

Notice of Eastern BCP Planning Committee

Date: Thursday, 31 July 2025 at 10.00 am

Venue: HMS Phoebe, BCP Civic Centre, Bournemouth BH2 6DY



Membership:

Chair:

Cllr P Hilliard

Vice Chair:

Cllr M Le Poidevin

Cllr J Clements
Cllr D A Flagg
Cllr M Gillett

Cllr G Martin
Cllr Dr F Rice
Cllr J Salmon

Cllr T Slade
Cllr M Tarling
Cllr L Williams

All Members of the Eastern BCP 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=6126>

If you would like any further information on the items to be considered at the meeting please contact: Claire Johnston on 01202 123663 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

23 July 2025

**DEBATE
NOT HATE**



Available online and
on the Mod.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
(janie.berry@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 - 8

To confirm and sign as a correct record the minutes of the meeting held on 3 July 2025.

5. Public Issues

9 - 16

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 10.00am on Wednesday 30 July 2025 [10.00am of the working 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=613>

Summary of speaking arrangements 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.

Anyone who has registered to speak by the deadline may, as an alternative to speaking/for use in default, submit a written statement to be read out on their behalf. This must be provided to Democratic Services by 10.00am of the working day before the meeting, 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.

ITEMS OF BUSINESS

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 Chair 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, please use the following link:

<https://www.bcpCouncil.gov.uk/planning-and-building-control/search-and-comment-on-planning-applications>

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

- | | | |
|----|---|---------|
| a) | Boscombe Conservative Club, Haviland Road, Bournemouth BH1 4JW
Boscombe West ward | 17 - 72 |
|----|---|---------|

7-2024-8016-E

Outline application for demolition of the existing building and the erection of a 5 storey mixed-used building with 2 commercial units at ground floor, and 33 residential units with associated bin and cycle stores involving associated infrastructure with some matters reserved.

ITEMS FOR INFORMATION

- | | | |
|----|--|---------|
| 7. | Appeals report

This report updates members of the planning committee on the Local Planning Authority's appeal performance over the stated period and is for information purposes only. | 73 - 88 |
|----|--|---------|

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

This page is intentionally left blank

BOURNEMOUTH, CHRISTCHURCH AND POOLE COUNCIL
EASTERN BCP PLANNING COMMITTEE

Minutes of the Meeting held on 03 July 2025 at 10.00 am

Present:-

Cllr P Hilliard – Chairman

Cllr M Le Poidevin – Vice-Chairman

Present: Cllr J Clements, Cllr D A Flagg, Cllr M Gillett, Cllr G Martin,
Cllr Dr F Rice, Cllr J Salmon, Cllr T Slade and Cllr B Nanovo (In place
of Cllr M Tarling)

20. Apologies

Apologies were received from Cllrs M Tarling and L Williams.

21. Substitute Members

Cllr B Nanovo substituted for Cllr M Tarling.

22. Declarations of Interests

There were none declared on this occasion.

23. Confirmation of Minutes

The minutes of the meeting held on 5 June 2025 were approved as a correct record

24. Public Issues

Requests to speak on the planning application on the agenda are detailed below.

25. Schedule of Planning Applications

The Committee considered a Planning Application report, copies of which had been circulated and a copy of which appears as Appendix A of these minutes in the minute Book. A Committee Addendum sheet was published on 2 July 2025 and appears as Appendix B to these minutes

26. 31-33 Wharnccliffe Road, Christchurch, BH23 5DB

Highcliffe and Walkford Ward

8/24/0623/FUL

Proposal Demolition of existing buildings and erection of two apartment blocks with associated parking and landscaping Application Number

Public Representations

Objectors

- ❖ None

Applicant /Supporters

- ❖ Mr Giles Moir

Ward Councillor

- ❖ Cllr A Martin

RESOLVED to GRANT permission in accordance with the recommendation and details set out in the planning officers report and addendum sheet and subject to the conditions set out in the report.

Voting: 8 in favour, 0 against, 2 abstentions

The meeting ended at 11.17 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 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 Chair.
- 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 exercised their call in powers to bring an application to the Planning Committee for decision should not vote on that item but subject to any requirements of the Member Code of Conduct, may have or, at the discretion of the Chair, be given the opportunity to speak in connection with it as a ward councillor or otherwise in accordance with the speaking provisions of this protocol. Such a member will usually be invited after speaking to move themselves from the area where voting members of the Planning Committee are sitting and may be requested to leave the room 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. In circumstances other than a wholly virtual meeting this would be 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

speaking 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 speak 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 speak 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/faq/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

Adopted by the Planning Committee on 17.11.22 and updated on 20.7.23



Planning Committee

Application Address	Boscombe Conservative Club, Haviland Road, Bournemouth, BH1 4JW
Proposal	Outline application for demolition of the existing building and the erection of a 5 storey mixed-used building with 2 commercial units at ground floor, and 33 residential units with associated bin and cycle stores involving associated infrastructure with some matters reserved
Application Number	7-2024-8016-E
Applicant	LJB Estates Ltd
Agent	Mr James Blake
Ward and Ward Member(s)	Boscombe West Cllr G Martin Cllr P Canavan
Report status	Public
Meeting date	31 st July 2025
Summary of Recommendation	Grant in accordance with the legal agreement and conditions set out at the end of the report, for the reasons set out in the report.
Reason for Referral to Planning Committee	<p>11 Objections received, below threshold of 20 required for Committee determination as per scheme of delegation in constitution.</p> <p>However, Councillor P Canavan called case to Committee because:</p> <p>1 – Contrary to the Boscombe & Pokesdown Neighbourhood Plan and represents over development of the area and loss of commercial space.</p> <p>2 - The mix of proposed properties does not comply with the need for more family homes.</p>
Case Officer	Adam Davies
Is the proposal EIA Development?	No

Description of Proposal

1. This application seeks outline planning permission for the redevelopment of the site, to comprise demolition of the existing building; and subsequent erection of a 5 storey structure. The new building will host mixed-uses, comprised of flexible commercial units (Use Class E) at ground floor level and residential accommodation (Use Class C3) on the floors above.
2. Access, Layout, Scale and Appearance are all proposed; including details of refuse storage, cycle storage and other associated infrastructure. Whilst plans show indicative areas for 'Landscaping', the matter itself is a Reserved Matter for future determination.
3. At ground floor level, two commercial units are provided, alongside a one-bedroom unit of accommodation and secure and covered bicycle storage space for 60 bicycles. At first, second, third and fourth floor levels, the accommodation comprises eight residential units per floor. In total, 33 units of residential accommodation are proposed., which is a reduction of 10 units from the original submission.
4. The two flexible commercial units (Use Class E) at ground floor level are provided with kitchen and bathroom facilities. Unit 1 measures 129.2sqm and occupies the prominent corner location between Haviland Rd West and Ashley Rd, predominantly facing onto the existing Boscombe Bus Station. Unit 2 measures 104.7sqm and faces on Ashley Rd and its mix of commercial units opposite and residential accommodation above.
5. The 33 residential units proposed would deliver floor spaces ranging from 41.5sqm to 64.9sqm in area, complying with the national described minimum space requirements. There are 20 one-bedroom units and 13 two-bedroom units proposed across the five storeys.
6. The design and layout of the site geared around pedestrian and bicycle access, the scheme being car-free in this central sustainable location. The residential element of the development is principally accessed on foot from Ashley Rd. A secondary access is provided to the rear of the building, providing access directly into the bicycle storage area only, via a side passageway and from Haviland Rd West.
7. Commercial Unit 1 is accessed on foot from the corner of Ashley Road and Haviland Road West, whilst Commercial Unit 2 is also accessed on foot from Ashley Road.
8. For the flats, a secure bicycle storage area is provided, with capacity for 60 bicycles. No Electric Vehicle Charging Points (EVCP) are proposed as there are no vehicle parking spaces.
9. There are three areas within the development to manage refuse and recycling. Both flexible commercial units are provided with dedicated 1280 litre refuse and recycling bins, set behind roller doors. The residential units would be serviced by two underground recycling bins and two underground refuse bins, all 5cu.litres in size. The refuse area is located at the back edge (western side) of the proposed development, with servicing and collection proposed from Haviland Rd West.
10. A small area for landscaping to the rear is shown on the plans but full details of this aspect are reserved at this stage.
11. The proposal includes a viability report detailing that either the provision of an off-site contribution or delivery of on-site affordable housing would prove unviable. This has been assessed by the District Valuation Service. Conclusions are presented at the report end.

Description of Site and Surroundings

12. The application relates to the two-storey building that wraps around the block formed by Ashley Rd, Haviland Rd and Haviland Rd West to the eastern end of Boscombe High St. The application property was built in 1904 and has an unremarkable exterior, comprising of two-storeys, with a tiled pitched roof. The lower floor comprises exposed brickwork, with a rendered finish at first floor. The building is a part of the older development in this area and although altered, retains features reflective of its period such as arched windows with keystones. It was, for a considerable historic period in use as the local Conservative Club, this use having ceased in December 2021. The applicant states that the building has remained vacant since, despite attempts to market the site. No interest is reported to have been received from potential occupants on either a freehold or leasehold basis.
13. The main entrance is on the corner of Haviland Road West and Ashley Road and the building lies within an area of mixed uses, dominated by retailing. To the north west sits the Bus Station and the ramped service entrance to the multi storey Sovereign Shopping Centre. To the immediate south, the site abuts nos.1 and 3 Ashely Road, a pair of 2-storey commercial premises with flat accommodation over. Adjacent to those and served from the rear Haviland Road West are the rear elevation and service yards of shops and flats addressed nos.630-654 Christchurch Road, fronting the nearby high street.
14. The site is within the Boscombe District Centre as designated by the Core Strategy. It does not have any shopping frontage designation, but the building is in a prominent gateway position within the district centre. To the north of the site is Strategic Allocations Site SA12 comprising Boscombe Bus Station and close by is site SA6 covering the Sovereign Centre and car park. (see Map 5: Boscombe & Pokesdown Neighbourhood Proposals Map as well as Policies themselves). The site falls within Phase 2 regeneration area of the Boscombe town centre masterplan area (BTCMA).
15. The site extends to approximately 0.07 hectares (0.174 acres) and is of an irregular rectangular shape. There is no existing vegetation on the site. The site is not subject to any specific heritage, ecological designations. The site is within Flood Zone 1, according to the Environment Agency's Flood Map for Planning and is at very low risk from surface water flooding. There are no Public Rights of Way (PRoWs) within the site.

Relevant Planning History

16. The site has planning history. Only the following application(s) are considered relevant:

Application Site

- a) **7-2014-8016-D** Alterations to elevation including bricking up of four windows – Approved July 2014
- b) **PRE-8016** Demolition of building and erection of 48 flats over seven floors – Response 2023 - Principle for demolition and replacement supported by LPA, subject to criteria to address policies relevant to housing mix, amenity, parking, neighbourhood plan, scale and design etc.

Constraints

17. There are no site specific planning constraints.

Public Sector Equalities Duty

18. 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

19. For the purposes of section 40 Natural Environment and Rural Communities Act 2006, in assessing this application, consideration has been given as to any appropriate action to further the general biodiversity objective.
20. 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.
21. 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.
22. 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

23. The following parties were consulted on the proposals and amended proposals. Expanded details of their responses are included within the assessment part of the report. Summaries based on the amended plans:
 - **Highway Officer:** No objections subject to conditions
 - **Regulation :** No objections, subject to conditions;
 - **Ecology Officer:** No objections, subject to conditions
 - **Waste & Recycling:** No objections (following amendments)
 - **Dorset & Wilts Fire & Rescue:** No objection, subject to regulations (following amendments)
 - **Lead Local Flood Authority (LLFA):** No objection, subject to conditions (following amendments)
 - **Crime Prevention officer:** No objections, comments received
 - **Urban Design –** No objections (following amendments)
 - **Heritage –** No objections (following amendments)

Representations

24. 3 site notices were erected outside the site on 06.02.2024 with a consultation expiry date of 27.02.2024. A press notice was published 26.01.2024. A second round of site notices were erected following amendments outside the site on 28.01.25 with a consultation expiry date of 18.02.2025.

Response to proposal

25. 11 Responses were received - 8 objections, 2 in support and 1 comment of the development. All but one of the objections were to the initial set of plans, which have since been amended.

26. Summary of the objections:

- *Overdevelopment , 7 storeys too high and a visual blight on the area;*
- *Loss of existing building which is in keeping with local architecture*
- *No affordable housing proposed*
- *Lots of tiny homes less than 600sqft*
- *Community does not need this sort of development or these types of homes*
- *Houses on Gladstone Road West enjoy morning sunlight from behind site, which will be blocked by development*
- *Ancient right to light signs protects houses on Gladstone Rd West;*
- *Existing buildings already shade houses on Haviland Road, but proposal will tower over the buildings that already cause the shade, making matters worse;*
- *Building is far too high and too modern, looks like shoeboxes stacked;*
- *No need for 43 single occupancy flats, area is full of HMOs already, need family flats;*
- *Density is too high and contrary to Neighbourhood Plan which seeks to prevent more flats being built*
- *Height should be limited to 4 storeys and reuse the existing attractive façade.*
- *Will make profit for millionaires, with skyscraper making area look like Bournemouth Town centre;*
- *No need for more commercial units as there are many vacant ones on the High Street;*
- *Better examples of more low-key redevelopment exist locally;*
- *Total lack of parking in area already with existing residents on Haviland Rd unable to park near their houses;*
- *Local infrastructure such as NHS, water and roads has no capacity to accommodate this development.*
- *Bin storage considered inadequate*

27. Summary of the support

- *Huge decline in car ownership in younger, working generation who rely much more on public transport and cycling than previous generations;*
- *Adjacent to bus station and cycle parking provision, so well connected and will help vitalise shops and local services;*
- *More commercial units on the ground floor is great news for the area;*
- *43 flats at a time when there is an acute housing shortage should be welcomed;*
- *Density of flatted accommodation right for a town centre and should be approved;*
- *Existing Building is a dilapidated eyesore, this will revitalise the area visually;*
- *Tall buildings sit adjacent in the form of the massive Sovereign Centre and Boscombe Library on Hawkwood Road; and*
- *Construction jobs would flow from this project;*

Key Issue(s)

28. The key issues involved with this proposal are:

Principle of the Proposal

Impact on Housing Supply

Impact of Outline Proposals for Access, Layout, Scale & Appearance

Impact on character, heritage and appearance of the area

Policy Context

29. Boscombe & Pokesdown Neighbourhood Plan 2019

- BAP1: Scale and Density of Development
- BAP2: Good Design
- BAP3: Shopfronts
- BAP4: Open Spaces
- BAP5: Safe Routes
- BAP6: Number and Type of new homes
- BAP7: Quality of new homes

30. Core Strategy (2012)

- CS1: NPPF – Presumption in Favour of Sustainable Development
- CS2: Sustainable Homes and Premises
- CS3: Sustainable Energy and Heat
- CS4: Surface Water Flooding
- CS5: Promoting a Healthy Community
- CS6: Delivering Sustainable Communities
- CS9: Enhancing District Centres
- CS12: Retaining Community Facilities
- CS16: Parking Standards
- CS17: Encouraging Greener Vehicle Technologies
- CS18: Increasing Opportunities for Cycling and Walking
- CS19: Protecting Small Family Dwellinghouses
- CS20: Encouraging Small Family Dwellinghouses
- CS21: Housing Distribution Across Bournemouth
- CS31: Recreation, Play and Sports
- CS33: Heathland
- CS39: Designated Heritage Assets
- CS41: Design Quality

More detailed information regarding the policies is available on our website.

31. District Wide Local Plan (2002)

- 4.25: Landscaping
- 6.10: Flatted Development

31. 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 (2021)

National Planning Policy Framework (2024)

32. The guidance contained in the National Planning Policy Framework (NPPF) is a material consideration. Paragraph 11 sets out the presumption in favour of a sustainable development. Development plan proposals that accord with the development plan should be approved without delay. Where the development plan is absent or relevant policies are out-of-date then permission should be granted unless any adverse impacts of approval would significantly and demonstrably outweigh the benefits when assessed against the NPPF or specific policies in the NPPF indicate development should be restricted.

33. 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 11 – Making effective use of land
- Chapter 12 – Achieving well-designed places
- Chapter 16 - Historic Environment

Planning Assessment

Principle of the proposed development

Loss of Existing Building

34. Policy BAP2 of the Boscombe & Pokesdown Area Neighbourhood Plan (B&P NP) Adopted 2019, seeks to secure good design in new development. The policy also states that proposals that retain, preserve and enhance Locally Listed Buildings identified on the proposals map will be supported. The proposal is not identified as a locally listed building and would therefore not conflict with the aims of Policy BAP2. Other elements of BAP2 are not relevant to the principle of development and are assessed other sections of this report.

Loss of the Existing Use:

35. The proposal would of course result in the demolition of the building previously home to the local Conservative Party's Social Club. Paragraph 4.1.28 within the Core Strategy states that:-

"Community facilities include, for example, sports centres, public houses, allotments, cultural facilities, schools, health facilities, youth centres, community halls and places of worship."

As a Conservative Party Social club is a private members club, this proposal would not fall under Policy CS12 that seeks to resist the loss of community facilities to ensure that a suitable provision of premises remains spread across the Bournemouth area.

36. Paragraph 7.3 of the applicant's Planning Statement states:

"...whilst the proposal will result in the permanent 'loss' of a redundant building used for community purposes, the loss has already occurred and no requirement for its replacement has been identified, given there are numerous other community uses within the local vicinity." No factual evidence has been submitted to demonstrate the building has undergone at least 12 months of marketing; nor summaries of interest expressed, by whom; nor any reasons for why those persons or groups did not take up tenancies of the premises; and nor has there been evidence that the building was used for "community purposes".

37. At pre-application stage, the Council's response was explicit that information sufficient to evidence these criteria should support any future planning submission. In paragraph 7.4 of their statement, the applicant sets out that the *"proposed redevelopment of the site will provide a greater benefit to the area from the provision of homes and commercial premises, which will work to draw more people into the district centre and thereby contribute to the district centre's vitality and viability. As a result, the proposal complies with Core Strategy Policy CS12."* It is necessary to point out that no part of policy CS12 states that housing or other uses will be considered to assist in making a place vital or viable and the proposal has failed to satisfy the evidential requirements of Policy CS12,

meaning that the Council cannot make a balanced decision on whether the loss of the facilities is acceptable or not.

38. The supporting paragraph (4.12.28) within the Core Strategy for the policy states: *“In addition to local shops, community facilities exist that have an important role within their local communities, which contribute to the self sufficiency of places. The loss of existing local community facilities will be resisted to ensure that a suitable provision remains spread across the Borough, particularly in areas where provision is limited and access to alternative facilities is difficult.”* The paragraph concludes by giving examples of what community facilities include: *“for example, sports centres, public houses, allotments, cultural facilities, schools, health facilities, youth centres, community halls and places of worship.”*
39. The applicant goes on to hinge their subsequent argument in support of the loss of the existing facilities on the fact that the Council has an undersupply of housing and housing land supply, arguing that the policies are out of date and the ‘tilted balance’ within the NPPF therefore applies. Housing need is discussed in the next section of the report against the appropriate and relevant policies of CS21, and BAP6 of the NP.
40. The proposal remains deficient in respect of its resolution of and assessment against Policy CS12, and so with the applicant arguing that the tilted balance applies the policy conflict regarding the principle of losing the existing use will be revisited in the planning balance at the end of this report.

Core Strategy Policy CS9 Enhancing District Centres

41. The site is within the Boscombe District Centre as designated by the Core Strategy. It does not have any shopping frontage designation, but the building is in a prominent gateway position within the district centre. To the north of the site is Strategic Allocations Site SA12 comprising Boscombe Bus Station and close by is site SA6 covering the Sovereign Centre and car park. As the site is in such a prominent position within the Boscombe District Centre, Policy CS9 Enhancing District Centres is relevant. The first bullet point, which states that development should maintain or improve upon the function, vitality and viability of the centre in relation to its retail, cultural and community facilities, is not met as there is a loss of a community facility rather than a maintenance or improvement. It is however questioned whether a community use should be re-provided as class E encompasses very broad uses and may potentially result in units that do not bring the same level of public or economic benefit. Correctly purposed the ground floor of the scheme could add to the vitality of the district centre. The combination of residential use above active ground floor units is positive, bringing more commercial floorspaces and socio-economic opportunity to the town centre.

Boscombe & Pokesdown Neighbourhood Plan 2019

42. Analysis in paras 9.24 and 9.25 of the Boscombe & Pokesdown Neighbourhood Plan refers to the need for flexible and affordable space for businesses within the neighbourhood plan area. The site falls within Analysis Area 6 of the Boscombe & Pokesdown Neighbourhood Plan and the text on pages 24 and 25 provide useful context for issues identified by the Neighbourhood Forum. The aims are to promote viable commercial uses with vitality and the encourage an evening and night time economy within the centre.

Boscombe town centre masterplan area (BTCMA) area Phase 2:

43. The site falls within the Boscombe town centre masterplan area (BTCMA) area which aims to regenerate Boscombe under Phase 2. However, with the closing down of the

council's urban regeneration company FuturePlaces in 2024, it is not clear if or when this may be progressed.

Summary of Principle

44. Whilst the building would not fall under Policy CS12 as a community facility, the loss of the building is considered acceptable subject to its replacement with new commercial ground floor space and accommodation over. The principle of the proposal is positive and supported by general regeneration policy aims within the Core Strategy and Neighbourhood Plan.

Impact on Housing Supply

Housing Need

45. 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.
46. At 1 April 2024 BCP Council had a housing land supply of **2.1 years** against a 5-year housing requirement that includes a 20% buffer. The Council currently does not have a five year housing land supply and as such para 11 d) of the NPPF is engaged. As the Plan is technically considered to be out of date, the principle of presumption in favour of sustainable development is applied. For the Authority to refuse the application, any harm must significantly and demonstrably outweigh the benefits of addressing the shortfall in housing delivery.
47. Therefore, it is considered the principle of a new dwellings in this location is sound.

