding.

Because AGPs have a limited life it is important that there is a condition to ensure that the pitch is maintained and has a sinking fund for its replacement. Therefore, I am proposing a condition to ensure this happens.

Although the Football Foundation are looking to fund this, there is no guarantee this will happen. Therefore, the school could build and operate the AGP themselves, without external funding, in which case in order to meet the strategic need over the loss of the playing field, a community use condition will be required and a condition to ensure that the AGP is constructed correctly”.

44. Given the above assessment, Sport England supports the proposal, as it is considered to meet exception 5 of the above policy, subject to the above conditions, which can be secured accordingly.
45. Contrary to Sport England’s comments advising of the loss of the existing running track, both the running track and the second grassed football pitch would be retained on site, albeit in a relocated position, as evidenced by the submitted proposed plans. The proposed relocation of the existing sports provision would allow the retention of the rounders pitch/grass pitch and the running track (however the running track would be slightly reduced in terms of its dimensions). Alternative, greater quality, sports provision in form of the proposed AGP would be introduced on site, allowing greater use of the playing fields in winter time and during the evenings, which would not result in the loss of the existing facilities on site. As a result, the proposed scheme would comply with the provisions of Policy PP26(2), which puts emphasis on the protection of the existing sports and recreation facilities.
46. The proposal is also supported by the BCP Council’s Destination and Culture Services, which echoed the comments received from Sport England and highlighted the need for the proposed AGP in this location and the benefits arising from its provision for the community and education within the locality of the site.

47. The principle of the proposed development is therefore considered to be acceptable as it would meet an identified and immediate need; it would enhance the sports provision for the students of St Aldhelm's Academy; it would provide an enhanced facility that provides the opportunity for more intensive use and it would provide a facility that would enable wider use by the community and opportunities for participation in sport and recreation in line with the Government's policy set out in the NPPF and the provisions of Policies PP20 and PP26 of the Poole Local Plan.

Impact on the character and appearance of the area:

48. In terms of visual impact, the site is already laid to grass as it is being used as grassed playing fields and the athletic track. The playing fields are located to the rear of the Rossmore Leisure Centre and are not readily visible from the car park or school buildings. Due to the mature vegetation and trees along the northern, western and the majority of the eastern boundary with the site, it is not readily visible from the adjacent Bourne Valley SSSI. Some views, however, can be afforded from the rear gardens of the dwellings on Turbary Road and Winfrith Crescent. As such, any views into the site itself from the public domain are currently largely restricted and limited to more oblique and distant views.
49. Whilst the formation of the proposed AGP would require a degree of engineering works, this would not significantly alter the levels and profile of the site and as such the proposed pitch would not be any more visible to the surrounding area than the existing football pitch on site.
50. The proposal would include the creation of a landscape bund to the rear of the site, that is proposed to be formed from the surplus topsoil arising from the excavation works required to form the proposed AGP. Whilst the landscape bund and cycle hoops, the storage container and spectators area would be visible from Turbary Road and Winfrith Crescent, they would not be unduly prominent or have an adverse effect on the character and appearance of the site and surrounding area. In this regard, these structures would be viewed in the context of other similar storage facilities/structures within the site, whilst the landscape bund would actually serve to further reduce views into the site from the north.
51. The proposal would also include the erection of high steel open mesh fence panels around the AGP. The height would vary from 1.2m fencing in front of the spectators' area and goal storage areas, to 2m fencing behind the goal storage areas and 4.5m high fencing to the north, east and south of the pitch. This fencing would be clearly visible from the adjacent residential dwellings. This fencing is required to provide a ball-stop and whilst it would present the appearance of a more defensible boundary due to its overall resultant height, it would nevertheless be of an appropriate scale and design for the use and function of the site and together with its open/see through characteristics it is not considered that it would appear overly dominant, particularly from the residential development to the east of the site. In addition, such fencing is a common feature that is required in association with sports/recreation facilities such as that proposed.

52. In addition, it is also proposed that 6no. 15m floodlight columns would be provided on site, together with a floodlighting system, which would be used to facilitate the continued use of the AGP during evenings and throughout the winter months. Whilst the provision of the flood lights would be readily visible from the nearby residential development and glimpses would be perceived from the adjacent Bourne Valley SSSI, the flood lights would be appropriate in scale and design for the use and function of the site and not as overly prominent in their setting as to warrant the refusal of the proposed scheme.
53. Overall, the proposed scheme would not adversely impact the visual amenity of the area, in line with the provisions of Policy PP27 of the Poole Local Plan.

Impact on the neighbouring amenity:

54. With regards to residential amenity, the site is located at least 50m away from a number of residential properties in Turbary Road and Winfrith Crescent (80m separation distance). Whilst the formation of the proposed AGP itself and other ancillary works/structures (ball-stop fencing, storage container, landscape bund etc) would not cause any harm to neighbouring amenity by way of shading, loss of outlook or privacy; there is potential for noise impact and disturbance from the floodlighting associated with the proposed intensification of use of the site and taking into account the proposed hours of use.
55. The proposed scheme is accompanied by a Noise Impact Assessment, which has been assessed by the Council's Environmental Health Officer. In accordance with the submitted Design and Access Statement, the Leisure Centre's opening hours are: Mon-Fri 06:30 to 22.00, Sat 06:30 to 18:00, Sun 07:30 to 18:00 and at various times during Bank Holidays. The proposed football pitch would be open: Mon-Fri 08:00 to 22:00 and Sat - Sun and Bank Holidays 08:00 to 18:00. The proposed hours of use would be acceptable and they would not conflict with the peaceful enjoyment of the residential properties nearby. Furthermore, the noise and light pollution associated with the proposed scheme would be within the acceptable limits expected from a scheme of that nature, as advised by the Council's Environmental Health Officer, who supports the proposed development. The proposed opening hours can be controlled by condition to ensure the residential amenities of the occupants of the neighbouring and nearby residential properties are preserved.
56. The proposed lighting columns would be sited away from the residential development nearby and their hours of operation would be controlled by condition so that they are only used between October and April between dusk and 10:10pm in the evening). This would ensure that the use of the flood lights would not give rise to any materially harmful loss of amenities to the nearby residents.

Impact on parking and highway safety:

57. The proposal has been assessed by the Council's Transportation Officer who has advised that the proposed scheme would have no adverse impact on highway safety, being an existing sports facility with a reasonably sized existing car park area and additional cycle parking that is proposed.

58. The site benefits from the large car park, which can be utilised for the purposes of the proposed scheme. As the new football pitch would be used by the St Aldhelm's Academy during the day, it would not generate any additional vehicular movements onto the site.
59. The use of the proposed football pitch by the Rossmore Leisure Centre would occur in the afternoon and evening hours during the week and at the weekends. The applicant advised that the additional vehicular movements associated with this use can be easily accommodated by the existing parking provision on site. This is supported by the Council's Transportation Officer.
60. The proposal would emphasise the use of public transport, being located conveniently within walking distance of the nearest residential development of Rossmore and close to the public transport routes along Herbert Avenue.
61. The proposal would also introduce additional cycle hoops for 10 cycles and a cycle shelter for 12 cycles to encourage the local community to use the sustainable modes of transport, in accordance with the provisions of the BCP Parking Standards SPD.
62. Overall, the proposal is supported by the Council's Transportation Officer, subject to a condition securing the proposed provision of additional cycle parking on site. This can be reasonably secured. The proposed scheme therefore complies with the provisions of Policies PP27, PP34, PP35 and PP36 of the Poole Local Plan (November 2018).

Biodiversity considerations:

63. The application site is adjacent to the Bourne Valley Nature Reserve SSSI, which forms part of the wider designation within the Dorset Heathlands SPA, SAC and Ramsar site.
64. The application is supported by a Preliminary Ecological Appraisal. A full survey of the ecological value of the site for habitats and species inhabiting or visiting the site has been undertaken. The site and its surroundings offer suitable habitats to reptiles, nesting and breeding birds, foraging and commuting bats and badgers. An active badger sett was identified in close proximity to the proposed football pitch.
65. Natural England offered initial comments regarding the scheme, requesting further information regarding the impact of the proposed scheme on the badger sett, the landscaping details and the proposed use of the flood lights.
66. Following the initial comments from Natural England, which were echoed by the Council's Biodiversity Officer, a comprehensive badger survey (including the GPR survey that investigated the potential for badger tunnels underneath the proposed pitch) has also been submitted to support this proposal and ensure that the proposed works would not have an adverse impact on the integrity of the existing badger sett that has been identified within the perimeter of the site. Following the receipt of these reports, Natural England now supports the

proposed scheme advising that sufficient information has been provided setting out the lighting constraints and landscaping details. Natural England, however, has deferred the final assessment of this proposal to the Council's Biodiversity Officer in view of his in-depth knowledge of local ecological matters.

67. The BCP Biodiversity Officer has advised that the submitted GPR survey confirmed that it is unlikely that the badger sett extends into the application site area (i.e. within the area of the red line to this application). Notwithstanding this, the works for the proposed pitch, the installation of the lighting columns and the creation of the landscape bund would impact on a 10m buffer zone around the badger sett. To avoid the impact of the proposed works on the badger's sett, all works on site should be carried out between 1st July to 30th November inclusive (outside of the badger breeding season), as requested by the BCP Biodiversity Officer. This can be conditioned accordingly.
68. The proposed cabling for the flood lights and the position of the lighting columns would not encroach within the perimeter of the badger sett nearby, as confirmed by the submitted plans. The submitted ecological information advises that the extent of works required to install the proposed football pitch on site and the proposed mitigation measures (including the landscaped bund) would not be likely to give rise to significant adverse effects to the detriment of the nature conservation features and ecology in the area.
69. To control the impact of any works in the vicinity of the badger sett, a Construction and Environment Management Plan (CEMP) has been requested that is to be agreed with the Local Planning Authority and Natural England prior to the commencement of any work on site and that shall subsequently be implemented in full. This can also be reasonably conditioned.
70. A wide variety of mitigation measures have been proposed to ensure the ecological value of the site is maintained. In addition, a comprehensive landscape plan is also proposed that creates a variety of landscapes to compliment the ecological mitigation.
71. The Mitigation and Enhancement measures, as proposed in Section 5 of 'Rossmore Leisure Centre Preliminary Ecological Appraisal', are acceptable in principle, however a full mitigation and enhancement plan would be required to ensure the location of all the proposed mitigation and enhancement measures are specified and approved. This can be reasonably secured by condition. This would be proportionate and appropriate to the scale of the proposed scheme and in accordance with Policy PP33 of the Poole Local Plan and the provisions of the NPPF.
72. To avoid any disturbance to nesting birds, vegetation clearance on this site should be carried outside the bird breeding season of 1st March to 31st August inclusive. This can also be secured by condition.
73. With regards to the proposed floodlights, it has been identified that they could potentially have a negative impact on the environment for bats and nightjars. To control the use of the proposed floodlights and to ensure they would not have any adverse impacts on the foraging habits of the nightjars and bats, they would

be restricted to being used between October to April only between dusk and 10:10pm. Their operation would be controlled by a time clock to prevent them from being used outside the proposed hours of use. This is supported by Natural England and the Council's Biodiversity Officer.

74. In accordance with the Conservation of Habitats and Species Regulations 2017 ("The Habitats Regulations") and at the request of Natural England, BCP Council has undertaken an appropriate assessment, which includes checking and confirming that avoidance and mitigation measures can be secured to prevent adverse effects on the integrity of the European sites identified in the vicinity of the site. The project level appropriate assessment has been undertaken to check that the proposal provides the necessary mitigation measures to prevent adverse effects on site integrity in accordance with the following strategic mitigation schemes:
- Dorset Heathlands Planning Framework Supplementary Planning Document (SPD);
 - Dorset Heathlands Interim Air Quality Strategy;
 - Nitrogen Reduction in Poole Harbour SPD; and
 - Poole Harbour Recreation SPD.
75. Following assessment of the proposed development and the proposed mitigation and enhancement measures, the Council as Competent Authority has concluded that following appropriate assessment and with the necessary implementation of the proposed mitigation measures secured, there would be no adverse effect on the integrity of the designated sites identified in the vicinity of the site. The proposed scheme would therefore be compliant with the provisions of Policies PP32, PP33 and PP39 of the Poole Local Plan.

Drainage and flood risk considerations:

76. The application site is in the area within the upper reaches of the Bourne stream catchment where there are already significant surface water flooding issues, as advised by the Council's Flood Risk/Drainage Engineer.
77. The proposed football pitch would cover a large area of the site with artificial surface and therefore a drainage solution on site is very important to ensure the existing flood risk issue is not made worse. It is advised that the ground on site is suitable for infiltration, which aids the drainage arrangements.
78. The application form states that surface water would be disposed of to a soakaway and Drawing no: MCA-MUK2688-03 rev E (dated 24-5-22) shows the appropriate size soakaway trenches.
79. The proposal is also accompanied by a Flood Risk Assessment, which states (page 9) that *"3.2.3 Earth Environmental and Geotechnical have undertaken soakaway testing at the proposed site location, report reference B345. The testing concluded that the ground does exhibit permeability for the use in a soakaway. The soakaway testing report is presented in appendix B"*.

80. The submission of the Flood Risk Assessment has been accepted by the Council's Drainage Engineer, who supports the proposal, subject to the imposition of a condition ensuring the implementation of the proposed drainage solution on site. This can be secured accordingly. The proposal is therefore in accordance with the provisions of Policy PP38 of the Poole Local Plan.

Waste collection considerations:

81. Due to the nature of the proposed scheme, it is not expected that it would have any additional impact on the existing waste collection arrangements on site, as advised by the Council's Waste Collection Authority.
82. The proposed scheme is therefore supported by the Waste Collection Authority.

Land contamination considerations:

83. The application site is located in an area of reworked sand and gravels, likely related to levelling of the area prior to the use as playing fields, and some organic deposits at some depths/locations. The proposal is accompanied by a site investigation report from JPP Geotechnical & Environmental Ltd (ref: R-SI-23674-01-00, Date: November 2021), which confirms that there are no exceedances of screening values and there was no asbestos detected on site.
84. The findings of the report have been assessed and considered to be acceptable by the Council's Environmental Health Officer. However, as described in the report, there remains the potential for undiscovered contamination hotspots to exist. In view of this, a watching brief condition should be secured, to ensure the matter of land contamination is controlled. Subject to this condition being secured, the Council's Environmental Officer supports the proposed scheme.

Planning Balance/Conclusion

85. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that planning applications must be determined in accordance with the development plan for an area, except where material considerations indicate otherwise. The development plan in this case comprises the Poole Local Plan (2018). The proposed scheme would accord with the Development Plan as a whole. It would enhance the educational and sports provision in the local area without any materially harmful impact on the visual amenity of the area, residential amenities of the adjoining and nearby properties and all the other material planning issues discussed within the report above.
86. In view of the above assessment, the proposal is therefore recommended for approval, subject to conditions outlined in the report.

RECOMMENDATION

It is therefore recommended that this application be Grant with Conditions subject to the following:

Conditions

1. GN150 (Time Expiry 3 Years (Standard))

The development to which this permission relates shall be begun not later than the expiration of three years beginning with the date of this permission.

Reason: This condition is required to be imposed by the provisions of Section 91 of the Town and Country Planning Act 1990 and amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004.

2. AA01 (Non-standard Condition)

The materials to be used for the external finishes of the development shall be as specified on the approved plans, as well as the following specifications:

FIFA Laboratory Test Report, Test Manual 2015, received 15/07/22;

DualTech 868 Rebound Panel Systems by Plant Fencing specification sheets, received 15/07/22;

Centaur CS Cycle Shelters specification, received 15/07/22;

Lighting Specification, prepared by Christy Lighting Masts Ltd, CalcuLuX 7.7.2.0, dated 12/07/22 and received 15/07/22.

Notwithstanding the submitted details, all goals shall comply with Football Foundations / FA standards and comply with either BS EN748 or BS EN 16579 standards.

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

3. AA01 (Non-standard Condition)

Prior to the first commencement of use of the Artificial Grass Pitch, hereby approved, a Management and Maintenance Scheme shall be submitted to, and approved in writing by, the Local Planning Authority after consultation with Sport England. The Management and Maintenance Scheme shall include measures to ensure the replacement of the Artificial Grass Pitch within the manufacturer's recommended time frame, the management responsibilities, a maintenance schedule and a mechanism for review.

The Artificial Grass Pitch shall thereafter at all times be managed, maintained, reviewed, replaced and used in accordance with the approved Management and Maintenance Scheme.

Reason: To ensure that a new facility is capable of being managed and maintained to deliver a facility which is fit for purpose, sustainable and to ensure sufficient benefit of the development to sport and in accordance with the provisions of Policies PP26 and PP27 of the Poole Local Plan (November 2018).

4. AA01 (Non-standard Condition)

Prior to the first commencement of use of the Artificial Grass Pitch, hereby approved, the following confirmation shall be submitted to, and approved in writing by, the Local Planning Authority:

- (a) certification that the Artificial Grass Pitch hereby permitted has met FIFA Quality Concept for Football Turf – FIFA Quality or equivalent International Artificial Turf Standard (IMS); and
- (b) confirmation that the facility has been registered on the Football Association's Register of Football Turf Pitches.

Reason: To ensure the development is fit for purpose and sustainable, provides sporting benefits and in accordance with Policies PP26 and PP27 of the Poole Local Plan (November 2018).

5. AA01 (Non-standard Condition)

Prior to the first commencement of use of the Artificial Grass Pitch hereby approved, a Community Use Agreement, prepared in consultation with Sport England, shall be submitted to, and approved in writing by, the Local Planning Authority. The Community Use Agreement shall include details of car parking provision, details of pricing policy, hours of use, access by non-educational establishment users, management responsibilities and a mechanism for review. The Artificial Grass Pitch shall subsequently not be used at any time other than in strict accordance with the approved Community Use Agreement.

Reason: To secure well managed safe community access to the sports facility/facilities, to ensure sufficient benefit to the development of sport and in accordance with the provisions of Policies PP26 and PP27 of the Poole Local Plan (November 2018).

6. AA01 (Non-standard Condition)

The use of the Artificial Grass Pitch, hereby approved, shall not take place other than between the hours of 08:00am to 10:00pm Mondays to Fridays and 08:00am to 06:00pm on Saturdays, Sundays and Bank Holidays.

Reason: In order to limit the use of the artificial turf pitch and floodlighting and their associated impacts on the amenities of nearby residential properties and in accordance with Policy PP27 of the Poole Local Plan (November 2018).

7. AA01 (Non-standard Condition)

The development hereby permitted shall be used in accordance with the St Aldhelm's Academy Code of Conduct (3G Artificial Grass Pitch (AGP), received 15/07/22 and the 3G STP Code of Conduct Handbook, May 2022, received 15/07/22.

Reason: To secure well managed safe community access to the sports facility/facilities, to ensure sufficient benefit to the development of sport and in accordance with the provisions of Policies PP26 and PP27 of the Poole Local Plan (November 2018).

8. AA01 (Non-standard Condition)

The noise levels associated with the use of the development hereby permitted, shall not exceed those shown on the approved plan Noise Assessment based on Sport England guidelines, Drg. no: MCA-MUK2688-15, rev. C, received 15/07/22.

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

9. HW100 (Parking/Turning Provision)

The development, hereby permitted, shall not be brought into use until the cycle parking shown on the approved plan (Drg. no: MCA-MUK2688-42, rev. D, received 15/07/22) has been constructed and made available for use. The implemented cycle parking provision shall be retained and kept available for those purposes at all times thereafter.

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

10. AA01 (Non-standard Condition)

Prior to the commencement of any part of the development hereby permitted, a Construction and Environment Management Plan ("CEMP") detailing a scheme for prevention of disturbance to badgers, shall be submitted to, and approved in writing by, the Local Planning Authority.

Prior to the first use of any part of the development, hereby permitted, all works (including works related to the creation of the bund and the associated landscaping of the site) shall be carried out in accordance with the approved CEMP (and at all times thereafter the works shall be retained, and the approved CEMP accorded with).

Any works identified within the CEMP as having impact on the integrity of the badger sett shall be carried out outside badger breeding season of 1st December to 30th June inclusive.

Reason: In order to prevent disturbance to the adjacent badger sett, in compliance with Protection of Badgers Act 1992 and in accordance with the provisions of Policy PP33 of the Poole Local Plan (November 2018).

11. AA01 (Non-standard Condition)

Prior to the commencement of any part of the development, hereby permitted, a biodiversity mitigation and enhancement plan shall be submitted to, and approved in writing by, the Local Planning Authority.

This plan shall include (but not be limited to) the mitigation and enhancement measures as specified in section 5 of 'Rossmore Leisure Centre Preliminary Ecological Appraisal' by RPS Group Ltd. The approved biodiversity and mitigation measures shall be implemented fully prior to the first use of the Artificial Grass Pitch hereby approved and shall thereafter be retained on site.

Reason: In the interest of providing necessary mitigation of the lost foraging habitat on site and to provide the biodiversity gain as set out in the National Planning Policy Framework (NPPF) 2021 (Section 15) and BSI 42020:2013 'Biodiversity - code of practice for planning and development' and in accordance with Policy PP33 of the Poole Local Plan (November 2018).

12. AA01 (Non-standard Condition)

No vegetation clearance of any part of the application site shall take place between 1st March to 31st August inclusive [for the purposes of any part of the development hereby permitted] without the prior written approval of the Local Planning Authority.

Reason: To prevent any disturbance to birds' nests as protected under Wildlife and Countryside Act 1981(as amended) and in accordance with the provisions of Policy PP33 of the Poole Local Plan (November 2018).

13. AA01 (Non-standard Condition)

Notwithstanding the details submitted within the Design and Access Statement, the floodlights hereby permitted shall:

- (a) not be used at any time between 1st May and 31st October (inclusive); and
- (b) between 1st November and 30th April (inclusive) not be used outside the following hours:
 - (i) Monday to Friday (inclusive) between dusk and 22:10 hours; and
 - (ii) Saturday to Sunday (inclusive) between dusk and 18:10 hours.

The flood lights shall be installed and thereafter at all times operated and maintained in accordance with the manufacturer's instructions provided that at no time shall they exceed the standards recommended by the Bat Conservation Trust (or any body replacing that Trust).

Reason: To prevent disturbance to birds' and bats' foraging habitats, as protected under Wildlife and Countryside Act 1981(as amended) and in accordance with Policy PP33 of the Poole Local Plan (November 2018).

14. AA01 (Non-standard Condition)

Prior to the first use of any part of the development, hereby permitted, a landscape management plan that includes long term design objectives, management responsibilities and maintenance schedules (including replacement of dead or dying plants) for all landscape areas as shown on approved plan ref: MCA-MUK2688-40, rev. E, received 22/09/22, together with a time period for the operation of the plan [not being less than 5 years from the date of first landscape planting], shall be submitted to, and approved in writing by, the Local Planning Authority. The landscape management plan shall thereafter be carried out as approved.

Reason: In the interests of visual amenity and to ensure that the approved turfing, seeding or landscaping is carried out at the proper times and to ensure the establishment and maintenance of all turfing, seeding or landscaping; to ensure the net gain of biodiversity on site and in accordance with the provisions of Policies PP27 and PP33 of the Poole Local Plan (November 2018).

15. AA01 (Non-standard Condition)

The construction of the development, hereby permitted, shall be implemented in strict accordance with the details of the Construction Phase Plan For Rossmore Leisure Centre, received 15/07/22.

Reason: In order that the Local Planning Authority may be satisfied that the adjacent Bourne Valley SSSI designations 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 Policies PP27, PP32 and PP33 of the Poole Local Plan (November 2018).

16. AA01 (Non-standard Condition)

The contractors' access and the contractors' compound, as shown on the approved plans, shall be used for the purposes of the construction of the development. Within 1 month of the completion of works on site, the contractors' access and compound shall be removed from the site and the land shall be brought back into its former state.

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

17. DR020 (Drainage)

The development, hereby approved, shall not be brought to use until drainage works have been carried out in accordance with the approved details (drawing no: MCA-MUK2688-03 rev F, received 12/10/22 and the Flood Risk Assessment and Storm Drainage Strategy, ref: R-00059-001-FRA-0, July 2022, received 15/07/22).

Reason: To ensure there is adequate provision of drainage facilities and in accordance with Policy PP38 of the Poole Local Plan (November 2018).

18. HW230 (Permeable surfacing condition)

All new 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).

19. AA01 (Non-standard Condition)

In the event that any contamination that has not previously been specifically identified within any document submitted to the Local Planning Authority as part of the application to which this approval relates is found during the implementation of the development hereby permitted then this shall be reported as soon as practicable (and in any event within two working days) to the Local Planning Authority and development on any part of the site that might be affected by it shall immediately be suspended and shall not recommence save to the extent as is necessary for the purposes of compliance with this condition until a risk assessment has been carried out and submitted to, and approved in writing by, the Local Planning Authority and either:

- (a) the Local Planning Authority has confirmed in writing that work can recommence without any further action; or
- (b) (i) detailed remediation scheme(s) in relating to that identified contamination, which include:
 - (A) an appraisal of remediation options;
 - (B) identification of the preferred option(s);
 - (C) the proposed remediation objectives and remediation criteria;
 - (D) a description and programme of the works to be undertaken; and
 - (E) a verification plan which sets out the measures that will be undertaken to confirm that the approved remediation scheme has achieved its objectives and remediation criteria;

have been submitted to, and approved in writing by, the Local Planning Authority and thereafter implemented in accordance with the approved scheme(s); and

(ii) there has been submitted to, and approved in writing by, the Local Planning Authority a verification report which identifies the results of any associated verification plan(s) and demonstrates and confirms that all the objectives and remediation criteria of the approved remediation scheme to which it relates have been met.

The assessments, schemes, plans and reports required for the purposes of this condition shall only be undertaken by a person whose qualifications and experience have been previously submitted to, and approved in writing by, the Local Planning Authority provided that the Local Planning Authority will not withhold consent of any person unless it is considered that the person is not suitably qualified or experienced for the carrying out of such activities.

Reason: To ensure that the risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecosystems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with the provisions of Policies PP27 and PP33 of the Poole Local Plan (November 2018).

20. PL01 (Plans Listing)

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

Proposed Site Layout with grass pitches, Drg. no: MCA-MUK2688-02, rev. F, received 15/07/22;

Proposed Drainage, Drg. no: MCA-MUK2688-03, rev. F, received 12/10/22;

Proposed Setting Out, Drg. no: MCA-MUK2688-04, rev. F, received 15/07/22;

Site Appraisal, Drg. no: MCA-MUK2688-05, rev. E, received 15/07/22;

Proposed Pitch Layout, Drg. no: MCA-MUK2688-07, rev. F, received 15/07/22;

Proposed Location Plan, Drg. no: MCA-MUK2688-08, rev. F, received 15/07/22;
 Proposed Fence Layout, Drg. no: MCA-MUK2688-09, rev. E, received 11/10/22;
 Elevations, Drg. no: MCA-MUK2688-10, rev. A, received 15/07/22;
 Line Marking, Drg. no: MCA-MUK2688-11, rev. A, received 15/07/22;
 Proposed Access Layout with SUMO Services, Drg. no: MCA-MUK2688-13, rev. I, received 11/10/22;
 Contractors Access/Compound Plan, Drg. no: MCA-MUK2688-14, rev. E, received 15/07/22;
 Noise Assessment based on Sport England guidelines, Drg. no: MCA-MUK2688-15, rev. C, received 15/07/22;
 Kerb Detail to Spectator Area, Drg. no: MCA-MUK2688-16, rev. A, received 15/07/22;
 Floodlight Base Detail, Drg. no: MCA-MUK2688-17, rev. A, received 15/07/22;
 Container Elevations, Drg. no: MCA-MUK2688-18, rev. A, received 15/07/22;
 Container Base, Drg. no: MCA-MUK2688-19, rev. A, received 15/07/22;
 Path Kerb Detail, Drg. no: MCA-MUK2688-20, rev. A, received 15/07/22;
 Duct Box Detail, Drg. no: MCA-MUK2688-21, rev. A, received 15/07/22;
 Feeder Pillar Detail, Drg. no: MCA-MUK2688-22, rev. A, received 15/07/22;
 Pitch Kerb and Infill Containment Barrier, Drg. no: MCA-MUK2688-23, rev. A, received 15/07/22;
 Kerb and Infill Containment Barrier to Spectator Area, Drg. no: MCA-MUK2688-24, rev. A, received 15/07/22;
 Matwell Detail Infill Retention (mesh gate), Drg. no: MCA-MUK2688-25, rev. A, received 15/07/22;
 Goal Recess Detail with Infill Containment Barrier, Drg. no: MCA-MUK2688-26, rev. A, received 15/07/22;
 Proposed Landscaping, Drg. no: MCA-MUK2688-40, rev. E, received 22/09/22;
 Existing Car Parking, Drg. no: MCA-MUK2688-42, rev. D, received 15/07/22;
 3G Pitch – 200lux, Drg. no: 1, received 15/07/22;
 Overview/Coverage, Drg. no: 1, rev. A, received 20/10/22;
 30cm Imagery Interpretation, Drg. no: 2, rev. A, received 20/10/22;
 70cm Imagery Interpretation, Drg. no: 3, rev. A, received 20/10/22;
 120cm Imagery Interpretation, Drg. no: 4, rev. A, received 20/10/22;
 Features, Drg. no: 5, rev. A, received 20/10/22; and
 Anomalies, Drg. no: 6, rev. A, received 20/10/22.

LED Area Flood Lighting (WAPA Series), WP100/WP075/WP050, by GigaTera, received 15/07/22;
 Design and Access Statement, ref. no: MCA-MUK2688-DAS, dated 17/06/22 and received 15/07/22;
 Design Statement (Lighting Design) prepared by Christy Lighting Masts Ltd, dated 12/07/22 and received 15/07/22;
 St Aldhelm's Academy 3G STP Code of Conduct Handbook, May 2022, received 15/07/22;
 Construction Phase Plan for Rossmore Leisure Centre, received 15/07/22;
 St Aldhelm's Academy 3G Artificial Grass Pitch (AGP) Code of Conduct, May 2022, received 15/07/22;
 Flood Risk Assessment and Storm Drainage Strategy, ref: R-00059-001-FRA-0, dated July 2022, received 15/07/22;
 Rossmore Leisure Centre Preliminary Ecological Appraisal, ref: ECO02637_871B, dated September 2022, received 01/09/22;

Rossmore Leisure Centre Badger Survey Report, ref: ECO02637_872A, dated September 2022, received 22/09/22; and
GPR Survey Report, ref: 10467, dated 20/10/22, received 20/10/22.

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

Informative Notes:

1. IN72 (Working with applicants: Approval)

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

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

Also:

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

2. IN84 (AA passed)

This application is subject to a project level Appropriate Assessment in accordance with the Conservation of Habitats and Species Regulations 2017, concluding that the likely significant effects arising from the development can be mitigated and have been mitigated ensuring there would not be an adverse effect on the identified designated sites of Nature Conservation Interest.

3. TPTWI (Disturbance of Wildlife)

It is an offence under the Wildlife and Countryside Act 1981 to disturb roosting bats or nesting birds. Additionally, under The Conservation of Habitats and Species Regulations 2017 it is an offence to destroy a bat roost or kill a bat; including bat roosts in trees. It is advisable to consult your tree surgeon or consultant to agree an acceptable time for carrying out any work. Currently bird nesting season is regarded as 1st March to 31st August inclusive, but law applies to bird nests throughout year when active. Wildlife and habitat controls are administered by Natural England who can be contacted on 0300 060 3900 enquiries@naturalengland.org.uk

4. IN21 (Protection of Bats)

There is evidence that bats are foraging within the site. All bats are fully protected under the Wildlife & Countryside Act 1981. Section 9 of the act makes it an offence to intentionally kill, injure or disturb a bat and to damage, destroy or obstruct access to any structure that is used by bats for roosting. Under the provisions of the Wildlife & Countryside Act 1981 you must consult Natural England, Dorset Hampshire & Isle of Wight Team, Rivers House, Sunrise Business Park,, Higher Shaftesbury Rd, Blandford Forum DT11 8ST before proceeding with the development authorised by this notice.

5. IN22 (Protection of Badgers)

The attention of the applicant is drawn to the fact that if badgers are found to be present on the site, they are subject to protection under the Badgers Act 1992. Under this Act, no works which may cause disturbance to badgers may be carried out without a License issued by English Nature. A License will also be required if works are to be carried out which involve destruction of a badger sett and this will normally involve arrangements for badger translocation. There is a closed season for works involving setts from December to June. You are advised to contact English Nature as soon as possible if badgers are found to be present. Necessary arrangement can take a considerable time to conclude and delays are likely if sufficient time is not allowed. The applicant is advised to contact Natural England, Dorset Hampshire & Isle of Wight Team, Rivers House, Sunrise Business Park, Higher Shaftesbury Rd, Blandford Forum DT11 8ST for further advice.

6. IN00 (Non-Standard Informative)

The applicant is advised that pitches to be used for Step 1 and Step 2 level football matches should be built in accordance with FIFA Quality Concept for Football Turf - FIFA Quality Pro and Steps 3 to 6 should be built in accordance with FIFA Quality as a minimum and tested annually as per league rules.

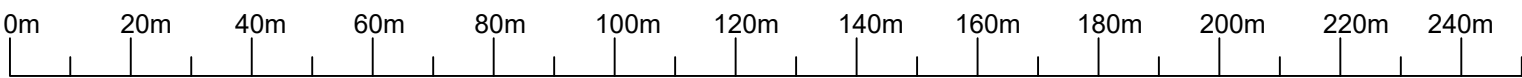
7. IN00 (Non-Standard Informative)

The applicant is advised that for the purposes of Condition 13, the term “dusk” means one hour before sunset at the application site.

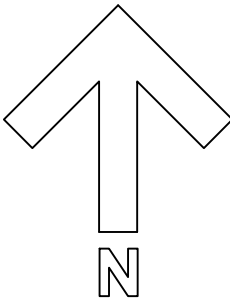
Background Documents:

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

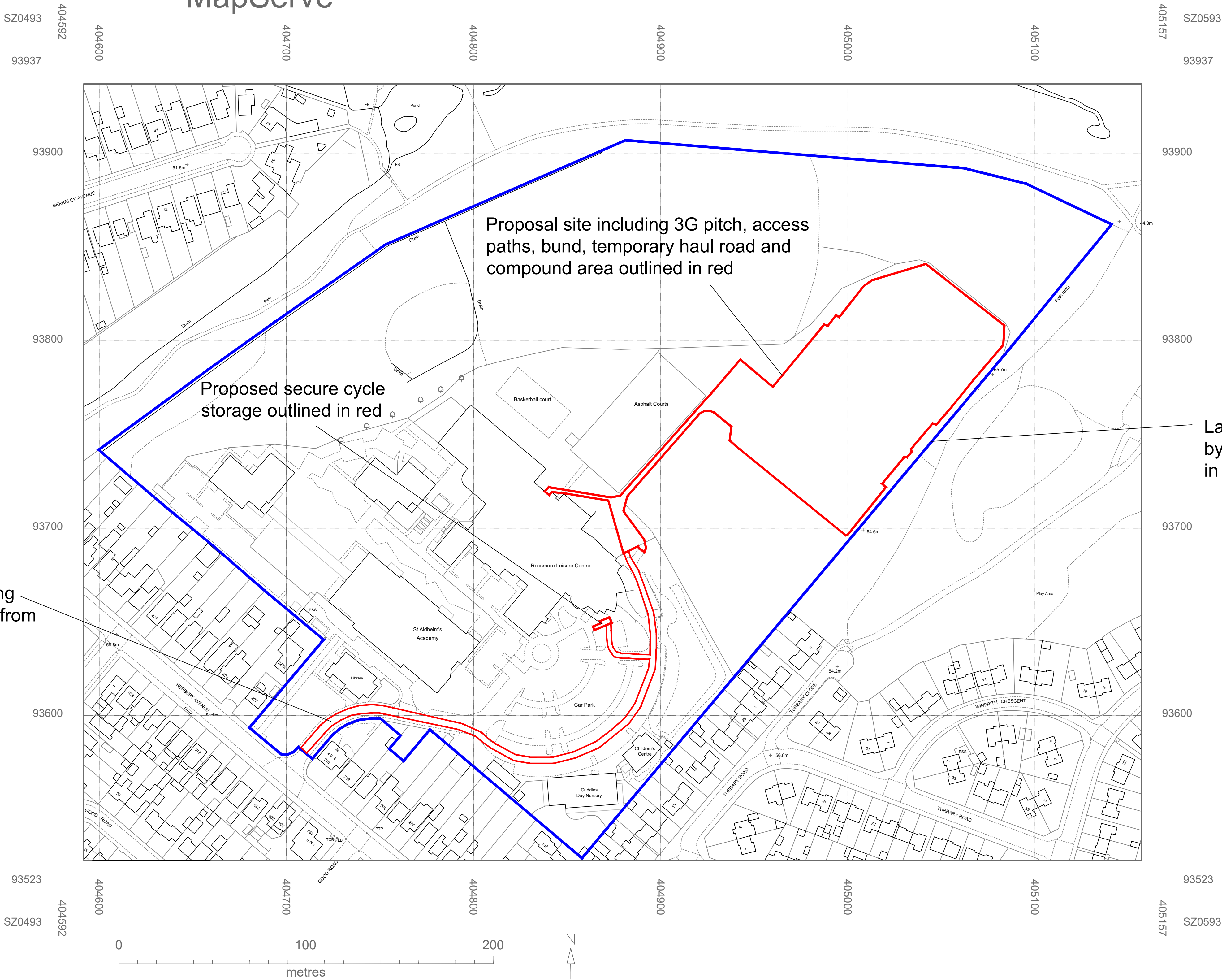
Case Officer Report Completed: 28/10/22
Officer: Monika Kwiatkowska
Date: 28/10/22



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MapServe



NOTES

Rev	Amendment	Date	By
-	Initial Issue		

Client
Bournemouth, Christchurch and Poole Council

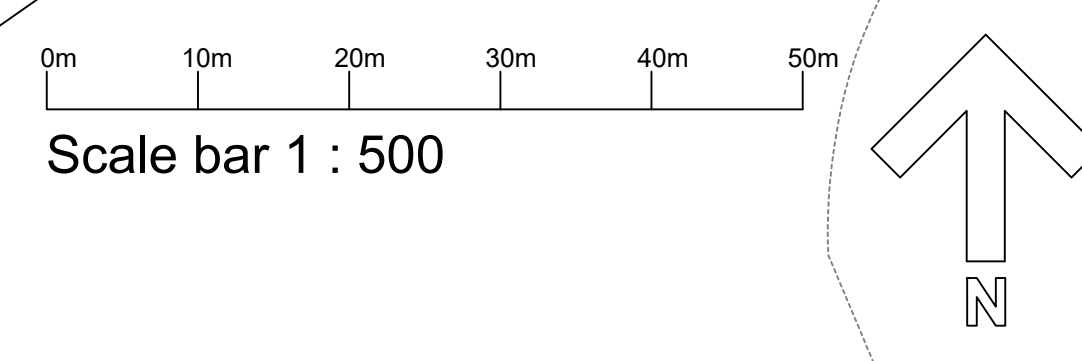
Project
FA Framework 3G STP
St. Aldhelm's Academy /
Rossmore Leisure Centre

Drawing
Proposed Location Plan



Drawn	NJM	Date	24-05-22	Scales	1:1250
Checked		Plot No	01	Prelim	Check

Job No	Drawing No	Rev
	MCA-MUK2688-08	F



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N
Drain

Basketball court

Existing path to Courts retained

Access to grass area

Asphalt Courts

Entrance to STP for community and academy use

Entrance to STP for maintenance and emergency access

New access to STP

New gate

11 V 11 Grass pitch

Access to grass pitch

Relocated gate within existing fenceline

Rossmore Leisure Centre

Community access via Leisure Centre reception

Emergency and maintenance access from existing car park area

1 no.10 cycle hoop stand

1 no.new cycle shelter for 12 no. cycles

17 no. existing Leisure Centre cycle hoops

Existing Leisure Centre car park providing 163 car parking spaces (151 standard and 12 disabled)

Children's Centre

Cuddles Day Nursery

Herbert Avenue

Access off Herbert Avenue to existing car park area

8 no. existing academy cycle hoops

41 no. standard car parking spaces used by Academy in school hours and available to Leisure Centre out of school hours

4 no. existing Academy disabled parking spaces

Coach/mini bus setting down

8 no. existing academy cycle hoops

St Aldhelm's Academy

Library

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TURBARY CLOSE

TURBARY ROAD

Bourne Valley Nature Reserve

Entrance to STP for community and academy use

Entrance to STP for maintenance and emergency access

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Rev	Amendment	Date	By
1	Initial Issue		

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Bournemouth, Christchurch
and Poole Council

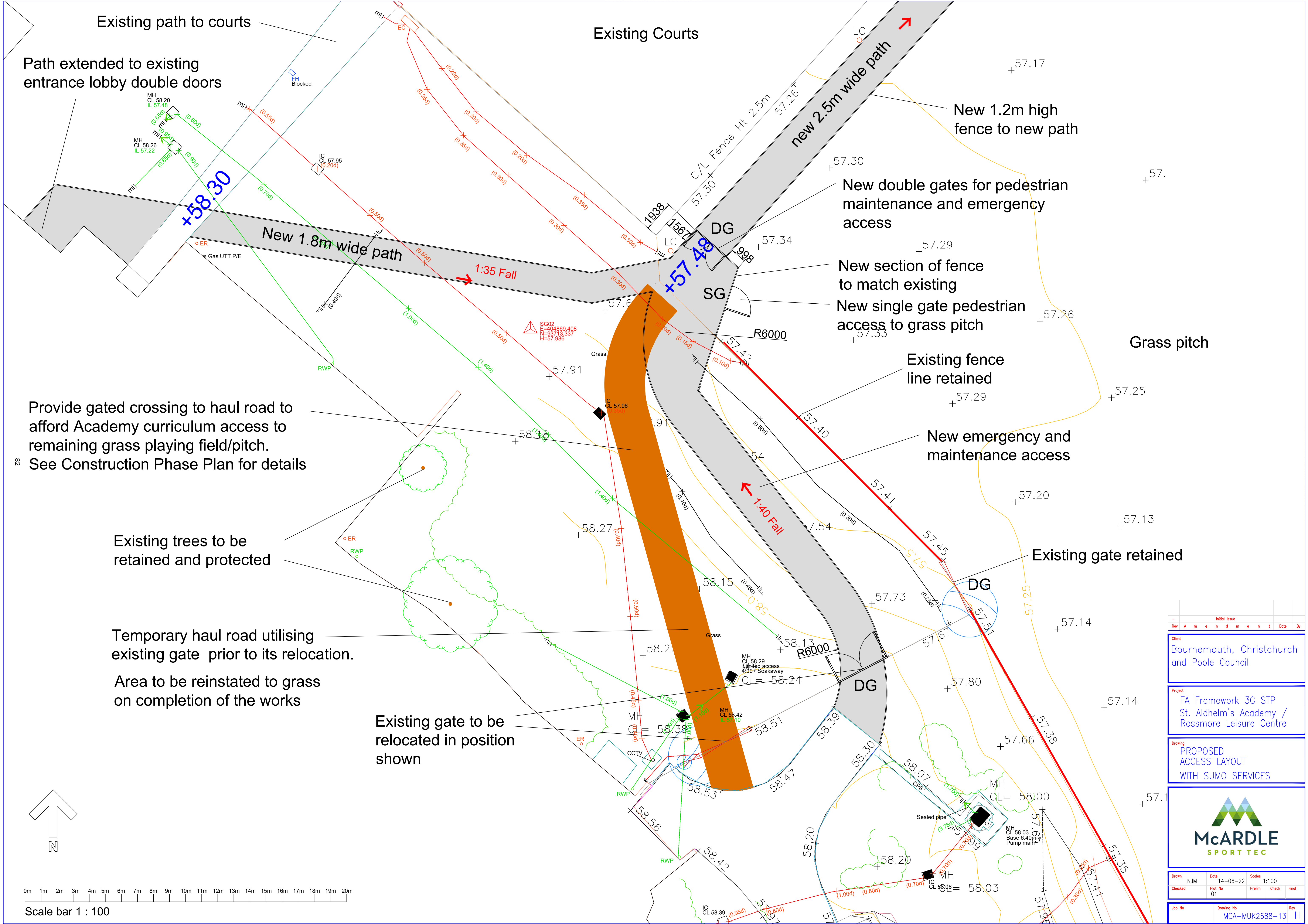
Project
FA Framework 3G STP
St. Aldhelm's Academy /
Rossmore Leisure Centre

Drawing
Proposed Site Layout
with grass pitches

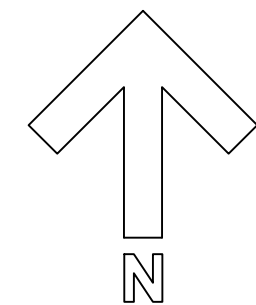


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Checked		Plot No	01	Prelim	Check


Job No	Drawing No	Rev
	MCA-MUK2688-02	F

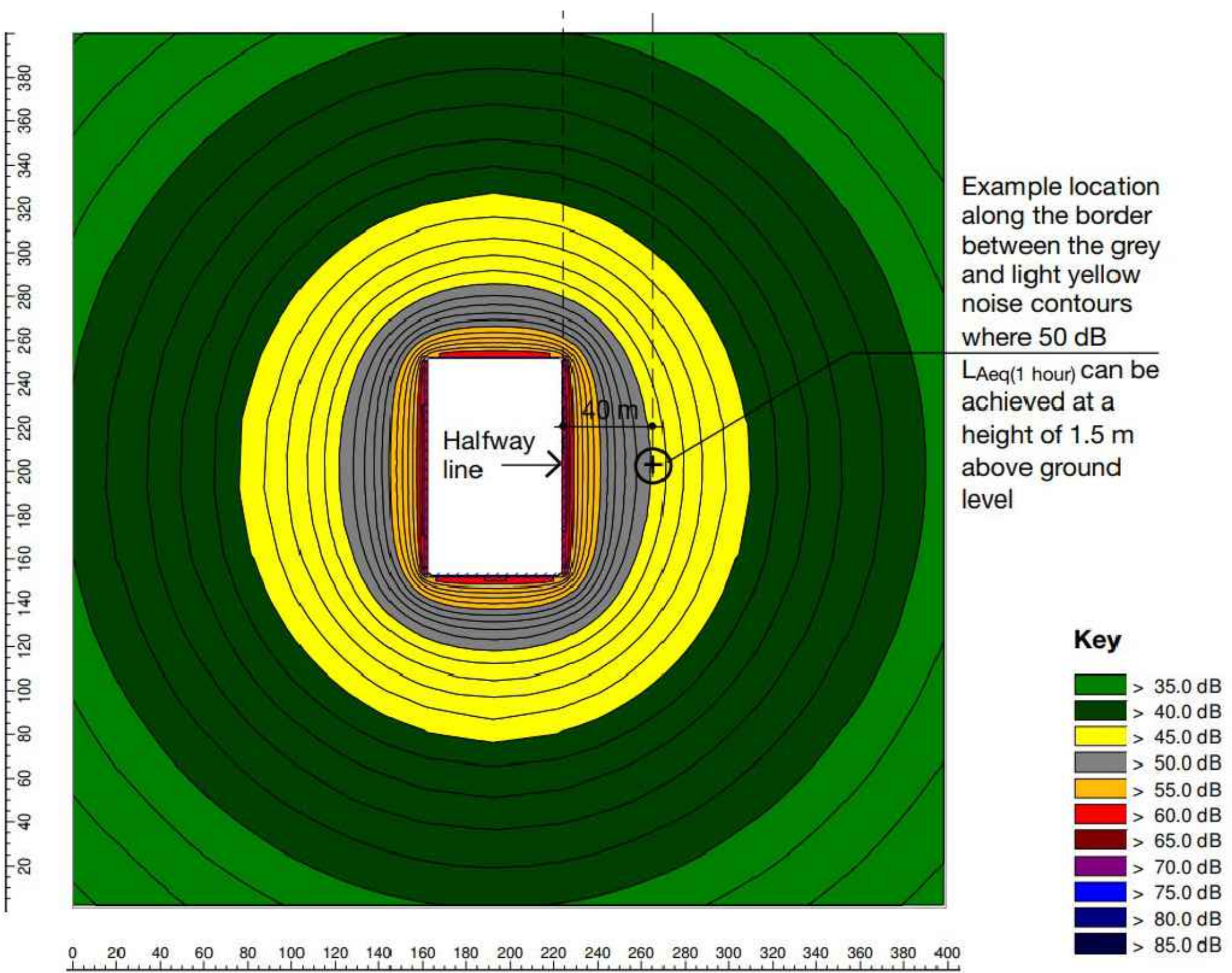
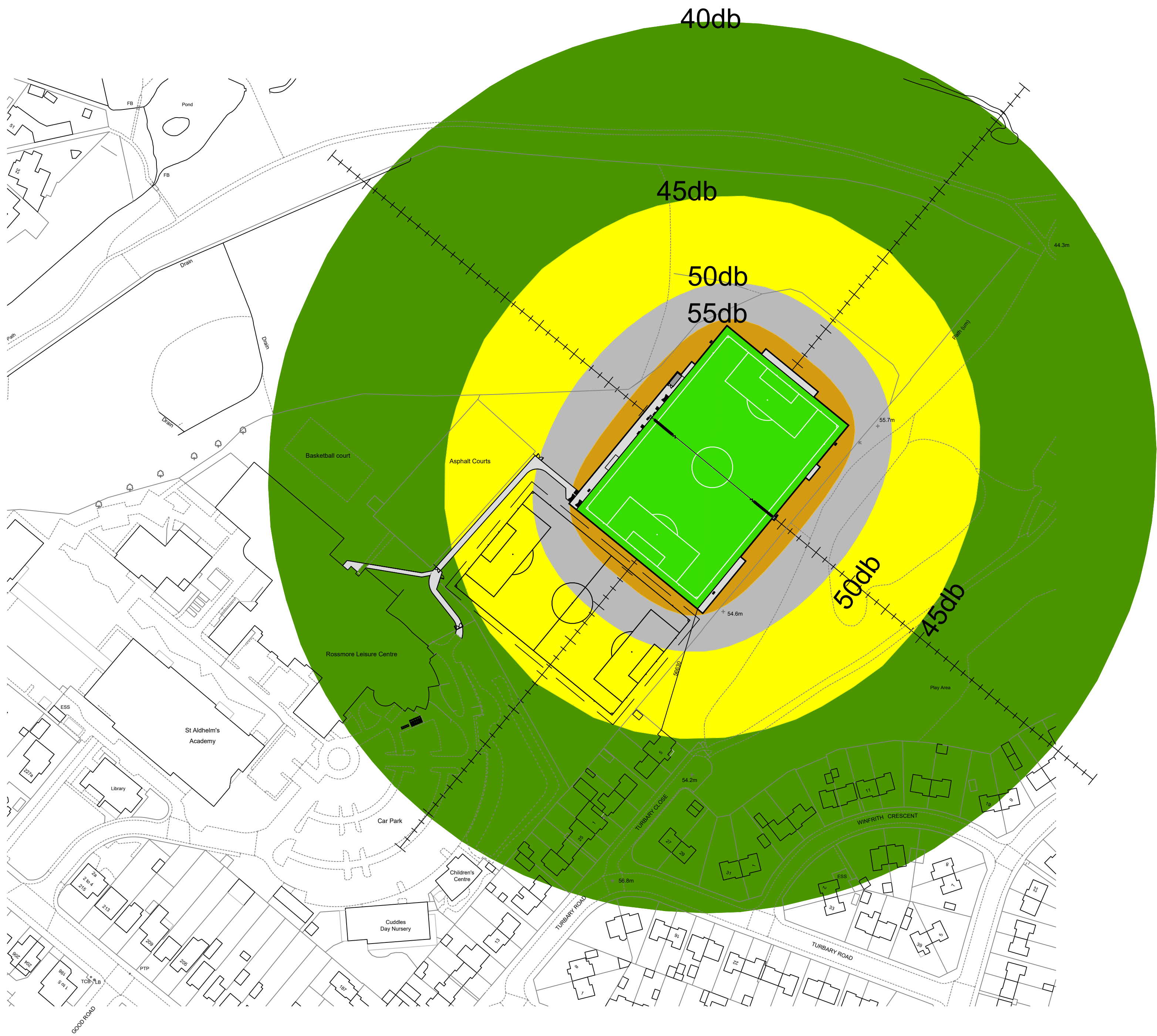
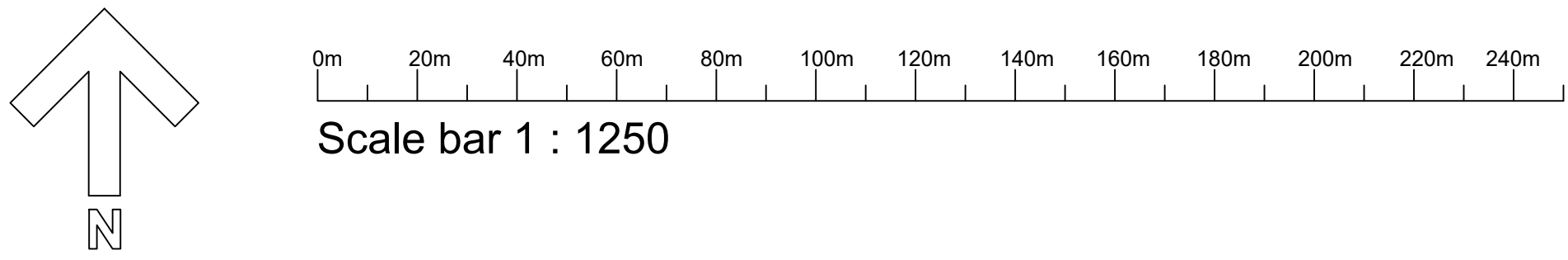


82



Scale bar 1 : 100

Initial Issue											
Rev	A	m	e	n	d	m	e	n	t	Date	By
Client											
Bournemouth, Christchurch and Poole Council											
Project											
FA Framework 3G STP St. Aldhelm's Academy / Rossmore Leisure Centre											
Drawing											
PROPOSED ACCESS LAYOUT WITH SUMO SERVICES											
											
Drawing											
Drawn		NJM		Date		14-06-22		Scales		1:100	
Checked		Plot No 01		Prelim		Check		Final			
Job No				Drawing No		MCA-MUK2688-13		Rev		H	



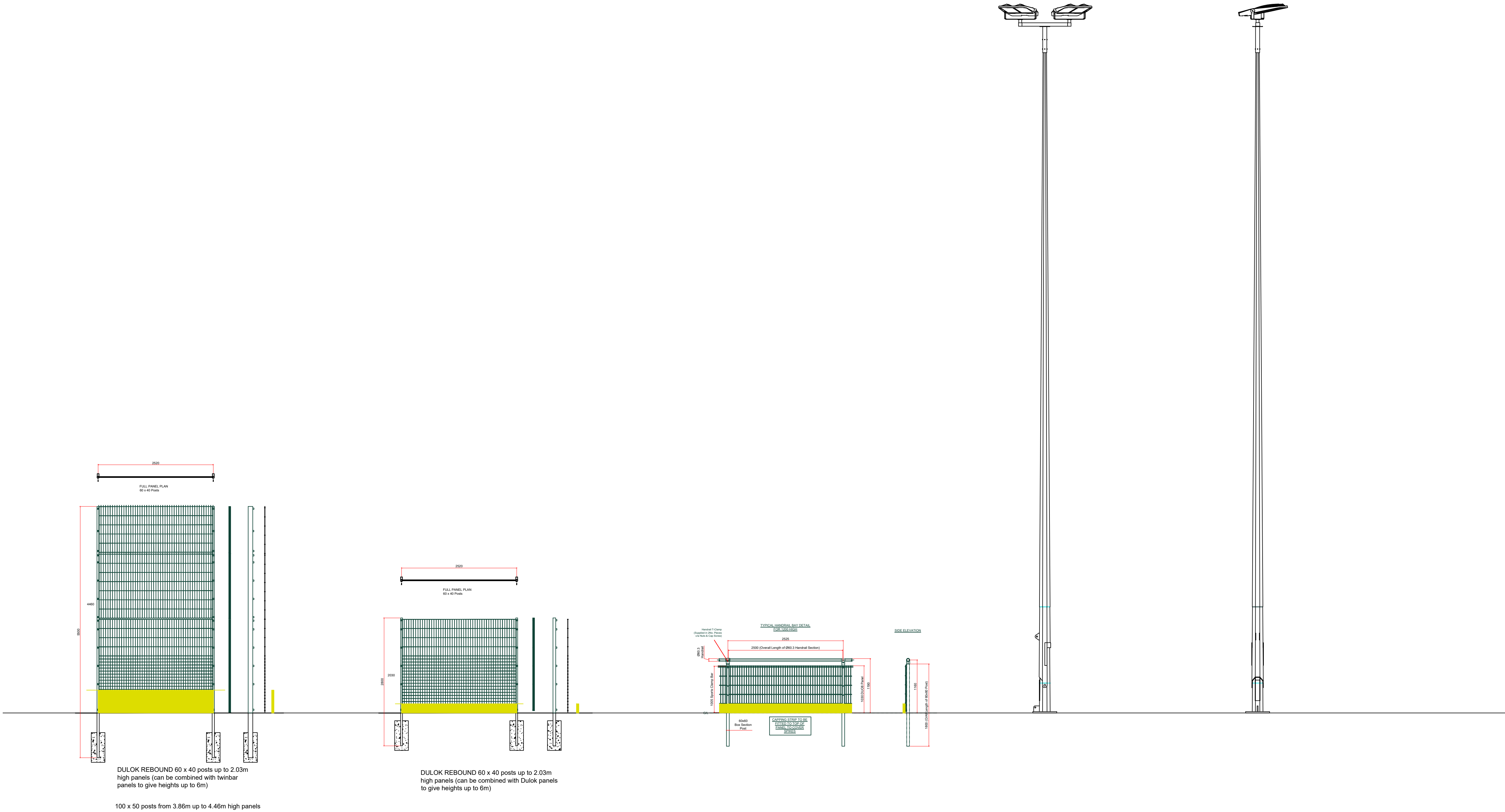
Sport England Artificial Grass Pitch (AGP)
Acoustics guidance

Initial Issue											
Rev	A	m	e	n	d	m	e	n	t	Date	By
Client Bournemouth, Christchurch and Poole Council											
Project FA Framework 3G STP St. Aldhelm's Academy / Rossmore Leisure Centre											
Drawing Noise Assessment based on Sport England guidelines											
Drawn		HJ		Date		21-06-22		Scales		1:1250	
Checked		01		Plot No		01		Prelim		Check Final	
Job No				Drawing No		MCA-MUK2688-15		Rev		C	



Scale bar 1 : 50

NOTES



Front view
4.5m high ball stop
fence around pitch
with 500mm high
infill retaining boards

Front view
2m high ball stop
fence around goal
storage area in
spectator area with
200mm high infill
retaining boards

Front view
1.2m high spectator
fence with 200mm
high infill retaining
boards

Front view
15m high
floodlight mast
with luminaries

Side view
15m high
floodlight mast
with luminaries

Client

Bournemouth, Christchurch
and Poole Council

Drawing

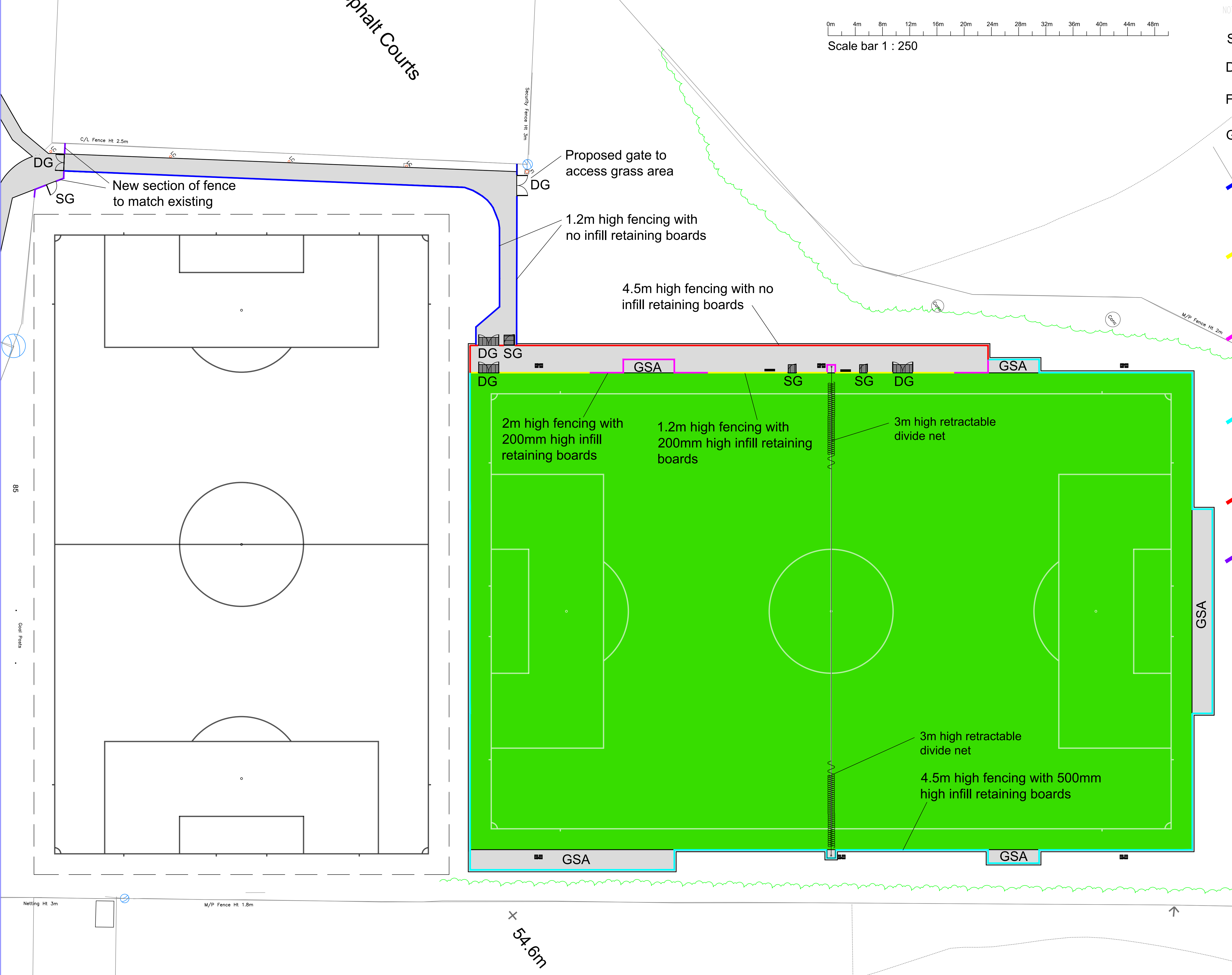
STANDARD DRAWING
St. Aldhelm's Academy /
Rossmore Leisure Centre

Drawing

ELEVATIONS



Drawn	NJM	Date	24-05-22	Scales	1:50
Checked		Plot No	01	Prelim	Check
Job No		Drawing No	MCA-MUK2688-10	Rev	A



- NOTES
- SG Single Gate
 - DG Double Gate
 - FL Floodlight column
 - GSA Goal Storage Area
 - 1.2m high fencing with no infill retaining boards
 - 1.2m high fencing with 200mm high infill retaining boards
 - 2m high fencing with 200mm high infill retaining boards
 - 4.5m high fencing with 500mm high infill retaining boards
 - 4.5m high fencing with no infill retaining boards
 - New section of fence to match existing