Housing Distribution across Bournemouth

48. Turning to the residential element of the proposal, the criteria for residential development is set out in Policy CS21. Core Strategy Policy CS21 seeks to ensure a balanced distribution of residential development across Bournemouth and ensure that the best use is made of appropriate sites if and when they become available for redevelopment. The site sits in the sustainably located Urban area of Bournemouth within the District Centre of Boscombe and within 400m of a district centre and on a key transport route as shown in Diagram 3 of the Core Strategy. The site is suitable for flatted residential development and Core Strategy Policy CS21 is relevant.
49. For obvious space and density reasons, the principle of a flatted development in the town centre is generally supported, subject to the usual provisos of a satisfactory balance of policy compliance, amenity considerations, commercial considerations and quality design assessed elsewhere in this report.

Family Accommodation in Town Centre / Dwelling Mix

50. Core Strategy Policy CS21 includes an expectation that development will reflect the housing size demands of the Borough as identified in the Strategic Housing Market Assessment (SHMA). Evidence from the BCP and Dorset Local Housing Needs Assessment 2021 indicates that there is a greater need for 2 and 3 bed market housing in BCP than 1 bed (5% 1 bed, 35% 2 bed, 40% 3 bed and 20% 4 bed). The housing mix within the development is heavily weighted towards 1-bedroom flats so would not contribute towards the overall housing need mix. Policy CS21, bullet point (i) refers to

the SHMA which seeks to provide homes with at least 2no. bedrooms, rather than developments with just 1 bed units and criterion (iii) which seeks to secure positive improvements to the function of the area such as housing mix. The development is centrally located on a busy junction, adjacent to the commercial services of the district centre where intensification in both commercial activity and residential dwellings are both supported. A balance needs to be struck with making an efficient use of land, commercial viability of the centre and meeting the requirements of the SHMA.

51. Related to this and a more recent part of the local Development Plan, Criterion B of Policy BAP6 of the Boscombe & Pokesdown Neighbourhood Plan (2019) requires redevelopment of sites to include 50% 3+bed, 40% 2 bed and 10% 1 bed dwellings. This is bolstered by Aim 2 of the Neighbourhood Plan (NP) which seeks 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. Policy BAP6 states that applications which include a different house size mix must be supported by up-to-date housing need evidence and/or an assessment which demonstrates that compliance with the requirements of Criterion B are not viable.

52. Whilst the principle of more efficient use of land is supported in this location, the applicant is proposing 12no. 2-bed units and 21no 1 bed units. This equates to a 64% (1 bed) 36% (2 bed) split, clearly contrary by a significant quantum to both policy CS21 and BAP6. In response to this double conflict with these policies, the applicant has provided some evidence to justify their proposal.

53. The main point the applicant makes (in their statement paragraph 7.11) is that the BAP6 percentage split of 50% 3-bedroom units, 40% 2-bedroom units and 10% 1-bedroom units:

“have been derived from census data as a percentage of the Borough-wide figures and then applied to BCP’s objectively assessed need (OAN) from the Eastern Dorset Strategic Housing Market Assessment (SHMA) (2015), providing an OAN for Boscombe West. The data was subsequently broken down, using data from the SHMA for different sized homes and then applied to the same ratios for the Neighbourhood Plan area. As such, the housing mix has not been informed by a local assessment of Boscombe’s specific housing needs.” From this summary, the applicant concludes that *“NP Policy BAP6 must allow for flexibility in applying the unit mix to schemes for development.”*

54. The applicant goes on to say in their paragraph 7.12 that: *“Given the size of the site, however, it is not considered practical to provide three-bedroom units.”* Paragraph 7.13 goes on to state: *“In general, development and infrastructure costs are increased for three-bedroom family homes and resultant residential land values are typically lower for larger units than smaller units. As a result, and given the site area, in order to make the development viable, there are a higher number of one-bedroom one person units than set out in Neighbourhood Plan Policy BAP6.”*

55. The applicant sets out that the proposed mix of units has been informed by the Dorset and BCP Housing Needs Assessment [HNA] (Nov.2021), *“which provides a more up-to-date assessment of the area’s housing needs than the adopted Neighbourhood Plan.”* This Borough-wide assessment provides a detailed analysis of housing need, linked with long-term demographic change. In Chapter 9 (Family Households and the Appropriate Mix of Housing), the assessment identifies a recommended mix across the entire Borough, with the broad focus of the size of homes required for different tenure groups. The suggested mix in the HNA is broken down by tenure and in essence, requires a

higher percentage figure of 1-bedroom units than the 10% figure in Neighbourhood Plan Policy BAP6 and a lower percentage figure of 3-bedroom family units (see HNA Table 1.2, below):

56. Table 1.2 Dorset and BCP Housing Needs Assessment

BCP	1-bedroom	2-bedrooms	3-bedrooms	4+-bedrooms
Market	5%	35%	40%	20%
Affordable Home Ownership	25%	40%	25%	10%
Affordable Housing (rented)	35%	35%	25%	5%

57. It is acknowledged that the proposed development has a higher number of one-bedroom units than required by NP Policy BAP6 and the 2021 HNA figures call for; but, the number of two-bedroom units is largely in keeping with the adopted policy and the Assessment figures. The 2021 HNA figures do not automatically supersede the adopted Neighbourhood Plan policy requirements, but it is a fact that they are based on more up-to-date information which has been robustly tested. In addition, paragraph 9.39 identifies support for minor adjustment of mixes, based on a case-by-case basis with particular regard for 9.39 (d) 'site location' and 9.39 (b) 'role and function' of an area.

58. As HNA paragraph 9.32 notes, the site location and character of an area are relevant considerations in determining housing mix. In this case, the application site occupies an important 'gateway' location into the heart of the district centre, close to services, facilities and options for sustainable travel. The location will therefore be attractive to single people or couples with no dependents or children, who are seeking access to the housing market in a sustainable location that does not require the additional expense of car ownership. The applicant contends that *"one-bedroom units in this location will not only offer attractive forms of accommodation to potential future occupiers, but wholly appropriate forms of accommodation too"*.

59. As further proof of their proposed mix, the applicant sets out in paragraph 7.18 of their statement: *"As further justification for the proposed mix of units, as of September 2023, data from the BCP Housing Register reveals that for the Boscombe West Ward, where the site is located, there were some 442 applicants on the register, with 230 (52%) of these applicants requesting one-bedroom units and a further 107 (24%) requesting two-bedroom units."*

60. Alongside this justification, there is also a parallel consideration on the appropriateness of insisting on 50% of the units being 'family accommodation'. This is because there is an established historic disconnect between the location of family housing and town centres, as the maturing or family demographic has historically tended to move away from commercial centres to more suburban locations. It is true that the issue is linked to greenbelt policy, and heathland, but in more recent years, online shopping trends and changes to permitted development rules diluting down the retail functions of former commercial centres. In some cases, large scale conversions to residential flats have occurred with little planning control. New residential uses are being forced into these formerly commercial places, not always in appropriate locations, and nearly always without proper planning mitigations or the ability to secure the necessary financial contributions to provide or enhance the supporting infrastructure such as parks, schools, gardens, outlook, daylight, cycle parking public transport, public realm.

61. To insist on providing family sized units on this site would conflict with the NP policy aim for Area 6 which simultaneously seeks to *'create more night time activity' along the High*

Street'. The units that serve the High Street back on the rear of the site, with further retail units facing the frontage of the site – meaning that future ability to deliver on that policy aim will be stymied by the requirement that 50% of units within this development are family sized. At pre-app stage, the applicant was asked to give careful consideration to the location and position of any family accommodation proposed within the development, relative to the surrounding commercial premises that have early morning / late night, deliveries / loading or rowdy customers such as pubs, clubs and take-aways, as well as those involving cooking smells and noises from always-on ventilation equipment at their rear. It is obvious that some family units will be needed, particularly if the town centre is to become a thriving vibrant place with businesses catering to a mixed demographic, but it is acknowledged that there are uses surrounding the site associated with odour, noise, amplified music and alcohol that operate late into the night, that would discourage young families from taking up residence in a commercial centre that already has limited infrastructure such as parks, schools or playgrounds.

62. In summary, the proposed development will help to deliver a mixed and balanced community as set out in the NPPF (2024) and the aims of Core Strategy Policy CS21 criteria (i) and (iii). However, the application does remain in conflict with the aims of Neighbourhood Plan Policy BAP6. Notwithstanding the main policy aims BAP6, the justification provided to explain why a different housing size mix is proposed is based on the more recent Housing Needs Assessment data and evidenced by the latest Housing Register data. In light of the Council's inability to demonstrate a five-year housing land supply position and the Neighbourhood Plan's age (2019, with no review), Neighbourhood Plan Policy BAP6 is thus afforded reduced weight and the 'tilted balance' is engaged. The harm arising from this policy conflict is therefore to be weighed in the overall planning balance.
63. With reference to policy CS21 point (vi), the new dwellings would benefit the local community by making better use of the large plot to deliver 33 new homes in an accessible and sustainable location, in the existing district centre served by public transport and within 100m of local shops and services, all of which would boost the local economy.

Outline – Layout

64. The position of the front building line and depth into the site of the rear building line would have sufficient regard for the existing local pattern of development where buildings are positioned at the back edge of the public footway with five storeys of height above. The proposal will match the existing frontage building line and despite a legacy desire to widen the depth of footpath here, to do so would offer no benefit along the length of the highway as the rest of the frontage to the Ashley Road/Christchurch Rd junction comprises individual plots that sit on the back edge of the pavement too.
65. Internal layout of the building, including the inter-floor relationships between stacked residential units and the commercial units and flats above would be generally acceptable.
66. The position and arrangement of the units places habitable room windows on each elevation and it will be the job of a robust set of conditions to secure appropriate mitigation to ensure that noise and odours from existing commercial operations surrounding the site do not impinge on future residents.
67. In summary there are no significant concerns raised and the proposed layout shown on plans and detailed in the opening paragraphs of this report are considered appropriate

at this outline stage. In the event that an approval is given, conditions will require this layout be implemented and adhered to.

Outline – Scale (Scale, Form, Height and Density)

68. There is some crossover of this section with the ‘Appearance’ aspect that follows. Whilst that deals with the general heritage dimension, this section deals with urban design, street scene, scale and grain of the proposal, assessed against Core Strategy Policy CS41.

Scale & Form & Height

69. The proposed building is five storeys in height with a flat roof and no variation of heights. The height of adjacent buildings in Ashley Road is typically 2-3 storeys. The urban grain of local streets is such that long range views of the site are limited from the south, east and west. From the North, the peeling back of the roadway to host the bus station means that the rear and side of the site are exposed. There are longer term plans for the redevelopment of the Sovereign Centre and bus station, so this should not weigh too heavily. Any future redevelopment of those sites will need to respond to the surrounding urban grain that exists at that time, including whatever form this site has been developed to. The development sits within a commercial centre, not protected by conservation area designation or any planning policy derived height restriction. The increases in height contained within a building of the proposed scale and form would lead to a building of greater scale than its neighbours. However, it is considered that the site occupies an effective gateway location and the proposed building would generally relate well to adjacent buildings and streetscape and the height that this corner site can comfortably accommodate.
70. In the format proposed the scale, form, height, layout and appearance proposed are considered acceptable in this location on balance and would satisfy the character and density aims of Policies CS21 and CS41 (Core Strategy) and saved policy 6.10 by securing a permutation of the best possible redevelopment of the site, whilst sufficiently respecting the character of the surrounding area. The potential for the site to host a development of the scale and form proposed is also assessed against its impact on neighbouring amenity, privacy, outlook and sunlight / daylight / shadowing in the next part of this report. The conclusions to that section are that there would not be significant enough negative impacts upon such amenities to warrant a refusal on their own.

Density

71. Core Strategy Policy CS21 is clear that where the site falls within the defined Area B (within 400m of a district centre) there are no explicit restrictions on density (unlike policy CS22 relative to areas outside Areas A,B & C. There is no policy requirement for either density or scale to match the locality, relying instead on broader criteria expressed in bullet points 2,3, and 4 of Policy CS21 as addressed earlier in this section. However, Policy BAP1 of the 2019 Neighbourhood Plan, limits density to 100 dwellings per hectare (dph) in this location. The proposal seeks to deliver 33 flats on a site of 0.07ha. Because of the high number of 1-bed flats proposed this equates to a dph of approximately 471, far in excess of the BAP1 policy maximum, but compliant with the sustainable development aims of Core Strategy CS21 and the NPPF. Nevertheless, a policy conflict with NP.BAP1 is recorded.
72. Paragraph 124 of the 2024 NPPF sets out that *Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of*

previously-developed or 'brownfield' land. This development is considered to do exactly this in a satisfactory manner.

Outline – Appearance (Streetscene, Character and Heritage)

Streetscene and Character Impacts

73. The character and grain of the street, in this central commercial location is defined and set by the considerable height and bulk of the Sovereign Centre and the attached bus station and multi storey car park/service ramps to the immediate north of the site. The buildings directly opposite the proposal scheme on Ashley Road are of 3 storeys in height and have shop frontages on the ground floor and are characterised by red brick with white windows. The introduction of the building style and appearance proposed here would not stand out as unduly prominent and would settle into the varied pattern of development along this stretch of road.
74. The framed components and recesses in the frontage to Ashley Road has the effect of reducing the perceived height of this part of the development. The horizontal emphasis across the frontage would also help diminish the height by inferring width and reducing the perceived vertical height other than on the corner where it is meant to be interpreted as taller and more of a gateway marker as passers by enter the commercial centre of the town.
75. The impacts of the rear parts of the building that are visible from the less travelled parts of the public realm (namely the car park ramps and pavements to the rear), including proposed windows and balconies on neighbour amenity are addressed in the 'Neighbouring Amenity' section of this report.
76. The lower levels of the building would have a strong design reference to more traditional commercial premises, with high quality traditional style shop fronts proposed, which would be positive and in keeping with the requirements of Policy BAP3. There are some links to the design of these on the upper floors with pilaster column type design details. The top three floors of the building become a little more contemporary, helping infer to the casual onlooker that the lower portions are older and the upper portions a newer extension, while still retaining a cohesive design language. It is considered that there is sufficient identity and visual interest in the street frontage resulting from the projections, window alignment, and framing proposed. The indicative material palette and colour choices would add further interest and identity to the building exterior and could be sufficiently controlled at the condition discharge stage.
77. The building finish is proposed as a light red brick, reconstituted stone centre sections within the top three floors, and cream painted timber within the ground and first floor. The use of brick and stone (albeit reconstituted) relates well to the character of the surrounding area and Boscombe town centre. The pilasters create a vertical rhythm and creates a positive interest and depth to the façade

Heritage Considerations

78. Core Strategy Policy CS6 requires good design principles for new buildings, regard for how spaces are treated, and enhancement of features that contribute to an area's character and local distinctiveness. Policy CS21 requires good design and for proposals to enhance the quality of the street scene. Policy CS41 is similar and relates to securing good design.
79. Core Strategy Policy CS39 and paragraphs 208, 212-215 of the NPPF deal with impact on Designated Heritage Assets (DHA) such as Conservation Areas and statutorily listed buildings. Policy CS40 seeks to identify, safeguard and enhance Local Heritage Assets.
80. As expressed during the principle assessment of the 'loss of the existing building', the extant club does not comprise a local heritage asset and there is no conflict with Policy CS40. The

site does not fall within the boundary of or sit anywhere near a Conservation Area (CA). The nearest Conservation Areas are Churchill Gardens CA (550m from closest part of site to the centre of the CA green); Boscombe Spa CA (336m from closest part of site to closest edge of CA on Cecil Rd); and Boscombe Manor CA (520m from the closest part of the site to the closest part of the open tennis courts within the CA. Aside from the long distance skyline view from the centre of the park at Churchill Gardens these surrounding Conservation Areas do not enjoy long open views across the area. The distance from the site and height of houses around the edge means that the view from central green in Churchill Gardens will not take in the proposal on the skyline.

81. The site sits some 100m (as the crow flies) from the nearest statutorily listed building, the Grade II 'Former Boscombe British and Foreign School' on Gladstone Road and has no direct visual intervisibility between it and the site. It is worth noting that the journey into Boscombe from Churchill Gardens CA, travels along Palmerston Road, which features the Grade II Listed 6/7 storey high former Water Tower, now in NHS administrative use. The tower sits some 385m from the application site but would not appear in the same view from ground level due to obstructions from suburban development. The proposal is unlikely to be visible from the listed tower as there are no windows in the southern (side) elevation.
82. The nearest Locally listed building comprises the Art Deco 'Bournemouth Gas and Water Company' building at 709 Christchurch Road, 190m to the south-east. A proposed group of locally listed buildings ('New Park' Shopping Terrace, 630-654 Christchurch Rd) is situated approximately 30 metres to the south of the site. It is not considered that there would be any impact on these non designated heritage assets, with the main appreciation of these buildings being from the frontage on Christchurch Road itself.
83. Having assessed the proposal, it is clear that no physical harms would be made to the fabric of the identified statutorily listed buildings nor any of the three Conservation Areas that sit some distance away from the site. There would be no material harm to the locally listed buildings either. Therefore, Planning Officers are satisfied the proposal would have no discernible impact on the setting of either listed buildings or designated Conservation Area assets identified.
84. With regard for local policies CS39, CS40, BAP2, and the relevant paragraphs of the NPPF there would be no heritage harm resulting from this proposal.

Overall impact on the character and appearance of the area

85. Overall, it is considered that the proposed development is of an acceptable scale, layout and design. From a policy perspective the principle of the proposed development would meet the aims of Policy CS21.
86. Some of the previous policies from the 2002 District Wide Local Plan were saved after the adoption of the Core Strategy in 2012. Policy 6.10 was one of the saved policies. In this case, Policy 6.10 supplements Policy CS21 as it specifically refers to flats, rather than just 'urban intensification'. The criteria of assessment are largely similar and an assessment against Saved policy 6.10 raises no additional issues not assessed elsewhere in this report.

Residential Amenity – Neighbouring Residents

Facing flats on opposite side of Ashley Road (to east)

87. With reference to the interface, with the orientation and a separation distance of over 12 metres across the street, it is considered that there would be no unacceptable shadowing, outlook or daylighting impacts resulting from the proposal.

88. Subject to conditions requiring the use of obscure glazing to western and eastern elevations, the proposal would therefore respect the amenities of neighbouring residents within the neighbouring building as required by policies CS21, CS41 and 6.10.

Facing flats to rear of Christchurch Road (South)

89. The current building is adjoined to No3 Ashley Road. Following demolition, this proposal introduces a gap / alleyway between No3 and the new proposal. The existing layout does not exceed the floor height of the neighbouring building. The new proposal would see a three storey increase. The southern side of the proposal would face the rear of the upper floor flats off Christchurch Road. There are habitable rooms facing these upper floor flats, however the distance is approx. 21.5m plus and would therefore respect the amenities of neighbouring residents within the neighbouring buildings as required by policies CS21, CS41 and 6.10.

Other neighbouring dwellings

90. Horizon nursery and preschool rear garden is over 25m (to the west) from the closest proposed windows on the western elevation. The rear garden topography sits lower than Haviland Road West. It currently has an internal 6m boundary fence within its red line, some vegetation beyond this and a second 6m fence (adjacent to Haviland Road West which sits higher) meaning at least 10m coverage of privacy.
91. Although there would be an introduction of some overlooking due the increased in height of the building, it is not considered that any significant adverse impact would occur.

Noise

92. The Environmental Health (Noise) Officer consider noise from demolition and construction works have the potential to be intrusive or disruptive to nearby businesses/ residents. To offset this a condition requiring the submission and approval of and subsequent adherence to a Construction Environment Management Plan (CEMP) is needed, along with a condition limiting the hours of construction.
93. The site is located in a busy central location, adjacent to other flats on a busy road, rather than a quiet residential side street. Thus, the impact of additional comings and goings would not be so alien as to be unreasonable to any particular neighbouring properties. Neither the proposed units would prejudice existing neighbouring amenity so much as to warrant refusal of the scheme.

Summary of Neighbouring Amenity

94. Construction will bring disruption, but conditions could regulate hours of construction, and the construction process. Overall, it is considered that the combination of the building height, interface distances, window positions and set-ins from adjacent plots would result in development that does not oppress, harm privacy or be overbearing to those neighbouring units, having an acceptable level of impact on privacy, outlook, daylight, sunlight and accords with policies CS21, CS41 and 6.10.

Infrastructure & Services

95. Neighbours have commented that infrastructure and services will be placed under increased pressure as a result of additional residents moving into the area, with the objectors considering the NHS facilities and utility networks 'to be already overwhelmed'. However, there is no adopted local policy or mechanism to require this through the planning system. The funding and delivery of such aspects of infrastructure are currently paid for by other taxation and budgetary means, unless specifically set out in local policies or to be accrued via the Community Infrastructure Levy.

Impact on Commercial Uses surrounding the site

96. With reference to earlier paragraphs discussing the viability of the town centre, the risks to the commercial viability, posed by locating residential accommodation adjacent to, over or nearby existing entertainment venues with amplified music or those licenced/permitted to sell hot food or alcohol are significant and need careful consideration before permission is given. The NPPF expressed planning principle of the 'agent of change' applies here, in that the developer of the flats should ensure adequate mitigation is implemented in their scheme so as not to harm the viability of established businesses and the vitality of the local area.
97. This requires identification of the likely issues but typically flats should be designed to have no opening windows facing nightclub premises, take-aways, restaurants, pubs and even general commercial premises that involve odours, machinery or out of hours noise such as loading and unloading of goods. Double or triple glazing may be required in some elevations, with sound and vibration proof walls, flooring and ceiling arrangements. Mechanical ventilation may be required to avoid the need to open windows, itself presenting noise impacts on adjacent plots from machinery required to run the ventilation. The position of doorways and entrances should factor in safe night time access for residents - particularly if adjacent premises are in use at antisocial hours, or for uses where unsupervised doorways get used as urinals, homeless person shelter, littering, or other antisocial activities. If these issues are not resolved at the design stage then they will come back as complaints during the lifetime of the development and cost the Council and other partner agencies time, resources and money to resolve. The ultimate risk is that existing businesses risk having their established operational model and revenue share diminished by complaints that cause them to curtail operations, hours and harm their viability through no fault of their own.
98. The Environmental Health officer has requested an acoustic survey regarding any plant machinery that is relative to the commercial spaces on the ground floor.

Residential Amenity – Future Residents

Location

99. The site sits within walking distance of local shops and services so that it would be well situated for foot journeys to those commercial places. Buses serve nearby roads, making the site a very sustainable urban location for future residents.