Rev	Amendment	Date	By
-	Initial Issue		

Client:
Bournemouth, Christchurch and Poole Council

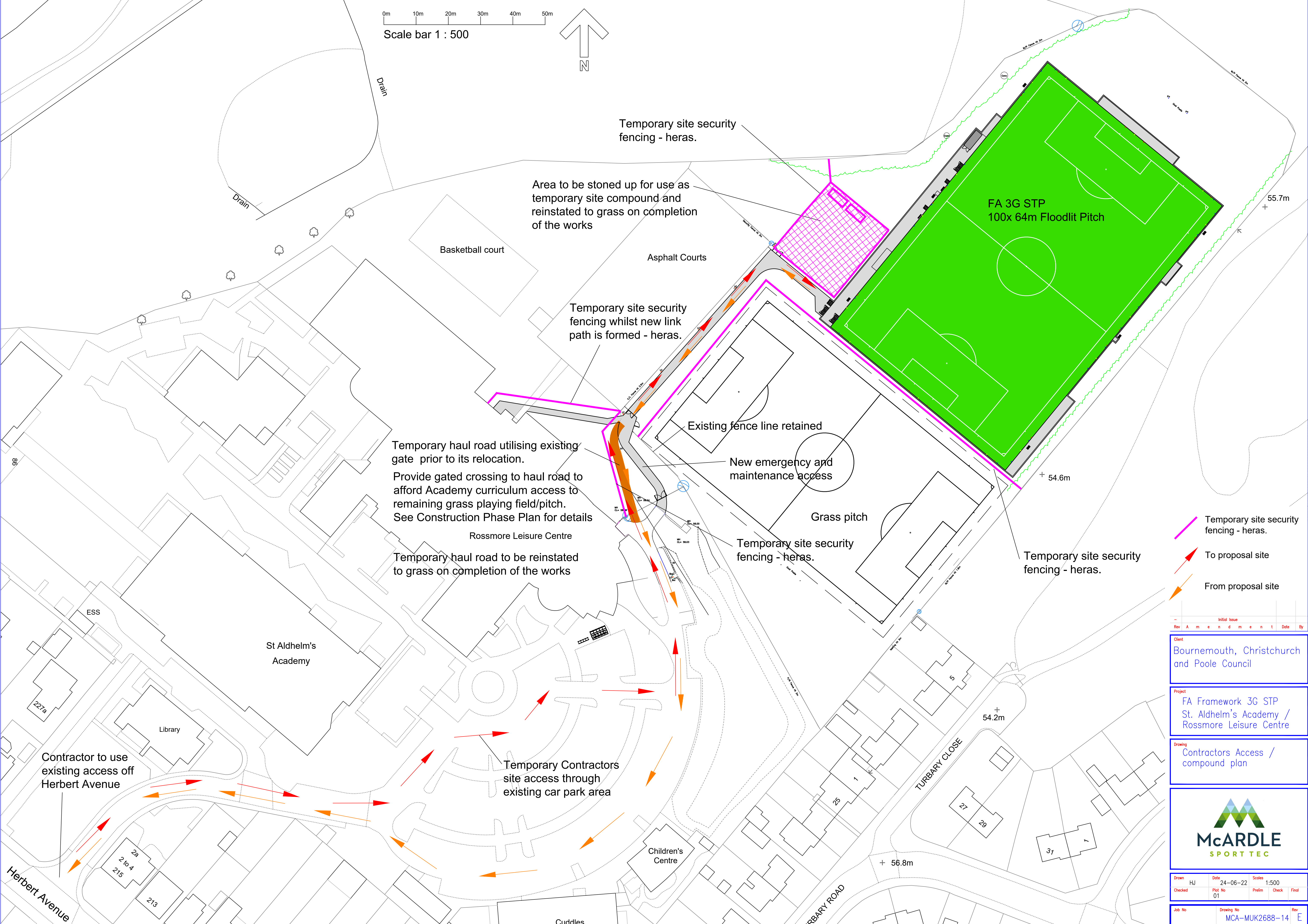
Project:
FA Framework 3G STP
St. Aldhelm's Academy /
Rossmore Leisure Centre

Drawing:
Proposed Fence Layout

Drawn	Date	Scales
NJM	24-05-22	1:250

Checked	Plot No	Prelim	Check	Final
	01			

Job No	Drawing No	Rev
	MCA-MUK2688-09	D



- Temporary site security fencing - heras.
- To proposal site
- From proposal site

Rev	Amendment	Date	By
-	Initial Issue		

Client
Bournemouth, Christchurch and Poole Council

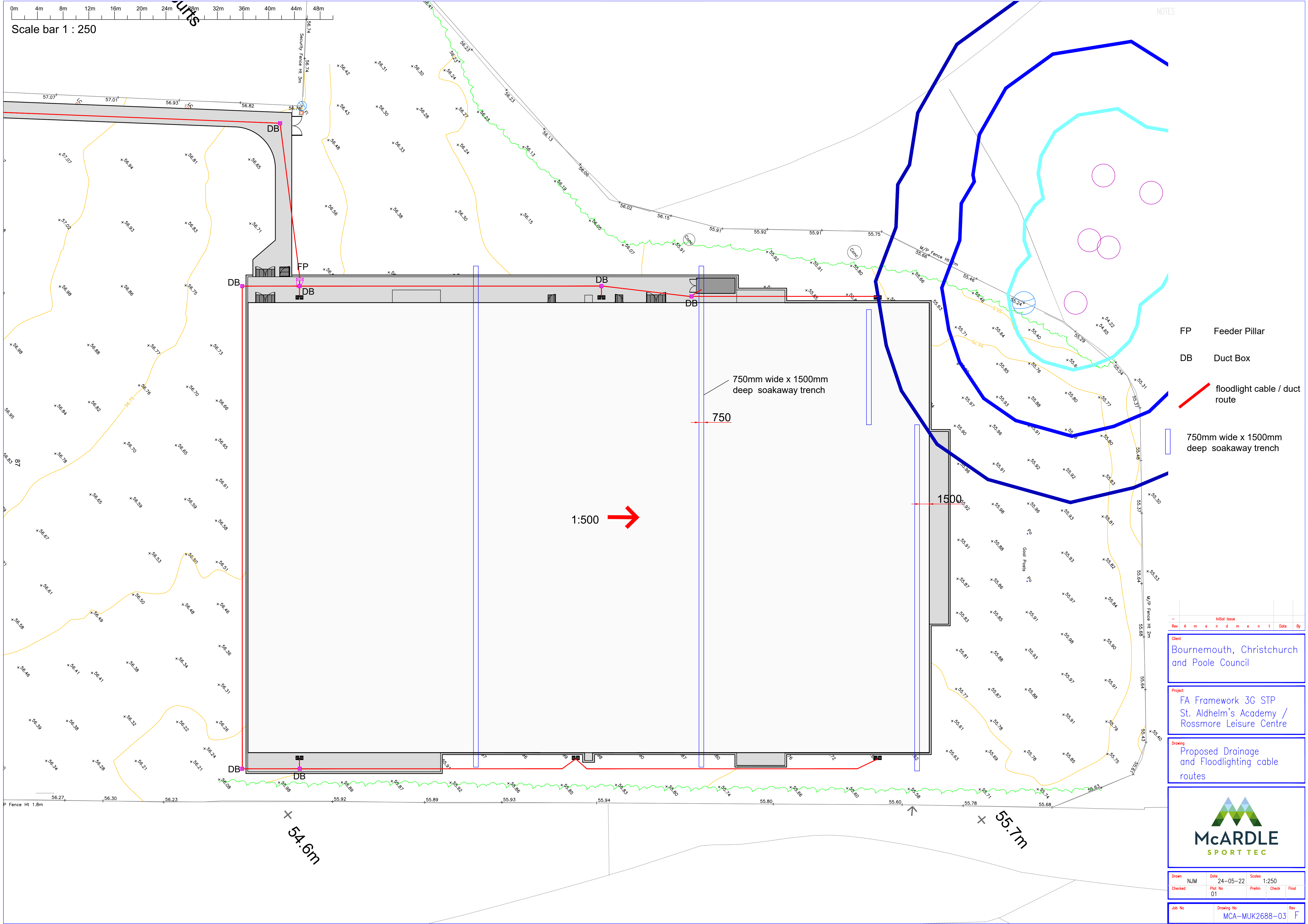
Project
FA Framework 3G STP
St. Aldhelm's Academy /
Rossmore Leisure Centre

Drawing
Contractors Access /
compound plan



Drawn	HJ	Date	24-06-22	Scales	1:500
Checked		Plot No	01	Prelim	Check

Job No	Drawing No	Rev
	MCA-MUK2688-14	E



NOTES

FP Feeder Pillar

DB Duct Box

floodlight cable / duct route

750mm wide x 1500mm deep soakaway trench

Initial Issue

Client
Bournemouth, Christchurch and Poole Council

Project
FA Framework 3G STP
St. Aldhelm's Academy /
Rossmore Leisure Centre

Drawing
Proposed Drainage
and Floodlighting cable
routes



Drawn: NJM Date: 24-05-22 Scales: 1:250
Checked: Plot No: 01 Prelim Check Final

Job No: Drawing No: MCA-MUK2688-03 Rev: F



Outline Specification : Soft Landscape Works

Planting:

All Plants and planting to comply with current BS specification including BS3936:(1992) Part 1 'Nursery Stock' Part II & Part IV 1984. Where applicable BS4428 (1989). Code of practice for general landscape operations.

Ecology requirements:

All the relevant UK & EU legislation relating to protection and enhancement of ecology to be complied with during the design and construction process. Soft landscape works to be programmed to minimise disturbance to wildlife where works are in association with existing habitat.

Topsoil requirements:

Topsoil requirements to BS3882:2007
Topsoil depth to grass areas 150mm min.
Topsoil depth to native shrub areas and shrub planted area = 450mm

Seeding:

Seeding shall take place during April or September, unless otherwise directed. Seeding shall be in accordance with BS3669 'Turf for general purposes'. Seed mix to be applied at the rate specified in the schedule.

Maintenance:

For 5 years following practical completion, maintain all planted areas in a weed and litter free condition, to include watering, pruning, pest and disease control. In accordance with the schedule of landscape maintenance approved by the local planning authority.

Shaded Areas Mix

JC7



Specification

Soil type	Good/Damp
Maximum height	150cm
Flowering times	Apr – Sept
Coverage	1.5 – 2g/m²
Frequency	Perennials/Biennials/Annuals
Shade	☀ ☀ ☀ ☀ ☀
Sun	☀ ☀ ☀ ☀ ☀
Drainage	☀ ☀ ☀ ☀ ☀
Colours	☀ ☀ ☀ ☀ ☀
Pollinator forage	☀ ☀ ☀ ☀ ☀
Suitability:	Plants particularly found in shade and partial shade.
NBS clause:	45-40-75/303 Wildflower Seed Mix
G30 Seeding/Turfing	– 312



Ragged Robin
Lychnis flos-cuculi
Prefers wet dappled shade areas, such as fens, marshes and damp meadows. 'Wriggly' pink flower petals make this a really attractive perennial.

Recipe

Agrimony	10.00%
Mustard; Garlic	8.50%
Bluebell; English	7.50%
Campan; Red	7.50%
Vetch; Tufted	7.50%
Avens; Wood	6.00%
Hedge-parsley; Upright	6.00%
Selfheal	6.00%
Bedstraw; Hedge	5.50%
Meadowsweet	5.50%
Angelica; Wild	4.50%
Woundwort; Hedge	4.50%
Ramsons	4.00%
Foxglove	2.75%
Betony	2.50%
Ragged-Robin	2.50%
St John's Wort; Perforate	2.00%
Bellflower; Nettle-leaved	1.50%
Hemp Nettle; Common	1.50%
Sage; Wood	1.50%
Columbine	1.25%
Stitchwort; Greater	1.00%
Primrose	0.50%

www.johnchamberswildflowers.co.uk / 21

Grasses

%	Latin name	Common name
8	Agrostis capillaris	Common Bent
2	Anthoxanthum odoratum	Sweet Vernal-grass (w)
3	Briza media	Quaking Grass (w)
24	Cynosurus cristatus	Crested Dogstail
18	Festuca ovina	Sheep's Fescue
24	Festuca rubra	Red Fescue
1	Trisetum flavescens	Yellow Oat-grass (w)
80		

Sowing Rates

kg/ha	kg/acre	g/m²	Order Mixture
40	16	4	Order this mixture

Growing guide

Ground preparation

Endeavour to [select ground](#) that is not highly fertile and does not have a problem with perennial weeds. Good preparation is essential to success so aim to control weeds and produce a good quality seed bed before sowing.

To prepare a seed bed first remove weeds using repeated cultivation. Then plough or dig to bury the surface vegetation, harrow or rake to produce a medium tilth, and roll, or tread, to produce a firm surface. Loamy soils are easily worked and can usually be prepared for seeding in either the autumn or spring.

Management once established

In the second and subsequent years EM5 sowings can be managed in a number of ways which, in association with soil fertility, will determine the character of the grassland. The best results are usually obtained by traditional meadow management based around a main summer hay cut in combination with autumn and possibly spring mowing or grazing.

Meadow grassland is not cut or grazed from spring through to late July/August to give the sown species an opportunity to flower. After flowering in July or August take a 'hay cut': cut back with a scythe, petrol trimmer or tractor mower to c 50mm. Leave the 'hay' to dry and shed seed for 1-7 days then remove from site.

Mow or graze the re-growth through to late autumn/winter to c 50mm and again in spring if needed.

Loamy soils tend to be more fertile, encouraging the growth of grasses. Increasing the frequency of mowing or grazing to remove surplus grass can help to maintain a balanced sward structure with a good flower content.

[\(more on grassland management\)](#)

EM5 is a complete mix composed of 20% native wild flowers and 80% slow growing grasses (by weight). The flower and grass components are also available to order separately as [EM5F](#) for the flower component and [EG5](#) for the grass component.

Sowing

Seed is best sown in the autumn or spring but can be sown at other times of the year if there is sufficient warmth and moisture. The seed must be surface sown and can be applied by machine or broadcast by hand. To get an even distribution and avoid running out divide the seed into two or more parts and sow in overlapping sections. Do not incorporate or cover the seed, but firm in with a roll, or by treading, to give good soil/seed contact. [\(more on sowing\)](#)

Aftercare

First year management

Most sown meadow wild flower and grass species are perennial; they will be slow to germinate and grow and will not usually flower in their first growing season. There will often be a flush of annual weeds from the soil in the first growing season which may grow up and obscure the meadow seedlings beneath. This annual weed growth is easily controlled by topping or mowing.

Mow newly sown meadows regularly throughout the first year of establishment to a height of 40-60mm, removing cuttings if dense. This will control annual weeds and help maintain balance between faster growing grasses and slower developing wild flowers.

Avoid cutting in the spring and early summer if the mixture has been sown with a [nurse cover of cornfield annuals](#), or is autumn sown and contains Yellow Rattle. These sown annuals should be allowed to flower, then in mid-summer cut back and the cut vegetation removed. It is important to cut back cornfield annuals before they die back, set seed or collapse; this cut will reveal the developing meadow mixture and give it the space it needs to develop.

Dig out any residual perennial weeds such as docks.

EM5 – MEADOW MIXTURE FOR LOAMY SOILS

Composition

EM5 contains a good range of the wild flowers and grasses once common in unimproved flower-rich lowland meadows. Loamy soils are medium textured soils: a mixture of clay, silt and sand with none predominating. They are usually found in low lying areas developed from alluvium and other material, frequently over chalky or limestone bedrocks and so are often neutral to alkaline.

Wild Flowers

%	Latin name	Common name
0.3	Achillea millefolium	Yarrow
0.5	Agrimonia eupatoria	Agrimony
0.2	Betonica officinalis - (Stachys officinalis)	Betony
4	Centaurea nigra	Common Knapweed
0.5	Centaurea scabiosa	Greater Knapweed
1.5	Daucus carota	Wild Carrot
1	Knautia arvensis	Field Scabious
3	Leucanthemum vulgare	Oxeye Daisy - (Moon Daisy)
1	Medicago lupulina	Black Medick
2.5	Potentium sanguisorba - (Sanguisorba minor)	Salad Burnet
4	Prunella vulgaris	Selfheal
1	Ranunculus acris	Meadow Buttercup
0.5	Rumex acetosa	Common Sorrel
20		

< PREVIOUS | NEXT >

IMAGES



Client

Bournemouth, Christchurch and Poole Council

Project

FA Framework 3G STP
St. Aldhelm's Academy /
Rossmore Leisure Centre

Drawing

Proposed Landscaping



Drawn

HJ

Date

24-06-22

Scales

1:500

Checked

Plot No

01

Prelim

Check

Final

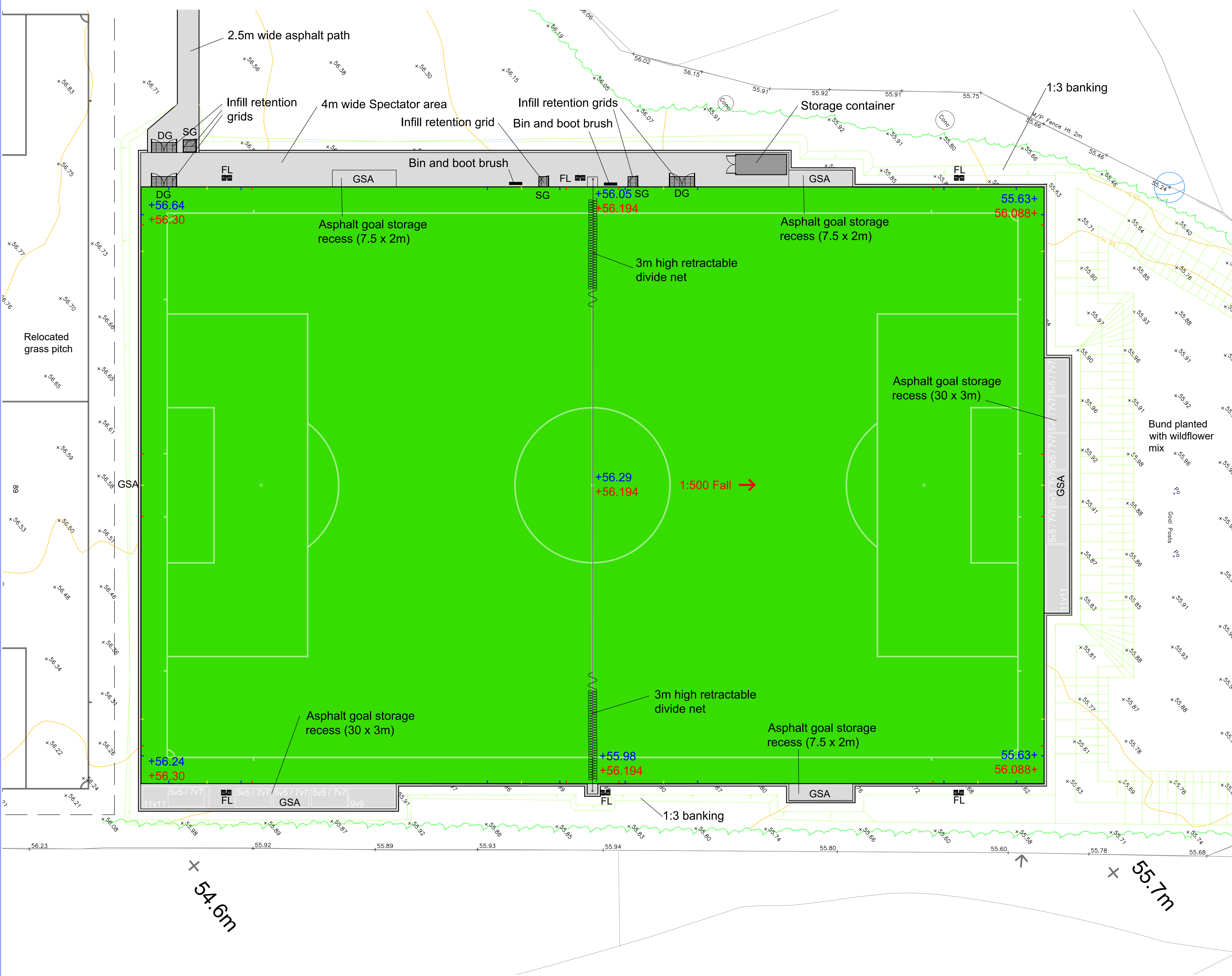
Job No

Drawing No

MCA-MUK2688-40

Rev

E



- NOTES
- SG Single Gate
 - DG Double Gate
 - FL Floodlight column
 - GSA Goal Storage Area
 - +56.24 Existing Level
 - +56.30 Proposed level

Initial Issue											
Rev	A	m	e	n	d	m	e	n	t	Date	By
Client Bournemouth, Christchurch and Poole Council											
Project FA Framework 3G STP St. Aldhelm's Academy / Rossmore Leisure Centre											
Drawing Proposed Pitch Layout											
Drawn NUM		Date 24-05-22		Scales 1:200							
Checked 01		Plot No 01		Prelim		Check		Final			
Job No		Drawing No MCA-MUK2688-07		Rev F							

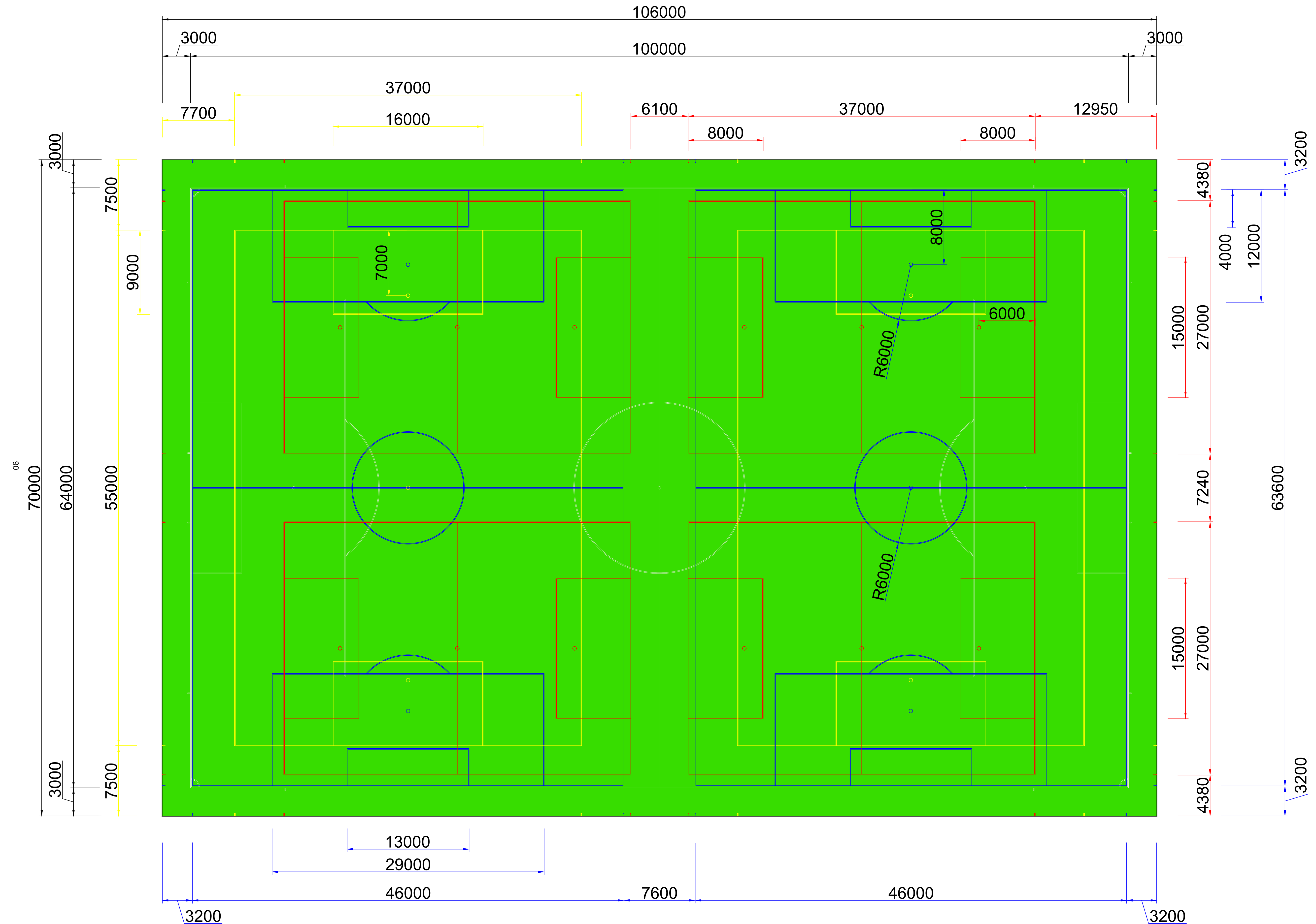


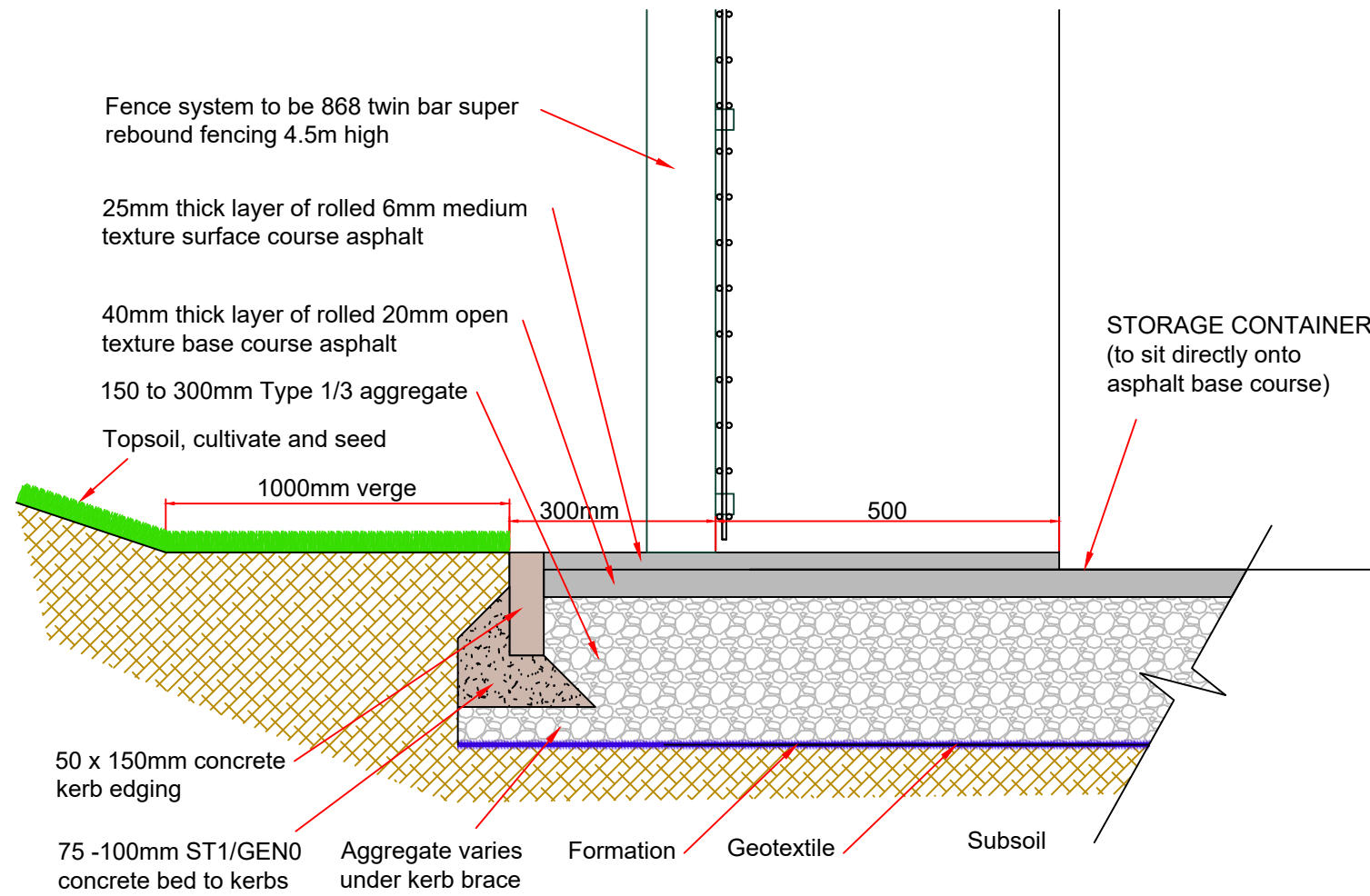
INLAID LINES

PAINTED LINES

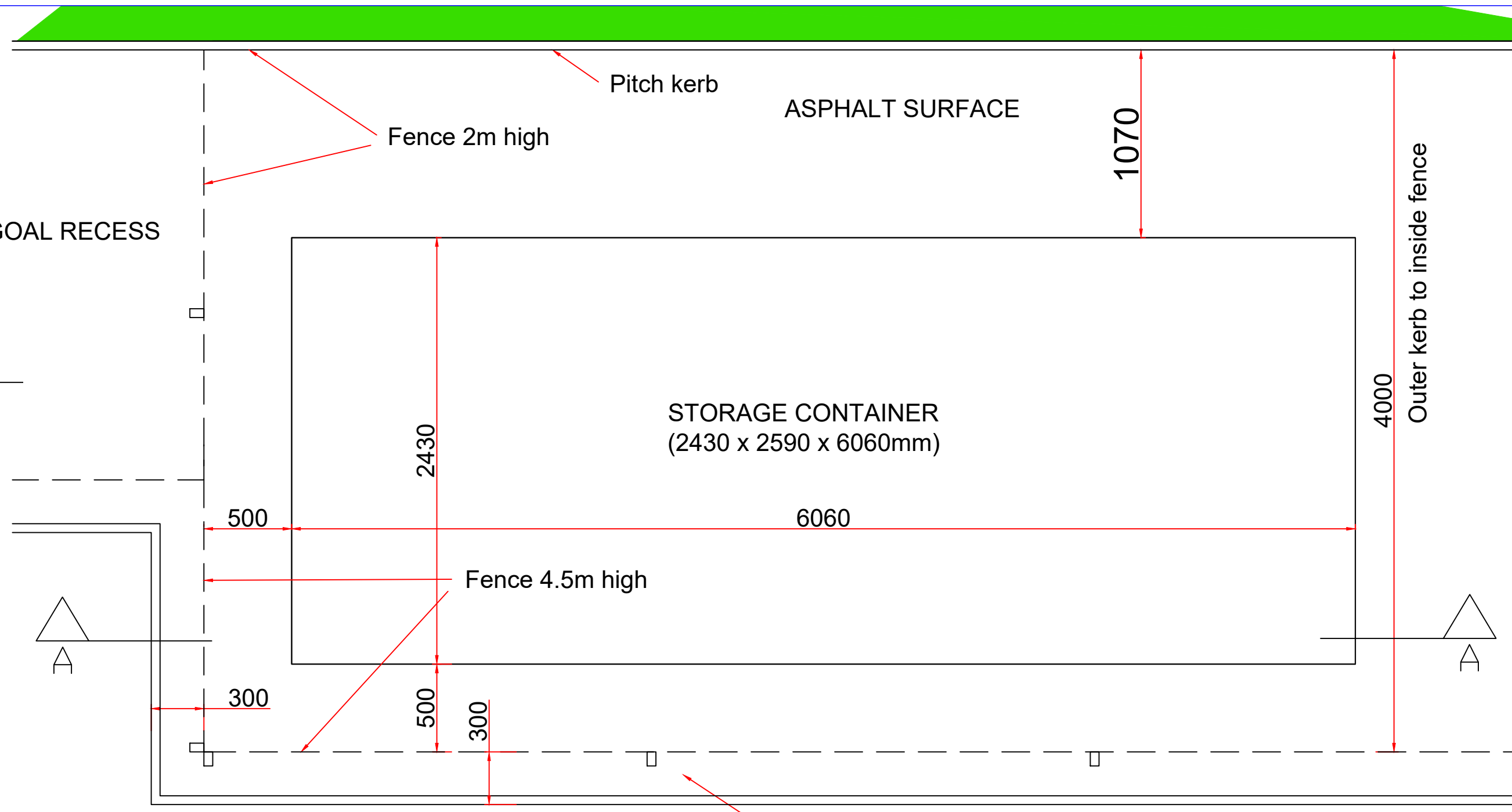
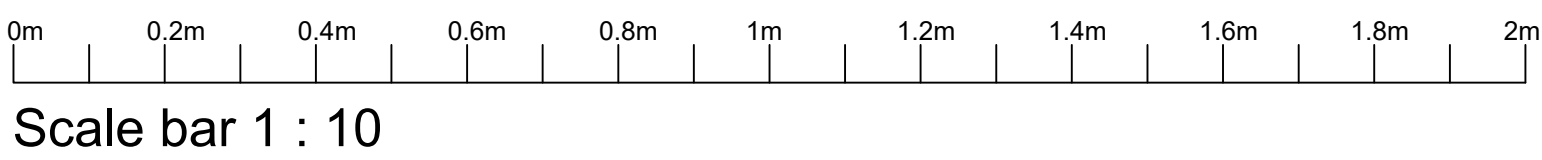
Dimensions to outside of lines