Dwelling Mix

100. Policy CS21 of the Core strategy seeks that new development reflects the housing size demands of the Borough as identified in the SHMA. The scheme would deliver 13no. 2-bedroom units and 20no. 1-bedroom units. The previous proposal had 3no. of the 2-bedroom flats having 4 bedspaces, however, following amendments, all 2 bedroom flats of 3no bed spaces. In this central location, which is not ideal for family accommodation (as previously discussed), the quantum and configuration of family sized units is therefore considered acceptable, satisfying points (i) and (iii) of policy CS21. The provision of both single and two bedroom units offers a dwelling mix which would assist in diversifying the housing stock to meet local needs and help reduce the need for private vehicular trips and pollution, whilst also boosting the local economy.

Internal Space

101. All 33 apartments satisfy or exceed the minimum floorspace standards as set of by the Governments Technical Housing Standards 2015. The standards have been adopted within the Boscombe and Pokesdown Neighbourhood Plan and are therefore important to achieve.

102. Table 2 – Flat sizes

Flat No.	Bedrooms	Bed Spaces	Needs	Provides		Flat No.	Bedrooms	Bed Spaces	Needs	Provides
1~	1	1	39	42.4		23*	1	1	39	48.3
2*	2	3	61	63.6		24*	1	1	39	41.6
3	2	3	61	64.9		25*	1	1	39	42.2
4	1	1	39	41.8		26*	2	3	61	63.6
5*	1	1	39	41.5		27	2	3	61	64.9
6*	2	3	61	63.2		28	1	1	39	41.8
7*	1	1	39	48.3		29*	1	1	39	41.5
8*	1	1	39	41.6		30*	2	3	61	63.2
9*	1	1	39	42.2		31*	2	3	61	48.3
10*	2	3	61	63.6		32*	1	1	39	41.6
11	2	3	61	64.9		33*	1	1	39	42.2
12	1	1	39	41.8						
13*	1	1	39	41.5						
14*	2	3	61	63.2						
15*	1	1	39	48.3						
16*	1	1	39	41.6						
17*	1	1	39	42.2						
18*	2	3	61	63.6						
19	2	3	61	64.9						
20	1	1	39	41.8						
21*	1	1	39	41.5						
22*	2	3	61	63.2						

*/~ small balcony / GF Terrace;

103. Of the 33 units, 24 of the flats have Juliette balconies.

104. Room uses / flat layouts are stacked well between floors. Primary outlook from units would be to the street frontage via the setbacks from the frontage allowing the rear flats forward views from the side wings. Similarly, the internal stacking arrangements (room uses) for the flats would be well arranged over floors with limited scope for transference of noise between units and reducing the likelihood of potential complaints and poor living standards within. Internal circulation space is good with each flat accessible off central lobbies with lift /staircase access and separate secure ground and lower ground floor cycle parking, ground level bin storage and conveniently located and naturally surveyed entrance doors. The combination of these attributes would make for a sensible living arrangement within the scheme, an attribute welcomed by the LPA.

Amenity Space

105. Policy BAP7 is relevant. As well as referring to the compliance with national space standards, the policy also requires the provision of adequate private amenity space designed to a high standard. There needs to be outdoor amenity space that is of sufficient size to be of practical use for the occupiers of the flats. This could only take the form of balconies and outdoor amenity space area and privacy between units should be considered when laying out and assigning these areas. Of the 33 apartments, 24 have Juliette balconies, to give an improvement to internal spaces albeit not providing external amenity space. A small landscaped area is located to the west of the building, albeit not of a size that will be realistically useable as amenity space for occupants. A rooftop garden has been removed from the proposal to allow PV solar panels to be placed on the rooftop. Privacy screening can be secured by condition as can the obscuring of the high level bathroom window that faces onto it.

106. In conclusion on internal and external space, it is considered that the proposals would provide satisfactory positive living conditions and amenity for future residents, meeting the anticipated habitability needs of future residents and beneficial to their wellbeing and general amenity. The external amenity space provision is weak, but it is considered that there are

limited opportunities within this town centre location and constrained site. The proposals would therefore comply with policies CS21, CS41 and 6.10.

Outlook/Privacy

107. Primary outlook from units would be to the street frontage. As discussed earlier in this report privacy and overlooking conflicts have been designed out of the scheme either with lower pane obscure glazing or Juliette balconies. Subject to these conditions, there would be no privacy concerns relative to future residents of the proposed dwellings and this aspect would satisfy the aims of Policy CS41.

Noise

108. The proposed development is located within a busy area with various notable noise sources likely to adversely impact future occupants of the proposed properties without careful consideration of the design, layout and orientation of habitable rooms. The northern elevation overlooks a busy bus station which is in operation between 05.30hrs and 00.50hrs every day. The eastern elevation faces directly onto an arterial road and therefore noise from road traffic is likely to be noticeable in any habitable rooms on this side of the building without sufficient insulation. On the western elevation there is a service area providing car parking and access to the rear of various commercial premises, it is reasonably foreseeable that there will be frequent deliveries, collections to these premises. Noise from externally mounted plant associated with these premises may also be apparent.
109. Environmental Health (Noise) have expressed concerns that noise from the adjacent road could prove to be intrusive or disruptive to future residents within the block if sufficient acoustic insulation is not installed to adequately protect them. However, it is considered that a pre-commencement noise survey, secured by condition together with any required mitigation for example to include upgraded glazing specifications would be able to overcome this concern. Subject to this condition being satisfactorily discharged, the scheme would satisfy the component parts of Policy CS41.

Refuse/Recycling

110. Underground bin stores would be provided off Haviland Road West at ground floor level, at the rear of the building. Collection-wise, following amended swept path analysis, a refuse lorry is able to collect the waste off Haviland Road West. Whilst bin store size and number of bins have both been increased, there also remains an undersupply of bin storage against recommended standards. The refuse and recycling bins are accessed from the outside via Haviland Road West north west and the path link to the south of the proposal. All three areas have roller door access. The Waste Team raise no objection to the proposed capacity subject to conditions requiring the submission, approval and implementation of a private waste management plan to govern collection frequency. Subject to the condition, this aspect would satisfy the aims of Policy CS41.

Fire safety

111. Following the reduction in height to 14 m (5 storeys), a fire statement is no longer required. the development would need to be designed and built to meet current Building Regulations requirements.

Affordable Housing

112. Policy AH1 of the Affordable Housing DPD seeks to secure the delivery of affordable housing from general market housing schemes. This applies to major developments of 10 or more units, so the policy applies to this application. Policy BAP6 refers to the provision of affordable housing in addition to the 123-183 market dwellings per year.

113. The applicant submitted an Economic Viability Appraisal (EVA) which concluded that the proposed development is unable to support any affordable housing provisions or any additional s106 contributions. Significant factors contributing to the sites overall viability issues include high construction costs and interest charges.
114. Following a review by the DVS of the submitted EVA, the DVS has concluded that a planning policy compliant scheme is not viable.

Highway Safety, Capacity & Flow

115. Core Strategy Policy CS6 seeks to deliver sustainable communities. Policy CS16 sets out parking standards, as amended by the recently approved BCP Parking Standards SPD (Jan 2021). Policy CS17 encourages greener vehicle technologies and Policy CS18 advocates support for development that increases opportunities for cycling and walking. In Jan 2021 the LPA adopted the BCP Parking Standards SPD (Parking SPD) which reflect paragraph 111 of the NPPF. It is against this guidance that the proposal has been assessed. Revisions to the Highway Code in 2022 re-ordered the hierarchy of highway user priority, placing more vulnerable users at the top and motorised users at the bottom. The assessment made below follows this approach.
116. The Highways team initially objected due to a lack of parking for operational servicing, waste collection, and concerns over the siting of the cycle parking below ground. These objections were overcome in full through amendments to plans.

Pedestrian Access

117. The main pedestrian access will be taken from Ashley Road, connecting to a lobby and the stairway/ramp to the lower ground cycle store. A secondary path to the west will serve the ground floor cycle store, which connects internally to the main lobby. The pedestrian route crosses the delivery bay/turning area where service vehicles will attend the site, making use of the existing dropped kerb and wall opening. The ground would be level and the pedestrian route can be demarcated through surface material treatment, secured by condition.

Cycle Access & Parking

118. The cycle store is located on the ground floor with an access via internal lobby (as mentioned above) and externally via Haviland Road West and an alleyway via Ashley Road to the East.

Vehicular Deliveries (Access)

119. Delivery vehicles are expected to utilise Haviland Road West to the rear of the building.

Servicing (Waste)

120. Four underground bins for residential waste are located to the west of the proposal and shall be collected via Haviland Road West. There are also wheelie bin waste disposal areas located for the commercial units on the ground floor – two are located to the north west via Haviland Road West and a further two and 5 x food waste bin store to the south east, and can be collected via Ashley Road.

Car Parking

121. In this location, the Parking Standards SPD permits car free development owing to its sustainable location within a local centre. The absence of parking complies with the Adopted SPD and Core Strategy policies CS6 and CS16.

Construction Phase

122. Highways Officers have not raised any issues and the matter can be adequately addressed through the application of a condition requiring a Construction Environment Management to include:

Description of management responsibilities

- Description of the construction programme
- Site working hours and a named person for residents to contact
- Detailed site logistic arrangements
- Details for parking, deliveries and storage
- Details on dust and noise (see next section) mitigation
- Details of the hours of works and other measures to mitigate the impact of demolition and construction work on the amenity of the area and safety of the highway network
- Communication procedures with the Council and local community regarding key construction issues

123. Typical permitted hours of construction are 08.00 to 18.00hrs Monday to Friday and 08.00 to 13.00 Saturdays with no working on Sundays and Bank or Public Holidays. However, this is a town centre and the LPA consider the merits of longer weekend hours where appropriate may assist in expediting construction to shorten the overall project window.

Highways Conclusion

124. The Local Highway Authority (LHA) has considered the amended proposal and raise no highways objections subject to imposition of conditions to address/secure the matters raised. The highway and vehicular impacts of the proposal would be acceptable, having regard for paragraph 111 of the NPPF. Subject to the conditions to address points and secure delivery of facilities, the proposed access and egress arrangements for vehicles, cycles and pedestrians, and general servicing would satisfy the highway user safety and the sustainable development aims of Core Strategy Policies CS6, CS16, CS17, CS18 and the BCP Parking Standards SPD.
125. In summary there are no significant concerns raised, and in relation to access arrangements shown on plans and detailed in the opening paragraphs of this report are considered appropriate at this outline stage. In the event that an approval is given, conditions can secure the delivery of all necessary aspects.

Landscaping and Trees

126. There are no trees present on this site that need to be considered. There will be some limited scope for new external soft landscaping, which will be a modest betterment to the existing site which has no landscaping.
127. Thus, the balanced conclusion is that the proposal has the capacity to accord with design and street scene elements of Policy 4.25 of the Bournemouth District Wide Local Plan and Policy CS41 of the Core Strategy.

Land Contamination

128. Environmental Health returned comments that according to the Council Environmental Health Legacy records, the property sits near the bus station where there were historically disused fuel tanks. These may have been removed during previous redevelopment however BCP has no further information and holds no records in relation to previous contaminative uses here. Therefore, the standard contaminated land condition is not necessary. EHO officer do recommend the imposition of a watching brief conditions in the event any future planning permission is granted.

129. The premises may contain asbestos, but under the Control of Asbestos at Work Regulations 2006, the owner of the property has a duty to appoint a suitably qualified person / company to carry out an asbestos survey and respond to the findings accordingly. Matters such as asbestos within the existing buildings are regulated by separate legislation to land contamination and are not controllable by planning condition.
130. Subject to the application of a watching brief informative, the scheme is capable of satisfying related planning policies and NPPF requirements.

Flood Risk and Drainage

131. The site is located within current day Flood Zone 1 and has a very low risk (less than 0.1% annual probability) of flooding from rivers. The land is previously developed with a drainage system connected to the sewer network. The inland Flood Risk Management (iFRM) team have responded as the relevant Lead Local Flood Authority (LLFA) as follows:

As a reminder of the context regarding flood risk: the site falls within Environment Agency Flood Zone 1 (low risk from rivers and sea), and relevant mapping shows no theoretical risk of flooding from other sources. However, there is some local sensitivity in terms of theoretical surface water risk adjoining the site on Ashley Road and on nearby roads to the north and south therefore it is particularly important that surface water drainage is appropriately managed on the site.

Our previous response dated 21/05/25 was a holding objection in view of our concerns regarding drainage of the external area in an exceedance event. The updated drainage strategy discharging into the surface water sewer at 1 l/s now includes permeable paving (with Inbitex Geotextile linings, or similar approved - although this is shown incorrectly as "unlined" on the legend). We can now therefore support the application subject to conditions.

132. It should be noted that at detailed design /Reserved Matters (landscaping) stage BCP will require demonstration that any proposed planting will not impact the drainage infrastructure through route penetration.
133. Subject to the application of the pre-commencement condition the proposals would satisfy policy CS4 of the Core Strategy.

Climate Change Mitigation

134. BCP and the Government have declared a climate emergency. Policy CS2 seeks to secure the use of green technology in new developments, and applies to schemes of more than 10. As 33 dwellings are proposed, plans shown a number of flat roof areas at the top of the development capable of hosting photovoltaic solar panels and / or porous green roofs to assist with the staged control of water run-off. The applicant has agreed to the application of a condition to secure details of PV panels and their installation prior to first occupation, subject to permitted development criteria. Such infrastructure is already a common sight locally
135. Similarly, the car free nature of the scheme is a significant benefit. Policy compliant cycle parking is provided, in a convenient and safe position, with easy access for residents. Whilst these elements would ensure the proposal complies with Policy CS2 aspirations, a condition would need to ensure the elements are delivered.

136. No sustainability details are given in respect of any construction materials. Permeable paving products made from recycled materials could be utilised on any hard surface landscaping to aid the natural return of rainwater runoff to the ground. No outdoor clothes drying space is set out and the LPA strongly advise that tenancy agreements should not preclude this functionality on terraces or balconies where provided. This would assist in helping the units not rely solely on tumble dryers and radiators for clothes drying, reducing the reliance on those utilities and lowering the carbon footprint of occupancy.
137. The loss of the extant building is noted. The applicant opted to engage in pre-application enquiries and it was agreed that the opportunity to deliver a similar quantum of housing units as proposed here would likely be stymied by the retention of the dated low-density structure (having no heritage merit). This would place pressure on less sustainably located sites outside the central area and is not favoured.

Ecology & Biodiversity

138. Government Circular 06/2005 states that *“it is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before planning permission is granted.”* Without knowledge of whether or not protected species are present, the LPA would not be able to comply with NPPF 2024. In respect of Protected European Species, the LPA also has a statutory duty under the Habitat Regulations 2017.
139. A survey report has been submitted by the applicant to address this issue. No protected species were found on the site. A number of enhancements are proposed including bat tubes, swift bricks, bee tubes and suitable tree and vegetation planting to support bat foraging and other wildlife. The Ecology Officer comments that the Biodiversity recommendations as given in section ‘5, Ecological mitigation & biodiversity enhancement strategy’ and ‘Appendix 6’ of Ecological Assessment Report for the site are satisfactory. A condition to secure the implementation on site the scheme would be needed.
140. Subject to these conditions the proposal has the capacity to satisfy the aims of local policies CS30 and CS41 and to comply with the NPPF net gains for biodiversity. Furthermore, the conditions would fulfil the relevant Council duties under the Habitats Regulations. The application was received prior to the introduction of the Statutory Biodiversity Net Gain requirement.

Impact on protected sites

141. 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.
142. 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 33no. dwellings (33@ £348 = £11,484). A capital contribution is therefore required and in this instance is £11,484 plus a 5% administration fee. A signed s106 legal agreement has been completed and sealed to provide this contribution.

143. Natural England have also advised that the Council must consider the impact of residential development on any development within the 13.8km zone of influence of the New Forest SPA, SAC and Ramsar site, which is the case for this development. The Council is advised that this mitigation will be completed through a S106 financial contribution.

Affordable Housing

144. Policy AH1 of the Affordable Housing DPD 2009 seeks to secure the delivery of affordable housing from general market housing schemes. This applies to major developments of 10 or more units so the policy applies to this application. Provision of an appropriate affordable housing contribution is a significant benefit to a scheme and carries significant weight where provided. Government guidance sets out a developer profit margin of 15-20% to be a reasonable expectation. The applicant states that they are unable to offer any onsite AH or offsite contribution as to do so would be unviable.
145. The application is supported by a Viability Assessment (VA) which has been assessed by the District Valuer Services (DVS). The DVS has undertaken an independent review of this and confirms that the proposal represents the only viable option. Whilst the proposal fails to provide the benefits associated with an affordable housing contribution it has provided sufficient information to establish its 'unviability' as presented in this application. The LPA has not historically applied a review mechanism proviso as a condition as there is no associated policy requirement to do so in the Bournemouth Area. Thus, the conclusions of the Viability Assessment are accepted without the need to apply a review proviso. Policy AH1 is therefore satisfied.

Community Infrastructure Levy

146. The site/development is liable for Community Infrastructure Levy contributions for any net increases in floor space.

Self-build and Custom Housebuilding Act 2015

147. The scheme is not considered to be suitable for self-build / custom housebuilding. It is a large scheme but solely involving a development of flats.

Planning Balance/Conclusion

148. The planning balance set out in Paragraph 11 of the NPPF should always be considered whether there is conflict with a specific local policy or not.
149. The principle of the development complies with the aims of Core Strategy policies CS9, CS12, CS21 and NP Policy BAP2.

The harms

150. As identified in the report above there is an initial policy conflict with NP policy BAP6 with regards to housing mix, but sufficient evidence has been submitted to overcome concerns on balance.
151. The proposal also conflicts with Policy BAP1 in terms of the high density of the proposed development. However, again it has been justified in the report how this is a high density town centre location and the proposal would make an efficient use of the land in this corner/gateway site.

The benefits

152. Given the shortfall of number of homes delivered in the Bournemouth area, the balance is tilted in favour of sustainable development to grant 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 proposed scheme would contribute to the need for new housing, delivering 33 new homes. The development would make the best use of previously developed land and assist in delivering local housing targets in a sustainable manner and location, in a car-free format encouraging sustainable modes of travel for residents by discouraging car ownership in accordance with the aims of the Parking Standards SPD and the NPPF. The majority of the flats would have internal space that exceeds minimum space standards, supplemented by communal and private Juliette balconies or ground floor amenity space and communal cycle storage spaces, generally satisfying policies. Impacts on neighbouring amenity would not be harmful and can be satisfactorily regulated by way of conditions.
153. The physical parameters of the proposals would generally comply with the Policies CS21, CS39, and CS41 of the Core Strategy and 6.10 of the District Wide Local Plan which deal with character, heritage, appearance and amenity.
154. The development would also invoke short and long term economic benefits in the form of construction jobs and by way of 33 additional households able to contribute to the local economy. The development would make better use of the site and would also reduce the amount of hard surfacing on the site, assisting biodiversity and SUD infiltration.
155. Local residents have raised concerns that too many units are proposed and that the height, degree of activity, disturbance, overlooking and lack of car parking on site will substantially harm their amenity, diminishing their privacy, quality of life and adding to parking pressure. These concerns have been addressed in this report and the LPA concludes there is no likelihood of harm sufficient to justify a refusal on. Furthermore, the plans have been amended during the process which have addressed a lot of these concerns.
156. It remains that the aims of policy CS21 *require* proposed redevelopment of this sustainably located site to deliver an increased number of dwellings, so long as the scale, form and general appearance of the proposal do not harm the character of the locality. It is recognised that there are similar blocks of flats nearby. The proposal would deliver new housing within an attractive building and well laid out site.
157. Policy CS21 also requires that new development “respects residents’ amenities”. Despite neighbour objections, the scheme has been amended and conditioned to secure a design that has been assessed and does not result in loss of privacy, outlook or cause unacceptable shadowing or daylight impacts to any habitable room in neighbouring dwellings. Where impacts exist, interface distances exceed minimums and/or conditions such as obscure glazing or screens can adequately mitigate. Highways Officers do not consider there to be any highways safety issues resulting from the proposed development and access arrangements.
158. Sufficient mitigations have been proposed to address biodiversity impacts and adequately protect protected species using the site, and these can be adequately secured by condition, satisfying policies and Habitat Regulations.

Conclusion

159. It is acknowledged that the proposals are contrary to the BAP policies in relation to density and housing mix, but as stated the low level of harm is outweighed by the benefits and overall and on balance it is considered that the scheme would be acceptable. The proposal

would deliver 33 dwellings in a sustainable location, compliant in most areas with local policies. Chapter 5 of the NPPF sets out the National aims to help deliver a sufficient supply of homes. Paragraph 62 of the NPPF discusses the need for a mixture of dwelling sizes, types and tenures to meet the needs of different groups in the community. Paragraph 63 refers back to this as '*the objective of creating mixed and balanced communities*'. The proposal would diversify the mix of dwelling sizes, types and tenures and assist in delivering a mixed and balanced community.

160. So, factoring in the constraints of the site, neighbouring amenity and the need to balance Core Strategy and Neighbourhood Plan policy aims against each other and the main aims of the NPPF - the proposed unit mix and density represents an appropriate provision achievable on this site; in a building having an acceptable scale, height, mass, and interface relationship with adjacent and surrounding buildings and street scene; and no severe impact on highway capacity or flow. All other matters can be addressed by condition. The benefits of the proposals and would align with Chapter 11 of the NPPF
161. With regard for the 'tilted balance' set out in paragraph 11(d) of the NPPF and footnote no.7 and having considered the appropriate development plan policies and other material considerations and proposed conditions, it is considered that the tilted balance is triggered and there are insufficient grounds for refusing permission. This is because:
- a) the proposal would accord with the majority of Development Plan policy;
 - b) The scheme remains outside the designated conservation area and would appear in only limited street views that include the nearest listed building. As such there is no heritage harm, and that impact is outweighed by the socio-economic and environmental benefits of the scheme. There is thus sufficient justification for non-compliance with Policy CS39;
 - c) the conditions securing biodiversity mitigations would sufficiently overcome any reason for refusing the proposal under paragraph 11(d)(i) of the NPPF so that (d)(i) does not apply; and
 - d) that Paragraph 11(d)(ii) does apply here, but the tilted balance is such that, with regard for part (b) above, there are no harms that significantly or demonstrably outweigh the benefits of the scheme.
162. In conclusion, the proposals would deliver benefits comprising provision of new housing and the economic, social and environmental objectives of sustainable development. With regards to the NPPF the harms where identified do not significantly and demonstrably outweigh these benefits.
163. In accordance with s38(6) of the Planning And Compulsory Purchase Act 2004 (as amended), it is considered that the proposal would accord with the local development plan policies when they are read as a whole. The Development Plan Policies considered in reaching this decision are set out throughout this report. Regard has also been had to Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 in respect of the impact on listed buildings and other heritage assets. Regard has been had to the NPPF test of the level of harm against the public benefits in this case.