Job No	Drawing No	Rev
	MCA-MUK2688-11	A

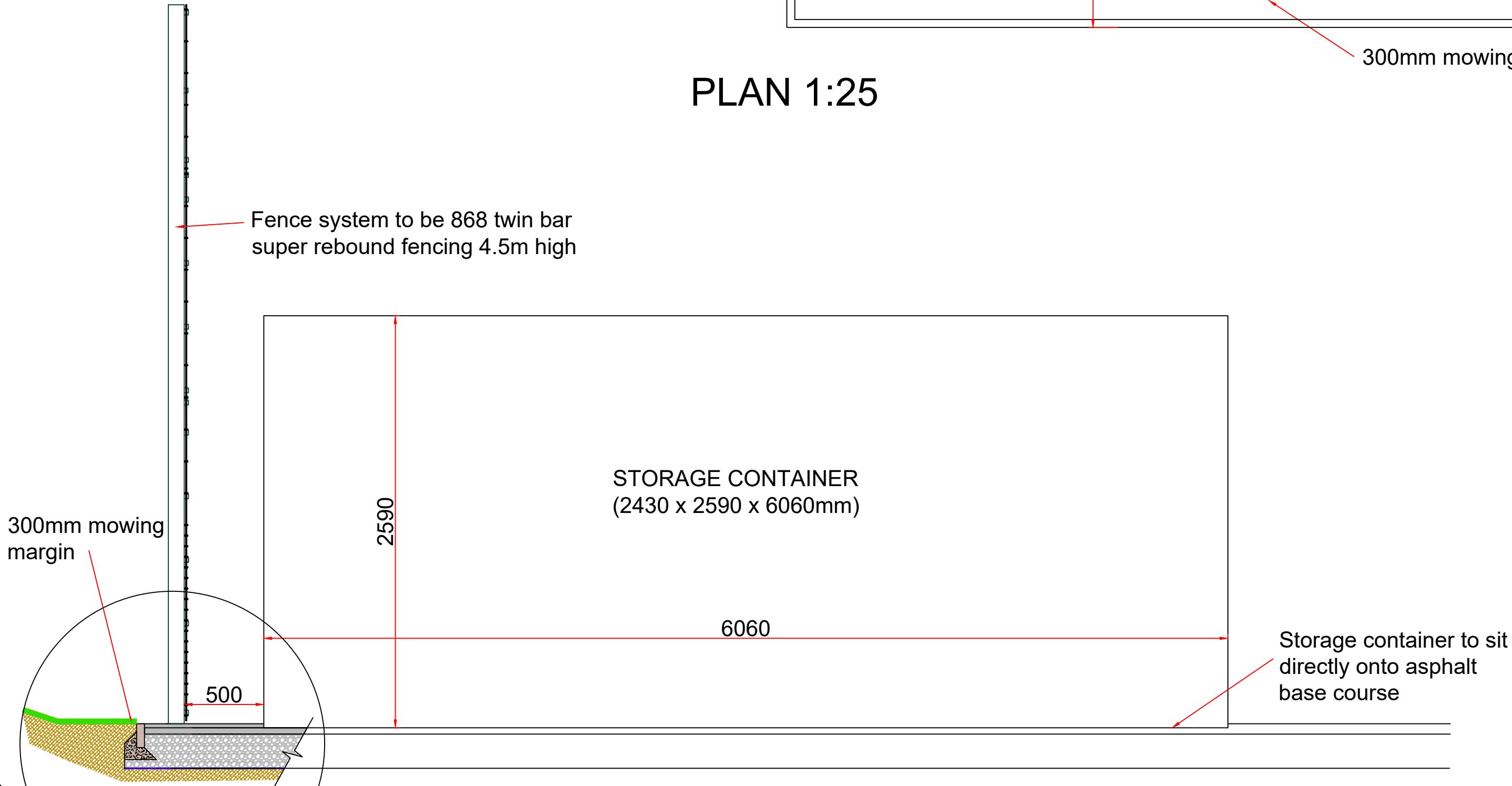




SECTION A-A 1:10

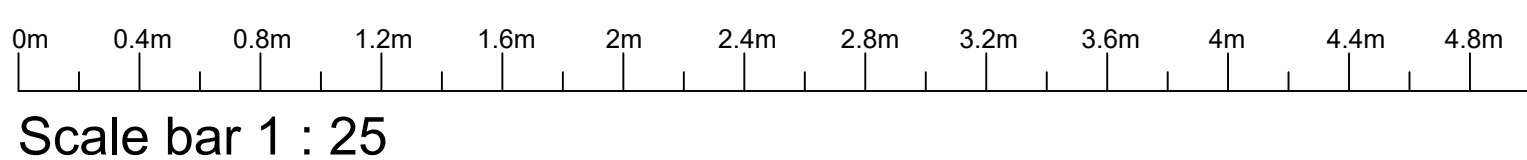


PLAN 1:25



1:10 Section above

SECTION A-A 1:25



Client
Bournemouth, Christchurch
and Poole Council

Project
STANDARD DRAWING
St. Aldhelm's Academy /
Rossmore Leisure Centre

Drawing
CONTAINER BASE



Drawn NJM	Date 24-05-22	Scales 1:25 & 1:10
Checked	Plot No 01	Prelim Check Final

Job No	Drawing No MCA-MUK2688-19	Rev A
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CHRISTY LIGHTING MASTS LTD



SC15-600/6011/RL-3



15000

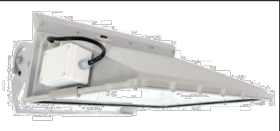
General Notes
Column Type
SC15-600/6011/RL-3
15m Christy Lighting Base Hinge Raise & Lower Column
Floodlight Information
16no GigaTera MAF11 Flat Glass Ultra Low Glare 2700K LED Floodlights
6no GigaTera WAPA50 Flat Glass Amenity Lights

Pitch 106m*71m (200lux)
Avg Illumination
Pitch - E.have = 218Lux
Pitch B Uniformity
E.min/E.ave = 0.60
Pitch B Diversity
E.min/E.max = 0.32

Vertical Spill Illumination
Contour Lines
Vertical spill illumination levels are taken normal to TV camera located at pitch centre.
Contour lines present Environmental Zone boundaries for E1-E4

E1 - 2lux (Areas of outstanding natural beauty)
E2 - 5lux (Residential rural areas)
E3 - 10lux (Residential suburbs)
E4 - 25lux (Town centres and commercial areas)

Pathway Lighting (5lux)
Avg Illumination
Pitch - E.have = 6.92Lux
Pitch B Uniformity
E.min/E.ave = 0.65



a22-0517965/b.jl 1

Reference No. Issue No.

Firm Name and Address
McArdle

Firm Name and Address
Christy Lighting Masts Ltd
8 Northumberland Court
Dukes Park Industrial Estate
Chelmsford
Essex
CM2 6UR



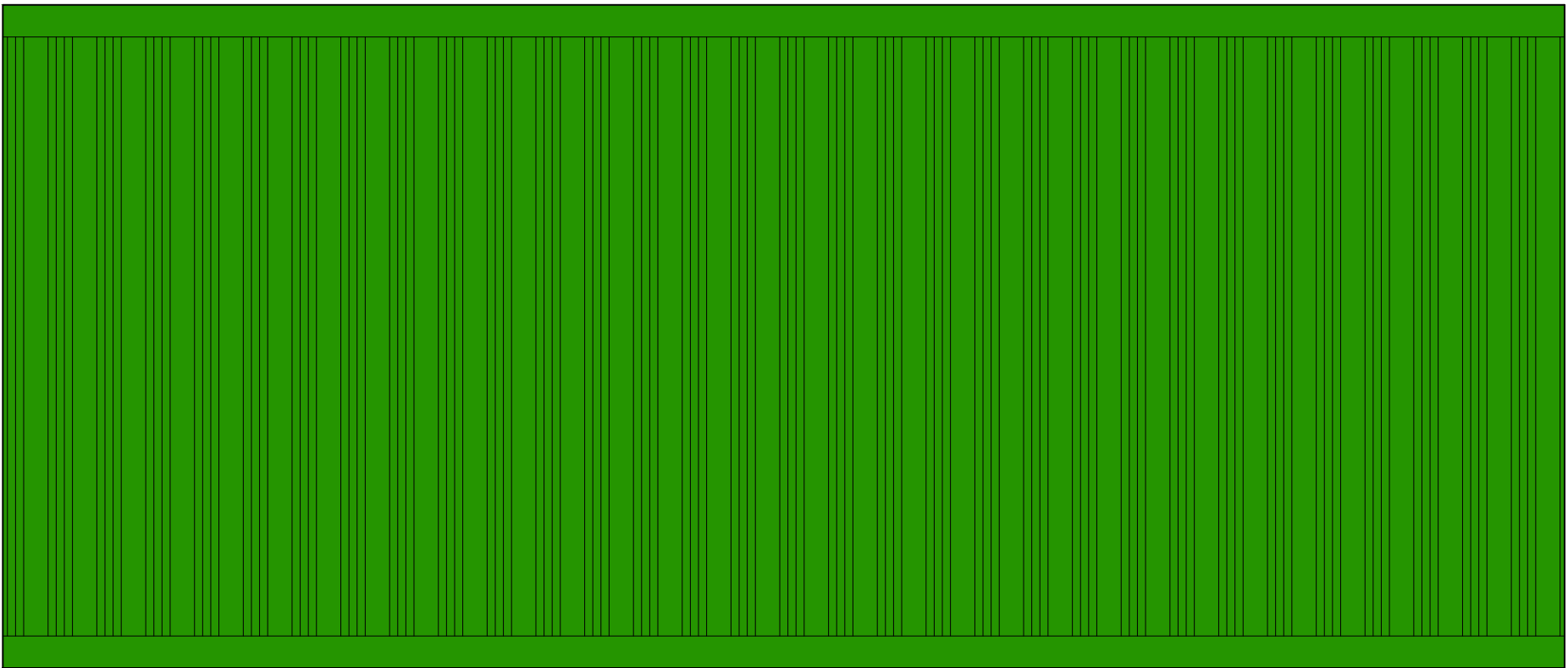
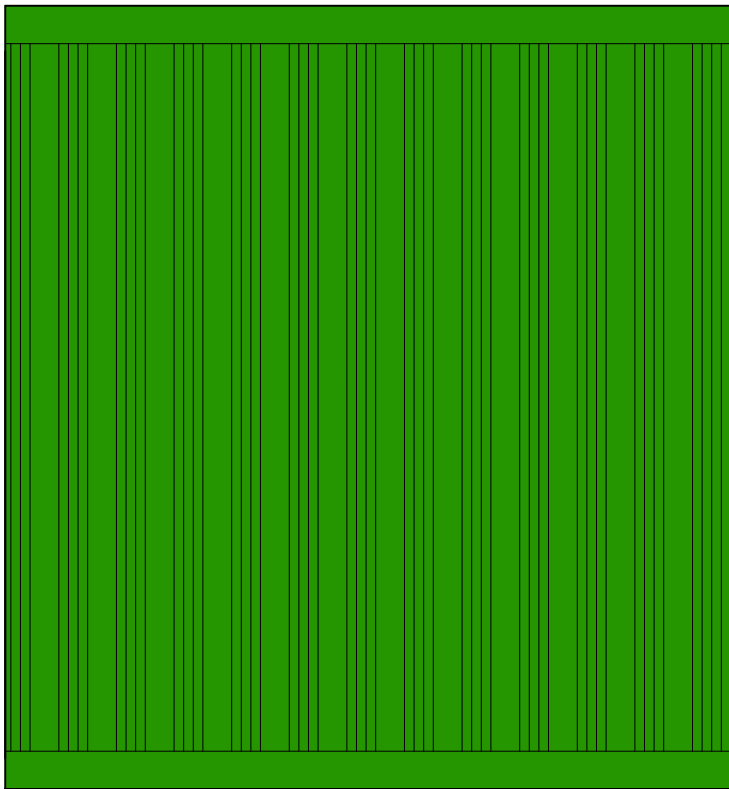
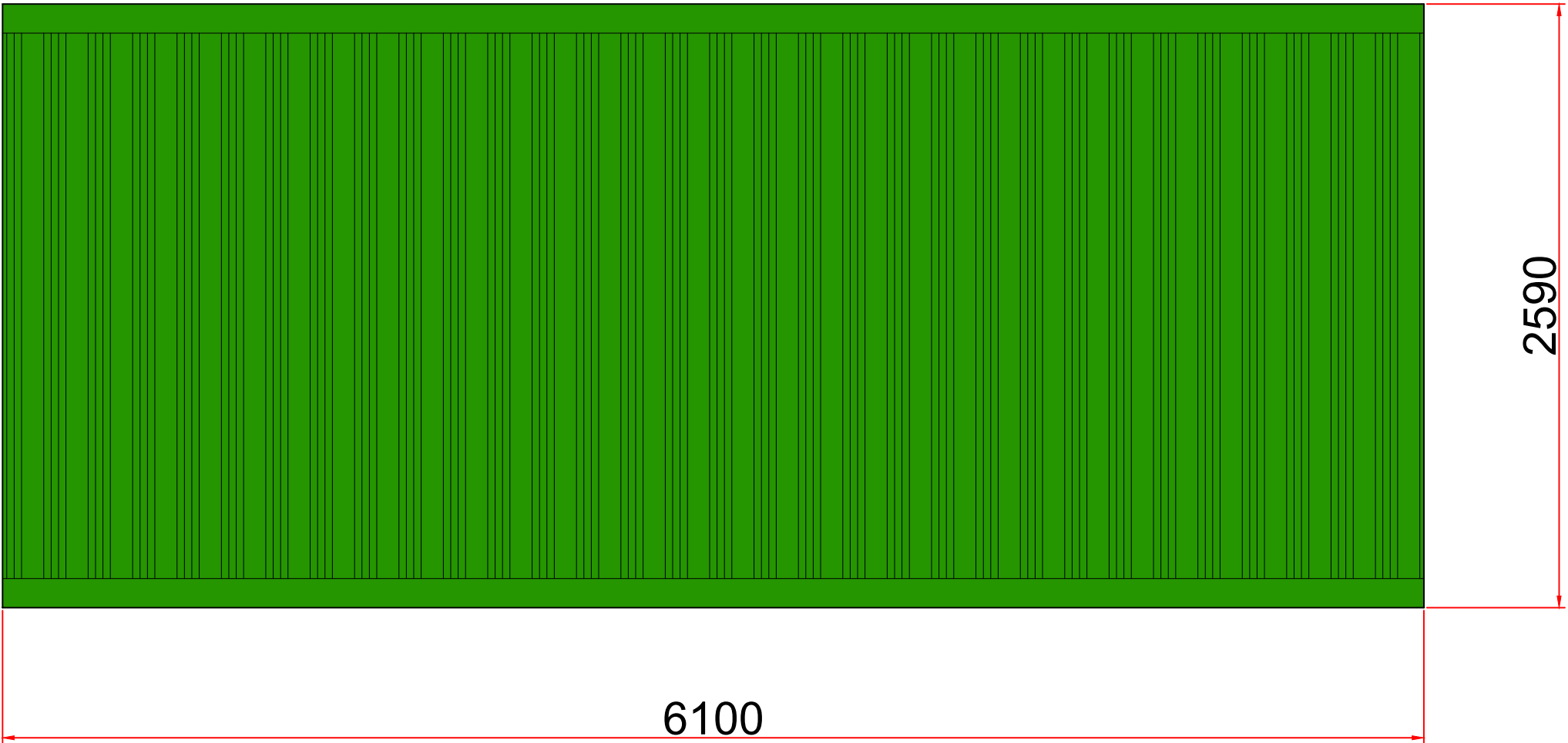
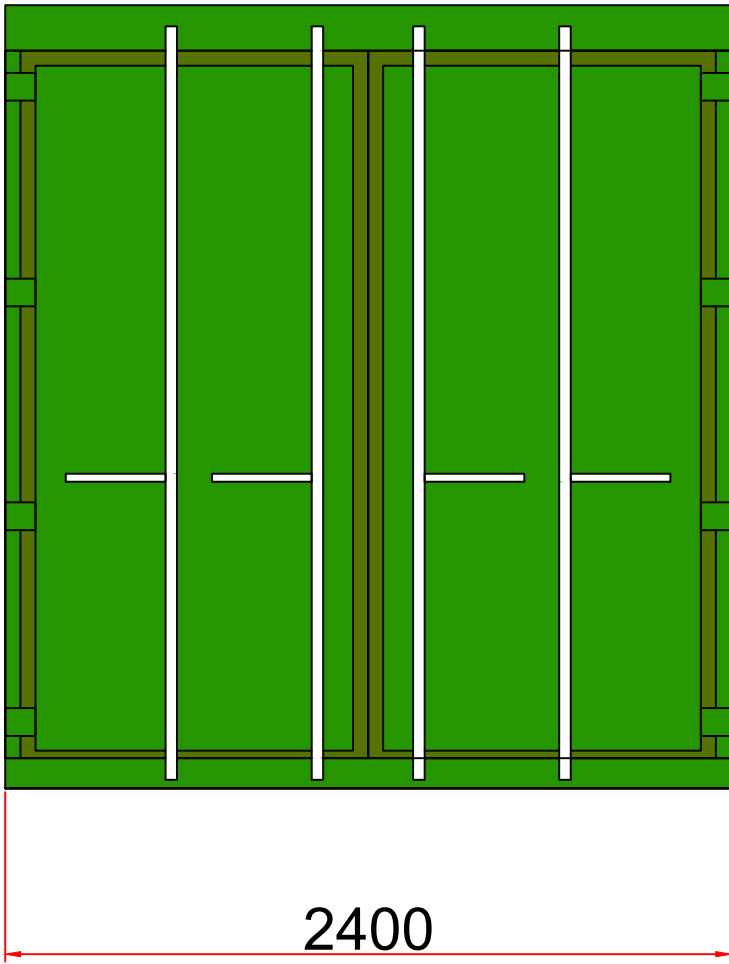
Project Name and Address
St Aldhelm's Academy
Herbert Ave
Poole
BH12 4HS

Project Description
3G Pitch - 200lux

Date
13/07/2022

Pitch Scale
1:1000 @ A3

Drawing Number
1



Client
Bournemouth, Christchurch
and Poole Council

Project
STANDARD DRAWING
St. Aldhelm's Academy /
Rossmore Leisure Centre

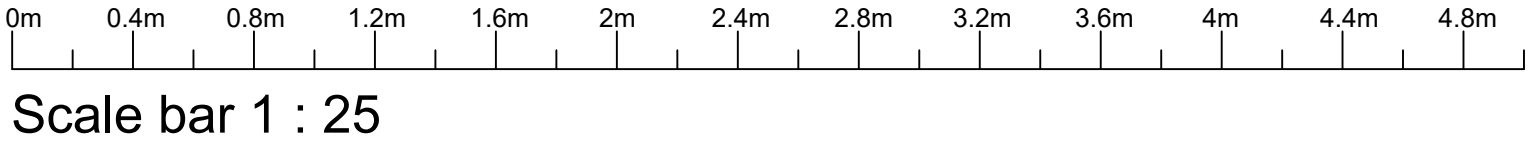
Drawing
CONTAINER ELEVATIONS

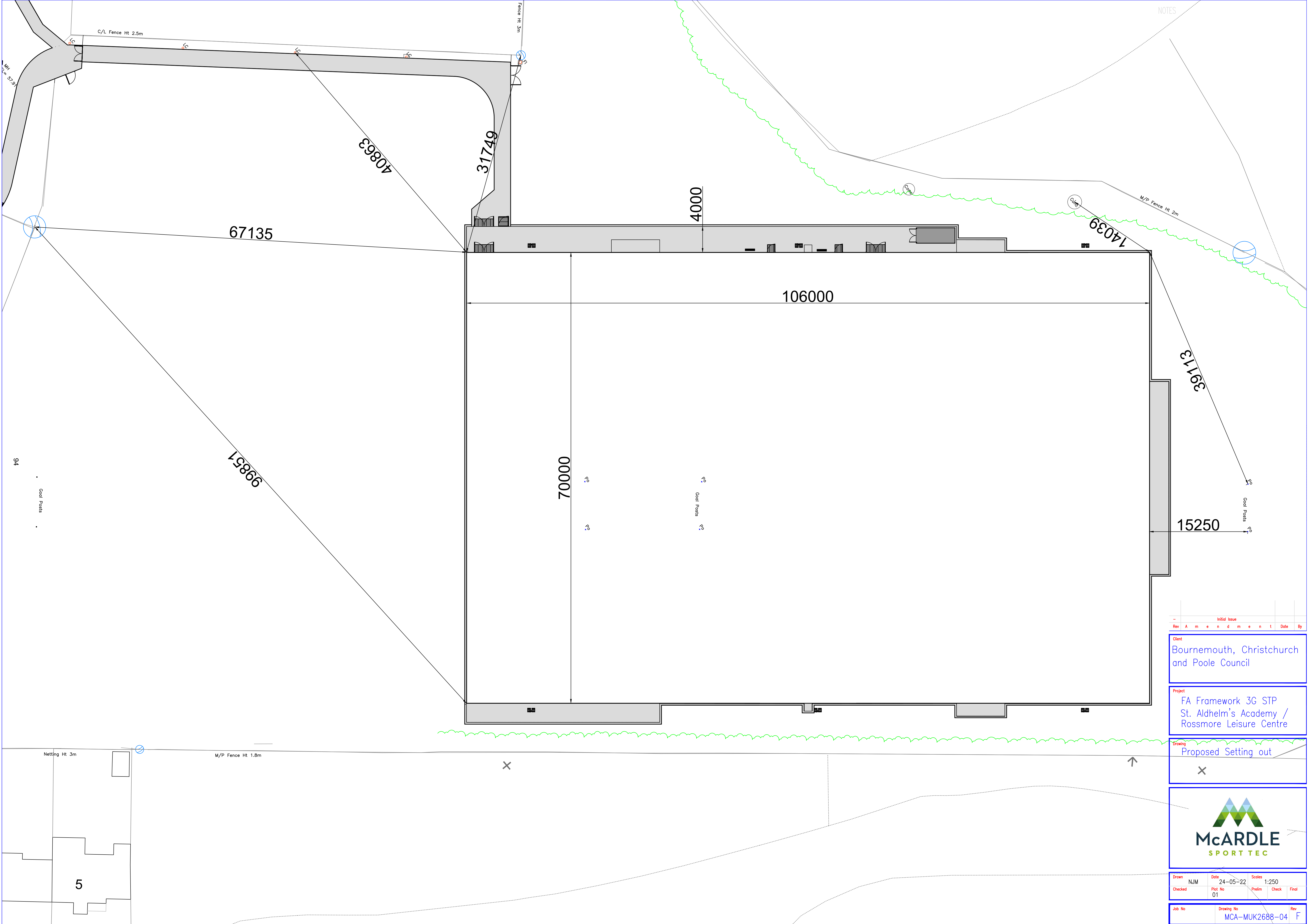


Drawn NJM	Date 24-05-22	Scales 1:25
Checked	Plot No 01	Prelim Check Final

Job No	Drawing No MCA-MUK2688-18	Rev A
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ELEVATIONS 1:25





NOTES

C/L Fence Ht 2.5m

Fence Ht 3m

M/P Fence Ht 2m

Netting Ht 3m

M/P Fence Ht 1.8m

Rev	A	M	E	N	D	M	E	N	T	Date	By
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Client
Bournemouth, Christchurch
and Poole Council

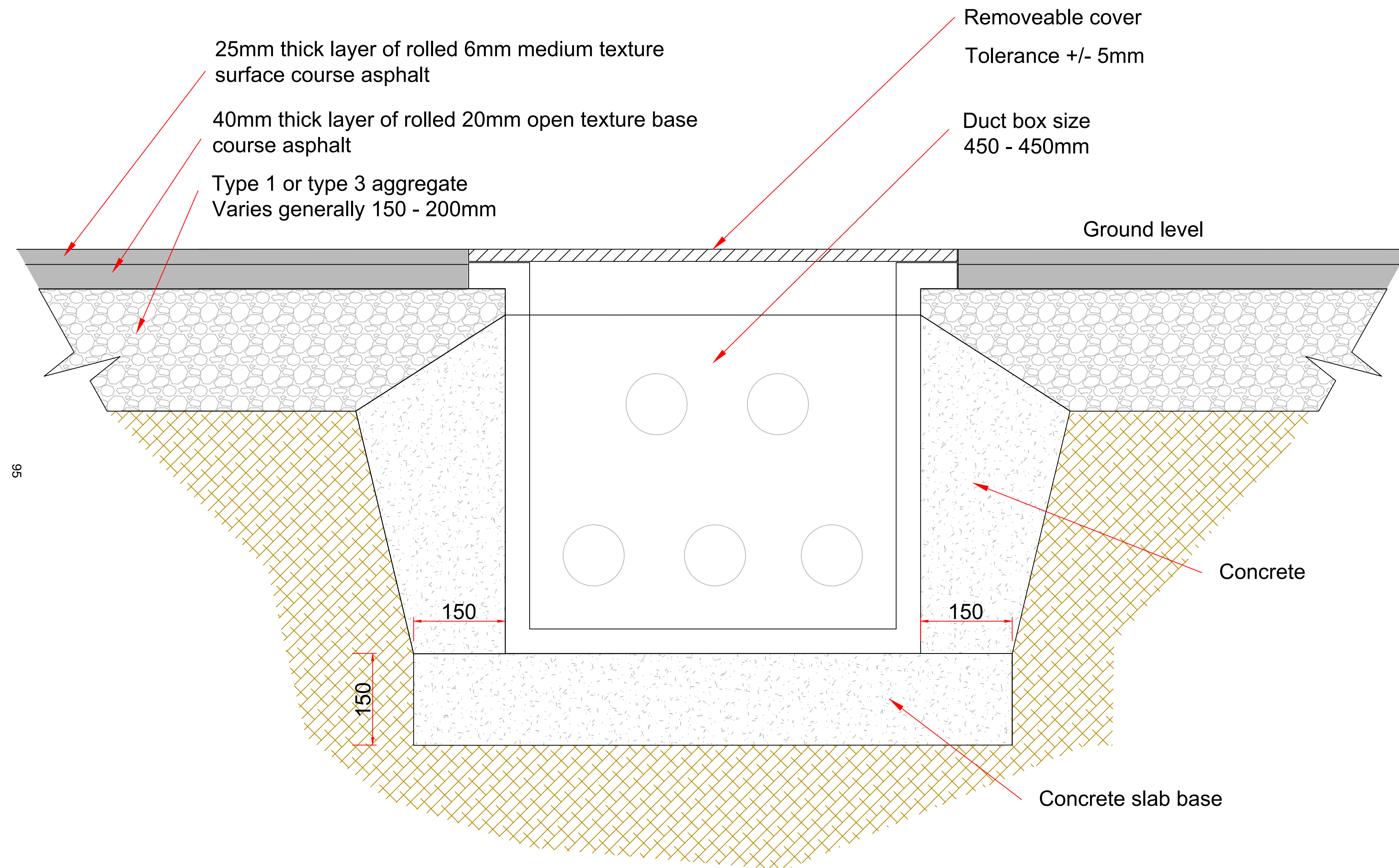
Project
FA Framework 3G STP
St. Aldhelm's Academy /
Rossmore Leisure Centre

Drawing
Proposed Setting out



Drawn	NUM	Date	24-05-22	Scales	1:250
Checked		Plot No	01	Prelim	Check

Job No	Drawing No	Rev
	MCA-MUK2688-04	F



Scale bar 1 : 5

NOTES

-	Initial Issue		
Rev	A m e n d m e n t	Date	By

Client

Bournemouth, Christchurch
and Poole Council

Project

STANDARD DRAWING
St. Aldhelm's Academy /
Rossmore Leisure Centre

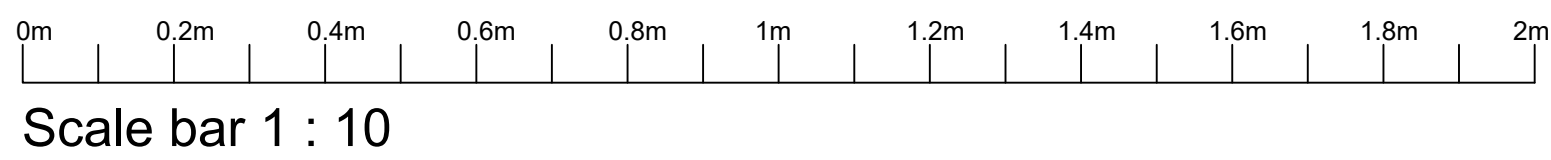
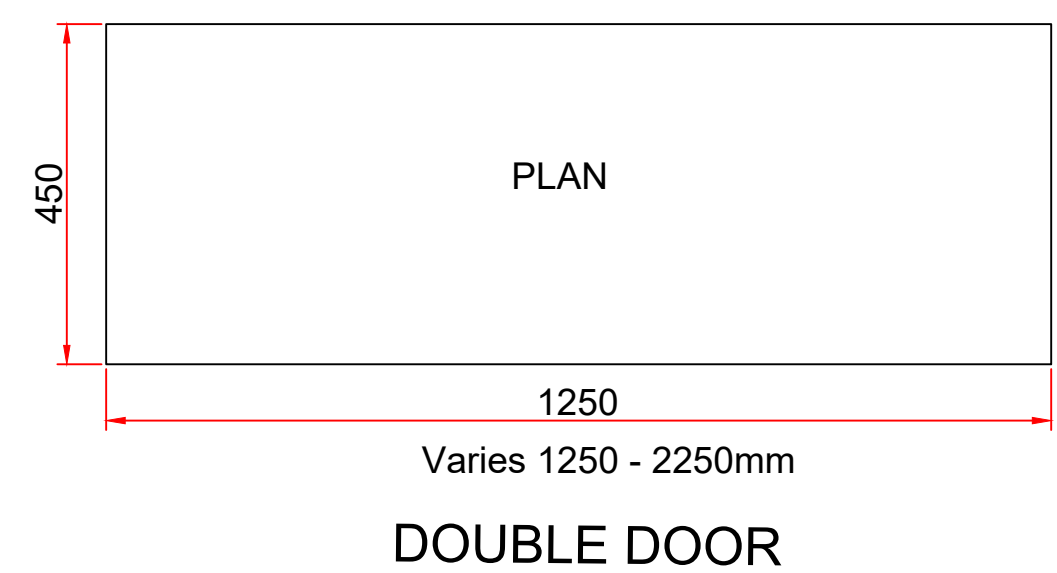
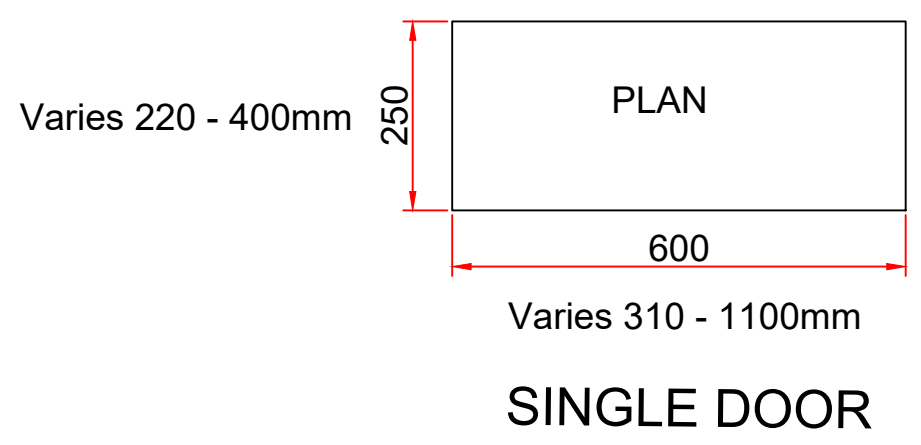
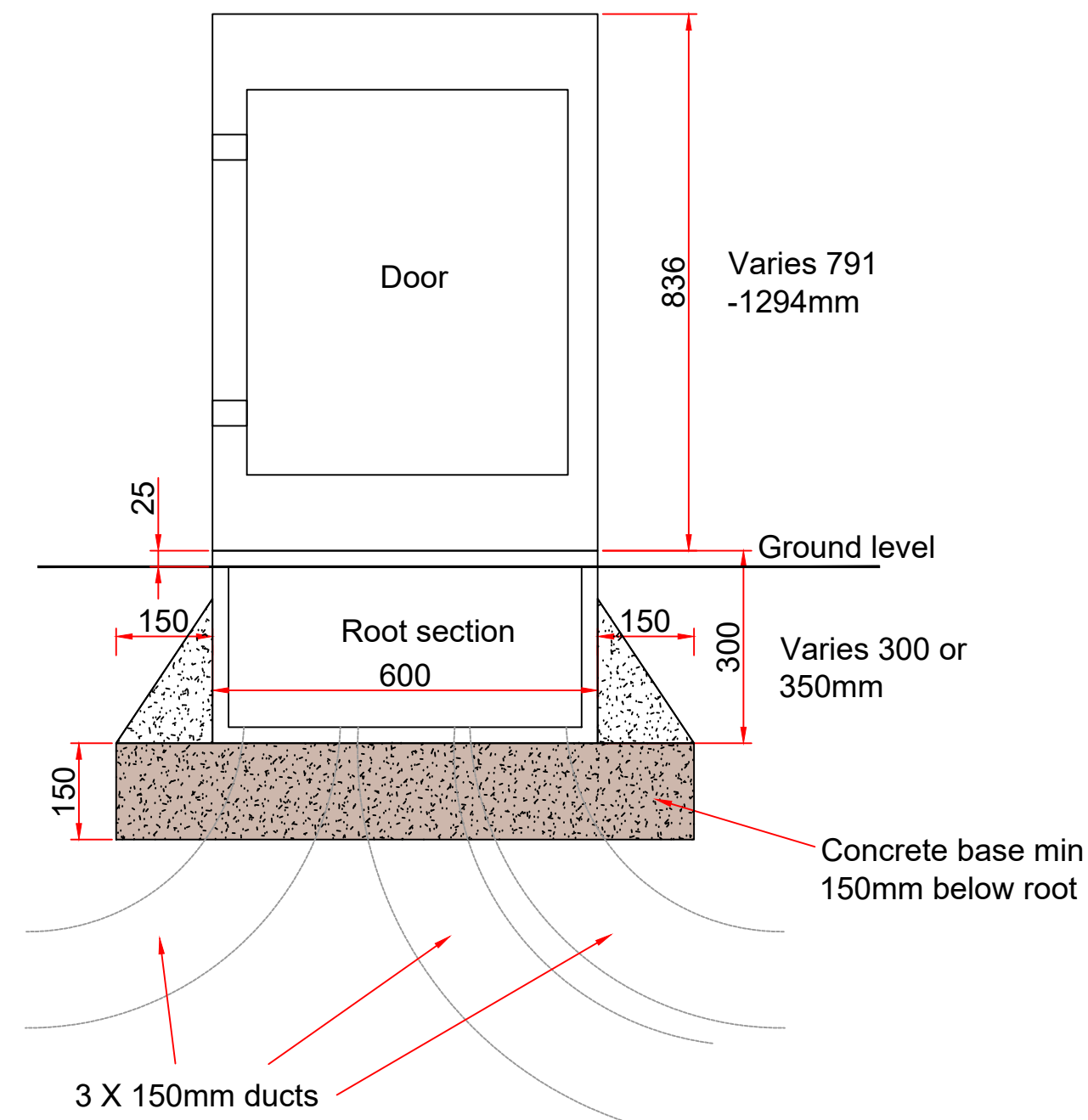
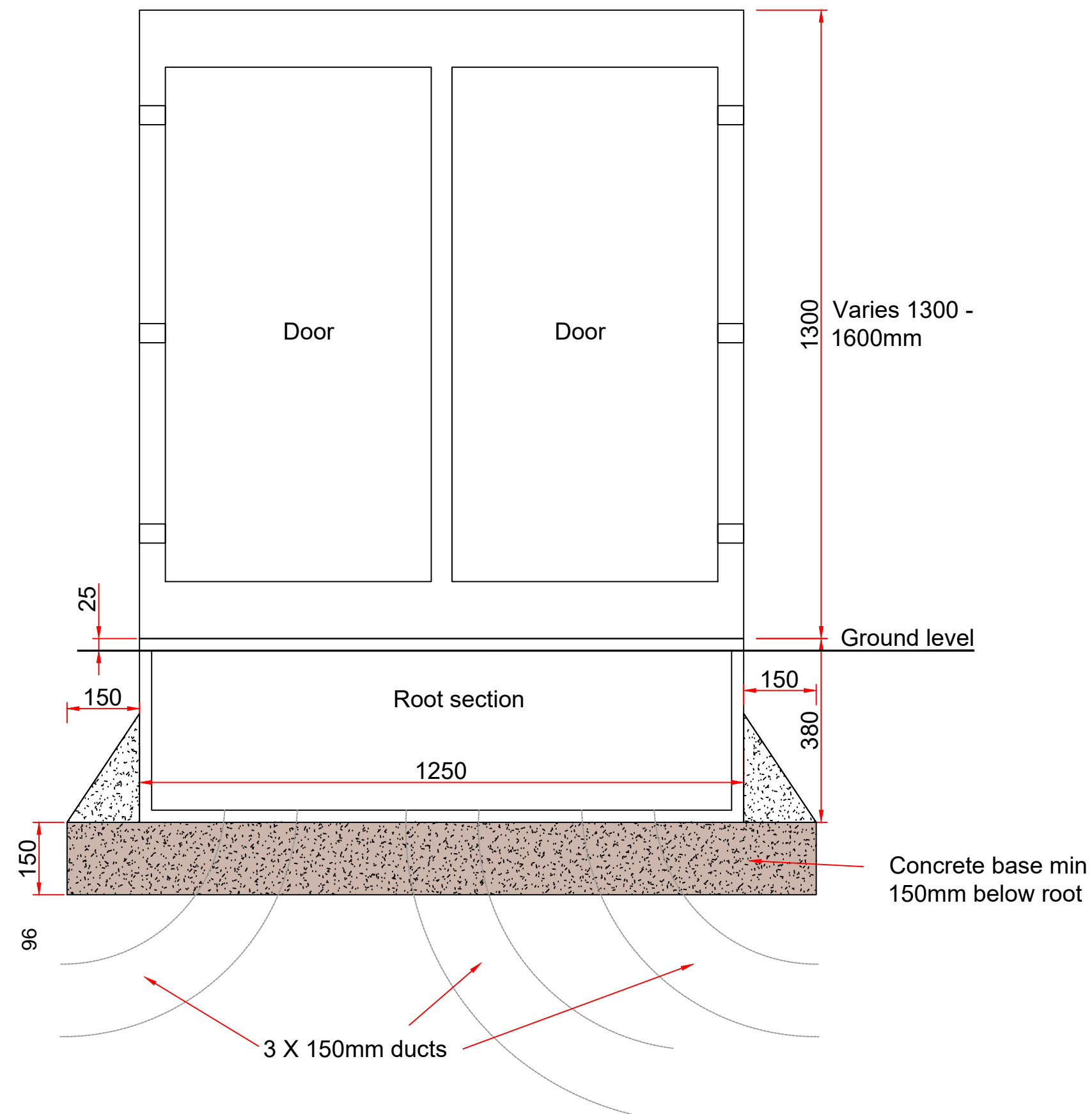
Drawing

DUCT BOX DETAIL



Drawn NJM	Date 24-05-22	Scales 1:5		
Checked	Plot No 01	Prelim	Check	Final

Job No	Drawing No	Rev
	MCA-MUK2688-21	A



Client

Bournemouth, Christchurch and Poole Council

Project

STANDARD DRAWING
St. Aldhelm's Academy /
Rossmore Leisure Centre

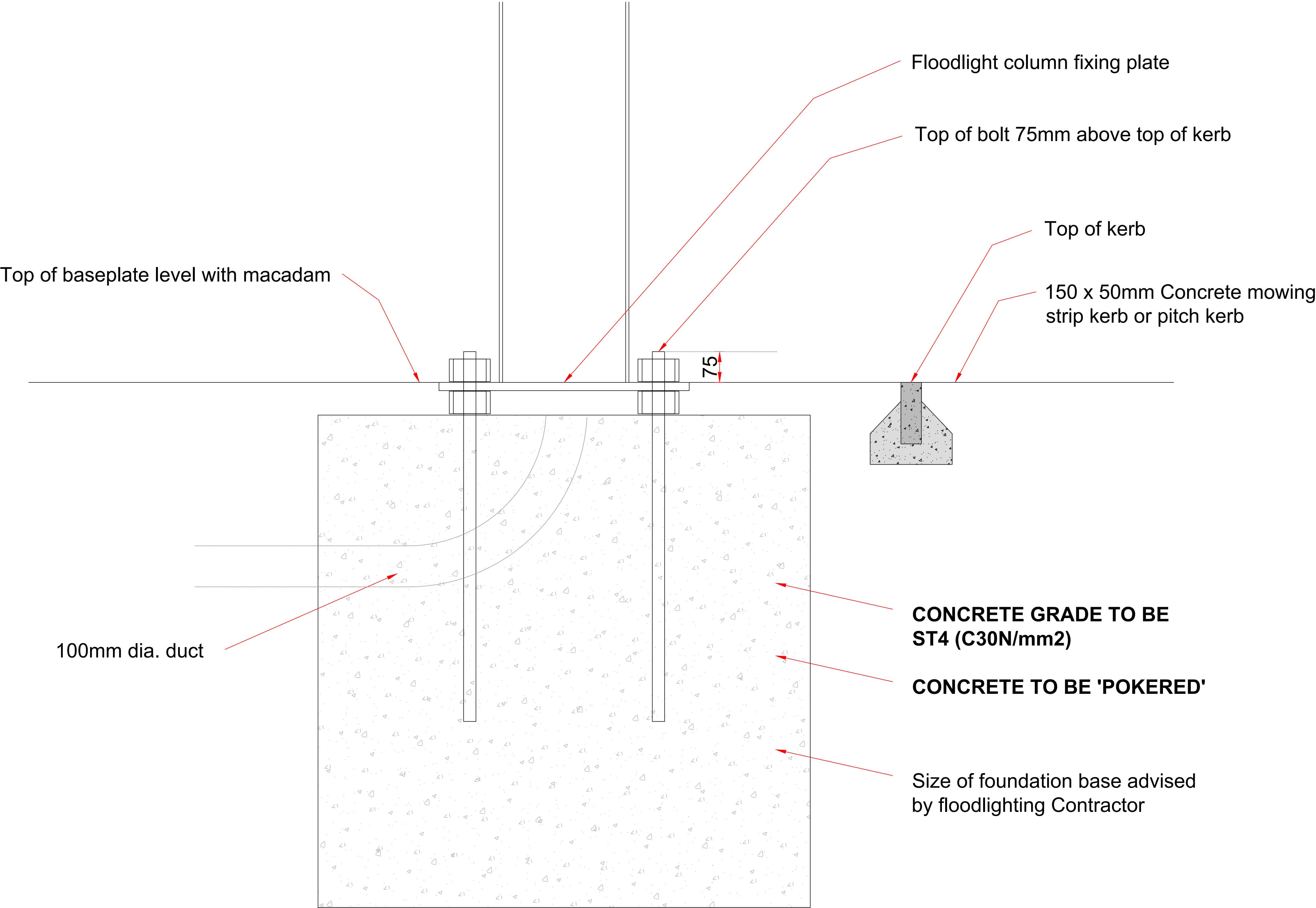
Drawing

FEEDER PILLAR DETAIL



Drawn	NJM	Date	24-05-22	Scales	1:10
Checked		Plot No	01	Prelim	Check
				Final	

Job No	Drawing No	Rev
	MCA-MUK2688-22	A



REVISIONS	

Client
Bournemouth, Christchurch and Poole Council

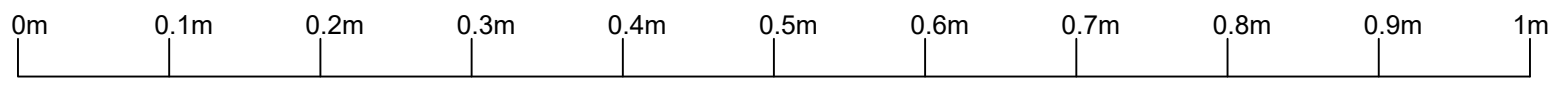
Project
STANDARD DRAWING St. Aldhelm's Academy / Rossmore Leisure Centre

Drawing
FLOODLIGHT BASE DETAIL



Drawn	Date	24-05-22	Scales	1:5
Checked	Plot No	01	Prelim	Check
			Final	

Job No	Drawing No	Rev
	MCA-MUK2688-17	A



Scale bar 1 : 5

MOWING MARGIN

Fence system to be 868 twin bar super rebound fencing 4.5m high

50 x 150mm concrete kerb edging

Topsoil, cultivation and seeding to be 25mm above kerb

300mm

500

86

50-75mm ST1/GEN0 concrete bed to kerbs

Aggregate varies under kerb brace

GOAL RECESS

25mm thick layer of rolled 6mm medium texture surface course asphalt

40mm thick layer of rolled 20mm open texture base course asphalt

Type 1/type 3 aggregate varies generally 150 - 200mm

50mm x 500mm high solid infill containment barrier.

50 x 150mm concrete kerb edging

0.2% fall to pitch

0.2% fall to pitch

Formation

Subsoil

Geotextile

75 -100mm ST1/GEN0 concrete bed to kerbs

Fence post concrete foundation to Specialist Contractor design

SYNTHETIC PITCH

Perimeter fence post position with infill containment barrier

50 x 150mm concrete kerb edging

Client

Bournemouth, Christchurch and Poole Council

Project

STANDARD DRAWING
St. Aldhelm's Academy /
Rossmore Leisure Centre

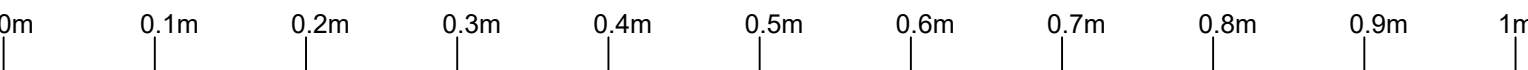
Drawing

GOAL RECESS DETAIL WITH
INFILL CONTAINMENT BARRIER
(FA PROJECT)



Drawn NJM	Date 24-05-22	Scales 1:5
Checked 01	Plot No	Prelim Check Final

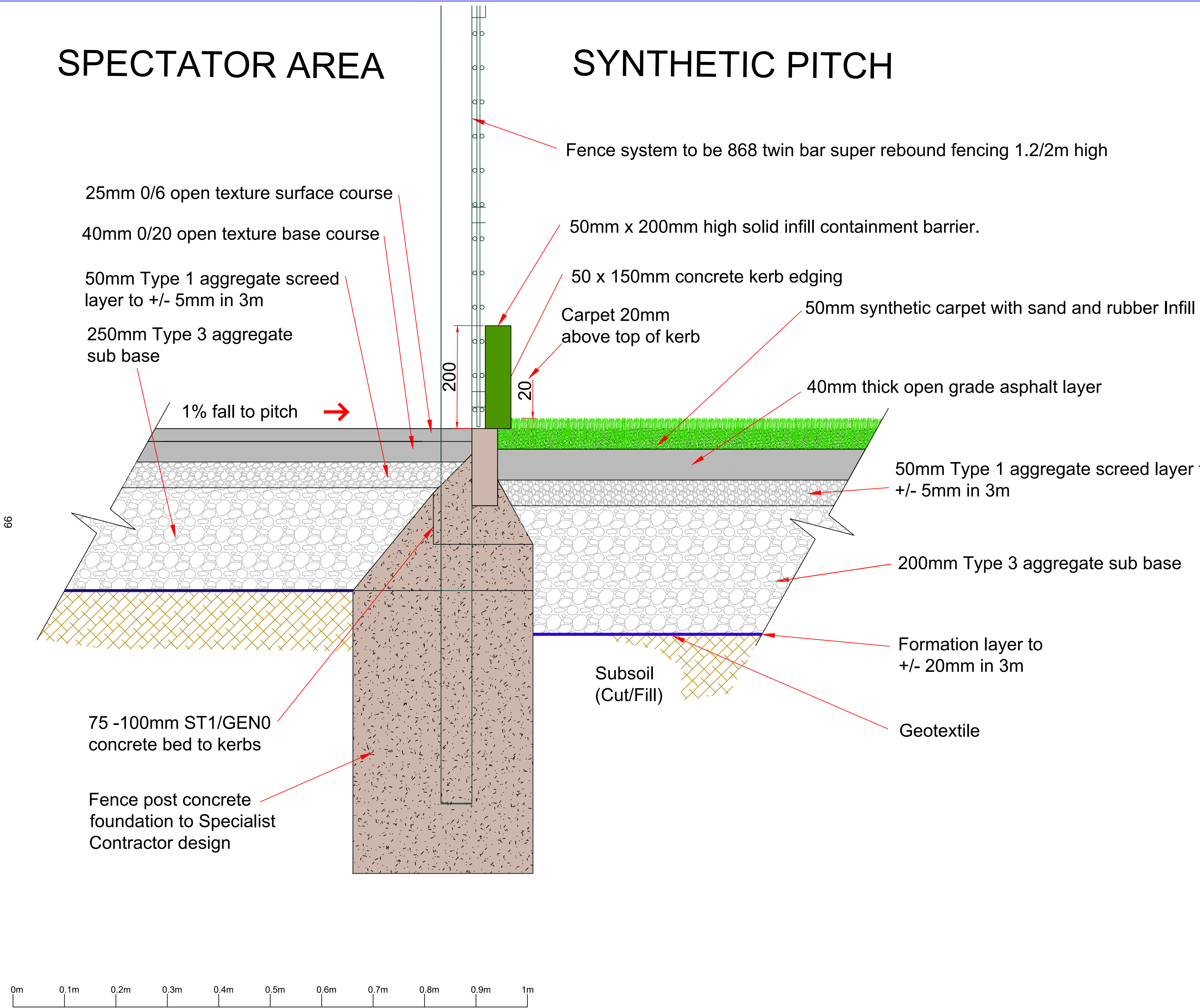
Job No	Drawing No MCA-MUK2688-26	Rev A
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Scale bar 1 : 5

SPECTATOR AREA

SYNTHETIC PITCH



Client

Bournemouth, Christchurch and Poole Council

Project

STANDARD DRAWING
St. Aldhelm's Academy /
Rossmore Leisure Centre

Drawing

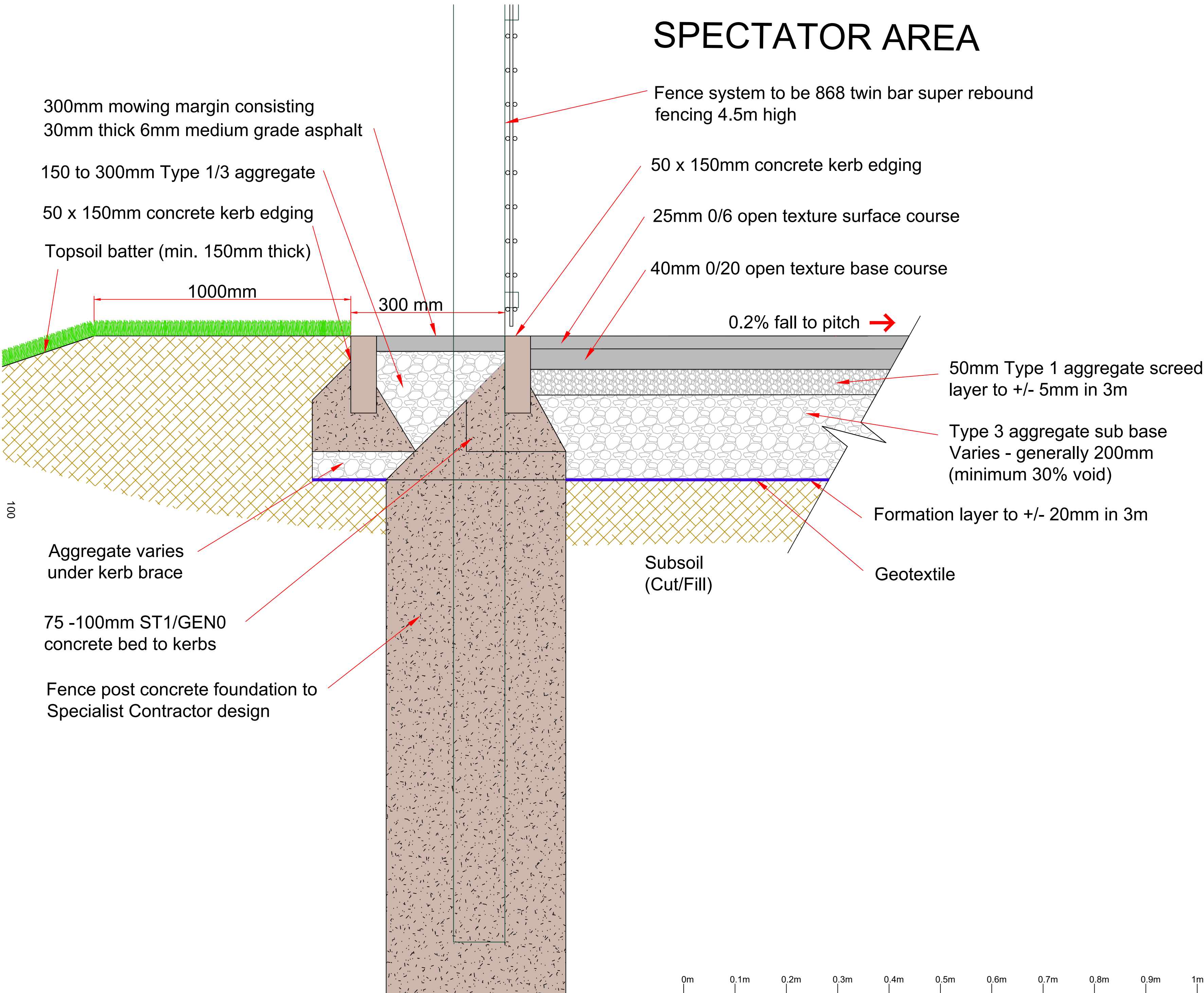
KERB AND INFILL CONTAINMENT
BARRIER TO SPECTATOR AREA
(FA PROJECT)



Drawn NJM	Date 24-05-22	Scales 1:5			
Checked	Plot No 01	Prelim	Check	Final	

Job No	Drawing No MCA-MUK2688-24	Rev A
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SPECTATOR AREA



Client

Bournemouth, Christchurch and Poole Council

Project

STANDARD DRAWING
St. Aldhelm's Academy /
Rossmore Leisure Centre

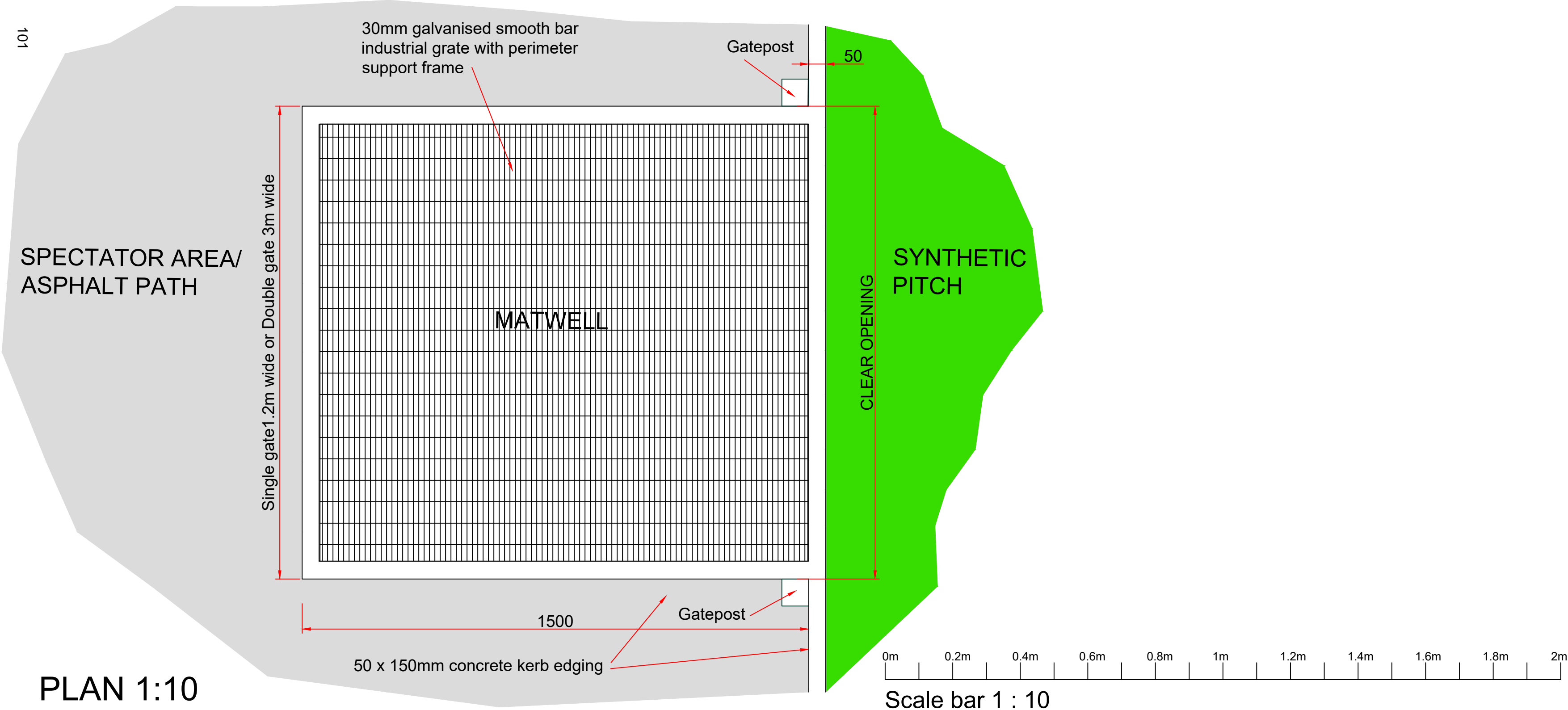
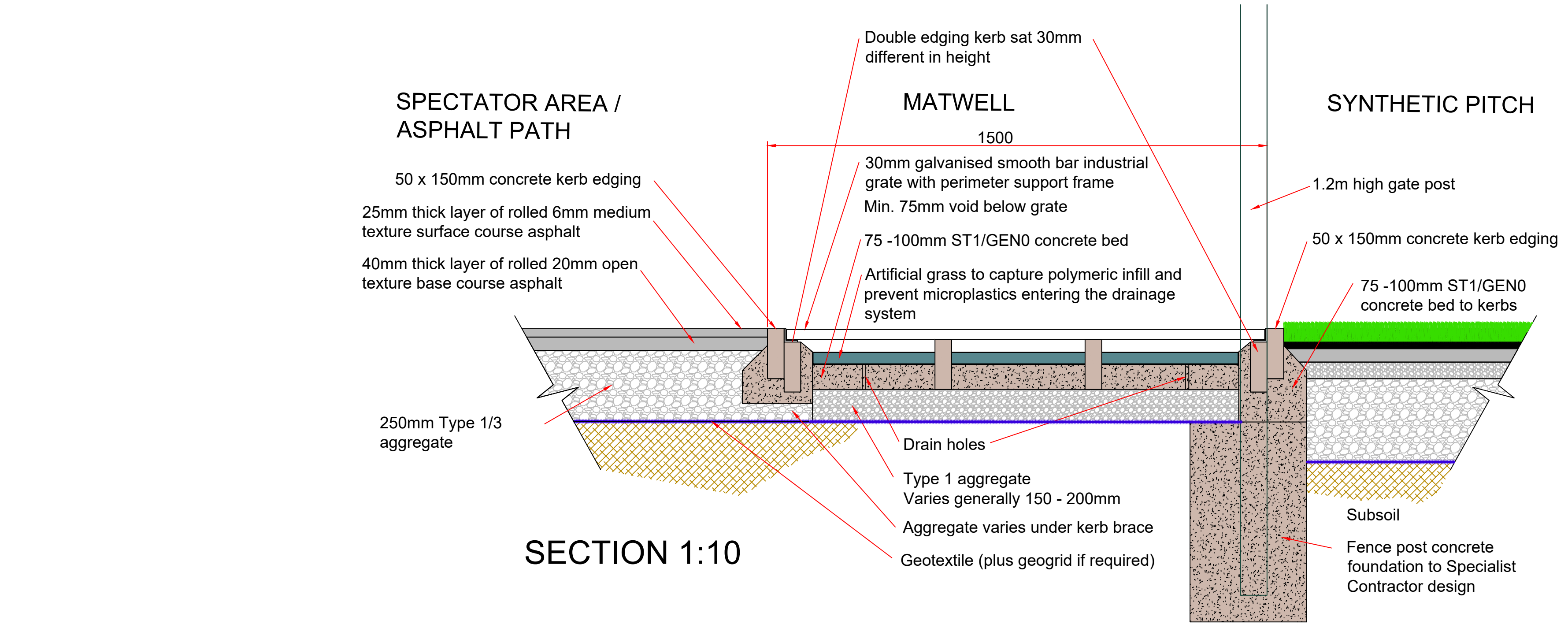
Drawing

KERB DETAIL
TO SPECTATOR AREA
(FA PROJECT)



Drawn	NJM	Date	24-05-22	Scales	1:5
Checked		Plot No	01	Prelim	Check

Job No	Drawing No	Rev
	MCA-MUK2688-16	A



NOTES

—	Initial Issue					
Rev	A	m	e	n	d	By

Client

Bournemouth, Christchurch and Poole Council

Project

STANDARD DRAWING
St. Aldhelm's Academy /
Rossmore Leisure Centre

Drawing

MATWELL DETAIL
INFILL RETENTION
(MESH GRATE)



Drawn	NJM	Date	24-05-22	Scales	1:10
Checked		Plot No	01	Prelim	Check
				Final	

Job No	Drawing No	Rev
	MCA-MUK2688-25	A

ASPHALT PATH



Scale bar 1 : 5

Bournemouth, Christchurch
and Poole Council

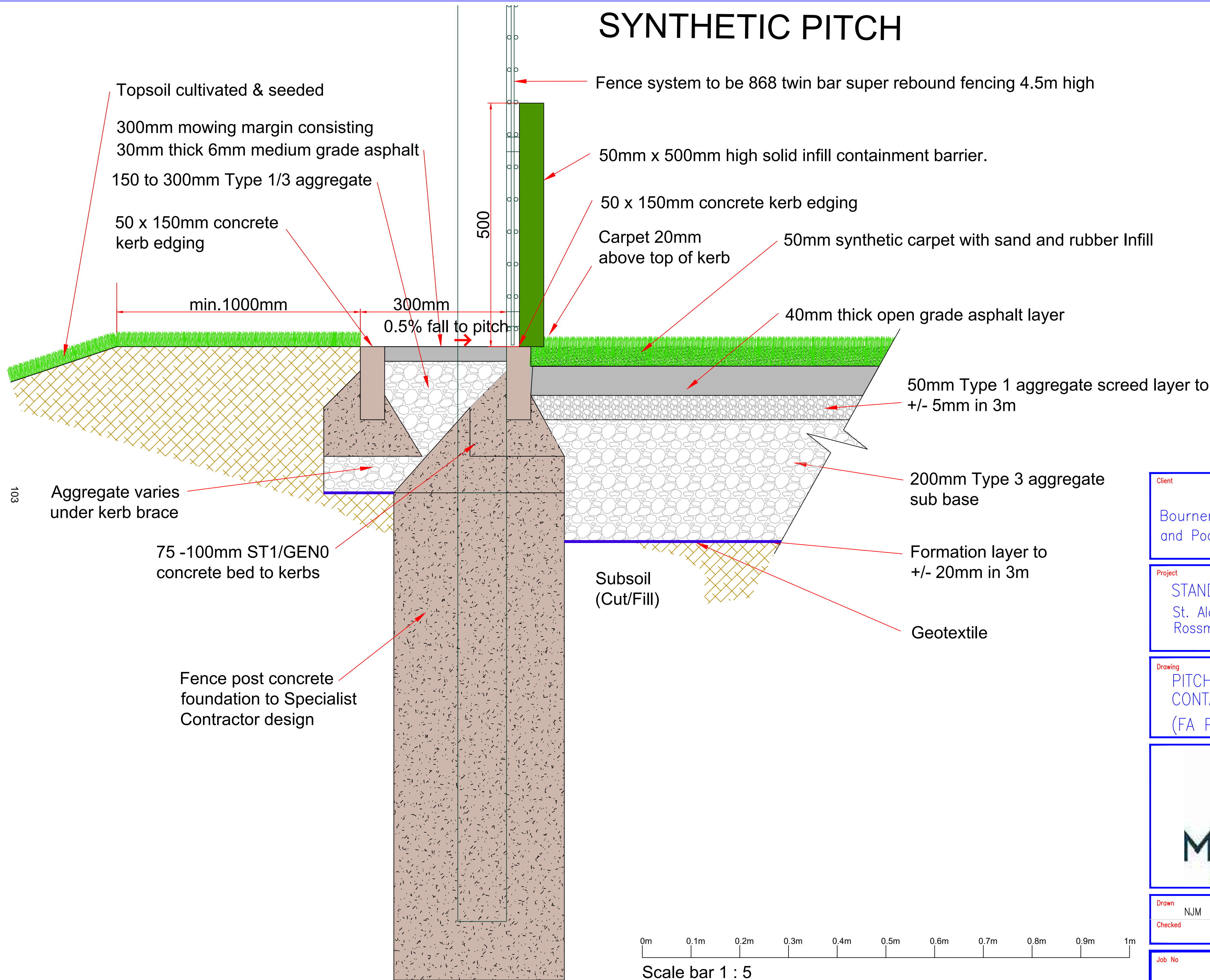
STANDARD DRAWING
St. Aldhelm's Academy /
Rossmore Leisure Centre

PATH KERB DETAIL



Job No	Drawing No	Rev
	MCA-MUK2688-20	A

SYNTHETIC PITCH



Client
Bournemouth, Christchurch
and Poole Council

Project
STANDARD DRAWING
St. Aldhelm's Academy /
Rossmore Leisure Centre

Drawing
PITCH KERB AND INFILL
CONTAINMENT BARRIER
(FA PROJECT)



Drawn NJM	Date 24-05-22	Scales 1:5
Checked	Plot No 01	Prelim Check Final

Job No	Drawing No MCA-MUK2688-23	Rev A
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Planning Committee

Application Address	8 Glenmount Drive, Poole, BH14 0HL
Proposal	Demolition of the existing dwelling and the erection of 1 pair of semi-detached dwellings and 1 detached house.
Application Number	APP/22/00240/P
Applicant	Mr S Harris
Agent	Darryl Howells Planning Consultancy
Ward and Ward Member(s)	Parkstone- Councillor Steve Baron & Councillor Ann Stribley
Report status	Public Report
Meeting date	17 November 2022
Summary of Recommendation	Grant subject to conditions and the Head of Planning (or any other officer exercising management responsibilities within the Planning Unit) in their opinion being satisfied that arrangements are in place as are necessary to appropriately address any adverse effect on the integrity of any relevant protected European sites associated with the recent identified concerns relating to phosphorous together with delegated power to agree those arrangements.
Reason for Referral to Planning Committee	<p>Referral by Cllr Baron for the following reasons:-</p> <ul style="list-style-type: none"> - Residents' concerns over the loss of a prominent T.P.O protected Tree (T16). - Residents consider that the tree contributes significantly to the amenity of the area and also contributes to the environment. - Residents are concerned that T16 is only described as being less than 10 years old in the Arb report. - Residents do not agree that the damage to the wall of number 8 are due to tree roots, but lack of drainage in soil that has springs.