Recommendation

Grant permission for the reasons set out in this report, subject to:

- (a) a deed pursuant to section 106 Town and Country Planning Act 1990 (as amended) securing the terms below:**

The completion of a Section 106 agreement to secure the required financial contributions of;

- i) £13,240.00 (+ 5% fee) towards Heathland Mitigation;
- ii) Contribution towards the mitigation of the adverse effects arising from the development on the New Forest SAC, New Forest SPA and New Forest Ramsar site.

and

- (b) the following conditions:**

1. Outline Permission

(a) No part of the development hereby permitted shall be commenced unless details of the landscaping (hereinafter called "the reserved matters") have first been submitted to and approved in writing by the local planning authority.

(b) 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.

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

(d) The development shall only be carried out in accordance with the approved details.

Reason: To reflect the requirements of section 92 of the Town and Country Planning Act 1990 (as amended) and article 5 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 and secure the timely written approval of the reserved matters.

2. Approved Plan Numbers

The development shall only be carried out in accordance with the following approved plans/details:

- 9717/200: Rev E Site - Block and Location Plan - Underground Bins
- 9717/201: Rev D – Floor Plans 1 of 3 (GF, FF)
- 9717/202: Rev C – Floor Plans 2 of 3 (2F, 3F)
- 9717/203: Rev D – Floor Plans 3 of 3 (4^F, Roof Plan)
- 9717/205: Rev E – Elevations 1 of 2
- 9717/206: Rev E – Elevations 2 of 2
- 9717/207: Rev D – Street Scene

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

3. Surface Water Drainage (SuDS)

No development (including demolition) shall take place until detailed proposals for management of surface water (including provision of final and substantiated drainage designs), which strictly accord with the approved flood risk assessment and drainage strategy (SLR Consulting Ltd 03 June 2025 Rev 03 and drainage layout drawing 416.065397.00001/066191_PDL_01 Rev P04), has been submitted to and approved in writing by the local planning authority. The surface water scheme must be completed in accordance with the approved details and fully functional, prior to occupation of the development.

Reason: To prevent the increased risk of flooding and to protect available receiving systems.

4. Surface Water Management

Prior to occupation, maintenance and management of the Surface Water Management scheme required via condition (1) must be submitted to and approved in writing by the local planning authority. The scheme shall thereafter be managed and maintained in accordance with the approved details. These should include a plan for the lifetime of the development, the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime.

Reason: To ensure future maintenance of the surface water drainage system, and to prevent the increased risk of flooding.

5. Construction Management Plan

No development shall take place, including any demolition works, until a construction management plan or construction method statement has been submitted to and approved in writing by the Local Planning Authority. The approved plan/statement shall be adhered to throughout the demolition/construction period. The plan/statement shall provide for:

- A construction programme including phasing of works;
- 24 hour emergency contact number;
- Hours of operation;
- Expected number and type of vehicles accessing the site:
 - o Deliveries, waste, cranes, equipment, plant, works, visitors;
 - o Size of construction vehicles;
 - o The use of a consolidation operation or scheme for the delivery of materials and goods;
 - o Phasing of works;
- Means by which a reduction in the number of movements and parking on nearby streets can be achieved (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction):
 - o Programming;
 - o Waste management;
 - o Construction methodology;
 - o Shared deliveries;
 - o Car sharing;
 - o Travel planning;
 - o Local workforce;
 - o Parking facilities for staff and visitors;
 - o On-site facilities;
 - o A scheme to encourage the use of public transport and cycling;
- Routes for construction traffic, avoiding weight and size restrictions to reduce unsuitable

traffic on residential roads;

- Locations for loading/unloading, waiting/holding areas and means of communication for delivery vehicles if space is unavailable within or near the site;
- Locations for storage of plant/waste/construction materials;
- Arrangements for the turning of vehicles, to be within the site unless completely unavoidable;
- Arrangements to receive abnormal loads or unusually large vehicles;
- Swept paths showing access for the largest vehicles regularly accessing the site and measures to ensure adequate space is available;
- Any necessary temporary traffic management measures;
- Measures to protect vulnerable road users (cyclists and pedestrians);
- Arrangements for temporary facilities for any bus stops or routes;
- Method of preventing mud being carried onto the highway;
- Methods of communicating the Construction Management Plan to staff, visitors and neighbouring residents and businesses

Reason: In the interests of safe operation of the adopted highway in the lead into development both during the demolition and construction phase of the development

6. Cycle parking

Before the development is occupied or utilised the cycle parking facilities shown on the hereby approved plans must have been constructed. Thereafter, these must be maintained, kept free from obstruction and available for the purposes specified.

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

7. Acoustic

Prior to development starting on site, details of a scheme for protecting the proposed dwellings and other noise sensitive uses from external traffic and noise associated with commercial operations shall be submitted to and approved in writing by the LPA. The scheme shall ensure that, upon completion of the development, good acoustic design will be used to achieve good acoustic standards and shall be in accordance with the recommendations set out in Section 1 and 22 of the Environmental Noise Impact report (Reference; IMP7616, dated; July 2024). Once approved in writing, all the noise mitigation measures shall be implemented and thereafter retained.

Reason: To protect the amenities of occupiers of adjoining properties and in accordance with Policies CS38 and CS41 of the Bournemouth Local Plan: Core Strategy (October 2012).

8. Noise

All plant (including air conditioning units, extraction systems and boilers) and attenuation shall be so sited, designed and operated in order to achieve a Rating Level (BS4142:2014) of 5dB below the background noise level determined at the nearest noise sensitive receptor, when the plant is intended to operate.

Reason: In order to protect the environmental amenities of the immediate locality and in accordance with Policies CS38 and CS41 of the Bournemouth Local Plan: Core Strategy (October 2012).

9. CMP

No development shall take place until a Construction and Demolition Management Plan has been submitted to and approved in writing by the Local Planning Authority, demonstrating the implementation of the best practicable means to reduce the impacts of noise, vibration and dust. The plan shall include details of the following relevant measures, but not limited to;

- i. A description of the demolition and construction programme
- ii. Site working hours and a named person for residents to contact
- iii. Detailed site logistics arrangements, including location and use of generators and temporary site accommodation
- iv. Details regarding parking, deliveries, and storage, including storage of waste and building materials
- v. Details regarding dust and noise mitigation
- vi. Details of the hours of works and other measures to mitigate the impact of demolition and construction works on the amenity of the area and safety of the highway network
- vii. Communication procedures with the LPA and local community regarding key construction issues ; and
- viii. Where piling is required this must be Continuous flight auger piling wherever practicable to minimise impacts

There shall be no burning undertaken on site at any time, Construction and demolition hours shall be limited to 08.00 to 18.00hrs Monday to Friday, 08.00 to 13.00hrs Saturday and no working on Sundays and Bank Holidays.

Reason: In the interests of safe operation of the adopted highway in the lead into development both during the demolition and construction phase of the development.

10. Biodiversity Enhancement Mitigation

Prior to occupation of any of the dwellings hereby permitted, all of the Biodiversity recommendations as given in section 5 and appendix E of 'Boscombe Conservative Club, Bournemouth Bat report' by Pro Vision to be secured by condition that they must be implemented in full. Thereafter those mitigations and enhancements shall at all times be retained and maintained in such a condition as to enable them to continue to fully function for their intended purpose(s).

Reason: To ensure the development contributes to and enhances the natural and local environment by minimising impacts on and providing net gains for biodiversity in accordance with Policy CS30 of the Adopted Core Strategy (2012) and the aims of the National Planning Policy Framework (2023)

11. Construction Hours / Delivery & Dispatch of Materials

During the construction period(s) relative to this development hereby approved, no site machinery or plant shall be operated, no process shall be carried out and no demolition or construction related deliveries received or dispatched from the site except between the hours of:

08.00 and 18.00hrs Monday to Friday and 08.00 to 13.00hrs Saturday and at no time on Sundays, Bank or Public Holidays.

Planks or similar shall be left in foundation trenching overnight and at weekends to form ramped routes that permit the escape of hedgehogs and other animals during construction work.

Reason: To ensure satisfactory control of the construction process, to maintain the free flow of the public network, and to avoid harm to neighbouring amenity and wildlife crossing the site in accordance with Policies CS41 and CS30 of the Bournemouth Local Plan: Core Strategy (October 2012).

12. Noise Survey(Future Resident Amenity)

Prior to the commencement of and work above damp proof course level, a noise survey for proposed residential properties that are adjacent to/facing Poole Road shall have been submitted to and approved, in writing, by the Local Planning Authority. The survey shall have been undertaken by a suitably qualified person, shall include periods for daytime as 0700-2300 hours and night-time as 2300-0700 hours, and identify appropriate noise mitigation measures. All residential units shall thereafter be designed so as not to exceed the noise criteria based on current figures by the World Health Authority Community Noise Guideline Values/BS8233 "good" conditions given below:

- Dwellings indoors in daytime: 35 dB LAeq,16 hours
- Outdoor living area in daytime: 55 dB LAeq,16 hours
- Inside bedrooms at night-time: 30 dB LAeq,8 hours (45 dB LMax)
- Outside bedrooms at night-time: 45 dB LAeq,8 hours (60 dB LMax)

Such detail and appropriate consequential noise mitigation measures as shall have been agreed, in writing, by the Local Planning Authority shall be implemented prior to occupation of any building on the site and shall be maintained as agreed thereafter.

Reason: To ensure that the development hereby permitted is not detrimental to the amenity of the future residents by reason of undue external noise where there is insufficient information within the submitted application.

13. (Reporting of Unexpected) Contamination

In the event that any contamination, which has not previously been reported to the local planning authority as part of the planning application to which this permission relates, is found during the implementation of the development hereby permitted then this shall be reported without any unreasonable delay (and in any event within [2] working days) to the local planning authority and furthermore no work on any part of the application site shall be carried out at any time after the contamination has been found save as provided for in this condition (or as otherwise agreed in writing by the local planning authority) unless a risk assessment has been carried out, 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) a detailed remediation scheme(s) in relating to that identified contamination which include:
 - an appraisal of remediation options;
 - identification of the preferred option(s);
 - the proposed remediation objectives and remediation criteria;
 - a description and programme of the works to be undertaken; and

- 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;
has been submitted to and approved in writing by the local planning authority and thereafter fully implemented in accordance with the approved scheme(s); and
- (ii) a verification report(s) which identify the results of the verification plan and confirms whether all the contamination objectives and remediation criteria set out in the relevant approved remediation scheme(s) have been met has been submitted to and approved in writing by the local planning authority.

All schemes, reports and other documents required for the purposes of this condition shall include the qualifications and experience of the person(s) who produced them sufficient to demonstrate their competence.

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).

14. Climate Change Mitigation

No part of the development hereby permitted shall be commenced unless measures to secure that a minimum of 10% of the predicted future energy use of the development including any associated communal parts hereby permitted will be from on-site renewable sources have first been submitted to and approved in writing by the local planning authority. Such details shall include identification of responsibility and arrangements for the future maintenance of such measures.

No part of the development hereby permitted shall be occupied unless all the approved measures relating to the development have first been fully carried out as approved and thereafter such measures shall at all times be retained and maintained in accordance with the approved details.

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

15. Servicing & Waste Management Plan

No part of the development hereby permitted shall be constructed above damp proof course level unless a servicing and waste management plan ("Servicing and Waste Management Plan") has first been submitted to and approved in writing by the local planning authority. The Servicing and Waste Management Plan shall in particular include:

- (a) *details of a management company to be set up;*
- (b) *the employment of a private contractor to collect the refuse;*
- (c) *measures to be taken if no private contractor is available at any time in the future, to arrange the collection and disposal of bulky goods arising from vacating or new residents, by a licensed waste carrier so that unimpeded access is always available for residents.*
- (d) *details of how the building is to be serviced and the waste collected from the approved bin stores and moved to the collection day dwell space;*
- (e) *sufficient arrangements to prevent any bins or waste from being stored within the bin collection point other than on the collection day the bins are due to be collected, commencing 12 hours before collection is due and returned to basement bin store within 6 hours; and*

(f) details of collections times, ideally scheduled to occur during periods of local off-peak traffic only.

No part of the development shall be occupied or otherwise brought into use unless the approved bin storage system and all related equipment have been fully provided as approved and are operational and thereafter the approved Servicing and Waste Management Plan condition shall at all times be accorded with.

Any changes to the proposed arrangements that would result in reduced frequency of collections or alterations to the timing of the collections so that they occur within peak traffic times, will need to seek the discharge of this condition once more.

Reason: To ensure that the business meets its duty under Environmental Protection Act 1990 (section 34) to have suitable commercial waste agreement in place, guidance relating to capacity is based on Waste management in buildings — Code of practice BS 5906:2005, also the safe servicing and collection of refuse from the site so as not to impact the efficiency of the local highway network nor the safety of its users and in the interests of preserving visual amenities, meeting the needs of intended occupiers and highway safety and in accordance with Policy CS41 adopted October 2012

16. Delivery Bay and Turning Area:

Prior to the first occupation of any of the residential units hereby approved the area shown on the hereby approved plans for the turning of vehicles and temporary delivery unloading bay within the site shall be marked out and made available for these purposes. Thereafter, these areas must be maintained, kept free from obstruction and made available only for the purposes specified and maintained in a condition such as to be fully useable for the purposes identified. The spaces shall at no time be used as parking space other than for the purposes specified.

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

17. Obscure Glazing (ground floor windows) Flat 1

Prior to the first occupation of Flat no 1 on the ground floor (as marked on the approved floor plans), the portions of the windows below the middle transom bar shall to each room shall be fitted with obscure glazing to Pilkington Level 3 obscuration or above (or the nearest equivalent standard, where 0 is clear and 5 is opaque) and shall be permanently retained as such.

Reason: To protect the amenity and privacy of future residents from passing pedestrians in accordance with Policy CS41 of the Bournemouth Local Plan: Core Strategy (October 2012).

18. Obscure Glazing (western elevation) Flats 7, 8, 9, 15, 16, 17, 23,24,25, 31, 32, 33

Prior to the first occupation of units 7, 8, 9, 15, 16, 17, 23, 24, 25, 31, 32, 33 on the respective first, second, third and fourth floors (as marked on the approved floor plans), the western elevation windows in each dwelling, with the exception of the upper panes, shall Be fitted with obscure glazing to Pilkington Level 3 obscuration or above (or the nearest equivalent standard, where 0 is clear and 5 is opaque) and shall be permanently retained as such.

Reason: To protect the amenity and privacy of future residents in accordance with Policy CS41 of the Bournemouth Local Plan: Core Strategy (October 2012).

19. Obscure Glazing (eastern elevation) Flats 4,5,6, 12, 13,14, 20,21, 22, 28, 29, 30

Prior to the first occupation of units 4, 5, 6, 12, 13,14, 20,21, 22, 28, 29, 30 on the respective first, second, third and fourth floors (as marked on the approved floor plans), the eastern elevation windows in each dwelling with the exception of the upper panes, shall be fitted with obscure glazing to Pilkington Level 3 obscuration or above (or the nearest equivalent standard, where 0 is clear and 5 is opaque) and shall be permanently retained as such.

Reason: To protect the amenity and privacy of future residents from passing pedestrians in accordance with Policy CS41 of the Bournemouth Local Plan: Core Strategy (October 2012).

20. Materials

Details/samples of the bricks 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).

21. Plant equipment to be approved

No external fixed plant or mechanical equipment shall be installed unless an assessment has been submitted to and approved in writing by the Local Planning Authority showing that the rating level of any plant & equipment, for that part of this the development, taking into account any noise attenuation measures if necessary, will be at least 5 dB below the background level, as measured from an appropriate location for any sensitive receptor on any existing building or within the proposed development. This assessment shall be carried out by a suitably qualified acoustic consultant / engineer and be in accordance with BS4142: 2014 method of rating industrial noise affecting mixed residential and industrial areas. The development shall thereafter accord with these approved details.

Reason: To avoid unacceptable levels of noise and protect the amenities of existing and future occupiers in accordance with Policies CS21, CS38 and CS41 of the Bournemouth Local Plan: Core Strategy (October 2012) and Policies D4, U1 and U7 of Bournemouth's Town Centre Area Action Plan (2013).

22. Commercial use control

Notwithstanding any provisions in the Town and Country Planning (Use Classes) Order 1987 or the Town and Country Planning (General Permitted Development) (England) Order 2015 or any order revoking and re-enacting either order with or without modification:

All areas of floorspace marked on approved plans (ref) as Commercial Unit 1 and Commercial Unit 2 shall be used solely for purposes within Class E (a), (b), (c), (d), (e) or (g)(i) of the Town and Country Planning (Use Classes) Order 1987 and for no other purposes whatsoever without separate planning approval.

Reason: In the interests of local residential amenity, to ensure the public benefits of the development are brought forward and to provide suitable commercial floorspace on the site, in accordance with Policies CS5, CS6, CS7 and CS41 of the Bournemouth Local Plan: Core Strategy (2012).

Informative Notes

INFORMATIVE - Drainage

The applicant is advised that detailed drainage proposals and future maintenance may typically include:

1. Detailed drainage network layout
2. Manhole schedule
3. Construction details for drainage elements
4. Construction details for SUDS elements
5. Hydraulic modelling calculations
6. Exceedance flow routes (including proposed ground levels)
6. Drainage ownership/responsibility layout
7. Maintenance schedules
8. Maintenance agreements
9. Adoption agreements
10. Schedules for replacement of drainage components (where design life is less than the lifetime of the proposed development)
11. Operations and maintenance manuals

Informative Note: Parking Permit

This application has been assessed as a car free development, as per the Parking Standards SPD. Should a parking permit scheme come forward on the neighbouring roads, controlled by the Council, residents of this development may be excluded from being able to apply for a permit.

Informative Note: Highway Safety

Prior to construction commencing on site, the applicant/site developer is strongly advised to contact the Streetworks Team on 01202 128369 or streetworks@bcpcouncil.gov.uk to discuss how the highway network in the vicinity of the site is to be safely and lawfully managed during construction. This team is responsible for managing the highway network and must be consulted prior to you commencing any work that you are undertaking that may impact on the operation of the public highway. They will also be able to advise on any Permits, Licences, Temporary Traffic Regulation Orders (TTROs), traffic signal or ITS changes and signing requirements, together with co-ordination of your work in relation to the planned work of other parties on the public highway. Some procedures, require significant lead in times and therefore early engagement is essential. Therefore, to avoid any delay in starting work it is strongly recommended that you make contact at least 3 months before you plan to commence work. Failure to do so may result in delay in starting work. If any permanent changes are required to Traffic Regulation Orders (TROs), please note that these can take a minimum of 9 months to process and this period should be considered when planning your project.

Bats

Bats remain a European protected species. If bats are found during demolition, all work shall cease and if possible, part of structure that was removed and exposed bats, shall put back into place. Within the 24 hours that follow discovery, a bat ecologist shall be engaged to address situation and Natural England informed in writing.

No Storage of Materials on Footway/Highway

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.

Surface Water/Loose Material

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.

Deliveries and Turning

The Highways Authority advise the operator of the building to erect low level notice(s) visible to delivery drivers entering the site reminding them to only enter and exit in forward gear, and that the delivery bay and turning area should not be blocked other than when in use.

Building Fabric (Asbestos)

The grant of planning permission does not remove the separate legal requirements for the safe removal and disposal of any asbestos within the existing buildings during demolition which are subject to separate Environmental Health legislation and related controls outside the planning system.

Climate Change Mitigation

Roof faces are capable of hosting PV solar panel arrays, connected to internal storage batteries serving the development. Green roofs (planting such as sedum) should also be considered on flat roof sections to assist in reducing speed of rainwater runoff the SUDS system has to handle. Grey water recovery systems can also complement on site efforts to counter climate change and are best designed in rather than retrofitted.

Where expanses of flat roofs are proposed with no planting or PV equipment, white colour finishes should be used on horizontal surfaces to assist in reducing the localised temperature within the building and on the site. Sustainably sourced construction materials should also be considered. Internal lighting within communal bin and cycle parking stores should be powered from renewable sources and operated by PIR to avoid wastage when not needed.

Permeable paving products made from recycled materials should be utilised on any hard surface landscaping proposed. No outdoor clothes drying space is set out, but space exists on balconies/terraces and the LPA encourages the use of flexible and lenient tenancy and leasehold agreements that do not preclude this functionality as it would prevent the flats from being reliant upon tumble dryers and radiators in perpetuity.

BNG informative

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition ("the biodiversity gain condition") that development may not begin unless: (a) a Biodiversity Gain Plan has been submitted to the planning authority, and (b) the planning authority has approved the plan. The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Bournemouth, Christchurch and Poole Council. There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are listed in paragraph 17 of Schedule 7A of

the Town and Country Planning Act 1990 and the Biodiversity Gain Requirements (Exemptions) Regulations 2024.

Based on the information available this permission does not require the approval of a biodiversity gain plan before development as this application was submitted prior to February 2024.

Statement required by National Planning Policy Framework

In accordance with paragraph 39 of the revised NPPF the Council takes a positive and proactive approach to development proposals focused on solutions. The Council work with applicants/agents in a positive and proactive manner by: offering a pre-application advice service, and as appropriate updating applications/agents of any issues that may arise in the processing of their application and where possible suggesting solutions. In this instance the applicant did seek pre-application advice, but the submission was amended following feedback from statutory consultees and the planning service and is recommended for approval.

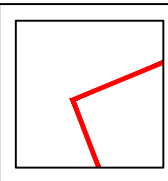
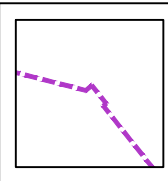
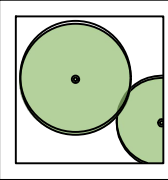
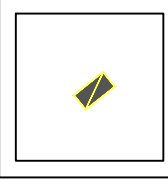

Background Documents

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

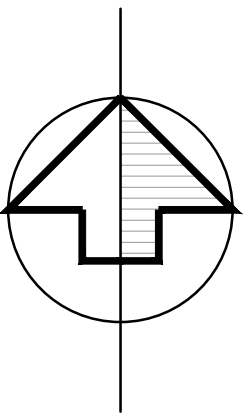
This page is intentionally left blank

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 rain 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. Start design to be independently checked by stat 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. - ARC carry no responsibility or fit 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 areas 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 at A1 fire rated.
12. We do NOT take any responsibility and do not carry any PI cover in relation to any matters relating to the safety, Part 8 Building regulations, BS 5958 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 us in writing immediately.
EWS1: on 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 8 & 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 8 & 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 (Domestic or commercial) 2) Mechanical smoke extraction. 3) Fixed shut fire safety glass. 4) some sprinkler systems require large holding tanks 5) plan changes in relation to fire safety could result in loss of usable floor area and potential requirement for additional planning applications. (this list is not exhaustive)

LEGEND

-  SITE BOUNDARY
-  EXISTING BUILDING TO BE DEMOLISHED
-  INDICATIVE PLANTING
-  PART 8 CONNECTIVITY POINT (LOCATED AT FRONT ENTRANCE)
-  PROPOSED FFL

COMMERCIAL SPRINKLERS
A commercial sprinkler system may be required to the entire building subject to fire consultants confirmation. Commercial sprinklers require substantial holding tanks that need to be designed into the scheme (in some situations these can be subterranean tanks).
- Client should appoint a qualified Fire Consultant as soon as possible to confirm requirements, spec and constraints.



SITE AREA: 0.0669 HECTARES / 0.165 ACRES	
60 CYCLE SPACES	
PROPOSED GIA = 2,567.4 SQM	
EXISTING GIA = 803.4 SQM	

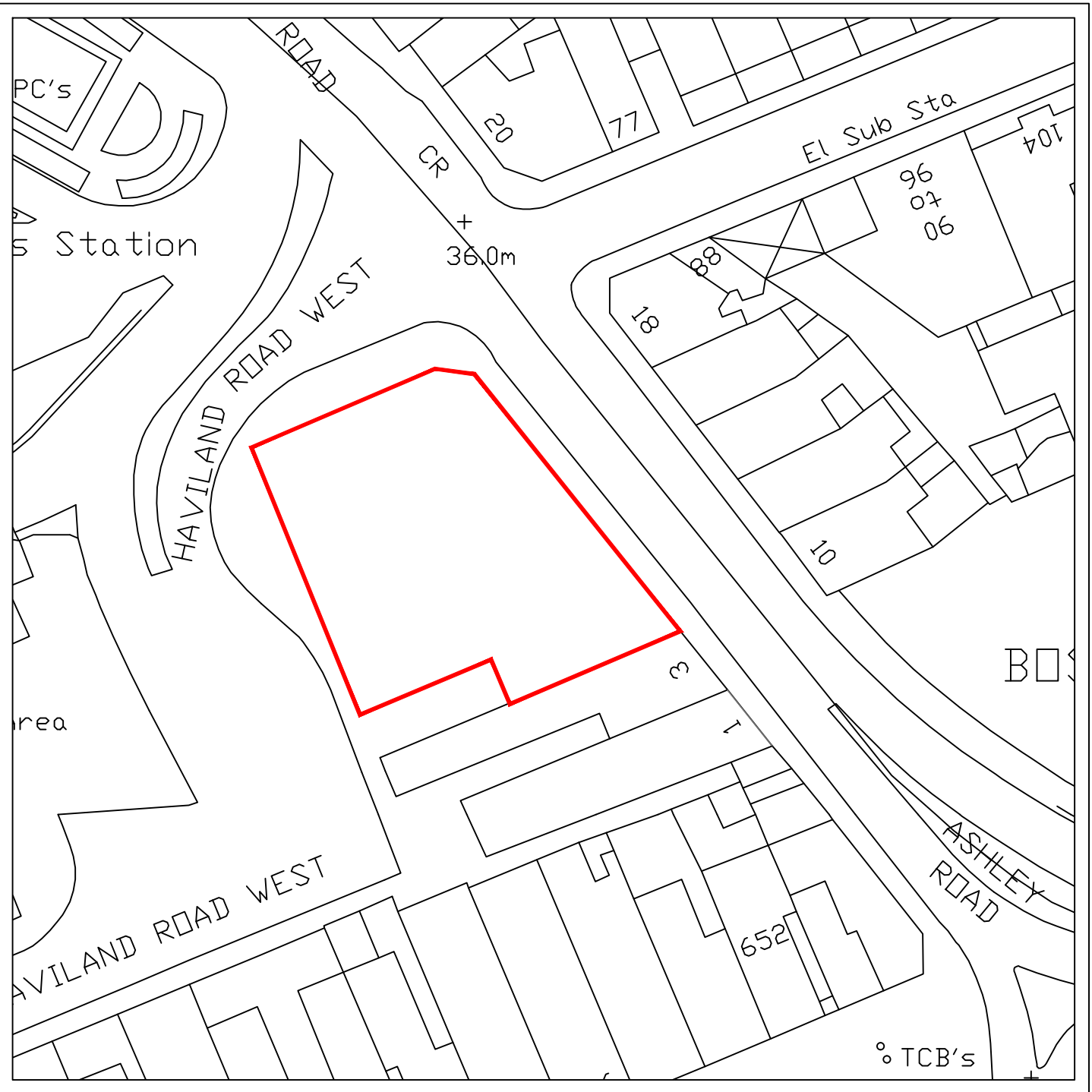
E.	Proposed building raised 50mm so proposed FFL is a minimum 150mm above existing ground levels.	23.04.25	WD
D.	Revised following urban design & waste management comments.	19.12.24	JA
C.	Revised floor plan shown on site.	04.11.24	JA
B.	Scheme reduced following planning & urban design officers comments.	02.09.24	WD
A.	Bin & cycle store amendments following comments.	20.06.24	WD

No.	Revision.	date	by
-----	-----------	------	----

PROPOSED DEVELOPMENT,
BOSCOMBE CONSERVATIVE CLUB,
HAVILAND ROAD WEST,
BOURNEMOUTH,
BH1 4JW

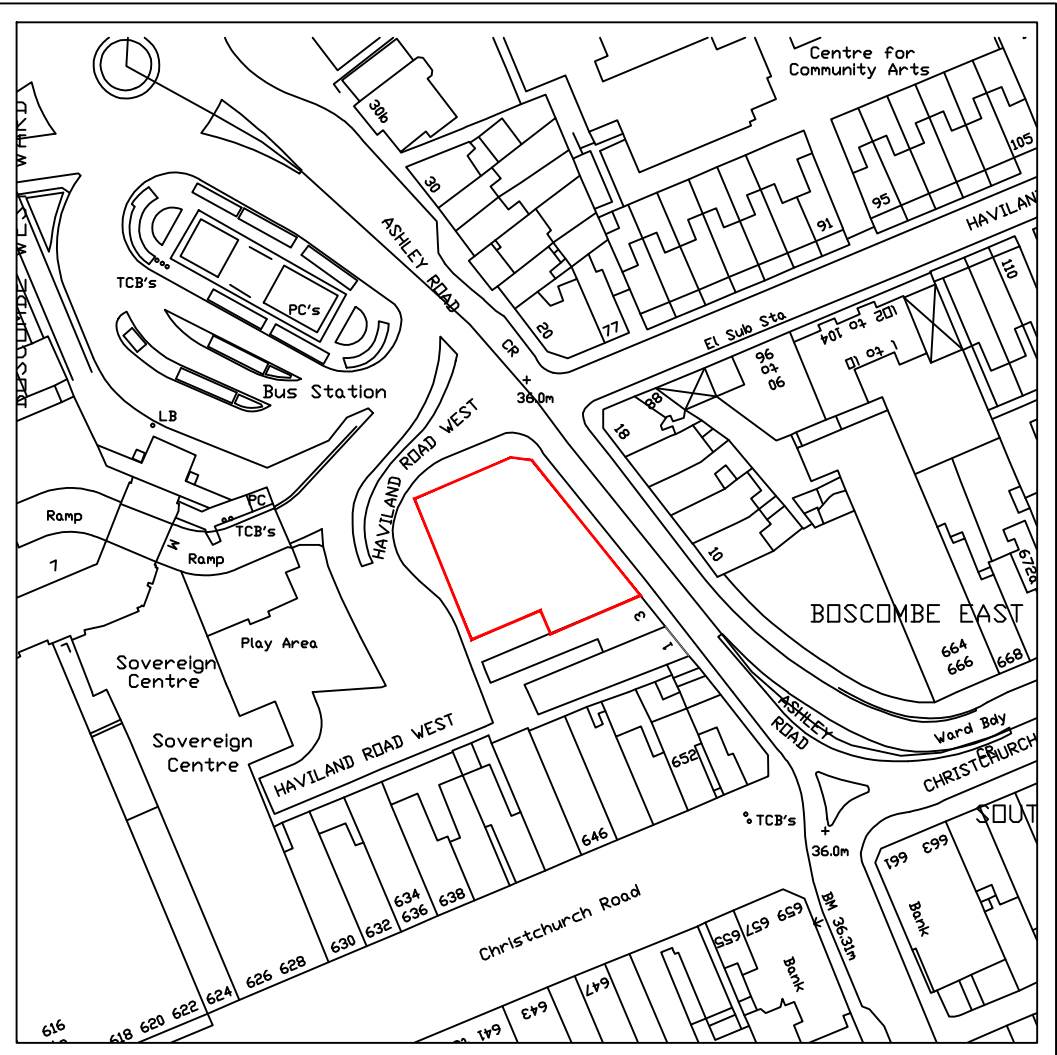
SITE, BLOCK AND LOCATION PLAN
+ UNDERGROUND BINS

scale	AS SHOWN @ A1	checked	//
date	NOVEMBER 2023	drawn	WD
9717 / 200		A.B.C.D.E.	



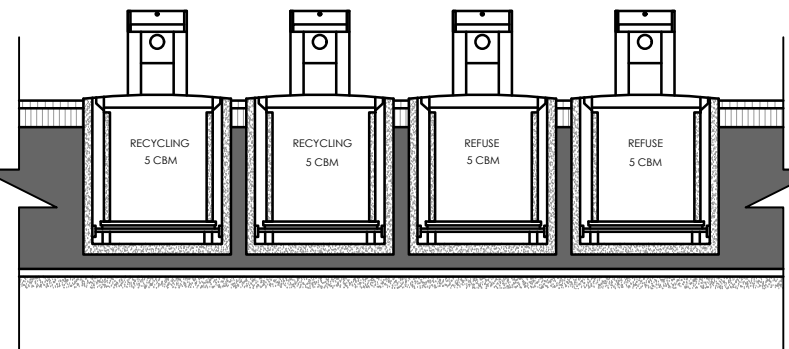
BLOCK PLAN: BASED ON ORDNANCE SURVEY EXTRACT
(OS LICENCE NUMBER: 100007080)
SCALE: 1:500

20m @ 1:500

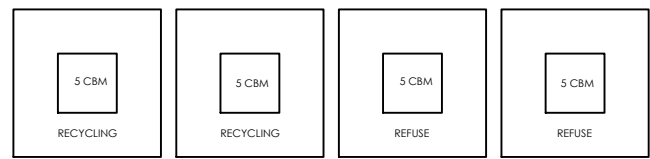


LOCATION PLAN: BASED ON ORDNANCE SURVEY EXTRACT
(OS LICENCE NUMBER: 100007080)
SCALE: 1:1250

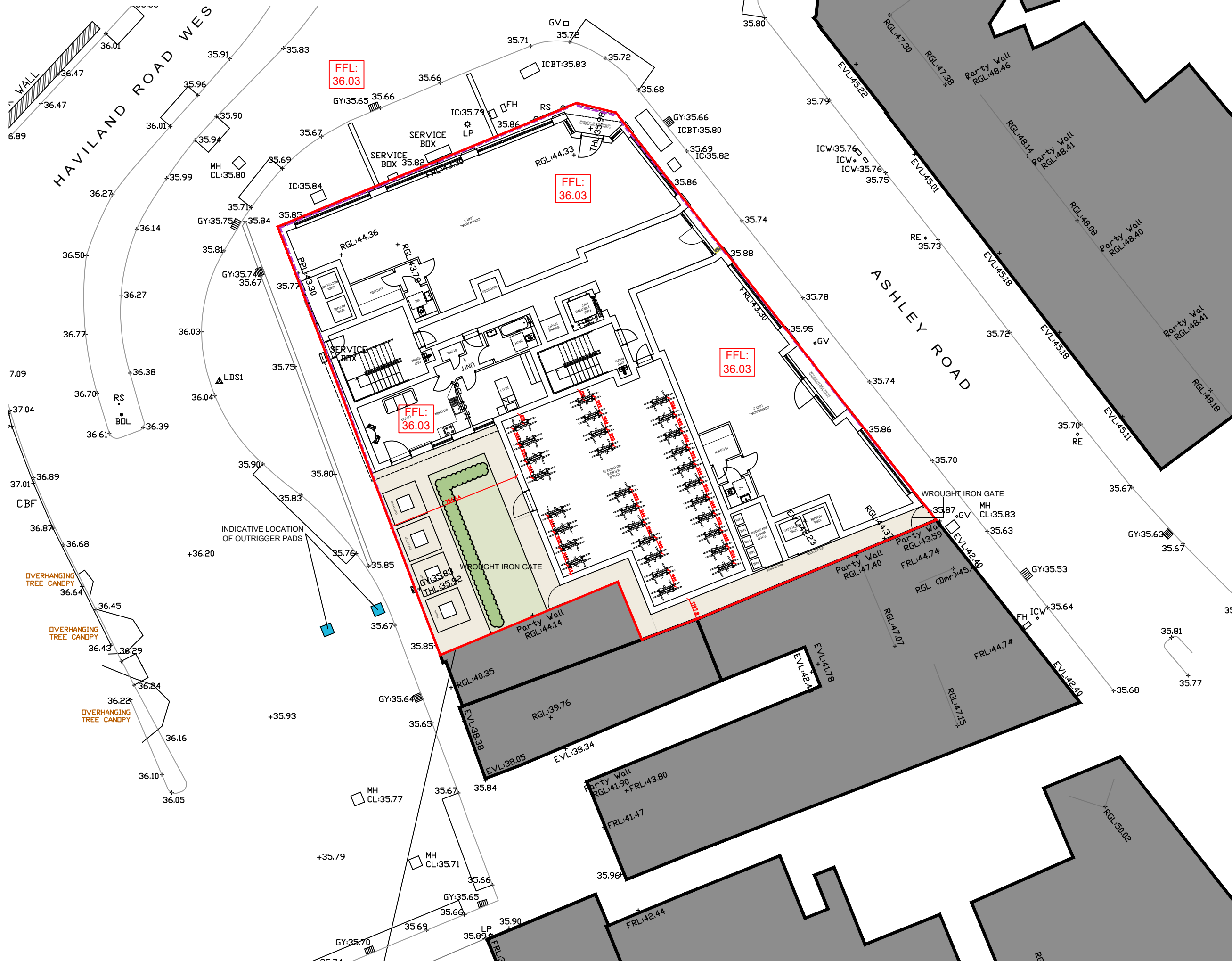
20m @ 1:250



UNDERGROUND BINS SECTION:
SCALE: 1:100



UNDERGROUND BINS PLAN:
SCALE: 1:100



SITE PLAN: BASED ON TOPOGRAPHICAL SURVEY INFORMATION
SCALE: 1:200

20m @ 1:200

DESIGNERS RISK ASSESSMENT

Building Products and Construction Execution Hazards

The design team have highlighted unusual and significant risks only that may not be obvious to a competent contractor. They are to assist with risk reduction only and are not necessarily comprehensive. It is assumed that all works will be carried out by a competent contractor following good site management, site practice procedures, to an approved method statement (where appropriate) and in accordance with HSE guidance.

The proposed works are designed on a well established method of construction which can be carried out by a competent contractor. However, should the contractor find any area of concern he must inform the designer in order that appropriate action can be taken.

For significant hazards specific to this project see the following:

GENERAL NOTES:

- Principal Contractor to provide method statements for the safe working practice for: demolition, excavations, cutting of materials, support of adjacent structures, protecting personnel, neighbours & the public working at height including crash bags & fall restraint systems.
- Principal Contractor to ensure Temporary Works Designer and Coordinator appointed for all propping works for structural alterations of existing building, including temporary guardrail and edge protection around voids and stairwells.
- This Designers Risk Assessment should be passed on to the Appointed Principal Designers and or Principal Contractor carrying out the next phase of work on this site.

INFORMATION

CDM - PRE-CONSTRUCTION INFO FROM CLIENT

CDM Information requested from client:
1) Topographical Survey

Outstanding CDM information remains as residual risk, please request ARC appendix C for full list requested.

DESIGN INFORMATION

Further design info to be provided at subsequent stages of design / building regulations process

CONSTRUCTION RISKS

* Safe construction method to be considered by Principal Contractor within Construction Phase Plan, pre-construction works starting on site.

** Safe construction method to be considered by Principal Contractor within Construction Phase Plan, pre-construction works starting on site, in conjunction with structural engineer.

- PROPOSED BUILDING IN CLOSE PROXIMITY TO BOUNDARY
- WORKING AT HEIGHT
- CONSTRUCTION ACCESS
- PROXIMITY TO HIGHWAYS / FOOTPATHS

* ACCESS ARRANGEMENTS FOR MEMBERS OF PUBLIC DURING CONSTRUCTION

* LARGE / HEAVY GLAZING UNITS

** MAINTAINING STRUCTURAL SUPPORT FOR ADJACENT STRUCTURES

** MAINTAINING STRUCTURAL SUPPORT TO BOUNDARIES WHERE LEVELS DIFFER WITHIN ADJACENT OWNERSHIP / PUBLIC LAND / HIGHWAYS

PLACEMENT OF SUDS
When positioning heavy machinery - The layout of the proposed SUDS plan should be considered by the Principal Contractor during the construction phase plan

PLACEMENT OF ROOF FEATURES (SOLAR PANELS / AOV'S / PLANT ETC)

Positioning of roof features to be as remote from edge of building as possible

GLAZING IN CLOSE PROXIMITY TO BOUNDARY
Self cleaning glass to be specified where possible

COMBUSTIBLE MATERIALS - FIRE RISK

Any combustible materials exposed in close proximity to a boundary are to be suitably protected to fire consultant requirement during construction and in use as per the "Pre Construction External Fire Spread Assessment". Works to be identified in the construction phase plan (Where EWS1 is required an appropriately qualified and insured consultant should be appointed to advise on external facade materials).

PROXIMITY TO OVERHEAD SERVICES

Mitigation / Diversion to be considered by Principal Contractor within Construction Phase Plan, pre-construction works starting on site.

ROOFLIGHT SPECIFICATION

To be designed by specialist supplier to be structurally sound (where roof access is required), and to incorporate self cleaning glass

TEMPORARY GUARDING

To be installed during construction to prevent falling on existing uneven and stepped terrain

UNKNOWN UNDERGROUND SERVICES

Location and nature of all existing underground services to be ascertained and mitigation / plan of works to be devised by specialist prior to commencement.

MAINTENANCE RISKS

*** Maintenance to be undertaken by specialist using specialist equipment. e.g. permanent 950mm guarding / scaffolding / appropriately designed and installed man safe system by specialist designer.

CHANGING LIGHT BULBS

No lighting or electrical fixtures or fittings to be positioned above or close to double height space.

CLEANING WINDOWS

Windows and balcony glass above ground floor level to be cleaned from ground level by specialist using specialist equipment. e.g. long reach and clean systems.

STAINING TIMBERS

Low maintenance imitation cladding to be specified to avoid high level maintenance.

CLEANING GUTTERS

Gutters to be cleaned from ground level by specialist using specialist equipment. e.g. long reach and clean systems, where possible. Parapets and valleys to be accessed when required via scaffolding - to be assembled by a specialist.

FLAT ROOF ACCESS

Plant or apparatus on the roof to be kept to a minimum and positioned away from edges/ potential falls.

Roof access for maintenance to be undertaken by specialist using specialist equipment. e.g. permanent 950mm guarding / scaffolding / appropriately designed and installed man safe system by specialist designer.

IN - USE RISKS

ROOF TERRACE

Mains Fire alarm system to have siren at roof terrace level to alert persons of potential fire in the building below.

GAS PRESENCE
Potential for presence of Gas (various types) to be investigated. If present, specialist to provide design to negate.

INTERNAL GUARDING

To be provided at regs stage where window cills fall below 800mm

SMOKE SHAFT MAINTENANCE

Safety grills to be provided within smoke shaft at each vent for internal maintenance. Ensure free venting area is still maintained.

DEMOLITION RISKS

REFURBISHMENT AND DEMOLITION SURVEY

Hazardous material survey to be undertaken prior to any on site works commencing - including stripping out.