	<p>- PP33: "Removal or damage of features of nature conservation/biodiversity interest will only be acceptable in exceptional circumstances"</p> <p>- PP28 Plot severance: "Residential proposals involving plot severances or plot sub-divisions will only be permitted where there is sufficient land to enable a type, scale and layout of development including parking and usable amenity space to be accommodated in a manner which would preserve or enhance the area's residential character."</p>
Case Officer	Sophie Burch

Description of Proposal

1. The proposal seeks outline planning permission for the demolition of the existing dwelling and the erection of one pair of semi-detached dwellings and one detached house. . This outline application seeks approval for the following detailed matters:
 - Access
 - Layout
 - Scale
2. The proposal indicates three 4-storey dwellings, each with an integral garage on the ground floor. One unit will be detached whilst the other two units will be semi-detached. The frontage position of the indicative dwellings will sit partially forward of the existing dwelling, with an overall increase in site coverage.
3. Unit 1 indicates four bedrooms and measures approximately 176 square metres. Units 2 and 3 also indicate four bedrooms, each measuring approximately 160 square metres. Each dwelling will benefit from an integral garage, with two parking spaces also provided to the frontage.
4. Appearance and landscaping are not for detailed consideration under this application but are reserved for later approval should this outline application be approved.
5. Indicative elevations and a landscaping layout have been provided to indicate how such matters may be dealt with in a subsequent application.

Description of Site and Surroundings

6. The application site relates to an existing dwelling on the northern side of Glenmount Drive. This is a residential street which is a lengthy cul-de-sac, accessed from Ashley Road to the north. The existing dwelling is three storey

(split level), with a pitched roof but appears as 2-storey from the rear. Materials include red facing brick and white uPVC. The site slopes steeply upwards from Glenmount Drive. The existing dwelling benefits from an integral garage with parking also to the frontage.

7. Surrounding development is residential and comprises of a mix of detached and semi-detached dwellings of varied appearance. Over the last number of years, a number of plots have been severed. Flatted development is also apparent within the surrounding area.

Relevant Planning History

8. APP/21/01201/P- 8 Glenmount Drive- Demolition of existing dwelling and the erection of 2 no. pairs of semi-detached dwellings. **REFUSED** for the below reasons:
 - The proposal, by virtue of its scale, width, plot sizes and layout of development would result in a harmfully dominant development which would appear cramped within the streetscene. The proposal would fail to assemble sufficient land to preserve the prevailing pattern of development in the surrounding area.
 - Refusal reasons relating to failure to make SAMM payments.
9. APP/19/01190/F- 10 Glenmount Drive- Demolition of existing dwelling and construction of 8 flats and undercroft parking- **APPROVED**.
10. APP/18/01490/F- 2 Glenmount Drive- Demolition of existing dwelling and construction of 4 new dwellings, arranged as 2 pairs of semi-detached houses with integral garages- **APPROVED**.

Constraints

Tree Protection Order (2/98)

Public Sector Equalities Duty

11. In accordance with section 149 Equality Act 2010, in considering this proposal due regard has been had to the need to —
 - eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

Other relevant duties

12. In accordance with section 40 Natural Environment and Rural Communities Act 2006, in considering this application, regard has been had, so far as is consistent with the proper exercise of this function, to the purpose of conserving biodiversity.
13. For the purposes of this application, in accordance with section 17 Crime and Disorder Act 1998, due regard has been had to, including the need to do all that can reasonably be done to prevent, (a) crime and disorder in its area (including anti-social and other behaviour adversely affecting the local environment); (b) the misuse of drugs, alcohol and other substances in its area; and (c) re-offending in its area.
14. Regard is also given to the Self Build and Custom Housing Act 2015. There remains demand for such housing on the Council's statutory register and the housing in this case is capable of being delivered as self-build housing at the point they are brought to market.

Consultations

15. BCP Waste Team- No objection.
16. Council's Arboriculture Officer- Grant with conditions.
17. BCP Highways Authority- No objection, subject to attachment of conditions.

Representations

18. In addition to letters from neighbouring properties a site notice was posted outside the site on 5th April 2022 with an expiry date of 29th April 2022.
19. 10 letters of objection from 7 addresses have been received. The objection comments are summarised below;
 - Not enough space
 - Too much pressure on neighbouring dwellings
 - Issues with parking due to previous approvals at other site
 - Trees to be felled
 - Out of keeping with street scene
 - Visually adverse impact
 - Request for traffic survey
 - Beech tree to front of site is healthy
 - Concern over support from Society for Poole
 - Trees shield view of flats
 - Builders on site
 - Boundary disputes- as such application may be invalid.

20. One response in support of the scheme has been received.

Key Issue(s)

21. The key issue(s) involved with this proposal are:

- Principle of development and housing need
- Impact on character and appearance of area
- Impact on residential and neighbouring amenities
- Impact on highways and parking
- Impact on TPO's
- Biodiversity
- Sustainability
- Other Matters
- Infrastructure and developer contributions

22. These issues will be considered along with other matters relevant to this proposal below.

Policy Context

23. Local documents:

Poole Local Plan (Adopted November 2018)

PP01	Presumption in favour of sustainable development
PP02	Amount and Broad Location of Development
PP08	Type and mix of housing
PP27	Design
PP28	Flats and Plot Severance
PP33	Biodiversity and Geodiversity
PP34	Transport strategy
PP35	A Safe, Connected and Accessible Transport Network
PP37	Building Sustainable Homes and Businesses
PP38	Managing Flood Risk
PP39	Delivering Poole's Infrastructure

Supplementary Planning Documents

BCP Parking Standards SPD (adopted January 2021)
The Dorset Heathlands Planning Framework 2020-2025 SPD (Adopted March 2020)
Nitrogen Reduction in Poole Harbour SPD (adopted February 2017)
Poole Harbour Recreation 2019-2024 SPD (adopted February 2020)
Dorset Heathlands Interim Air Quality Strategy 2020-2025 (adopted February 2021)

National Planning Policy Framework (2021)

The following sections of the NPPF are in particular considered to be of relevance:

Section 2 – Achieving Sustainable Development

Paragraph 8

New development to meet sustainable development principles and 3 over-arching social, economic and environmental objectives

Paragraph 11

“Plans and decisions should apply a presumption in favour of sustainable development.

.....

For decision-taking this means:

- (c) approving development proposals that accord with an up-to-date development plan without delay; or
- (d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - (i) the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - (ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies of this Framework taken as a whole”.

In addition, the following sections of the NPPF are also relevant to this proposal:

- 2 Achieving sustainable development
- 5 Delivering a sufficient supply of homes
- 6 Building a strong competitive economy
- 11 Making effective use of land
- 12 Achieving well designed places
- 14 Meeting the challenge of climate change/flooding
- 15 Conserving & enhancing the natural environment

Planning Assessment

Principle of development

- 24. The Poole Local Plan sets out a spatial planning framework to meet objectively assessed needs to 2033. In accordance with Policy PP01, the Council will take a positive approach when considering development proposals that reflects the presumption in favour of sustainable development contained in the NPPF.
- 25. In terms of meeting housing needs, a strategic objective of the Poole Local Plan is to deliver a wide range and mix of homes in the most sustainable

locations. Policy PP2 identifies the amount and broad locations of development and states that the majority of new housing will be directed to the most accessible locations within Poole, these being the town centre, district and local centres and locations close to the sustainable transport corridors. The intention of this policy is that within these areas the majority of higher density development will place a greater number of people within close walking distance of public transport and a range of services/facilities as a convenient alternative to use of the car.

26. This approach is reinforced by Policy PP34 which also states that new development will be directed to the most accessible locations which are capable of meeting a range of local needs and will help to reduce the need for travel, reduce emissions and benefit air quality, whilst PP35 also states that proposals for new development will be required to maximise the use of sustainable forms of travel. Significant weight therefore has been applied to the provision of additional residential accommodation which meets these policy objectives.
27. The application site is within the area identified as a sustainable transport corridor in the Local Plan. As such, the principle of residential development on this site is acceptable, subject to its compliance with the relevant adopted policies.

Housing need

28. At the heart of the NPPF (as set out in paragraph 11) is the presumption in favour of sustainable development, reiterated in Policy PP01 of the Poole Local Plan.
29. NPPF Paragraph 11 states that in the case of decision making, the presumption in favour of sustainable development means that where there are no relevant development plan policies, or the policies which are most important for determining the application are out of date, planning permission should be granted unless policies in the Framework that protect areas or assets of particular importance provide a clear reason for refusing the development proposals or any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework taken as a whole.
30. Footnote 8 of paragraph 11 provides that in the case of applications involving the provision of housing, relevant policies are out of date if the local planning authority is (i) unable to demonstrate a five-year supply of deliverable housing sites or (ii) where the Housing Delivery Test (HDT) result is less than 75% of the housing requirement over the previous three years.
31. The 5-year housing supply and HDT results continue to be applied to each local plan area separately until replaced by a BCP Local Plan. In the Poole area there is a 4.1 year housing land supply with a 20% buffer (a shortfall of 423 homes) and a 2021 HDT result of 78%. For the purposes of paragraph 11 of the NPPF, the tilted balance is therefore potentially engaged. However, the site is also within an area where the cumulative impacts of increased

residential has the potential to adversely impact on habitats sites. In a situation where this impact cannot be acceptably mitigated, then following the guidance in Footnote #7, the tilted balance may not apply. This will be explored below. For this planning application the benefits provided from the supply of new homes are considered to carry significant weight in the planning balance.

Impact on character and appearance of area

32. Policies PP27 and PP28 set out the criteria against which all new development should be assessed to ensure that the established pattern of development and residential character of the area is preserved or enhanced.
33. Policy PP27(1) states that good standard of design is required in all new development and development will be permitted provided that, where relevant, it:
 - a) reflects or enhances local patterns of development and neighbouring buildings in terms of:
 - layout and siting, including building line and built site coverage;
 - height and scale;
 - bulk and massing, including that of the roof;
 - materials and detailing;
 - landscaping; and
 - visual impact.
34. Policy PP28 of the Poole Local Plan states that plot severances will be permitted only where there is sufficient land to enable a type, scale and layout of development including parking and usable amenity space to be accommodated in a manner which would preserve or enhance the area's residential character.
35. The proposal will sever the site to create three smaller plots, these will measure between approximately 7.7 metres and 11 metres in width to the front. They will widen towards to rear of the site. Although the resultant plot sizes are evidently smaller than the existing site, given the recently approved scheme at No.2 Glenmount Drive which approved four dwellings on the site of one dwelling and the approved scheme at No.10 Glenmount Drive, which allowed 8 flats, it is considered that there is a now a lack of uniformity in plot size and housing density within the area. As such, the resultant plot sizes and increased density is considered acceptable and makes effective and efficient use of this urban site. It is also noted that this scheme follows the refusal of four dwellings on the site. The proposed reduction in the number of units will ensure more spacious sites that are reflective of surrounding development. This will also minimise the overall impact on the character and appearance, in comparison to this refused scheme.
36. The proposed dwellings would project marginally further forward in the frontage position and extend out further to the rear and sides of the site.

However, it is considered that the site can readily accommodate this increased site coverage, with generous sized gardens provided to the rear.

37. The overall indicative height is similar to that approved at 2 Glenmount Drive (APP/18/01490/F), No.10 Glenmount Drive (APP/19/01190/F). The site slopes up steeply from Glenmount Drive, which somewhat exacerbates the perceived increase in height. However, this is common along this side of Glenmount Drive, with both No.8 and No.6 siting above the highway. As such, it is considered that the increase in height would not appear at odds with surrounding development. A condition will be attached to ensure the height/scale is limited to four storeys.
38. As mentioned, a large beech tree is proposed for removal to the front. This tree does contribute to the visual amenity of the area, however a structural engineering report has been submitted outlining the damage caused to a retaining wall as a result of the tree. As such, the Council's Arboricultural Officer has concluded that this tree is unsuitable for long term retention and its loss is accepted. Landscaping is not for consideration under this application however an indicative landscaping plan illustrates how additional tree planting could be used to mitigate the loss of this tree. A condition is proposed to ensure that the reserved matters includes suitable provisions for replacement trees to mitigate the loss the frontage beech tree.
39. Appearance is also not for consideration under this application. Indicative elevations have been provided showing a flat roofed contemporary appearance, with modern materials including cladding. Given the approval at No.10 Glenmount Drive, there is no objection to these however final details will be agreed at reserved matters stage.
40. Paragraph 130 of the NPPF (2021) states that the local planning authority should ensure that developments are 'sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change'. This proposal would work well with the constraints of the site including land topography creating a proposal which sits comfortably within the site whilst remaining considerate to the surrounding character by virtue of appropriate height and building form. The proposal allows for an appropriate increase in density which would contribute an additional 2 dwellings to the housing need in a sustainable location in Poole and this has been given significant weight in view of the housing land supply and Housing Delivery Test positions.

Impact on residential and neighbouring amenities

41. Policy PP27 of the Poole Local Plan 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.

42. 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.130).
43. With regards to neighbouring amenity, given the separation distances to neighbouring dwellings, the proposal is unlikely to appear overbearing or oppressive. In relation to overshadowing and loss of light, it should be noted that No.6 Glenmont Drive is significantly elevated above the highway, reducing the likelihood of any unacceptable levels of overshadowing as a result of the proposal. Given the orientation of the site, the proposal is unlikely to result in any overshadowing to the scheme at No.10 Glenmount Drive. Given sufficient separation distances, any overshadowing to No.3A Glenmount Drive, or the site to the rear is unlikely.
44. With regards to overlooking, elevations show the indicative location of windows however the final design of the dwellings and location of windows will be determined at the reserved matters stage. The Local Planning Authority will have control at the reserved matters stage to ensure that any glazing on side elevations does not cause harmful overlooking into adjacent sites. It is considered that the final design will be able to achieve this based on review of the indicative information provided in this outline application. Given the separation distances and orientation of the flat blocks to the north of the site, it is unlikely that any windows on the rear elevations would result in unacceptable overlooking. Glazing and terraces to the front elevation are unlikely to result in any unacceptable overlooking as they will face onto the highway with views of areas already within public view.
45. The layout and plot sizes are considered sufficient to be able to provide adequate living conditions for the proposed occupiers. This also ensures that the proposed plot severance will be able to accommodate a suitable development as per the requirement of Policy PP28.
46. The impact on the residential amenities of the surrounding properties has been carefully considered and the representations referring to these issues are recognised and acknowledged. However, it is considered that the scheme is acceptable and compliant with Policy PP27 of the Poole Local Plan 2018.

Impact on highways and parking

47. The existing vehicle access will be utilised by units 2 and 3, albeit widened, and a new access is proposed for unit 1.
48. The site is located within Parking Zone B as set out in the Parking Standards SPD. For the size of the dwellings this equates to one parking space along with cycle parking provision. The proposal provides 2 spaces alongside an integral garage for each dwelling. The proposed garages would be considered acceptable in providing the cycle parking provision.

49. The Parking Standards SPD outlines requirements for electric vehicle charging in new development. At least one active charging point would be required for each new dwelling. These could be ensured through a planning condition.
50. BCP Highways Authority have raised no objection to the scheme. The net increase of two dwellings and the associated vehicle movements are considered compatible with safety and capacity on the local highway network. It is considered the scheme complies with Policies PP34 and 35 of the Poole Local Plan and the Parking SPD.

Impact on Trees

51. Policy PP27 of the Poole Local Plan 2018 outlines how development will be permitted provide that it responds to natural features on the site and does not result in the loss of trees that make a significant contribution to the character and local climate of the area.
52. The site is affected by a tree preservation order (2/98) which is shown to protect four trees, some of which are no longer in situ. The proposal will require the removal of several trees across the site, with the majority being category C or U, with the Council's Arboricultural Officer concluding that these trees are low quality unremarkable trees with very limited merit. As such, it is considered that these trees have little importance in the wider landscape and it is not considered appropriate to enforce their retention and their loss is accepted.
53. The proposal will however require the removal of T16, a large beech tree to the front of the site. This tree offers good visual amenity. A structural engineers report has however been submitted in support of the application (22351-SER, dated 30/05/2022). The report details current conflict and damage issues with the retaining wall structure located within the root protection area of the tree.
54. The Council's Arboricultural Officer has reviewed this report and are of the view that on the balance of probabilities the tree is likely to be a contributing factor to the damage sustained. The tree is therefore unsuitable for long term retention and it will become too large for its position in time.
55. As such, the Arboricultural Officer has no objection to the removal of this tree. It is also stated in their response that any separate tree works application received for the removal of this tree, alongside the structural engineers report, would have a good prospect of success. A condition is proposed to ensure that the submitted tree protection method statement is followed to ensure the protection of the trees to be retained. A condition is also proposed to secure suitable replacement trees are provided as part of the reserved matters for landscaping of the scheme. With these safeguards, it is considered that the proposal is in accordance with PP27 of the Poole Local Plan 2018 in this aspect.
56. Landscaping will be assessed at reserved matters stage. The applicant has however submitted an indicative landscaping plan illustrating how

replacement planting may be used. Any future application should include planting along the eastern boundary to mitigate the loss of T16 and provide additional screening to No.6 Glenmount Drive. This will be secured by conditions to an outline approval.

Biodiversity

57. Regarding biodiversity, a negative bat certificate was submitted for a previous application which similarly proposed the demolition of the existing dwelling (APP/21/0201/P). The certificate is dated 9th August 2021 and is valid for two years. As such, it is valid at present. The Council has declared a climate emergency and the NPPF under part 15 emphasises the importance for new development to take the opportunity to reinforce biodiversity by providing measures within development. Appropriate potential measures include bird and bat boxes, bricks and insect tubes & aquatic habitats which will be ensured by condition. As such, the proposed scheme would contribute to the enhancement of the existing biodiversity in the area and would comply with Policy PP33 of the Poole Local Plan and the provisions of the NPPF.

Surface water drainage

58. The site is not identified as being at risk from surface water flooding and is not within a flood zone. It is recognised that the scheme will introduce an increased level of hard surfacing across the site. The application form states that soakaways will be used for surface water drainage which could be acceptable; however, there is minimal information on this aspect. Therefore, to ensure there is adequate surface water drainage infrastructure on the site it is considered reasonable to condition further details to be submitted. This will ensure the scheme is compliant with Policy PP38 of the Poole Local Plan 2018 which seeks to ensure post-development surface water run-off does not exceed pre-development levels.

Sustainability

59. Being a new build development, it would be readily possible to deliver an energy efficient and sustainable development in accordance with the requirements of the latest Building Regulations. It is appropriate and reasonable to impose a condition to secure details of the measures that are to be implemented to achieve 10% of the energy needs of the proposed dwellings through renewable energy sources, in accordance with Policy PP37 of the Poole Local Plan.

Other Matters

60. It is noted that an objection makes reference to the site boundary with No.6 Glenmount Drive, stating that the application includes part of their land within the red line. Title deeds have been submitted by the applicant illustrating that all land shown within the red line plan is within their ownership. Title deeds have been requested from the owner of No.6 Glenmount Drive but these have not been forthcoming.

Infrastructure and developer contributions

61. 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.
62. 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.
63. 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.
64. 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.
65. Recently Natural England have identified a possible issue with regard to phosphorous and its potential impact on Poole Harbour. The Government have indicated an intention to resolve any such issues through legislation. In the meantime it is expected that the approach to nitrogen mitigation will also be appropriate to phosphorous as required. Further work is currently underway to clarify this and it is proposed in this report that this issue will need to be confirmed before a decision notice to approve is issued. An appropriate delegation is proposed in the recommendation to address this issue.

66.

Contributions Required			Dorset Heathland SAMM	Poole Harbour Recreation SAMM
Flats	Existing	0	N/A	N/A
	Proposed	0		

	Net increase	0	N/A	N/A
Houses	Existing	1	@ £856	@ £584
	Proposed	3		
	Net increase	2	£856	£584
Total Contributions			£856 plus admin fee	£584 plus admin fee
CIL	Zone C		@ £120.06 PER SQM	

Planning Balance/Conclusion

67. The Council encourages sustainable development. This seeks to strike a balance between the economic benefit of the development, the environmental impacts and the social benefits derived by the creation of much needed housing. The proposal would provide for 3 dwellings, a net increase of 2 homes within a sustainable area. It is considered that the principle of three properties on this plot is acceptable and the layout, scale and access arrangements are compliant with Local Plan policies. The potential impacts on the living conditions of neighbouring residents have been carefully considered but it is considered that the site could accommodate 3 properties in the layout and scale as set out without compromising their living conditions in terms of light, privacy and a dominant built form.
68. Given the shortfall of the number of homes delivered in the Local Plan area and as the scheme provides acceptable mitigation for its impacts on habitats sites, 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. The tilted balance is relevant because the report does not identify any relevant policies in the NPPF to provide a clear reason for refusal.
69. Having recognised the collective benefits of the proposed scheme and the tilted balance approach, it is concluded that the scheme would achieve the economic, social and environmental objectives of sustainable development, in line with the adopted local policies and the provisions of the NPPF.
70. The scheme is therefore recommended for approval.

Recommendation

71. It is therefore recommended that this application be Granted subject to the following conditions and the Head of Planning (or any other officer exercising management responsibilities within the Planning Unit) in their opinion being

satisfied that arrangements are in place as are necessary to appropriately address any adverse effect on the integrity of any relevant protected European sites associated with the recent identified concerns relating to phosphorous together with delegated power to agree those arrangements.

Conditions

1) Prior to the commencement of any part of the development hereby permitted details of appearance and landscaping (“hereinafter called “the reserved matters”) shall be submitted to and approved in writing by the local planning authority.

(a) Application for approval of the reserved matters shall be made to the local planning authority not later than the expiration of three years beginning with the date of this permission.

(b) 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 -

This condition is required to be imposed by the provisions of Section 92 of the Town and Country Planning Act 1990 as amended by Section 51(2) of the Planning and Compulsory Purchase Act 2004

2) Pursuant to discharging conditions the outline matters approved (access, layout and scale) shall be carried out in accordance with the following approved plans:

Site Plan, Drg No. 1664-00-XX-DR-A-0201 P05

Reason -

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

3) As part of the Reserved Matters for Appearance and Landscaping to be submitted under condition 1 above, the approved dwellings shall be of no more than 4-storey construction.

Reason-

To protect the residential amenities of neighbouring properties and to protect the visual amenities of the locality.

4) None of the residential units hereby permitted shall occupied 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.

Reason –

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

5) No part of the development hereby permitted shall be constructed above base course level until details of the provision of Electric Vehicle Charging Points and associated infrastructure have been submitted to, and approved in writing by, the Local Planning Authority. Those details shall be in accordance with the BCP Council Parking Standards SPD (adopted 5th January 2021). The approved details shall be implemented and brought into operation prior to the occupation of any residential unit hereby approved. Thereafter, the Electric Vehicle Charging Points shall be permanently retained and kept 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).

6) All works relating to the ground clearance, tree works, demolition and development with implications for trees shall be carried out as specified in the approved arboricultural method statement (Ref: SW2) and shall be supervised by an arboricultural consultant holding a nationally recognised arboricultural qualification.

Reason -

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

7) As part of the Reserved Matters for Landscaping, details of all proposed tree planting (including species and size) together with a timetable for such planting in association with any other proposed landscaping shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with those details. If within a period of five years from the date of planting any tree, that tree, or any tree planted in replacement of it, is removed, uprooted, destroyed or dies or in the opinion of the local planning authority becomes seriously damaged or defective, another tree of the same species and size as that originally provided shall be planted in the same place within the first planting season following the removal, uprooting, destruction, other damage or death of the tree unless the local planning authority gives its written consent to a variation of the size, species or location of planting.

REASON: To ensure as a matter of principle that suitable replacement trees are provided on site in the interests of preserving the character of the area in accordance with Policy PP27 of the Poole Local Plan

8) As part of the Reserved Matters for Appearance and Landscaping to be submitted under condition 1 above, a Biodiversity Enhancement Plan shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in strict accordance with the approved Plan and implemented prior to first occupation of the dwellings hereby approved.

Reason-

To ensure biodiversity net gain is achieved on site.

9) Prior to commencement of development details of drainage to serve the development shall be submitted to, and approved in writing by, the Local Planning Authority. No part of the development shall be occupied until the drainage details approved been completed.

Reason –

To ensure there is adequate provision of drainage facilities and in accordance with Policy PP38 of the Poole Local Plan (November 2018).

10) Prior to first occupation of any part of the development hereby permitted, details of measures to provide 10% of the predicted future energy use of the approved flats 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. Documents required by the Local Authority include:

The 'as built' SAP assessment documents. These should be the same documents issued to Building Control to address the Building Regulations Part L;

The corresponding EPC (Energy Performance Certificate); and

A statement, summary or covering letter outlining how the data given in the above documents demonstrates that a minimum of 10% of energy use is provided by the renewable technology.

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

11) 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).

Informatives

1) In accordance with the provisions of paragraph 38 of the NPPF the Borough of Poole (BoP) takes a positive and creative approach to development proposals focused on solutions. BoP 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 (add as appropriate): in this case the applicant was advised of issues after the initial site visit

- in this case the application was acceptable as submitted and no modification or further assistance was required.

- 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>

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) This planning permission does not convey the right to enter land or to carry out works affecting or crossing the boundary with land which is not within your control without your neighbour's consent. This is, however, a civil matter and this planning consent is granted without prejudice to this.

Background Documents:

Documents uploaded to that part of the Council's website that is publicly accessible and specifically relates to the application the subject of this report including all related consultation responses, representations and documents submitted by the applicant in respect of the application.

Notes:

This excludes all documents which are considered to contain exempt information for the purposes of Schedule 12A Local Government Act 1972.