TREE REMOVAL

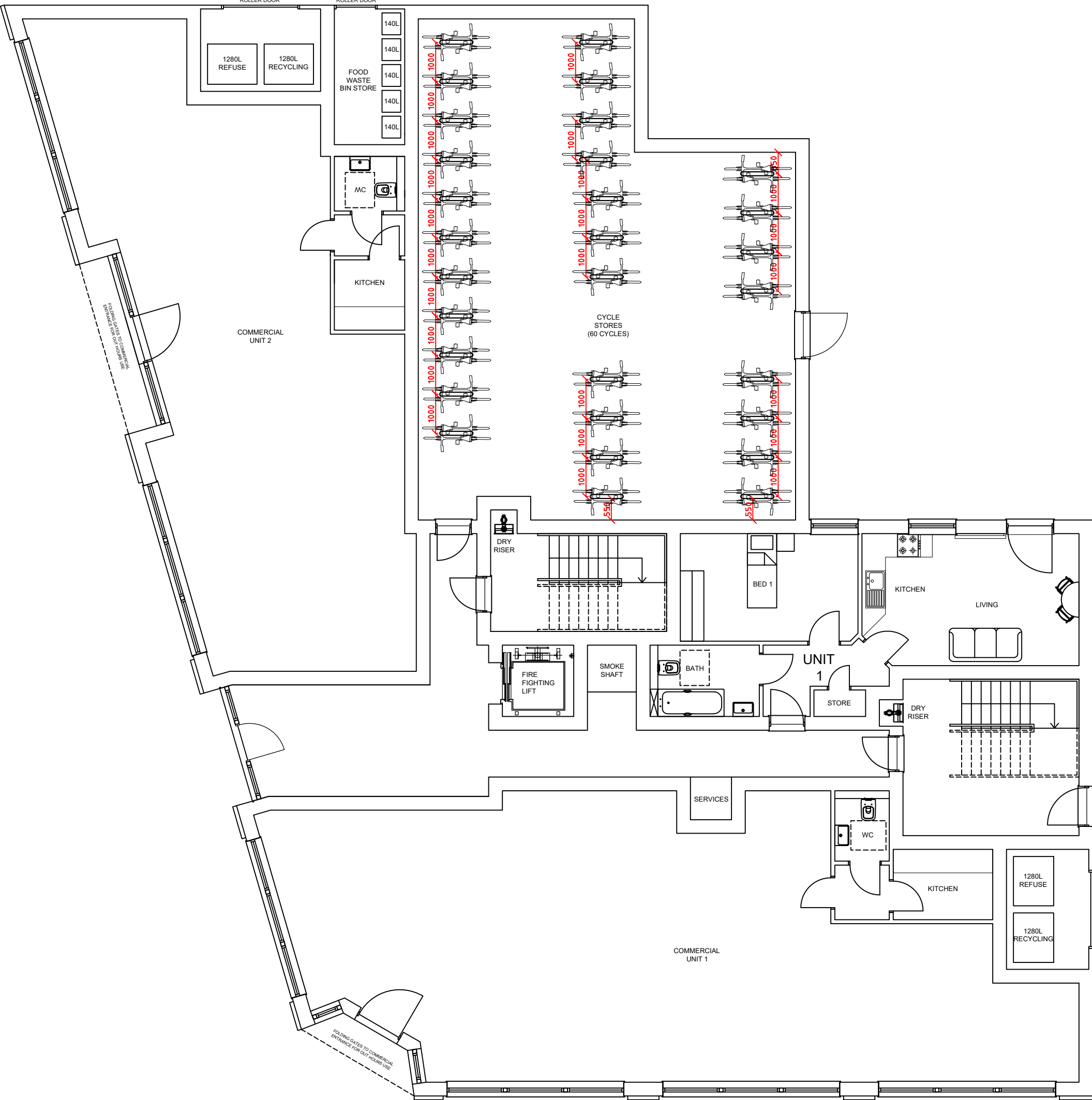
Tree removal/ trimming works to be undertaken prior to any on building works commencing by approved arboricultural surgeon. Waste to be removed from site responsibly.

This page is intentionally left blank

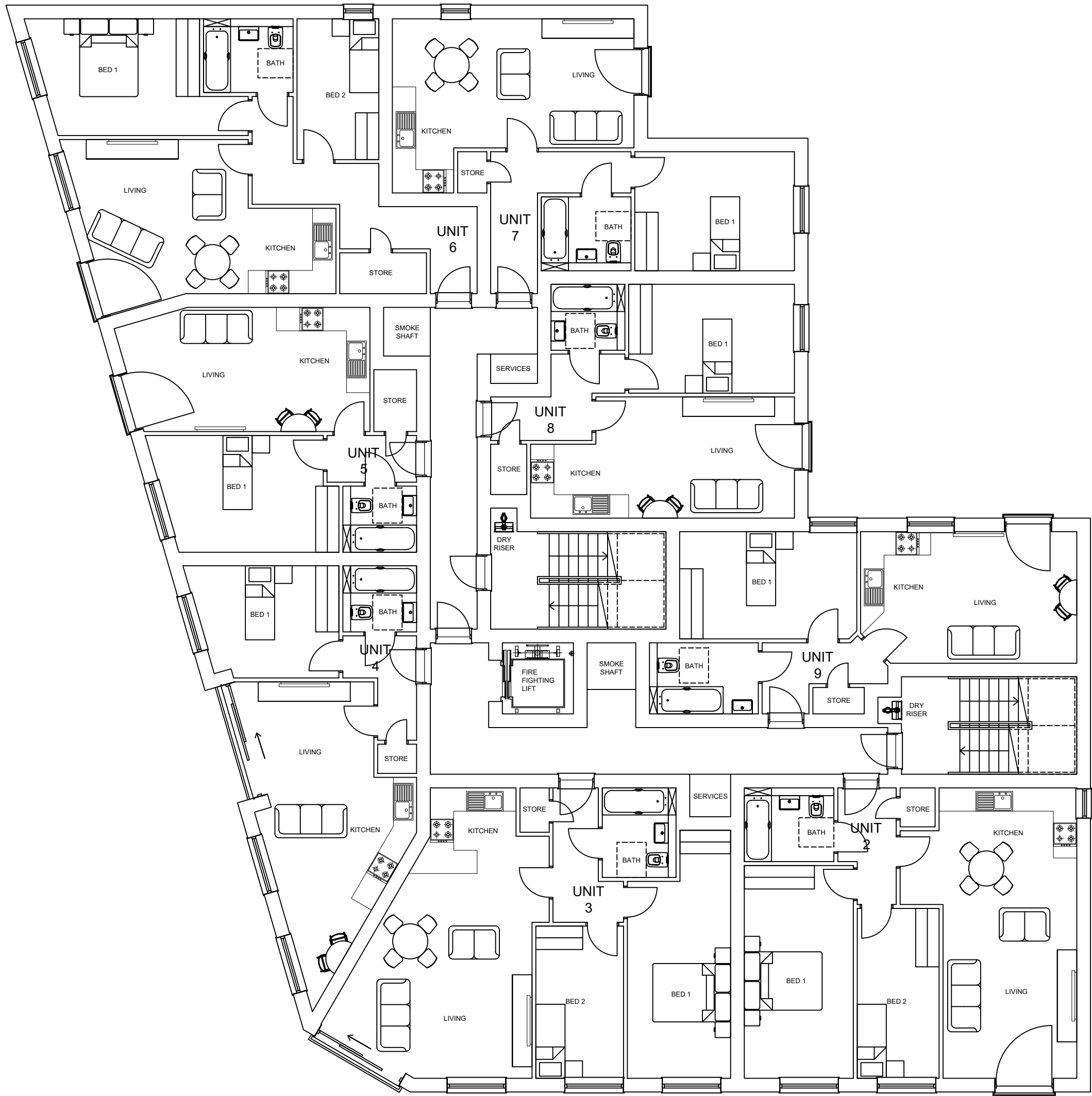
1. The contents of this drawing are copyright.
2. Planning drawings are only to be used for planning purposes & no reliance on compliance with Building Regulations should be assumed.
3. Do not scale, figured dimensions only to be used.
4. Contractors must verify all dimensions and report any discrepancies before pulling 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. Start design to be independently checked by start fabricator for reg. compliance and sizing, prior to construction/ ordering. Dimensions to be checked before fabrication.
7. Maclean waterprooing specialists (or similar company with relevant PI insurance) to be instructed and detail all basement waterproofing designs. -AEC 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 at A1 fire rated.
NOTE: We do NOT take any responsibility and do not carry any PI cover in relation to any matters relating to fire safety. Part 8 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 AEC 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 aec 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 8 & 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 8 & 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 system (Domestic or commercial) 2) Mechanical smoke extraction 3) Fixed shut fire safety glass 4) some sprinkler systems require large holding tanks 5) plan changes in relation to fire safety could result in loss of usable floor area and potential requirement for additional planning applications. (this list is not exhaustive)

LEGEND

COMMERCIAL SPRINKLERS
A commercial sprinkler system may be required to the entire building subject to fire consultants confirmation. Commercial sprinklers require substantial holding tanks that need to be designed into the scheme (in some situations these can be subterranean tanks).
- client should appoint a qualified Fire Consultant as soon as possible to confirm requirements, spec and constraints.



GROUND FLOOR PLAN:
SCALE: 1:100



1ST FLOOR PLAN:
SCALE: 1:100

SCHEDULE OF ACCOMMODATION											
UNIT NO.	BEDS	SQM	SQFT	UNIT NO.	BEDS	SQM	SQFT	UNIT NO.	BEDS	SQM	SQFT
COMMERCIAL UNIT 1		126.2	1,357	11	2	64.9	698	23	1	48.3	519
COMMERCIAL UNIT 2		104.7	1,126	12	1	41.8	449	24	1	41.6	447
1	1	42.2	454	13	1	41.5	446	25	1	42.2	454
2	2	63.6	684	14	2	63.2	680	26	2	63.6	684
3	2	64.9	698	15	1	48.3	519	27	2	64.9	698
4	1	41.8	449	16	1	41.6	447	28	1	41.8	449
5	1	41.5	446	17	1	42.2	454	29	1	41.5	446
6	2	63.2	680	18	2	63.6	684	30	2	63.2	680
7	1	48.3	519	19	2	64.9	698	31	1	48.3	519
8	1	41.6	447	20	1	41.8	449	32	1	41.6	447
9	1	42.2	454	21	1	41.5	446	33	1	42.2	454
10	2	63.6	684	22	2	63.2	680				

- D. Ground floor revised. 19.12.24 JA
C. Scheme revised following planning & urban design officers comments. 04.11.24 JA
B. Scheme reduced following planning & urban design officers comments. 02.09.24 WD
A. Bin & cycle store amendments following comments. 20.06.24 WD

No.	Revision.	date	by
-----	-----------	------	----

PROPOSED DEVELOPMENT,
BOSCOMBE CONSERVATIVE CLUB,
HAVILAND ROAD WEST,
BOURNEMOUTH,
BH1 4JW

FLOOR PLANS 1 OF 3

scale	AS SHOWN @ A1	checked	//
date	NOVEMBER 2023	drawn	WD
9717 / 201		A. B. C. D.	

This page is intentionally left blank

- ## LEGEND

COMMERCIAL SPRINKLERS

A commercial sprinkler system may be required to the entire building subject to fire consultants confirmation. Commercial sprinklers require substantial holding tanks that need to be designed into the scheme (in some situations these can be subterranean tanks).

- client should appoint a qualified Fire Consultant as soon as possible to confirm requirements, spec and constraints.

2ND FLOOR PLAN:
SCALE: 1:100

10m @ 1:100

C.	Accommodation schedule updated.	19.12.24	JA
B.	Scheme revised following planning & urban design officers comments.	04.11.24	JA
A.	Scheme reduced following planning & urban design officers comments.	02.09.24	WD

PROPOSED DEVELOPMENT,
BOSCOMBE CONSERVATIVE CLUB,
HAVILAND ROAD WEST,
BOURNEMOUTH,
BH1 4JW

scale	AS SHOWN @ A1	checked	//
date	NOVEMBER 2023	drawn	WD

A.	B.	C.				

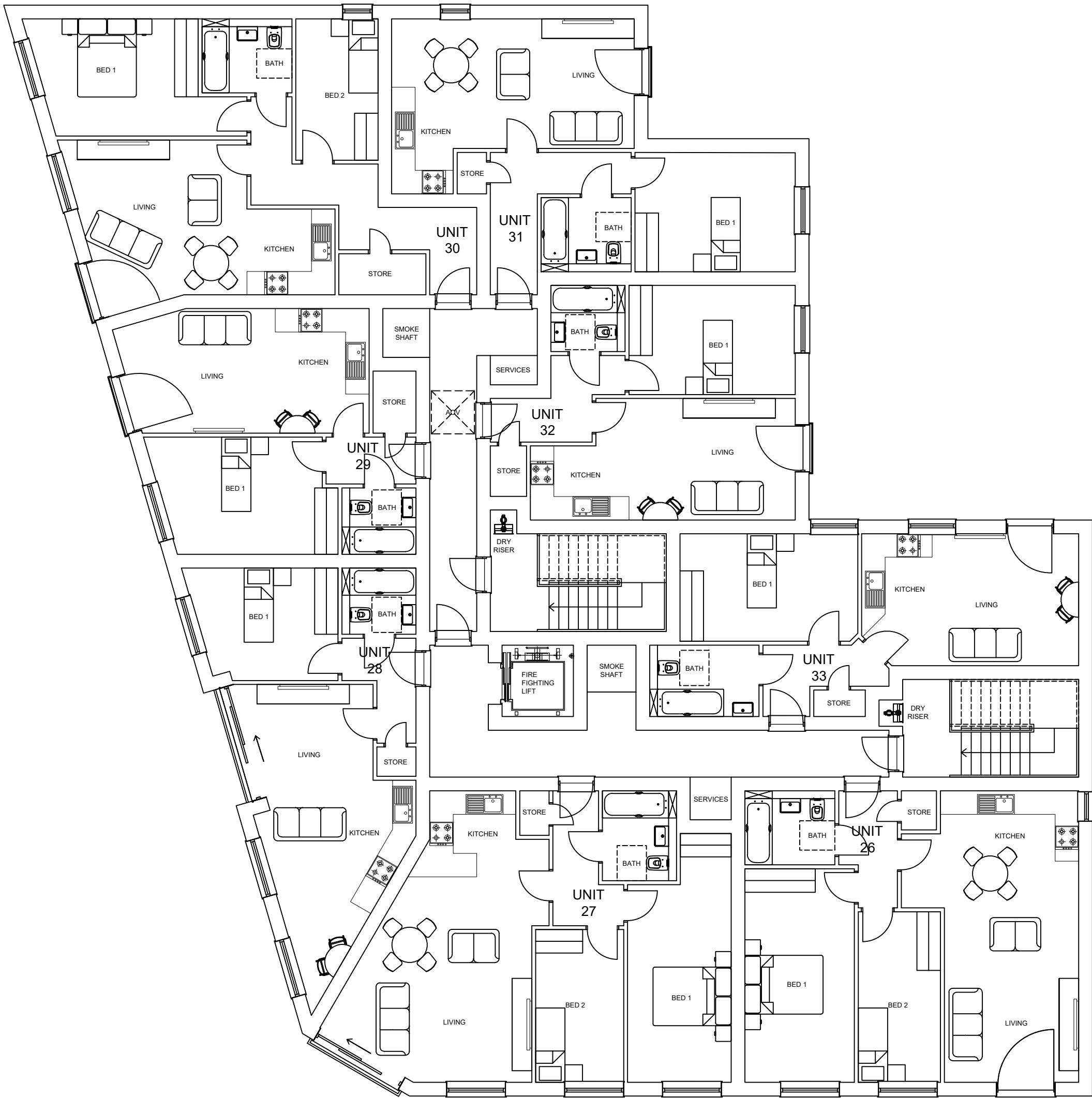
This page is intentionally left blank

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. Start design to be independently checked by start fabricator for reg. compliance and sizing, prior to construction/ ordering. Dimensions to be checked before fabrication.
7. Macleanian waterproofing specialists (or similar company with relevant PI insurance) to be instructed and detail all basement waterproofing designs. - AEC 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 at A1 fire rated.
NOTE: We do NOT take any responsibility and do not carry any PI cover in relation to any matters relating to fire safety. Part 8 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 AEC 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 aec 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 8 & 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 8 & 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 (Domestic or commercial) 2) Mechanical smoke extraction 3) Fixed shut fire safety glass 4) some sprinkler systems require large holding tanks 5) plan changes in relation to fire safety could result in loss of usable floor area and potential requirement for additional planning applications. (this list is not exhaustive)

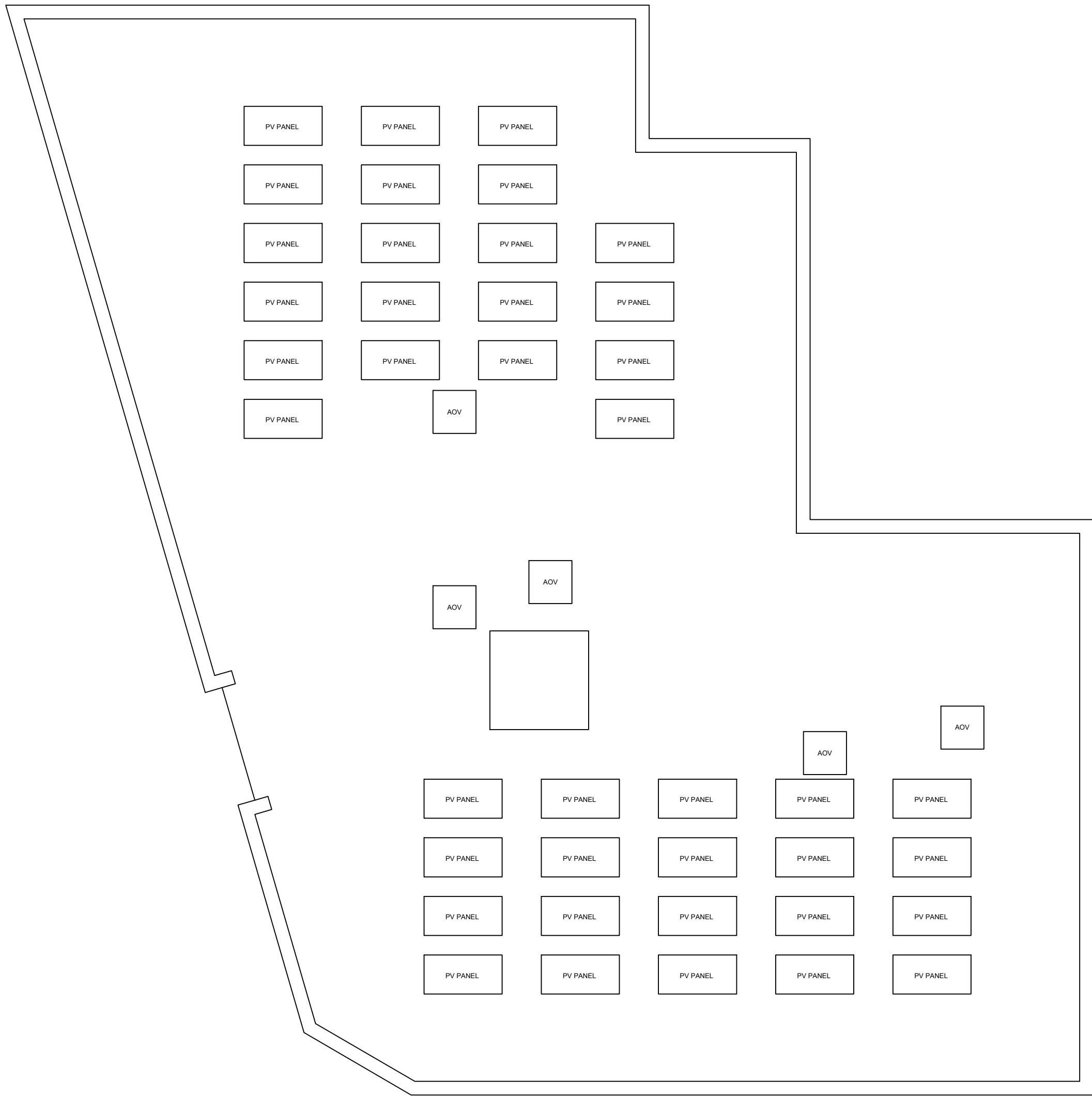
LEGEND

COMMERCIAL SPRINKLERS
A commercial sprinkler system may be required to the entire building subject to fire consultants confirmation. Commercial sprinklers require substantial holding tanks that need to be designed into the scheme (in some situations these can be subterranean tanks).
- client should appoint a qualified Fire Consultant as soon as possible to confirm requirements, spec and constraints.

61



4TH FLOOR PLAN:
SCALE: 1:100



ROOF PLAN:
SCALE: 1:100

SCHEDULE OF ACCOMMODATION											
UNIT NO.	BEDS	SQM	SQFT	UNIT NO.	BEDS	SQM	SQFT	UNIT NO.	BEDS	SQM	SQFT
COMMERCIAL UNIT 1		126.2	1,357	11	2	64.9	698	23	1	48.3	519
COMMERCIAL UNIT 2		104.7	1,126	12	1	41.8	449	24	1	41.6	447
1	1	42.2	454	13	1	41.5	446	25	1	42.2	454
2	2	63.6	684	14	2	63.2	680	26	2	63.6	684
3	2	64.9	698	15	1	48.3	519	27	2	64.9	698
4	1	41.8	449	16	1	41.6	447	28	1	41.8	449
5	1	41.5	446	17	1	42.2	454	29	1	41.5	446
6	2	63.2	680	18	2	63.6	684	30	2	63.2	680
7	1	48.3	519	19	2	64.9	698	31	1	48.3	519
8	1	41.6	447	20	1	41.8	449	32	1	41.6	447
9	1	42.2	454	21	1	41.5	446	33	1	42.2	454
10	2	63.6	684	22	2	63.2	680				

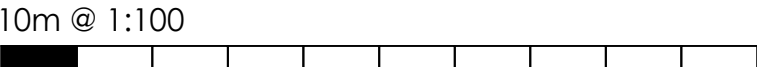
- D. Roof plan amended. 14.01.25 JA
- C. Accommodation schedule & roof plan updated. 19.12.24 JA
- B. Scheme revised following planning & urban design officers comments. 04.11.24 JA
- A. Scheme reduced following planning & urban design officers comments. 02.09.24 WD

No.	Revision.	date	by
-----	-----------	------	----

PROPOSED DEVELOPMENT,
BOSCOMBE CONSERVATIVE CLUB,
HAVILAND ROAD WEST,
BOURNEMOUTH,
BH1 4JW

FLOOR PLANS 3 OF 3

scale	AS SHOWN @ A1	checked	//
date	NOVEMBER 2023	drawn	WD
9717 / 203		A.	B.
		C.	D.



This page is intentionally left blank

LEGEND



MATERIAL SCHEDULE (A1 FIRE RATED):-

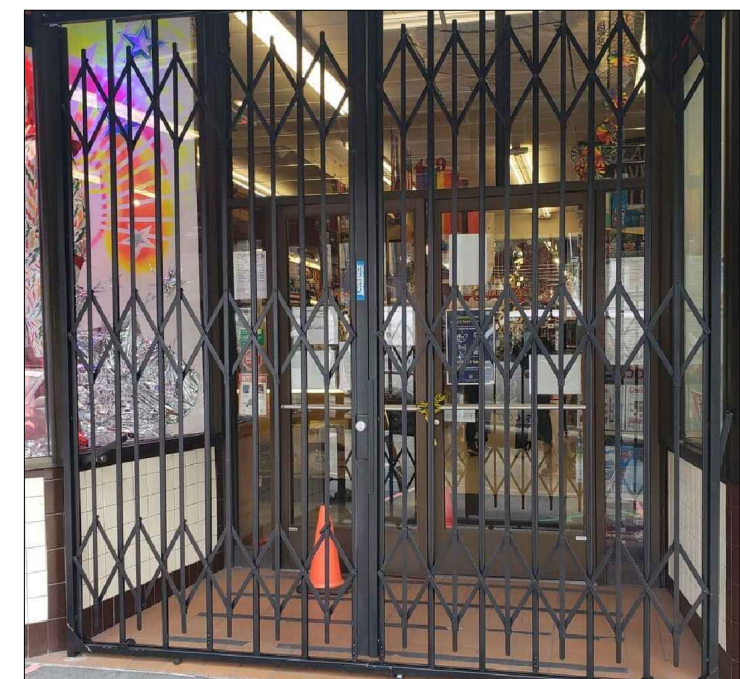
BALCONIES:- . WROUGHT IRON

BALCONIES:- . WROUGHT IRON

WINDOWS & DOORS:- . ALUMINUM

. SINGLE PLY MEMBRANE WITH ALUMINUM FASCIA AND UNDER EAVES

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)



INDICATIVE IMAGE OF FOLDING GATES
TO RECESSED COMMERCIAL ENTRANCES
NOT TO SCALE

E.	Proposed building raised 50mm so proposed FFL is a minimum 150mm above existing ground levels.	23.04.25	WD
D.	Section added.	08.04.25	WD
C.	Scheme revised following planning & urban design officers comments.	19.12.24	JA
B.	Scheme revised following planning & urban design officers comments.	04.11.24	JA
A.	Scheme reduced following planning & urban design officers comments.	02.09.24	WD

No.	Revision.	date	by
-----	-----------	------	----

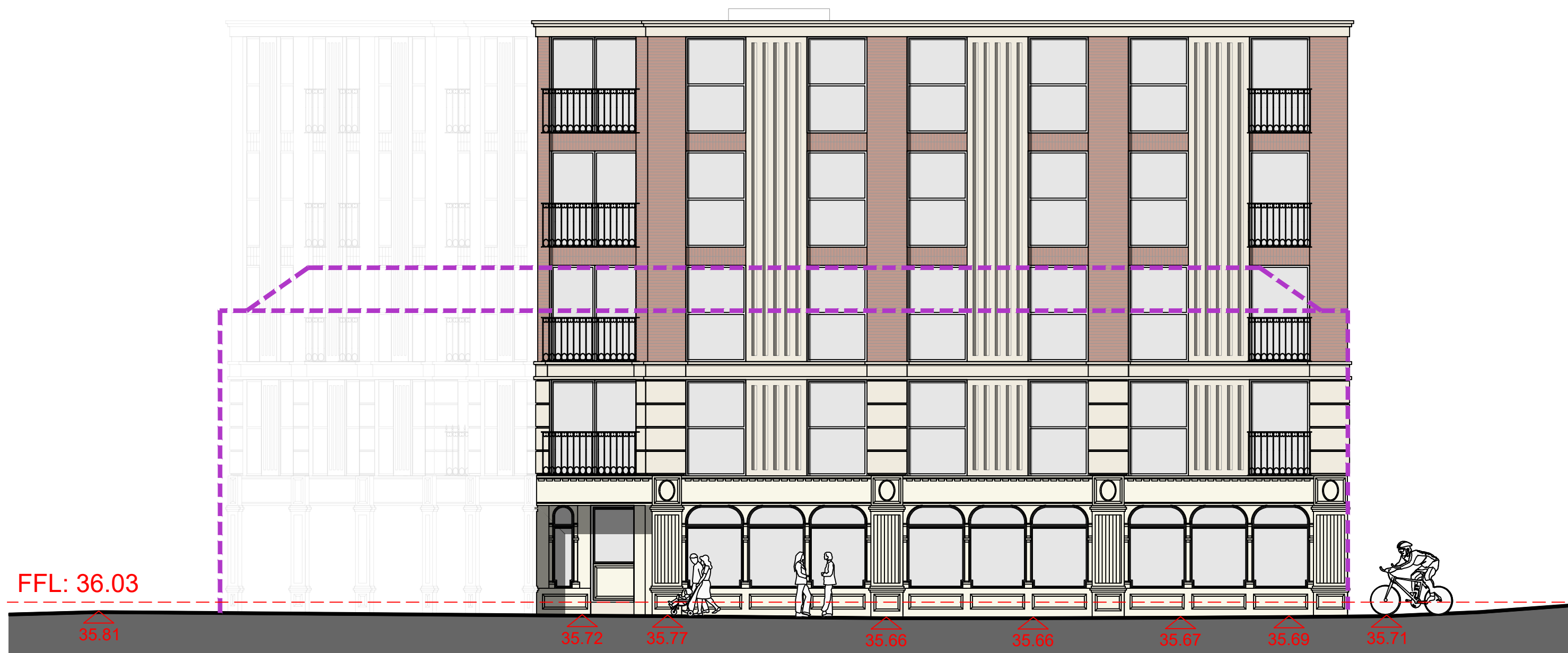
PROPOSED DEVELOPMENT,
BOSCOMBE CONSERVATIVE CLUB,
HAVILAND ROAD WEST,
BOURNEMOUTH,
BH1 4JW

ELEVATIONS 1 OF 2

scale AS SHOWN @ A1	checked //
date NOVEMBER 2023	drawn WD
9717 / 205	A. B. C. D. E.



FRONT NORTH EAST ELEVATION:
SCALE: 1:100

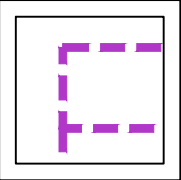



SIDE NORTH WEST ELEVATION:
SCALE: 1:100

This page is intentionally left blank

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 pulling 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. Flat design to be independently checked by stat fabricator for reg. compliance and sizing, prior to construction/ ordering. Dimensions to be checked before fabrication.
7. Macleanian waterproofing specialists (or similar company with relevant PI insurance) to be instructed and detail of basement waterproofing designs. - AEC carry no responsibility or fit 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 at A1 fire rated.
NOTE: We do NOT take any responsibility and do not carry any PI cover in relation to any matters relating to the safety, Part 8 building regulations, BS 5951 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 AEC 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 a/c 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 8 & 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 8 & 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 (domestic or commercial) 2) Mechanical smoke extraction, 3) fixed shut fire safety glass 4) some sprinkler systems require large holding tanks 5) plan changes in relation to fire safety could result in loss of usable floor area and potential requirement for additional planning applications. (this list is not exhaustive)

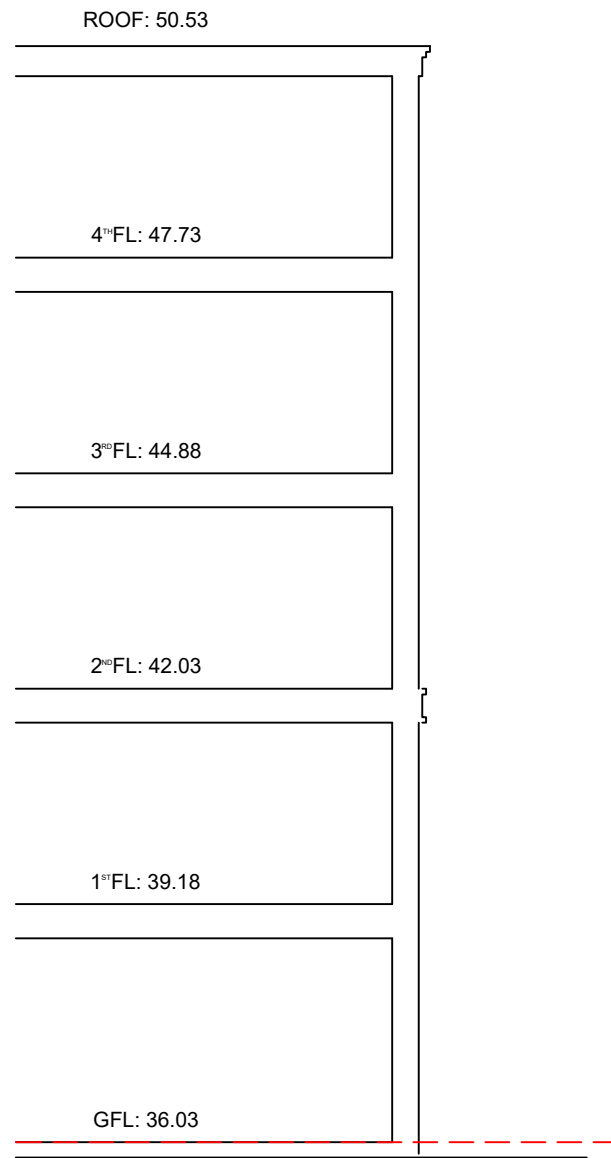
LEGEND

EXISTING BUILDING TO BE DEMOLISHED

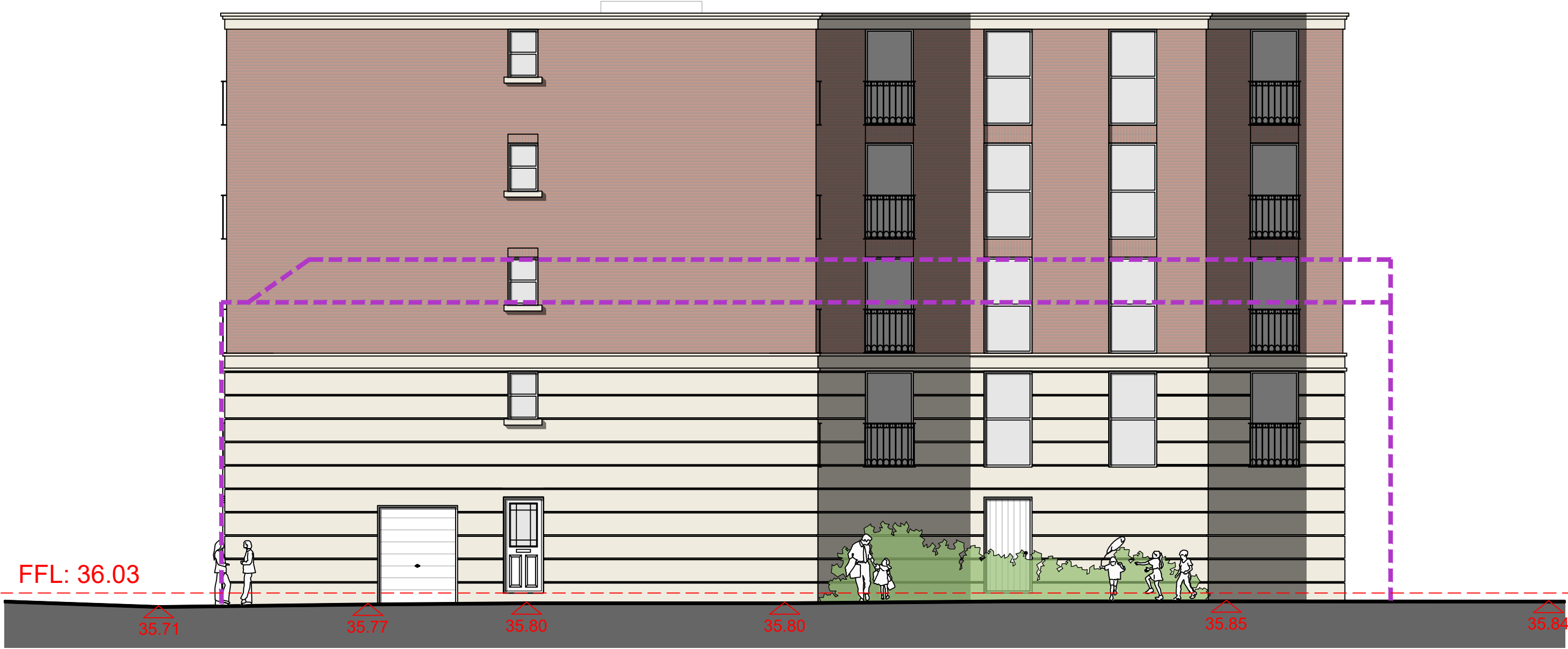
EXISTING LEVELS

COMMERCIAL SPRINKLERS
A commercial sprinkler system may be required to the entire building subject to fire consultants confirmation. Commercial sprinklers require substantial holding tanks that need to be designed into the scheme (in some situations these can be subterranean tanks).
- client should appoint a qualified Fire Consultant as soon as possible to confirm requirements, spec and constraints.

MATERIAL SCHEDULE (A1 FIRE RATED):-	
EXTERNAL WALLS:-	. RED BRICK . RECONSTITUTED STONE . CREAM PAINTED TIMBER (COMMERCIAL FRONTAGE)
BALCONIES:-	. WROUGHT IRON
WINDOWS & DOORS:-	. ALUMINIUM
ROOF:-	. SINGLE PLY MEMBRANE WITH ALUMINIUM FASCIA AND UNDER EAVES
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)	



SECTION:
SCALE: 1:100



REAR SOUTH WEST ELEVATION:
SCALE: 1:100



SIDE SOUTH EAST ELEVATION:
SCALE: 1:100

E.	Proposed building raised 50mm so proposed FFL is a minimum 150mm above existing ground levels.	23.04.25	WD
D.	Section added.	08.04.25	WD
C.	Scheme revised following planning & urban design officers comments.	19.12.24	JA
B.	Scheme revised following planning & urban design officers comments.	04.11.24	JA
A.	Scheme reduced following planning & urban design officers comments.	02.09.24	WD

No.	Revision.	date	by
-----	-----------	------	----

PROPOSED DEVELOPMENT,
BOSCOMBE CONSERVATIVE CLUB,
HAVILAND ROAD WEST,
BOURNEMOUTH,
BH1 4JW

ELEVATIONS 2 OF 2

scale	AS SHOWN @ A1	checked	//
date	NOVEMBER 2023	drawn	WD
9717 / 206			
		A.	B.
		C.	D.
		E.	

This page is intentionally left blank

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 pulling 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. MacIntyre waterproofing specialists (or similar company with relevant PI insurance) to be instructed and detail of basement waterproofing designs. - AEC 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 set out in Government Technical housing standards - nationally described space standards document.
11. All Cladding & building attachments externally to be at A1 fire rated.
1166: We do NOT take any responsibility and do not carry any PI cover in relation to any matters relating to fire safety. Part 8 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 AEC 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 aec 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 offers.
Part 8 & 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 8 & 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 (Domestic or commercial) 2) Mechanical smoke extraction 3) Fixed shut fire safety glass 4) some sprinkler systems require large holding tanks 5) plan changes in relation to fire safety could result in loss of usable floor area and potential requirement for additional planning applications. (this list is not exhaustive)

LEGEND

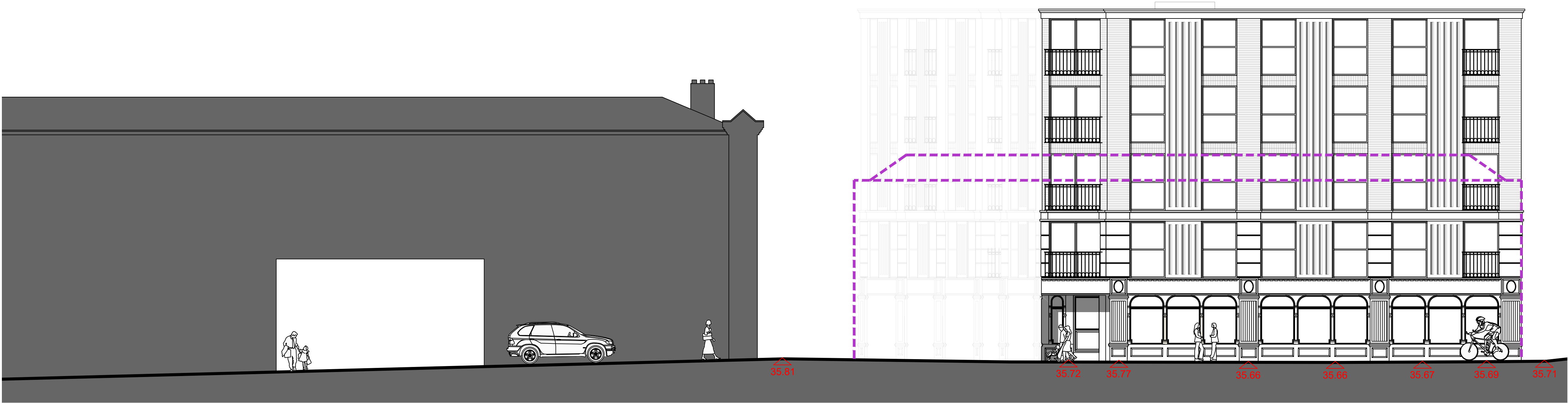
EXISTING BUILDING TO BE DEMOLISHED

EXISTING LEVELS

COMMERCIAL SPRINKLERS

A commercial sprinkler system may be required to the entire building subject to fire consultants confirmation. Commercial sprinklers require substantial holding tanks that need to be designed into the scheme (in some situations these can be subterranean tanks).

- client should appoint a qualified Fire Consultant as soon as possible to confirm requirements, spec and constraints.



STREET SCENE: HAVILAND ROAD (FOR INDICATIVE PURPOSES ONLY)
SCALE: 1:100



STREET SCENE: ASHLEY ROAD (FOR INDICATIVE PURPOSES ONLY)
SCALE: 1:100

D.	Proposed building raised 50mm so proposed FFL is a minimum 150mm above existing ground levels.	23.04.25	WD
C.	Revised elevation shown & additional street scene added.	04.11.24	JA
B.	Revised elevation shown.	04.11.24	JA
A.	Scheme reduced following planning & urban design officers comments.	02.09.24	WD

No.	Revision.	date	by
-----	-----------	------	----

PROPOSED DEVELOPMENT,
BOSCOMBE CONSERVATIVE CLUB,
HAVILAND ROAD WEST,
BOURNEMOUTH,
BH1 4JW

STREET SCENE

scale	AS SHOWN @ A1	checked	//
date	NOVEMBER 2023	drawn	WD
9717 / 207		A. B. C. D.	

This page is intentionally left blank

- ## LEGEND

EXISTING GIA = 803.4 SQM

No.	Revision.	date ▲	by
-----	-----------	--------	----

BOSCOMBE CONSERVATIVE CLUB,
HAYLAND ROAD

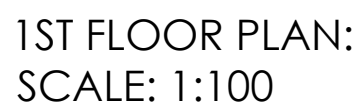
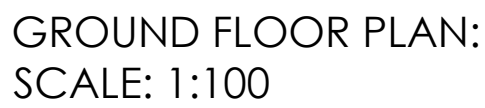
EXISTING FLOOR PLANS

date	NOVEMBER 2023	drawn	WD
0717 / 2000			

ARC Architecture Ltd.

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

Web: www.andersbjerretechnologies.dk



10m @ 1:100

--	--	--

This page is intentionally left blank

REFUSE VEHICLE ACCESSING SITE

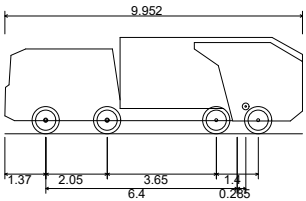
REFUSE VEHICLE EGRESSING SITE

The drawings, information and data recorded in this document ("the information") is the property of Paul Basham Associates. This document and the information are solely for the use of the authorised recipient and this document may not be used, copied or reproduced in whole or part for any purposes other than which it was supplied by Paul Basham Associates. Paul Basham Associates makes no representation, undertakes no duty and accepts no responsibilities to any third party who may use or rely upon this document or the information.

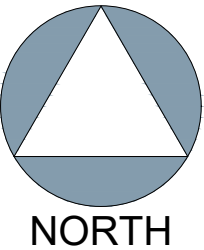
GENERAL NOTES

- 1. THIS DRAWING IS INTENDED TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS, ENGINEERS, SERVICES AND SPECIALIST DRAWINGS, DETAILS AND SPECIFICATIONS.
- 2. ANY VARIATIONS OR DISCREPANCIES BETWEEN THESE DRAWINGS IN TERMS OF DIMENSIONS OR DETAILS SHOULD BE DRAWN TO THE ATTENTION OF THE ARCHITECT AND/OR THE ENGINEER FOR CLARIFICATION.
- 3. ALL FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS. DO NOT SCALE THIS DRAWING.
- 4. PAUL BASHAM ASSOCIATES ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF BACKGROUND INFORMATION PRODUCED BY THIRD PARTIES – THIS MUST BE TREATED AS INDICATIVE ONLY.
- 5. THIS DRAWING SHOULD ONLY BE USED FOR CONSTRUCTION IF THE PROJECT PHASE IN THE TITLE FRAME BELOW IS SHOWN AS "CONSTRUCTION". PAUL BASHAM ASSOCIATES TAKE NO RESPONSIBILITY FOR CONSTRUCTION WORKS UNDERTAKEN TO DRAWINGS WHICH ARE NOT MARKED UNDER THIS PHASE.