Case Officer Report Completed

Officer: Sophie Burch

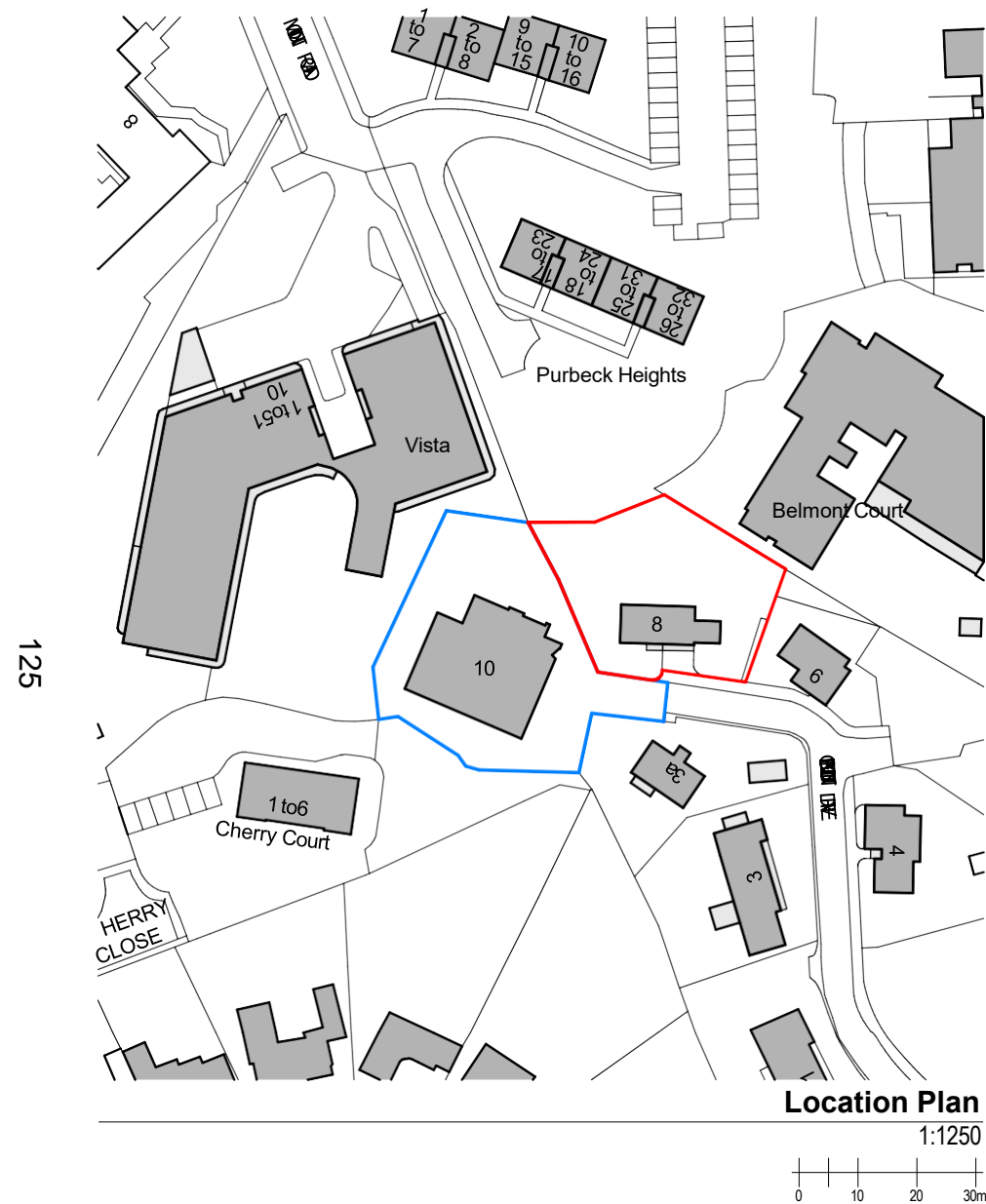
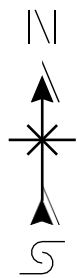
Date:27/09/2022

Agreed by:

Date:

Comment:

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P04	16/03/2022	IW	Development updated to comments.
P03	29/07/2021	IW	Issue for Outline Planning Application.
P02	27/07/2021	IW	Rear of Plots 3&4 revised to accommodate tree.
P01	27/07/2021	IW	Initial Issue
Rev	Date	By	Description

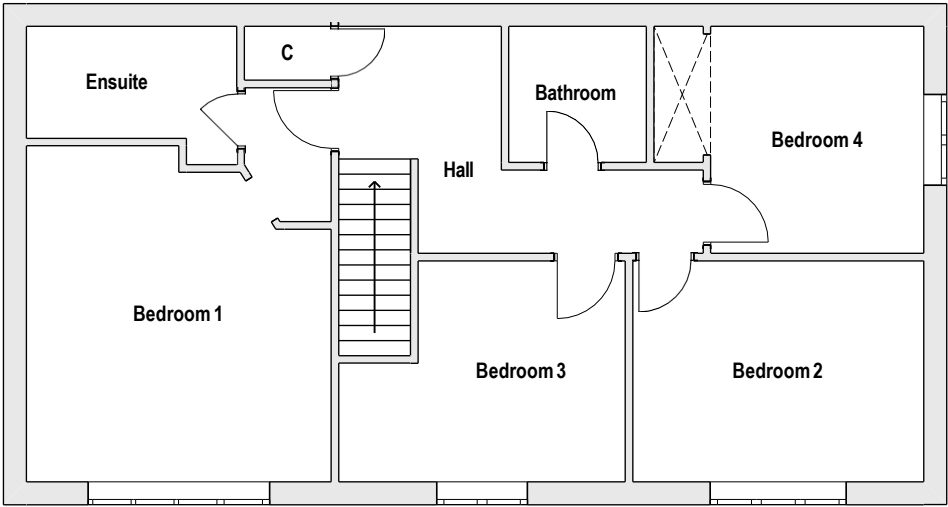
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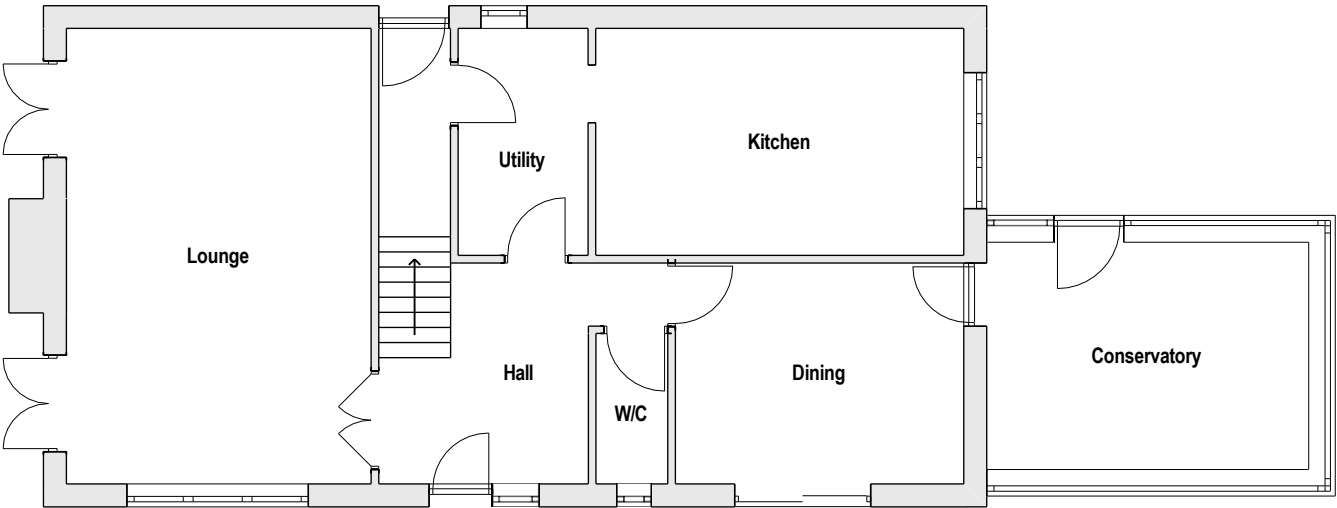
8 Glenmount Drive / Block and Location Plan / 1:500, 1:1250@A3 / 1664-SYM-00-XX-DR-A-0200 P04



SYMMETRY
architecture



First Floor
1:100



Ground Floor
1:100

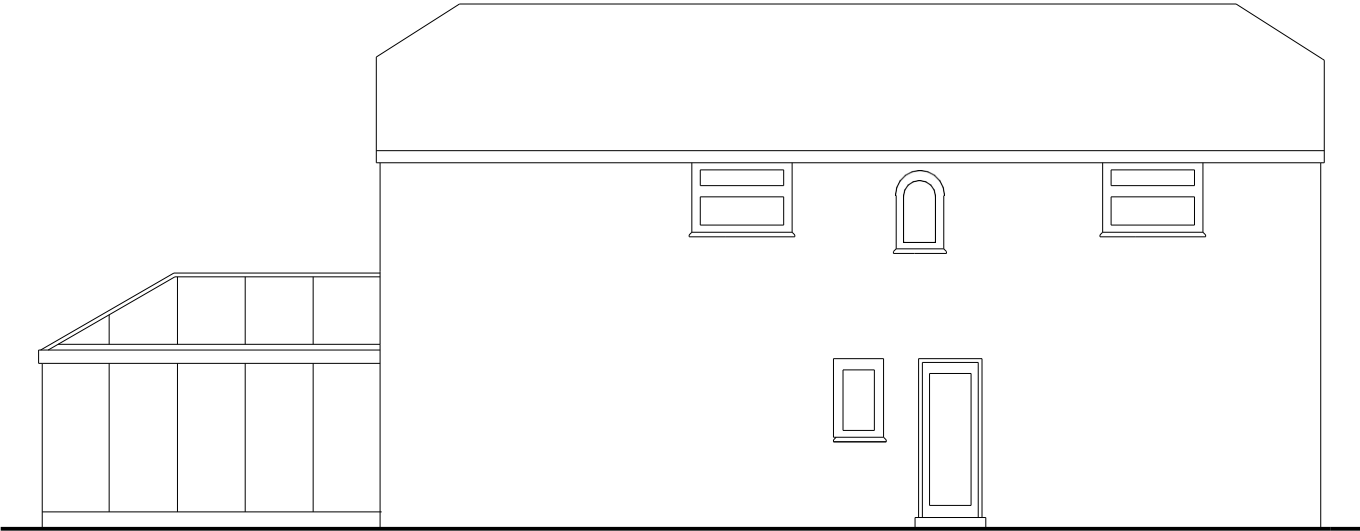
P01	26/08/2021	JE	Initial Issue
Rev	Date	By	Description



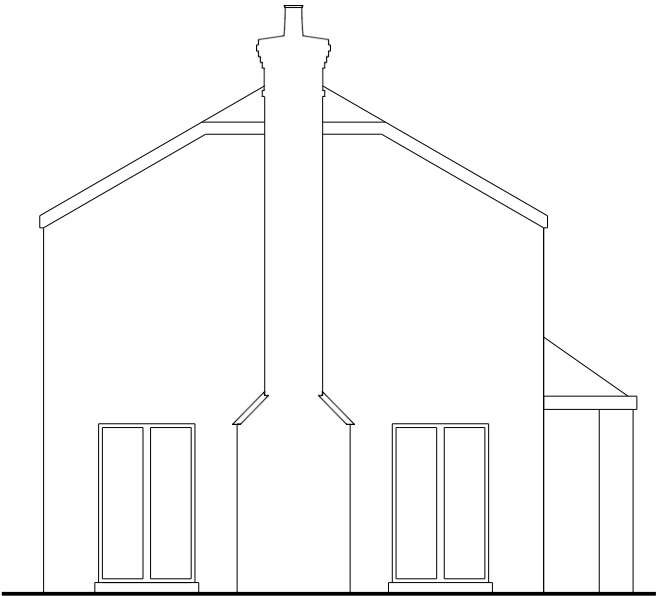
Front Elevation
1:100



Side Elevation (Right)
1:100



Rear Elevation
1:100

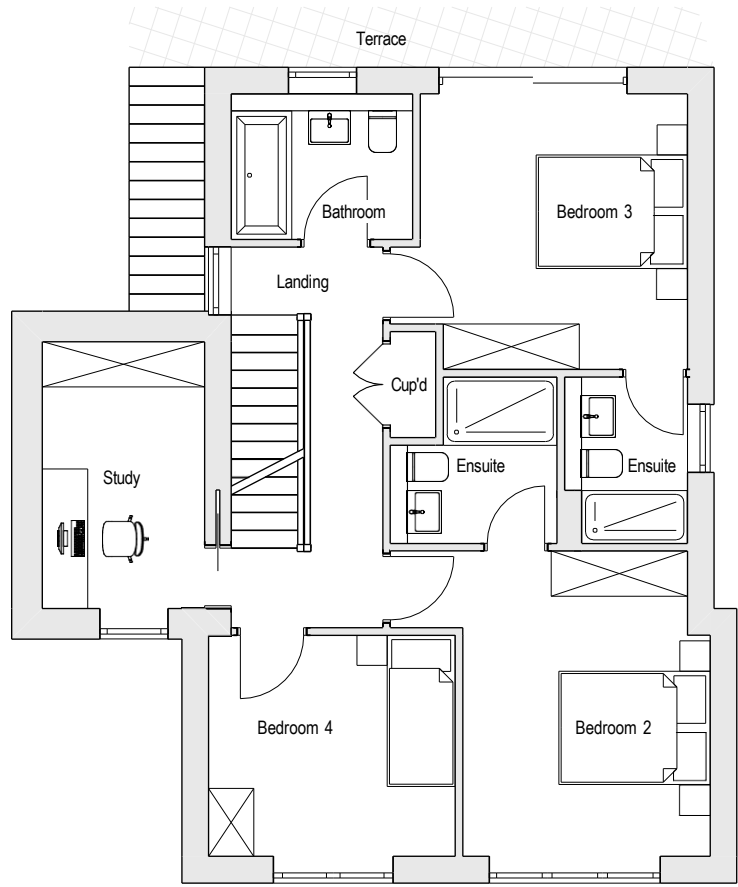


Side Elevation (Left)
1:100

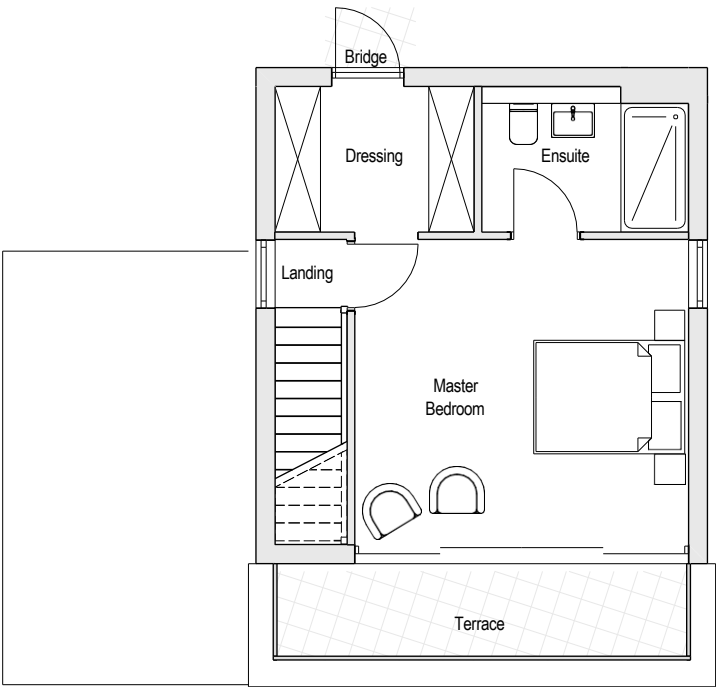
P01	26/08/2021	JE	Initial Issue
Rev	Date	By	Description

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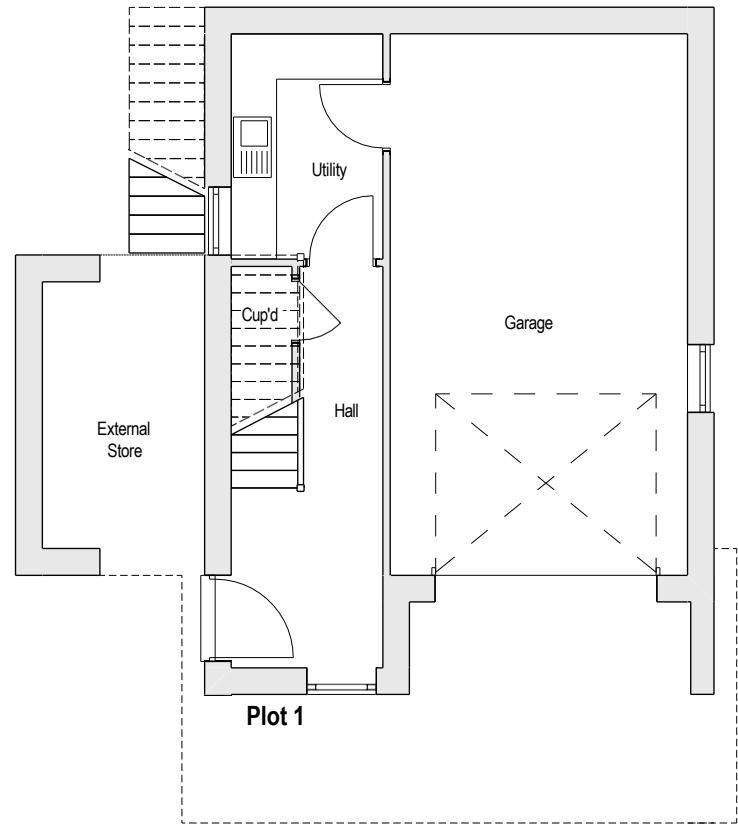
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Date Printed: 26/08/2021



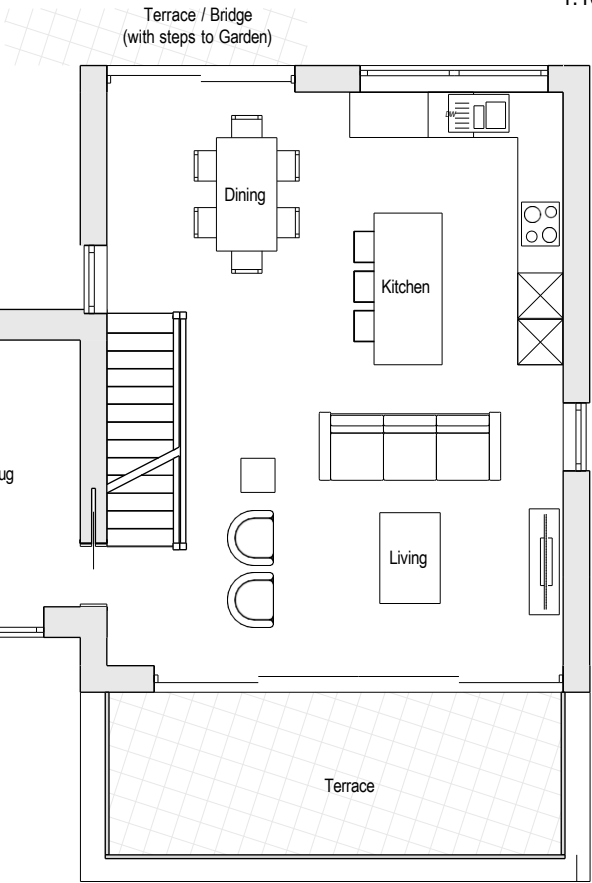
First Floor
1:100



Third Floor
1:100



Ground Floor
1:100



Second Floor
1:100

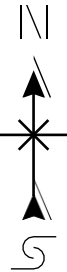
Accommodation Schedule

1n, 4 storey, 4 bedroom detached house with integral single garage.
2n, 4 storey, 4 bedroom semi-detached houses with integral single garage.
(area not including garage)

Development Total: 498m² / 5360 sq.ft

Floor Area Schedule (Plot 1)

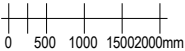
Floor	Area sq m	Area sq ft
00 Ground Floor	16.81	180.96
01 First Floor	54.60	587.72
01 First Floor	71.55	770.15
03 Third Floor	33.16	356.97
	176.12 m ²	1895.80

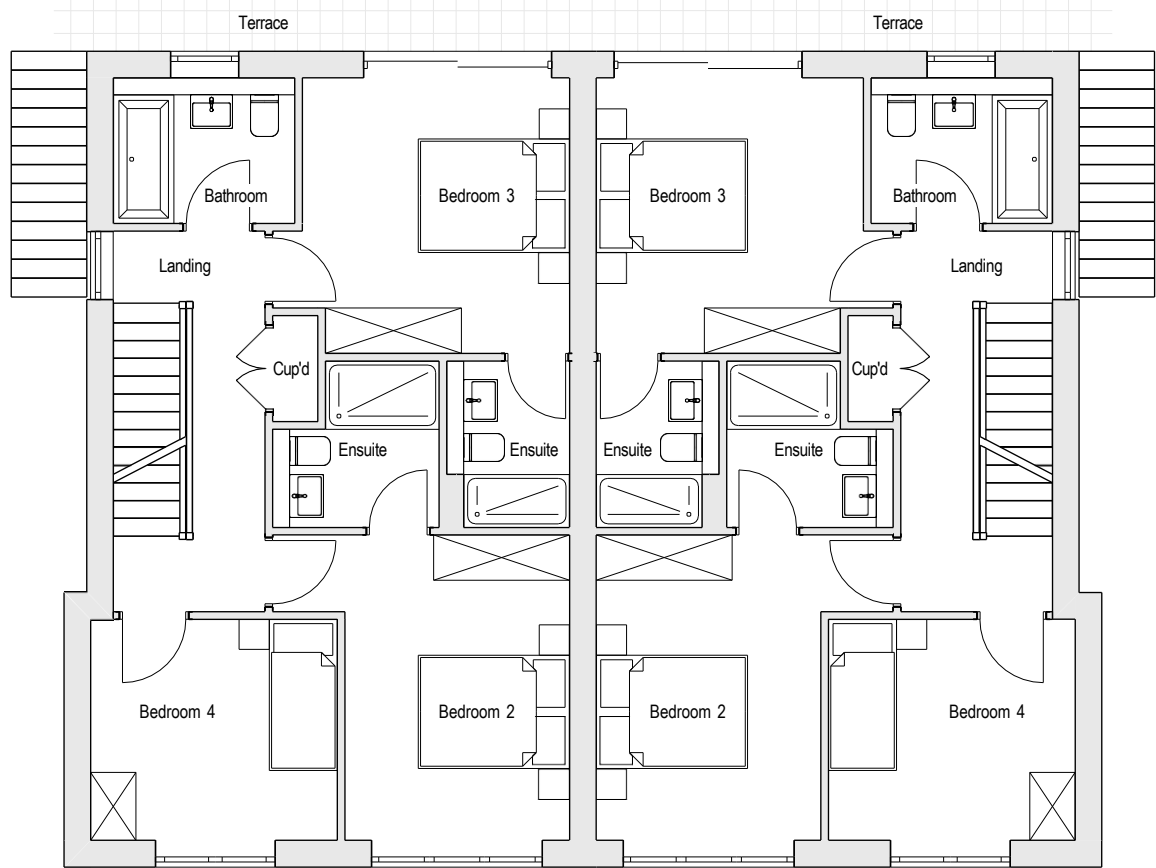


P01	22/02/2022	MF	Initial Issue
Rev	Date	By	Description

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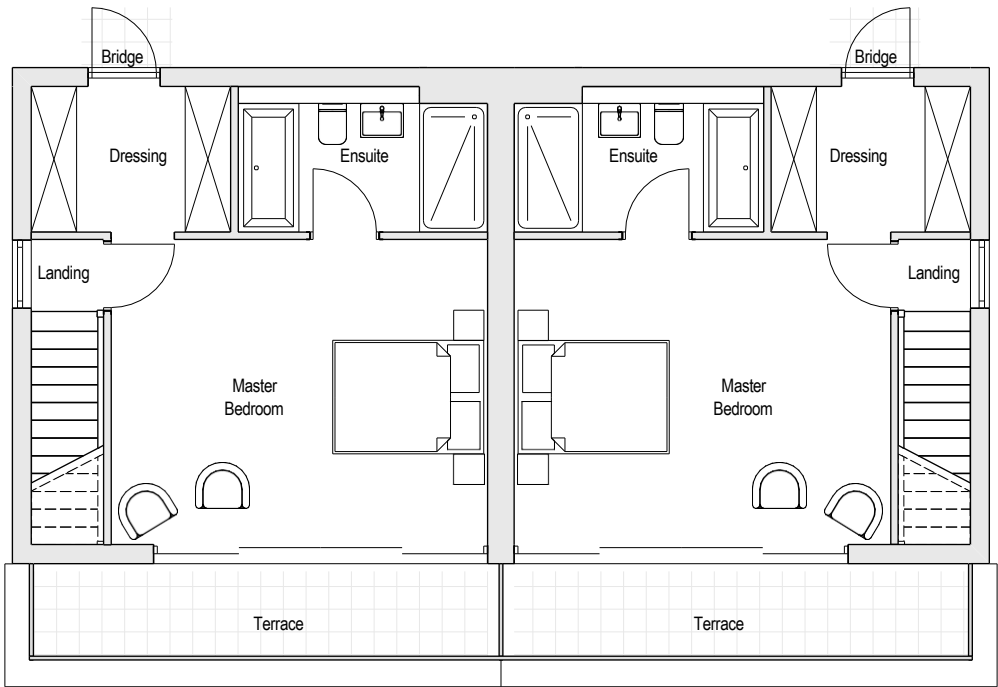
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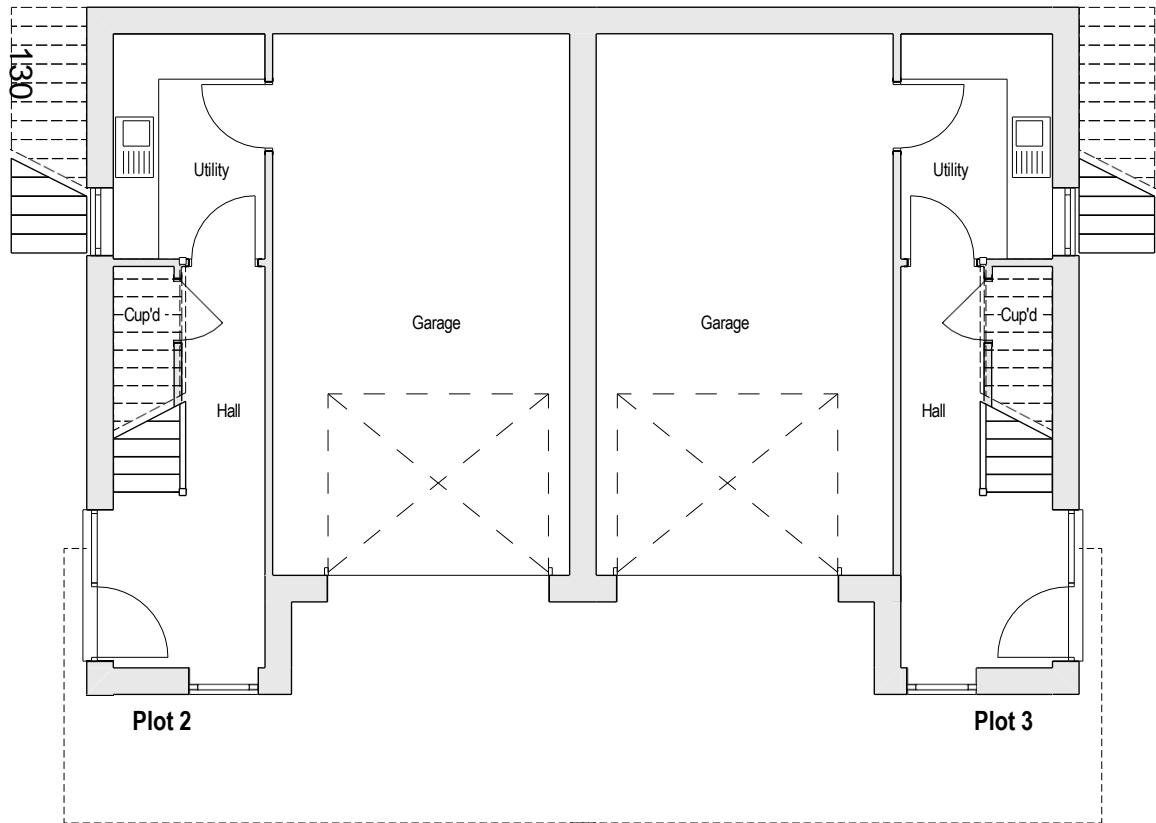
First Floor

1:100



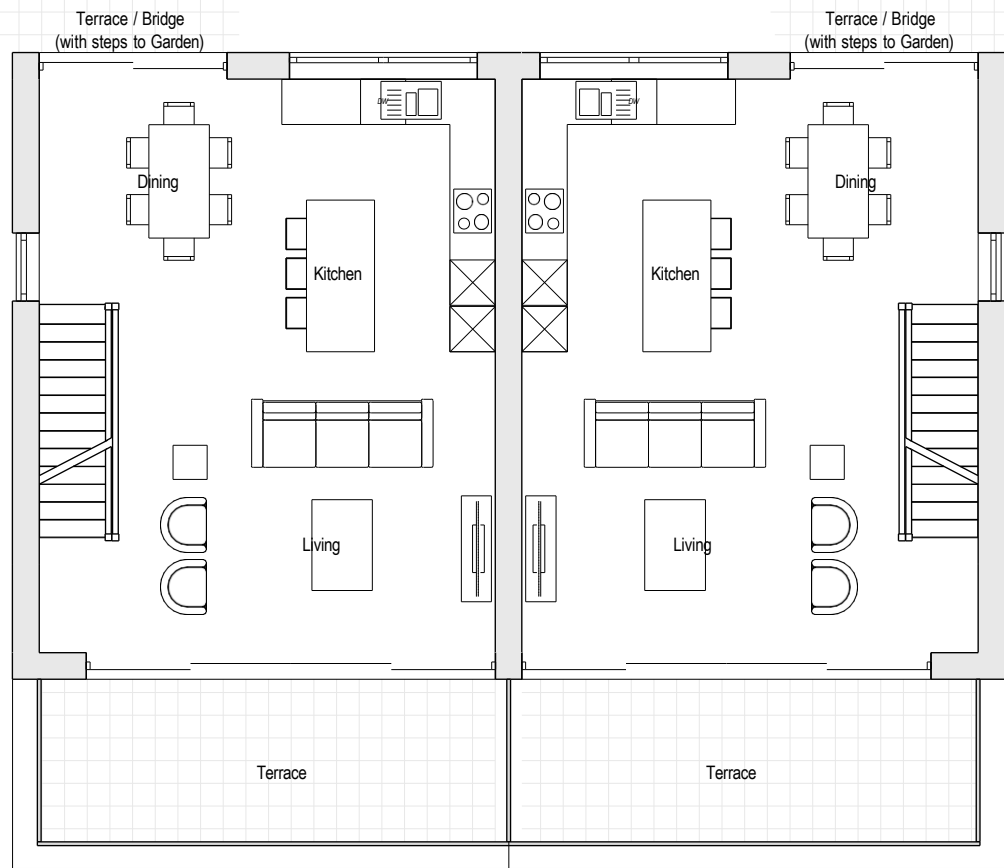
Third Floor

1:100



Ground Floor

1:100



Second Floor

1:100

Accommodation Schedule

1n, 4 storey, 4 bedroom detached house with
integral single garage.
2n, 4 storey, 4 bedroom semi-detached houses
with integral single garage.
(area not including garage)

Development Total: 498m² / 5360 sq.ft

Floor Area Schedule Per Plot (Plots 2 & 3)

Floor	Area sq m	Area sq ft
00 Ground Floor	16.81	180.96
01 First Floor	61.74	664.57
02 Second Floor	45.78	492.73
03 Third Floor	36.57	393.66
	160.90 m²	1731.92



Rev	Date	By	Description
P02	22/02/2022	MF	Design updated to comments
P01	29/07/2021	IW	Issue for Outline Planning Application.

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8 Glenmount Drive ^ Floorplans Plots 2 & 3 ^ 1:100@A3 ^ **1664-SYM-00-ZZ-DR-A-0202 P02**

0 500 1000 1500 2000mm





Perspective NTS



South Elevation
1:100



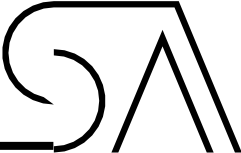
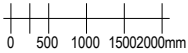
East Elevation
1:100

Rev	Date	By	Description
P02	22/02/2022	MF	Design updated to comments
P01	29/07/2021	IW	Issue for Outline Planning Application.

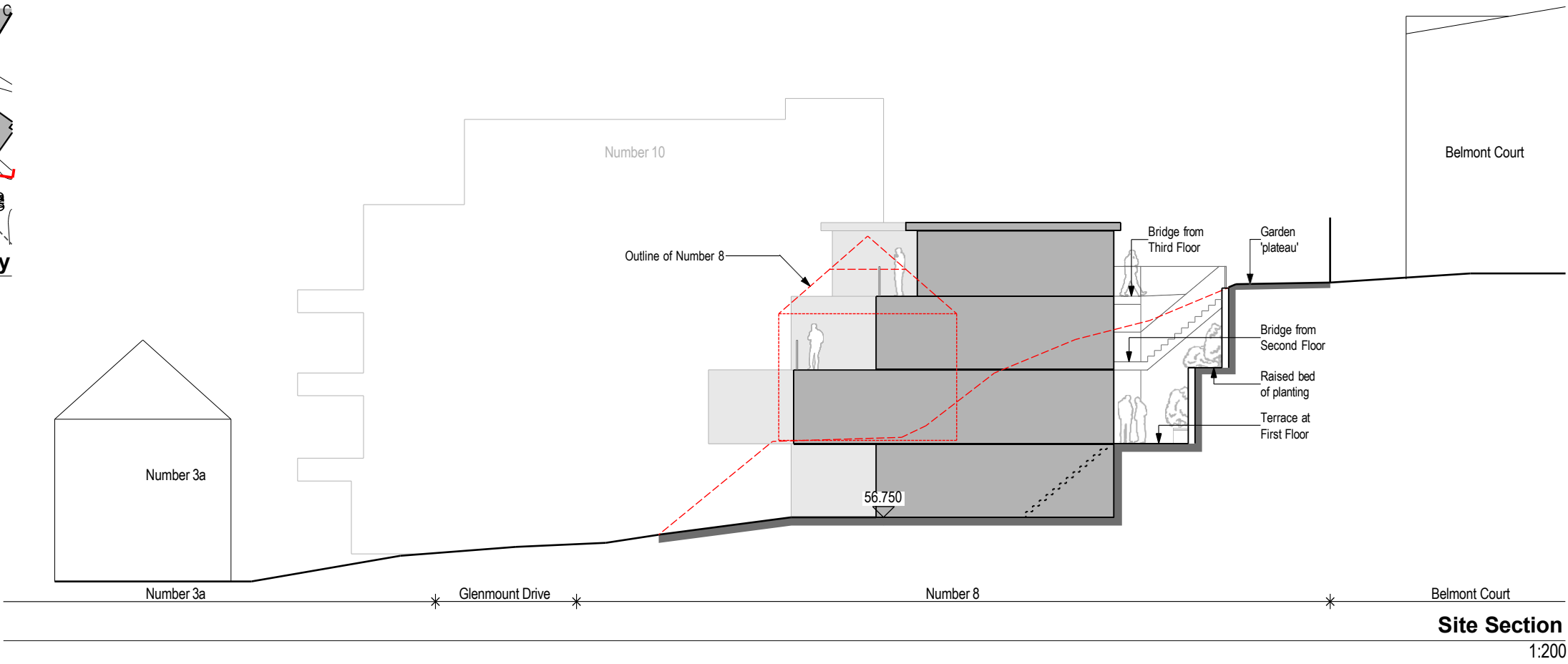
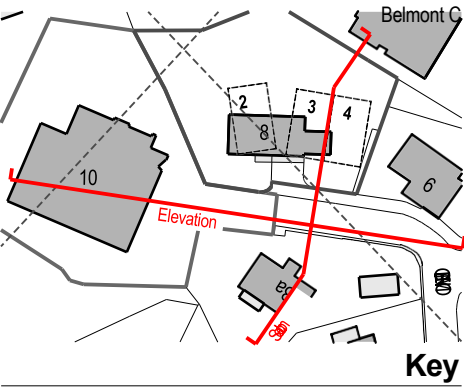
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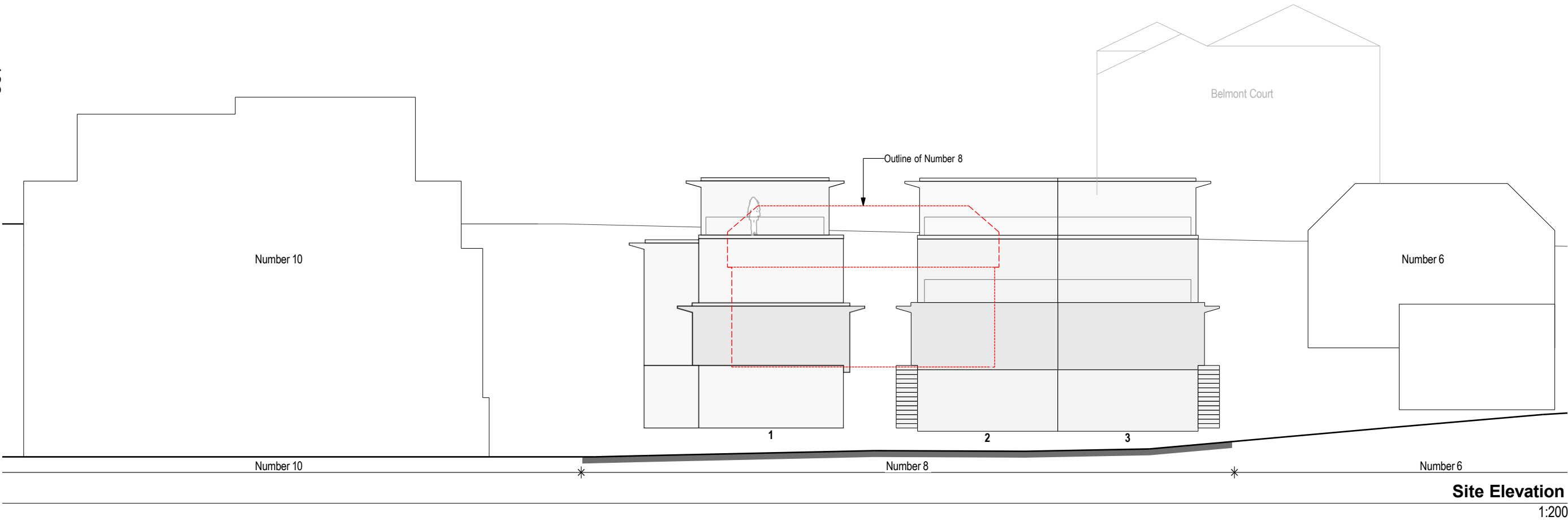
8 Glenmount Drive ^ Indicative Elevations ^ 1:100@A3 ^ 1664-SYM-00-XX-DR-A-0204 P02



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132



P04	25/02/2022	JE	Updated to latest design
P03	29/07/2021	IW	Issue for Outline Planning Application.
P02	27/07/2021	IW	Rear of Plots 3&4 revised to accommodate tree.
P01	27/07/2021	IW	Initial Issue
Rev	Date	By	Description

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Date Printed: 28/02/2022

8 Glenmount Drive \ Site Section and Elevation \ 1:200@A3 \ 1664-SYM-00-XX-DR-A-0203 P04



PLANTING SPECIFICATION

Remember your plant font!

GENERAL

- All planting and landscape operations must comply with "Recommendations for General Landscape Operations" BS4428 (1989).
- Plant material must comply with the National Plant Specification.

IMPLEMENTATION TIMETABLE

Landscape works to be implemented in the first suitable planting season following completion of the site construction works.

- BARE ROOT AND ROOT BALLED PLANTS - November to March
- CONTAINER GROWN PLANTS - as above, or at any time if ground and weather conditions are favourable, and a reliable water supply is available for irrigation in prolonged periods of dry weather.

PLANT STOCK & HANDLING

- The importance of sourcing high quality planting stock cannot be over-emphasised.
- Unless otherwise specified all stock supplied must be container grown.
- All native species stock must be of British provenance and obtained from a reputable nursery.
- All plant stock and in particular trees, must conform to the species and stock size specified, be of high quality, healthy with high vitality, free from inherent structural defects, have a well-developed fibrous root system, be free from pests & diseases and perennial weeds & suitably hardened off to ensure establishment in the proposed situation.
- Where plants cannot be planted immediately upon delivery, they must be stored in a safe, sheltered location and afforded all necessary attention such as irrigation and protection from frost.
- Stock which is found to be of poor quality, incorrect specification, or subsequently deteriorates in quality through damage, poor handling, storage or maltreatment will be rejected and must be replaced.

GENERAL PREPARATION

- Except where existing trees/shrubs are to be retained, all stumps must be removed to a minimum depth of 400mm with the aid of an appropriate mechanical stump grinder.
- Break out any existing hard surfaces to the full depth of construction and excavate to allow full depth of topsoil and compost indicated below.
- Finished levels of topsoil with much dressing to be 50mm above adjacent pavings and 150mm below D.P.C.
- Remove all existing surface vegetation and thoroughly cultivate soil outwith tree canopies to a minimum depth of 200mm. All large soil lumps are to be broken down, removing all weeds, roots, stones above 40mm and other extraneous rubbish.
- Once cultivations are complete, thoroughly incorporate well-rotted farmyard manure or other approved organic compost at 1m³ per 20m², and water retention granules (e.g. Broadleaf P4) at 100g/m² into the uppermost 120mm of top-soil.
- Finally, the area should be raked over, levelled and lightly consolidated by 'treading'.

PREPARATION WITHIN THE CANOPY SPREAD OF EXISTING TREES

- Remove all weeds and existing vegetation using hand tools only. Retain existing topsoil and carefully cultivate with hand tools only with no greater change of level than 50mm.
- Plant stock to be spaced to avoid damage to large tree roots. Planting pits to be backfilled with a 70/30 mix of topsoil / compost.

TOPSOIL

- Imported topsoil to be clean multi-purpose quality topsoil as stated in BS3882:2007. If site topsoil is to be reused it must be equivalent to the multi-purpose quality in the BS. Devoid of stones and debris over 40mm and free from weeds, vegetation and other deleterious material.
- Do not use topsoil contaminated with oil, chemicals, cement or other materials poisonous to plants.

SHRUB PLANTING

- Prior to planting set out all shrubs to ensure correct density & spacing.
 - Excavate circular holes for each shrub/plant with a radius a minimum of 100mm. Larger than the container with the sides sloping towards the centre. To prevent settlement the bottom of the pit should be firm, and to encourage lateral root growth the sides of the pit should be gently loosened.
 - Planting pits to be backfilled with a 70/30 mix of topsoil / compost.
 - Spread approved recycled wood-chip or decorative bark mulch over all the exposed soil of planted areas to a minimum settled depth of 75mm.
- NEW HEDGES
- Plant as 150/300cm container grown stock single row @ 3 per linear m.
 - Planting trench to be excavated minimum 300mm wide & 300mm deep.
 - Back fill with excavated material and dress with slow release fertiliser.
 - Cut back the height of the newly planted hedge immediately by 20% to a uniform height to encourage bushy growth from the base.

TREE PLANTING - See section below

- All tree planting must be carried out in accordance with section 10 of BS 8545:2014 Trees: from nursery to independence in the landscape - Recommendations and the section drawing below.
- Mark positions of all trees with stakes prior to undertaking excavations.
- The tree planting area should be thoroughly cultivated and contain quality, lightly consolidated top soil to a minimum depth of 70cm. Excavate a circular pit a minimum of twice the diameter of the trees rootball plus 5 times its depth.
- The sides of the pits should be gently sloping towards the bottom. Any excavated material should be discarded and replaced with a corresponding amount of clean topsoil. The bottom of the pit should be forked to break up the soil to a depth of 150mm, and then to prevent settlement lightly consolidated by 'treading'. In order to encourage lateral root growth the pits sides should be gently loosened with a fork.
- Remove the tree from its container and lightly loosen the rootball, gently spreading the roots. Prune off any damaged or defective roots using secateurs. Trees found with severe root girdling must be rejected.
- Position the tree in the centre of the prepared pit, ensuring the nursery mark corresponds with surrounding levels.
- Carefully insert min 75mm c. stakes (1), temporarily remove the tree and knock in the stake(s) to a min depth of 300mm into the undisturbed soil.
- Cut off stake just below the lowest branch.
- Where only one stake is specified this must be positioned on the side of the tree towards the prevailing wind.
- Carefully fit all ties, fixings and fittings as per the section drawing below.
- www.greenleaf.co.uk
- Planting pits to be backfilled with a 70/30 mix of topsoil / compost.
- Immediately after planting, thoroughly irrigate the tree, as well as the surrounding exposed soil around it to field capacity.
- Finally, ensuring that the stem is kept clear, spread approved recycled wood-chip/decorative bark mulch over all the exposed soil to a min radius of 500mm around each tree to a minimum settled depth of 75mm.

WATERING

- Immediately after completion of planting on each day, irrigate all planted areas thoroughly to field capacity.
- Make provision for adequate watering to promote sustained healthy growth throughout the maintenance period.

MAINTENANCE & REPLACEMENTS

- The landscape contract carries a defects liability for 12 months following completion of the planting.
- The contractor must at his own expense maintain the entire scheme, replacing any plants, which are dead, dying or have otherwise failed, within the first year following planting, with appropriate specimens of the same species and stock size.

5 YEAR MAINTENANCE PLAN

To ensure successful establishment, the importance of good site husbandry and maintenance cannot be over-emphasised. All planted material must be afforded all necessary care and attention in accordance with best horticultural practice and maintained for a period of five years after planting.

1. PLANT REPLACEMENTS

Check all planted stock annually in late summer and replace any dead, dying, broken or otherwise failed plants with an appropriate specimen of the same species and stock size before December of that year.

2. WATERING

Years 1-3
As required to promote healthy, sustained growth, paying particular attention to spells with no appreciable rainfall for 14 consecutive days. Watering after Year 2 will usually not be necessary except in prolonged exceptionally dry conditions.

3. WEEDING & LITTER PICK - Years 1-5

Maintain planted areas substantially free of weeds. Hand weeding & litter pick - min 5 x per year March to November. Chemicals may only be used with prior written agreement.

4. TREE STAKES & TIES - Years 1-5

Check stakes & fittings 4 x per year at maintenance visits.
Check for stability and adjust spacers and straps to prevent chaffing.
Remove all redundant stakes & fixings.

5. MULCH - Years 1-5

Replenish mulch at min 75mm depth. Top up levels as required.

6. PRUNING - Years 1-5

PRUNE TREE & shrubs as necessary to control lateral growth, remove dead or diseased plant material, and to promote good form.
Do not use a hedge trimmer to prune shrubs.

7. PESTS & DISEASE - Years 1-5

Monitor all planted stock for pest damage & disease, and treat/replace affected plants as necessary.



Aqua-flow block paviors



Dry jointed stone paving



Limestone chippings



Grass

3 no. Field maple 'Elegant'
(Acer campestre 'Elegant')
180-240cm/35L container grown

1 no. aperlbar maple
(Acer riseum)
180-240cm/35L container grown

3 no. Fastigate hawthorn
(Crataegus monogyna Stricta)
180-240cm/35L container grown

1 no. Whitebeam 'Majestica'
(Sorbus aria 'Majestica')
180-240cm/35L container grown

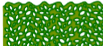
1 no. Vilmorin's rowan
(Sorbus vilmorinii)
180-240cm/35L container grown

1 no. owan 'Sheerwater Seedling'
(Sorbus aucuparia
Sheerwater Seedling)
180-240cm/35L container grown

Appendix 1c to report SW/AMS/438a/22

8

180-240cm/35L container grown,
feathered trees
Friday, 4th August 2022



ew green beech hedging



ew shrub & fern planting

Total 40m

To provide enhanced screening & wildlife habitat the recommended native species shrubs/trees are to be planted as a single row at 33cm centres as follows:
120-150cm/35-140 litre container-grown.

121 no. plants at 33cm centres green beech (Crataegus monogyna)

Way of replacement for the low/poor quality trees removed for management & to facilitate development of new high quality, container grown, feathered trees with a minimum stock size of 180-240cm/35 litre, appropriate to the new development & free-draining site soils, will be planted in the positions shown:

1 no. owan (Sorbus aucuparia) 'Sheerwater Seedling'

2 no. Vilmorin's rowan (Sorbus vilmorinii)

1 no. Whitebeam (Sorbus aria) 'Majestica'

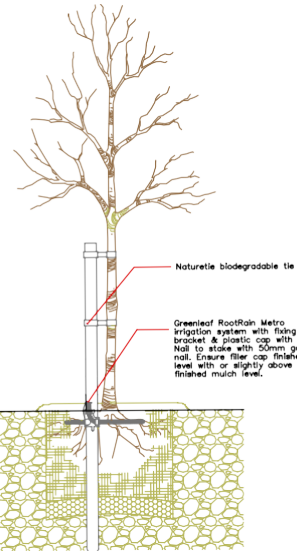
4 no. aperlbar maple (Acer riseum)

no. Field maple (Acer campestre) 'Elegant'

6 no. Fastigate hawthorn (Crataegus monogyna) 'Stricta'

Available from www.barchan.co.uk

This plan has been adapted from the layout drawings provided. All measurements must be checked with the original documents. © SoundWood Tree Consultancy 2022.



Tree Planting Section
Not to scale

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PLANNING APPLICATIONS

PICUS ULTRASOUND DECAY DETECTION

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SOUNDWOOD TREE CONSULTANCY

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PLANNING COMMITTEE - PROTOCOL FOR SPEAKING / STATEMENTS AT PLANNING COMMITTEE

1. Introduction

- 1.1 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 Planning Committee meeting. It does not therefore relate to any other item considered at Planning Committee in respect of which public speaking/questions shall only be permitted at the discretion of the Chairman.
- 1.2 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.
- 1.3 **The email address for any person who wishes to register a request to speak and / or submit a statement for the purposes of this protocol or to correspond with Democratic Services on any aspect of this protocol is democratic.services@bcpcouncil.gov.uk**

2. Order of presentation of an application

- 2.1 The running order in which planning applications are heard will usually follow the order as appears on the agenda unless the Planning Committee otherwise determines.
- 2.2 In considering each application the Committee will normally take contributions in the following order:
 - a) presenting officer(s);
 - b) objector(s);
 - c) applicant(s) /supporter(s);
 - d) councillor who has called in an application (who is not a voting member of the Planning Committee in relation to that application) / ward councillor(s);
 - e) questions and discussion by voting members of the Planning Committee, which may include seeking points of clarification.

3. Guidance relating to the application of this protocol

- 3.1 The allocation of an opportunity to speak / provide a statement to be read out at Planning Committee under this protocol is not intended as a guarantee of a right to speak / have a statement read out.
- 3.2 The Chair 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 and as provided for in this protocol including whether in any circumstance it should be waived, added to or otherwise modified. This discretion includes the opportunity to speak (or submit a statement), varying the speaking time allowed and the number of speakers. In the event of any uncertainty as to the interpretation or application of any part of this protocol a determination by the Chair will be conclusive.

- 3.3 A failure to make a request to speak / submit a statement in accordance with any one or more of the requirements of this protocol will normally result in the request / submission of the statement not being treated as validly made and therefore not accepted.

4. Electronic facilities relating to Planning Committee

- 4.1. All electronic broadcasting and recording of a Planning Committee meeting by the Council and the provision of an opportunity to speak remotely at such a meeting is dependent upon such matters being accessible, operational and useable during the meeting. As a consequence, a meeting other than a wholly virtual meeting may proceed, including consideration of all applications relating to it, even if it cannot be electronically broadcast, recorded and/or any person is unable to speak / be heard at the time when the opportunity to do so on an application is made available.

5. Attending in person at a Planning Committee meeting / wholly virtual meetings

- 5.1. Unless otherwise stated on the Council's website and/or the agenda Planning Committee will be held as a physical (in person) meeting. A Planning Committee meeting 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 Planning Committee meeting shall be held as a wholly virtual meeting, then the Head of Planning in consultation with the Chair shall be able to determine whether such a discretion should be applied.

6. Provisions for speaking at Planning Committee (whether in person or remotely)

- 6.1. Any applicant, objector or supporter who wishes to speak at a Planning Committee meeting must register a request to speak in writing with Democratic Services at democratic.services@bcpcouncil.gov.uk by **10.00 am of the working day before the meeting.**
- 6.2. A person registering a request to speak must:
- a) make clear as to the application(s) on which they wish to speak and whether they support or oppose the application; and
 - b) provide contact details including a telephone number and/or email address at which they can be reached / advised that they have been given an opportunity to speak.

- 6.3. 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:
- a) there is no other speaker who has also been allotted to speak for the remainder of the five minutes allowed;
 - b) or the other allotted speaker fails to be present or is unable to be heard (in the case of remote speaking), at the Planning Committee meeting at the time when the opportunity to speak on the application is made available; or
 - c) the other allotted speaker expressly agrees to the speaker using more than half of the total speaking time allowed.
- 6.4. If more than two people seek to register a wish to speak for either side, an officer from Democratic Services may ask those seeking the opportunity 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 was received by Democratic Services. 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.
- 6.5. A person registered to speak may appoint a different person to speak on their behalf. The person registered to speak should normally notify Democratic Services of this appointment prior to the time that is made available to speak on the application.
- 6.6. A person may at any time withdraw their request to speak by notifying Democratic Services by email or in person on the day of that meeting. However, where such a withdrawal is made after the deadline date for receipt of requests then the available slot will not be made available for a new speaker. In cases where more than two requests to speak within the allocated five minutes were received by the deadline, Democratic Services will, where practicable, reallocate the slot in date receipt order.
- 6.7. 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.

7. Questions to person speaking under this protocol

- 7.1. Questions will not normally be asked of any person who has been given the opportunity to speak for the purpose of this Protocol. However, the Chair at their absolute discretion may raise points of clarification.

8. Speaking as a ward councillor or other BCP councillor (whether in person or remotely)

- 8.1. Any ward councillor shall usually be afforded an opportunity to speak on an application at the Planning Committee meeting at which it is considered. Every ward councillor who is given the opportunity to speak will have up to **five** minutes each.
- 8.2. At the discretion of the Chair, any other councillor of BCP Council not sitting as a voting member of the Planning Committee may also be given the opportunity to speak on an application being considered at Planning Committee. Every such councillor will have up to **five** minutes each.
- 8.3. Any member of the Planning Committee who has referred an application to the Planning Committee for decision but who exercises their discretion not to participate and vote on that application as a member of the Planning Committee (whether because they consider they may have a predetermined view or otherwise), may have or at the discretion of the Chair be given the opportunity to speak as a ward councillor or otherwise in accordance with the provisions of this protocol. Such a member may be invited to leave the room after speaking until consideration of that application has been concluded.

9. Speaking as a Parish or Town Council representative (whether in person or remotely)

- 9.1. A Parish or Town Council representative who wishes to speak as a representative of that Parish or Town Council must register as an objector or supporter and the same provisions for speaking as apply to any other objector or supporter applies to them. This applies even if that representative is also a councillor of BCP Council.

10. Content of speeches (whether in person or remotely) and use of supporting material

- 10.1. Speaking must be done in the form of an oral representation. This 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 normally direct their points to reinforcing or amplifying planning representations already made to the Council in writing in relation to the application being considered. Guidance on what constitutes planning considerations is included as part of this protocol. Speakers must take care to avoid saying anything that might be libellous, slanderous, otherwise abusive to any person or group, including the applicant, any officer or councillor or might

result in the disclosure of any personal information for which express consent has not been given.

- 10.2. A speaker who wishes to provide or rely on any photograph, illustration or other visual material when speaking (in person or remotely) must submit this to Democratic Services **by 12 noon two working days before the meeting**. All such material must be in an **electronic** format to be agreed by Democratic Services and will usually be displayed on the speaker's behalf by the presenting officer. The maximum number of slides to be displayed must not exceed **five**. Material provided after this time or in a format not agreed will not be accepted. The circulation or display of hard copies of such material at the Planning Committee meeting itself will normally not be allowed. In the interests of fairness, any material to be displayed must have already been submitted to and received by the Council as part of a representation/submission in relation to the application by the date of agenda publication for that Planning Committee meeting.
- 10.3. The ability to display material on screen 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 speech should therefore ensure that it is not dependent on such information being displayed.

11. Remote speaking at Planning Committee

- 11.1. In circumstances where the Council has put in place electronic facilities which enable a member of the public to be able to speak remotely to a Planning Committee meeting, a person may request the opportunity to speak remotely via those electronic facilities using their own equipment as an alternative to attending the meeting in person. The provisions of this protocol relating to speaking at Planning Committee shall, unless the context otherwise necessitates, equally apply to remote speaking.
- 11.2. The opportunity to speak remotely is undertaken at a person's own risk on the understanding that should any technical issues affect their ability to participate remotely the meeting may still proceed to hear the item on which they wish to speak without their participation.
- 11.3. A person attending to speak remotely may at any time be required by the Chair or the Democratic Services Officer to leave any electronic facility that may be provided.

12. Non-attendance / inability to be heard at Planning Committee

- 12.1. It is solely the responsibility of a person who has been given an opportunity to speak on an application at a Planning Committee meeting (whether in person or remotely) to ensure that they are present for that meeting at the time when an opportunity to speak is made available to them.
- 12.2. A failure / inability by any person to attend and speak in person or remotely at a Planning Committee meeting at the time made available for that person to speak on an application will normally be deemed a withdrawal of their wish to speak on that application. This will not therefore usually be regarded as a reason of itself to defer or prevent an application from being heard.

- 12.3. This protocol includes provisions enabling the opportunity to provide a statement as an alternative to speaking in person / as a default option in the event of a person being unable to attend and speak in person or remotely at the appropriate meeting time.

13. Submission of statement as an alternative to speaking / for use in default

- 13.1. A person (including a councillor of BCP Council) who has registered to speak, may submit a statement to be read out on their behalf as an alternative to speaking at a Planning Committee meeting (whether in person or remotely).
- 13.2. Further, any person speaking on an application at Planning Committee may, at their discretion, additionally submit a statement which can be read out as provided for in this protocol in the event of not being able to attend and speak in person or remotely at the time when an opportunity is made available for that person to speak on the application. The person should identify that this is the purpose of the statement.

14. Provisions relating to a statement

- 14.1 Any statement submitted for the purpose of this protocol:
- a) must not exceed **450** words in total unless the statement is provided by a ward councillor or any other councillor who is not voting on the application under consideration in which case the statement may consist of up to **900** words;
 - b) must have been received by Democratic Services by **10.00am of the working day before the meeting** by emailing democratic.services@bcpcouncil.gov.uk
 - c) when submitted by a member of the public (as opposed to a councillor of BCP Council), will be treated as amounting to **two and a half minutes** of the total time allotted for speaking notwithstanding how long it does in fact take to read out;
 - d) must not normally be modified once the deadline time and date for receipt of the statement by Democratic Services has passed unless such modification is requested by an officer from Democratic Services; and
 - e) will normally be read out aloud by an officer from Democratic Services having regard to the order of presentation identified in this protocol.
- 14.2 A person who has been given the right to speak and who has submitted a statement in accordance with this protocol may at any time withdraw that statement prior to it being read out by giving notice to Democratic Services. Where such withdrawal occurs after the deadline date for registering a request to speak has passed, then a further opportunity for a statement to be submitted will not be made available. If the statement that has been withdrawn was submitted as an alternative to speaking, then if the person withdrawing the statement wishes instead to exercise their opportunity to

speaking in person they should notify Democratic Services on or before the time of withdrawing the statement.

15. Assessment of information / documentation / statement

- 15.1. BCP Council reserves the right to check any statement and any information / documentation (including any photograph, illustration or other visual material) provided to it for use at a Planning Committee meeting and to prevent the use of such information / documentation in whole or part, in particular, if it:
- a) 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
 - b) is identified as having anything on it that is considered could be an electronic virus, malware or similar.
- 15.2 The Head of Planning in consultation with the Chair shall have the absolute discretion to determine whether any such statement / information / documentation should not be used / read out in whole or part. If circumstances reasonably permit, Democratic Services may seek to request a person modify such statement / information / documentation to address any issue identified.

16. Guidance on what amounts to a material planning consideration

- 16.1. 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/faqs/fag/4/what_are_material_considerations#:~:text=A%20material%20consideration%20is%20a,Loss%20of%20light%20or%20overshadowing

Note

For the purpose of this protocol:

- (a) reference to the “Chair” means the Chair of Planning Committee and shall include the Vice Chair of Planning Committee if the Chair is at any time unavailable or absent and the person presiding at the meeting of a Planning Committee at any time that both the Chair and Vice Chair 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 the application being considered; and
- (d) a “wholly virtual meeting” is a Planning Committee meeting where no one including officers and councillors physically attend the meeting; however, a meeting will not be held as a “wholly virtual meeting” unless legislation permits

Protocol for Planning Committee in relation to pre-application presentations

Introduction

1. The early engagement of councillors in relation to a potential planning application can be a positive contributor to seeking to ensure the provision of sustainable development within the area that best meets the aspirations and needs of the community.
2. The purpose of this protocol is to provide guidelines and a framework within which the Planning Committee will entertain and consider a presentation prepared for councillors by a potential applicant relating to a possible planning application that has not yet been submitted to the Council ("pre-application presentation").

Guidelines for identifying a pre-application presentation that might be taken to Planning Committee

3. The focus for pre-application presentations is limited to significant proposals. In considering any request for a pre-application presentation regard should be had to the following criteria for the purposes of determining those that may be suitable i.e. whether the relevant senior planning officer considers that the proposal:
 - 3.1 is of strategic importance to the whole or part of the Council area;
 - 3.2 involves a matter of significant national importance that has not previously been the subject of consideration within the Council area;
 - 3.3 may have a significant impact on a wide number of businesses/people and/or more than one Council ward;
 - 3.4 is on an extant Development Plan allocation and is important to securing one or more key Development Plan objectives;
 - 3.5 would provide a major development of significant importance to its locality and relates to a planning application previously refused by the Planning Committee; and/or
 - 3.6 any other proposal whose special circumstances the Head of Planning considers would justify a pre-application presentation being allowed.

General principles relating to a pre-application presentation

4. No part of a pre-application presentation or subsequent consideration / questions raised in relation to it is binding on the Council. Every observation / opinion given by any councillor or officer should be treated as provisional and no question asked should be taken as an indication of pre-determination with regard to the consideration of any planning application.
5. As a pre-application presentation is not part of an extant planning application, there is no requirement for any councillor to attend or participate in the pre-application presentation in order to be able to vote on any related planning application that may subsequently be submitted.
6. The Protocol for Speaking / Statements at Planning Committee does not apply to a pre-application presentation. Neither questions nor statements by members of the public will normally be permitted.

Proceedings relating to the consideration of a pre-application presentation at Planning Committee

7. *A pre-application presentation should normally consist of a presentation only. No other documents should be provided to councillors for the purposes of the pre-application presentation without the prior agreement of the Head of Planning and an officer from Democratic Services.*

8. Documentation provided as part of the pre-application presentation should include:
 - 8.1 a description of the site location,
 - 8.2 a plan sufficient to enable councillors to easily identify its location; and
 - 8.3 a description of the proposal to which the pre-application presentation relates that clearly enables councillors to understand the nature and extent of the proposal.
9. An electronic copy of any documentation produced for the purposes of the pre-application presentation (including any slides to be used as part of the presentation itself), should be provided to and accepted by both the Head of Planning (or any officer nominated by the Head of Planning for the purpose), and the Democratic Services Unit at least **five clear working days** prior to the date of publication of the Planning Committee meeting agenda to which it relates. All such documentation will normally form, and be made public as, part of the publication of the agenda for the meeting at which the pre-application presentation is scheduled to occur.
10. A pre-application presentation may be accompanied by such other information as the Head of Planning considers of assistance to councillors in relation to the presentation.
11. No part of the pre-application presentation, whether visual, written or verbal, should contain information of a kind that might be libellous, slanderous, abusive to any party or might result in the disclosure of any personal information for which express consent has not been given. Electronic information provided to the Council will not be accepted if it is identified as having anything on it that is considered could be an electronic virus, malware or similar.
12. The Council's adopted Access to Information Procedure Rules apply to a pre-application presentation. The expectation is that a pre-application presentation will usually be presented in public. However, subject as provided for in the Council's adopted Local Code of Best Practice relating to Planning Matters and in accordance with the Access to Information Procedure Rules, may be held wholly or partly as part of a meeting at which the public are excluded.
13. A pre-application presentation will normally take place prior to the consideration of any planning application at the Planning Committee meeting at which it is to be presented.
14. A pre-application presentation should not exceed more than **twenty minutes** (excluding any time taken by the Chair and/or any officer to introduce the presentation). An additional period of up to **forty minutes** will normally be allowed for questions to be asked. Such timings may be varied at the discretion of the Chairman.
15. Any BCP councillor whether appointed to the Planning Committee or otherwise will usually be given the opportunity to attend a pre-application presentation and ask questions.
16. A councillor who wishes to speak should aim to confine themselves to only asking questions that raise issues relevant to the pre-application presentation. No speeches, statements or expressions of opinion will normally be permitted.
17. The order of asking questions is at the discretion of the Chairman. However, where more than one councillor wishes to ask questions, the Chairman will usually aim to give initial priority to members sitting on the Planning Committee followed by any councillor in whose ward the land to which the pre-application presentation relates is situated. In the event that there is insufficient time for all questions to be asked, councillors will be invited to send their questions to the Head of Planning for consideration and referral on as appropriate.
18. A pre-application presentation to the Planning Committee may be deferred/withdrawn:
 - 18.1 from a published agenda in accordance with any relevant provision in the Constitution; and/or by a decision of the Planning Committee; or

- 18.2 in advance of publication of an agenda at the absolute discretion of the Head of Planning.
19. Failure to comply with the requirements of this protocol may in particular result in a pre-application presentation being withdrawn or deferred.
 20. For the purposes of this protocol, references to the “Chairman” and “Head of Planning” shall, unless the context otherwise requires, have the same meanings as in the Protocol for Speaking/Statements at Planning Committee.

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