VEHICLE PROFILE



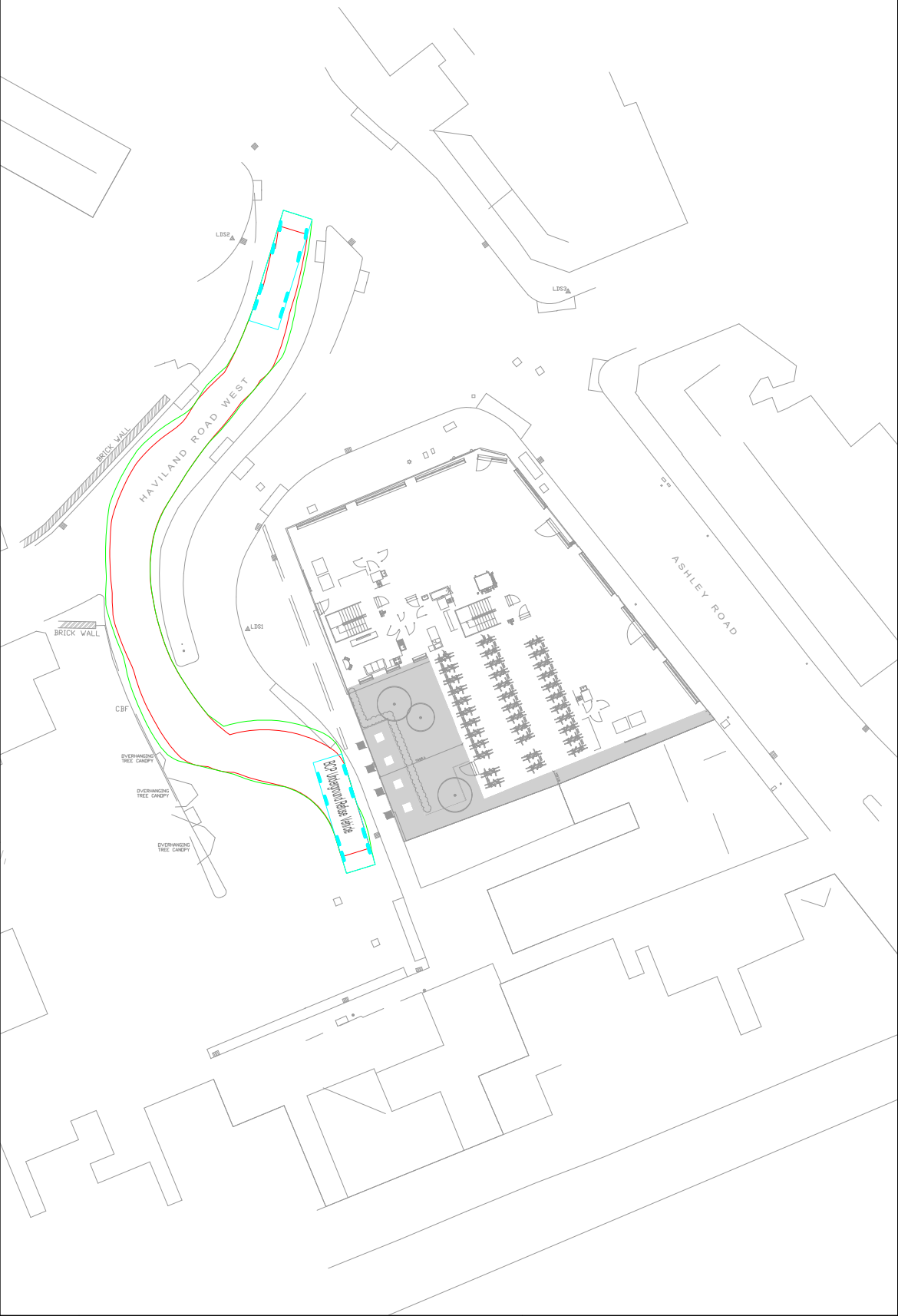
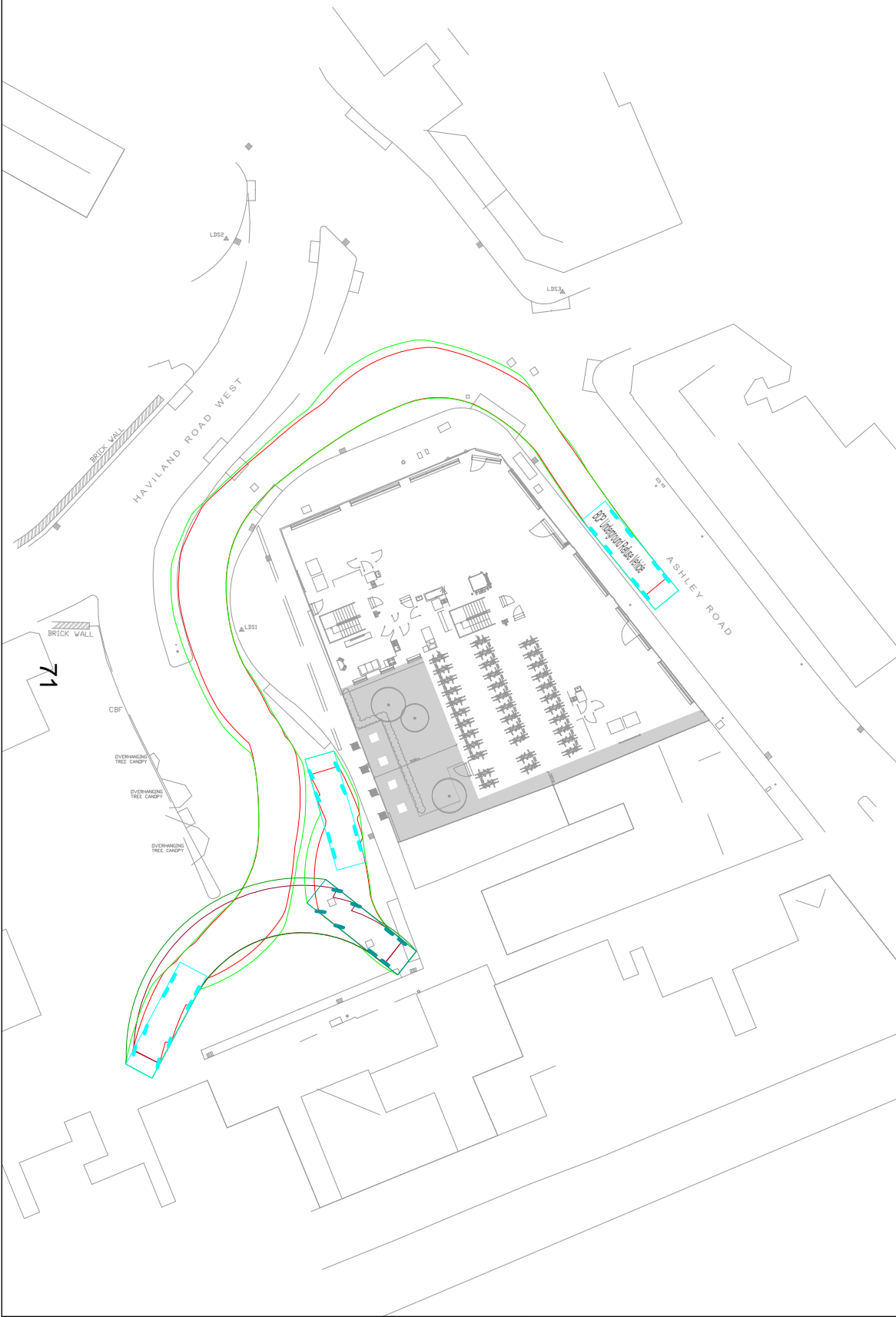
BCP Underground Refuse Vehicle	9.952m
Overall Length	2.590m
Overall Width	3.221m
Overall Body Height	0.426m
Min Body Ground Clearance	2.590m
Track Width	4.00s
Lock to lock time	11.000m
Kerb to Kerb Turning Radius	



PRELIMINARY

DRAWING/DESIGN IS STILL 'IN DEVELOPMENT'
YOU ARE ADVISED TO MAKE DUE ALLOWANCE

P02	VEHICLE UPDATE	17.01.25	TAF	FWS
P01	FIRST ISSUE	26.06.24	OSC	TAF
Rev	Description	Date	By	App'd
Date Created	Drawn By	Approved By	Suitability Code	
25.06.24	OSC	TAF	-	
PBA Project Number		Scale	(AT A3)	
087.0025		1:500		
PBA Drawing No:			Revision	
087.0025-0001			P02	



Project Name	BOSCOMBE CONSERVATIVE CLUB, HAVILAND ROAD, BOURNEMOUTH
Project Phase	PRELIMINARY

Title	REFUSE VEHICLE SWEEP PATH ANALYSIS
-------	---------------------------------------



Paul Basham Associates Ltd
The Bothy, Cams Hall Estate, Fareham, PO16 8UT
01329 711 000
info@paulbashamassociates.com www.paulbashamassociates.com

Client



This page is intentionally left blank

**BCP WESTERN PLANNING COMMITTEE 17th
July 2025/ BCP EASTERN PLANNING
COMMITTEE 31st July 2025.**



Report subject	Appeals report
Meeting date	17 July 2025
Status	Public Report
Executive summary	This report updates members of the planning committee on the Local Planning Authorities Appeal performance over the stated period.
Recommendations	<p>It is RECOMMENDED that:</p> <p>The planning committee notes the contents of this report.</p>
Reason for recommendations	The content of this report is for information only.

Portfolio Holder(s):	Councillor Millie Earl, Leader of the Council and Chair of Cabinet.
Corporate Director	Glynn Barton, Chief Operations Officer
Report Authors	Katie Herrington and Simon Gould, Development Management Managers
Wards	Not applicable
Classification	For Information

Background

1. The purpose of this report is to feedback to members on planning appeal decisions determined by the Planning Inspectorate for the last 2 years. This includes a reflection and highlight of any key decisions or learnings arising from such decisions.
2. The fundamental purpose of this report is to provide transparency in the appeal performance of the planning service and to improve the quality of decision making where necessary.

Appeals performance

3. National Government monitors the 'quality' of decision making in planning through appeal performance. It is measured by the percentage of planning decisions overturned at appeal, with a lower percentage indicative of better-quality decision-making as less appeals are allowed.
4. Government targets are currently a maximum of 10% of the authorities total number of decisions on applications being made during the assessment period being overturned at appeal. This is set over an assessment period of 2 years, comprising April 2022 to March 2024, and April 2023 to March 2025¹. This includes non-majors and majors'.
5. As demonstrated by Figure 1 for major applications and Figure 2 for non-major applications, the Local Planning Authority (LPA) is performing within target for the Quality of Planning decisions.

¹ [Improving planning performance: criteria for designation \(updated 2024\) - GOV.UK](#)

Proxy Assessment period July 2022 – June 2024²	Total number of major application decisions³	Major decisions overturned at appeal	Quality of decisions (% overturned at appeal)	England Average (% overturn at appeal)
Total District Matters ⁴ (PS2)	210	4	1.9	2.8
Total County Matters ⁵ (CPS2)	0	0	0	0.4

Figure 1 Quality of major application decisions - taken from National Statistics Table P152 ([Live tables on planning application statistics - GOV.UK](#)).

Assessment period July 2022 – June 2024⁶.	Total number of non-major application decisions	Total number of decisions overturned at appeal	Quality of decisions (% overturned at appeal).	England Average (% overturn at appeal)
Total District Matters (PS2)	4,933	87	1.8	1.1

Figure 2 Quality of non-major application decisions - taken from National Statistics Table P154 ([Live tables on planning application statistics - GOV.UK](#)).

6. Figure 3 provides a breakdown of appeal performance measured against appeals dismissed or allowed. It demonstrates that on average 36% appeals are allowed.

Year: 2025 (Jan to June)	Dismissed	Allowed	Total	% overturned	NFA/ Withdrawn
January	19	9	28	32%	0
February	13	7	20	35%	0
March	18	7	25	28%	0
April	8	10	18	55%	0
May	12	7	19	37%	0
June	7	5	12	42%	0

² This period is proxy as it falls outside of the 'assessment period' as per the 'criteria for designation', the data in the table is updated on a quarterly basis, with the period to June 24 being published in June 25.

³ This dataset excludes Appeals relating to planning conditions.

⁴ 'District Matters' comprise most applications, explicitly excluding 'County Matters'.

⁵ 'County Matters' applications refer to planning applications related to minerals, waste and associated development.

⁶ See footnote 2.

Total	70	40	110	36%	0
--------------	-----------	-----------	------------	------------	----------

Figure 3 number of appeals dismissed or allowed in 2025

7. Whilst the LPA is performing within target for the national measure for the 'quality of decision making', it is still necessary to review and reflect on appeal decisions in order to provide high quality decisions, and to avoid the potential for successful cost claims. Figure 4 below sets out a short summary of why the appeals in the month of June were allowed.

Appeal number	location	Main issues	Why allowed
APP/25/3360960	11/11a Arnewood Road, Bournemouth,	character	Inspector considered that it would not result in harm to character.
APP/24/3350226	4 High Park Road, Broadstone	Character, SPA/SAC ⁷	Inspector considered that it would not result in harm to character. Legal Agreement resolved SPA/SAC issues
24/3343163 24/3343166 Appeal allowed, enforcement notice quashed, permission granted.	The land and premises Quayside Poole Car Park, Poole Harbour	Impact on Conservation Area; overprovision of car parking' harm to regeneration of town centre	Car park would put site to use and would preserve character and appearance of conservation area. Insufficient evidence to demonstrate harm from overprovision of parking. Temporary use as car park could not harm a plan led regeneration approach .
APP/24/3343045	Chapel Gate Circuit, Christchurch	Green Belt, EV charging	Met the definition of previously developed land. Whilst site did not need GB location, stations would occupy a sustainable location, and would meet para 155 of the NPPF
APP/24/3353096	21 Cleveland Gardens, Bournemouth	Character, highway safety	Inspector considered that scheme would not result in harm to character. Imposed condition requiring parking and landscaping, and visibility splays/ set back gate.

⁷ Special Protection Area/ Special Areas of Conservation.

General reflections on allowed appeals

8. It is not unusual for inspectors to come to a different view with regards to character, as it is a subjective issue. It also raises the importance of seeking to resolve harms through conditions where possible, and the importance of demonstrating harm with evidence where required.
9. It should also be noted that the authority has received a number of dismissed appeals where the Inspector had included an additional reason relating to the New Forest Special Areas of Conservation (SAC). The LPA at the time of writing this report is seeking legal guidance on this matter.

List of live appeals.

Appendix 1 provides a list of current appeals.

Options Appraisal

10. No options to consider.

Summary of financial implications

11. There are no financial implications as a direct result of this report.
12. However, it should be reminded that the Council can be subject to 'costs'⁸ if the Council were found to be behaving 'unreasonably'. Such 'unreasonable' behaviour includes procedural (relating to the process) and substantive (relating to the issues arising from the merits of the appeal) matters. Examples of unreasonable behaviour include⁹:
 - a. 'preventing or delaying development which should clearly be permitted, having regard to its accordance with the development plan, national policy and any other material considerations'
 - b. not determining similar cases in a consistent manner
 - c. imposing a condition that is not necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects, and thus does not comply with the guidance in the [National Planning Policy Framework](#) on planning conditions and obligation
 - d. vague, generalised or inaccurate assertions about a proposal's impact, which are unsupported by any objective analysis.

Summary of legal implications

13. None in directly relation to the content of this report. However, it should be reminded that the Council can be subject to Judicial Review. A Judicial Review is a mechanism for challenging the process of a decision, rather than the decision itself.

⁸ [Claim planning appeal costs: Overview - GOV.UK](#)

⁹ [Appeals - GOV.UK](#)

An example of this acting contrary to procedure. Such can come with financial penalties.

Summary of human resources implications

14. There are no direct human resource implications resulting from this report. However, it is reminded that the servicing of appeals can be resource heavy, particularly at a hearing or Public Inquiry.

Summary of sustainability impact

15. There are no sustainability issues arising from this report.

Summary of public health implications

16. There are no public health implications arising from this report.

Summary of equality implications

17. This report is for information only, and contains information collated from the public domain. As a result there are no Equality Impact Assessment (EIA) implications as a result of this report.

Summary of risk assessment

18. Any risks associated with any appeal decisions are discussed in the body of the report. No risks have been identified in this report.

Background papers

Published appeal statistics and appeal decisions.

[Criteria Document 2024](https://assets.publishing.service.gov.uk/media/674f2ec08b522bba9d991af9/Criteria_Document_2024.pdf)

https://assets.publishing.service.gov.uk/media/674f2ec08b522bba9d991af9/Criteria_Document_2024.pdf

[Live tables on planning application statistics - GOV.UK](https://www.gov.uk/government/statistical-data-sets/live-tables-on-planning-application-statistics) -

<https://www.gov.uk/government/statistical-data-sets/live-tables-on-planning-application-statistics>

Appendices

Appendix 1 – list of outstanding appeals.

Please note the first 5 cases

REF = refusal of planning application
 ENF = Appeal against an Enforcement Notice.
 NON = Non Determination Appeal
 RTP = Refusal of Works to a TPO
 RCL = Refusal of a Certificate of Lawfulness
 TRF = Tree Fast Track Appeal process.

Appeal types

WR = Written Representations
 HH = Household Fast Track Appeal

Appeal No.	appeal type	appeal received	proposal	location	Appeal type	start date
P/25/00851/ADV	REF	30/06/2025	3 No. Fascia signs on frontage of building and timber covered area. Flag advert displayed on roof above entrance. Mobile advert - banner flag.	Funky Griller 61 Westover Road BOURNEMOUTH BH1 2BZ	WR	Not yet started
7-2025-4531-AB	REF	30/06/2025	Retrospective consent sought for timber pergola and external seating	Funky Griller 61 Westover Road BOURNEMOUTH BH1 2BZ	WR	Not yet started
P/25/00862/TTPO	RTP	27/06/2025	Works to TPO Tree	Mudehaven Court 64 Mudeford Christchurch BH23 3NN	TRF	Not yet started
C/2024/2025	ENF	27/06/2025	Against enforcement notice for decking.	3 Ashford Road Bournemouth BH6 5QB	WR	Not yet started
P/25/00867/CLP	RCL	26/06/2025	Reduce the height of the existing south side wall of the house by up to 525mm. Existing wall varies in height from 7.6 to 6.5 metres front to back.	8B Partridge Walk Poole BH14 8HL	WR	Not yet started
7-2024-9354-F	RCL	23/06/2025	Application for a Lawful Development Certificate for proposed formation of 3 areas of hardstanding within the curtilage of the residential planning unit	1346 Christchurch Road Bournemouth BH7 6ED	WR	01/07/2025
8/24/0677/FUL	REF	13/06/2025	Demolish existing dwelling and replace with two dwellings	4 Knightwood Close Christchurch BH23 4NE	WR	18/06/2025
7-2024-6653-U	RTP	13/06/2025	T1 Sycamore . Fell to ground level and carry out replacement planting with a 3M high container grown tree of a species to be agreed with the council.	22A Ken Road Bournemouth BH6 3EU	TRF	13/06/2025

Appeal No.	appeal type	appeal received	proposal	location	Appeal type	start date
TP/24/00815/X	RTP	12/06/2025	2 x Western Red Cedars - Crown reduction by 5.5 m & 7.5 m	Pinehurst Hall, 23 Burton Road, Poole, BH13 6DT	TRF	12/06/2025
7-2024-4909-AS	REF	10/06/2025	Part-retrospective for Change of use of lower ground floor to 3no. holiday let rooms and manager's flat; change of use of ground, first and second floor to provide 12no. rooms for language school students for a temporary period of 3 years	31 Chine Crescent Bournemouth BH2 5LB	WR	12/06/2025
7-2025-27943-A	REF	09/06/2025	Retrospective planning application for single storey side extension with lean to structure. Introduction of new materials.	28 Haverstock Road Bournemouth BH9 3HE	HH	12/06/2025
P/25/00187/HOU	NON	08/06/2025	Convert loft to habitable space including a side dormer	44 Windsor Road Christchurch BH23 2EE	WR	11/06/2025
P/25/00532/HOU	REF	07/06/2025	Raise the roof and construct a first floor extension to create additional accommodation and use the outbuilding as an annexe, connected to the property at no. 7 Woodleaze Close, Poole.	7 Woodleaze Close Poole Broadstone BH18 8BN	HH	12/06/2025
P/25/00524/FUL	REF	07/06/2025	Sever plot and erect chalet bungalow adjacent to 15a Jacqueline Road (revised scheme)	15A Jacqueline Road Poole BH12 3JQ	WR	10/06/2025
P/25/00030/FUL	REF	07/06/2025	Sever land and erect 1 No 3 bedroom house with parking	15 Uppleby Road Poole BH12 3DB	WR	17/06/2025
P/25/00676/HOU	REF	06/06/2025	Rear/side extension, roof alterations including addition of dormer to accommodate new first floor, internal & fenestration alterations	35 Harbeck Road Bournemouth BH8 0AH	HH	10/06/2025
APP/24/00860/F	REF	25/05/2025	Site severance and erection of new dwelling	5 Cobham Way Poole Wimborne BH21 1SJ	WR	28/05/2025
7-2025-26319-D	RTP	21/05/2025	T1 - Monterey Pine - Fell to ground level	Tasso 1 Riverbank 40 Wick Lane Bournemouth BH6 4JX	TRF	

Appeal No.	appeal type	appeal received	proposal	location	Appeal type	start date
P/25/00098/HOU	REF	20/05/2025	Removal of the existing unauthorised boundary treatment and the erection of new boundary treatment.	53 West Hill Road Bournemouth BH2 5PG	HH	21/05/2025
APP/24/01342/F	REF	13/05/2025	Change of use from single garage to a dwellinghouse	The Garage Between 22 Banks Road and 1 Panorama Road, Poole, BH13 7QE	WR	13/05/2025
APP/24/01063/F	REF	13/05/2025	Loft extension and conversion including; raising roof eaves and ridge.	42 Bournemouth Road, Poole, BH14 0EY	HH	15/05/2025
8/24/0700/FUL	REF	09/05/2025	Retrospective application for a separate self-contained dwelling.	44 Portfield Road Christchurch BH23 2AG	WR	19/05/2025
P/25/00201/TTPO	RTP	02/05/2025		15 Shelley Close Christchurch BH23 4HW	TRF	
7-2024-891-AF	REF	01/05/2025	Outline Application for partial retention of building including main facades at three levels on the Westover Road and Hinton Road frontages to allow for the construction of 936sq.m. commercial floorspace at lower ground and upper ground levels, comprising three units for use within either E (a) (retail), E(b) (restaurant), F1 (learning and non-residential institution) or F2 (b, c & d) (local community); 85 apartments, 26 car parking spaces, associated servicing facilities, refuse and cycle storage.	35 43 Westover Road Bournemouth BH1 2BZ	WR	01/05/2025
8/24/0208/FUL	REF	30/04/2025	Change of use from agricultural to dog day care and erection of associated buildings and infrastructure	Land off Christchurch Road West Parley Bournemouth Dorset BH23 6BB	WR	30/04/2025

Appeal No.	appeal type	appeal received	proposal	location	Appeal type	start date
7-2024-28401-E	REF	23/04/2025	Erection of two-storey dwellinghouse	100 Boscombe Grove Road Bournemouth BH1 4PG	WR	29/04/2025
7-2025-4582-AA	RTP	22/04/2025		East Cliff Manor 45 Christchurch Road Bournemouth BH1 3PH	TRF	
7-2024-11568-F	NON	16/04/2025	Demolition of garage and erection of four terraced dwellings and a coach house style dwelling and associated landscaping and infrastructure	57 Lansdowne Road Bournemouth BH1 1RN	WR	17/04/2025
7-2024-9354-G	NON	15/04/2025	Demolition of 2 storey side elevation, sever land and erect an extension to form additional dwelling to the side of existing dwelling. Sever land to the rear and erection a detached 2 storey building comprising 2no. 1 bedroom flats with on site car parking and provision for bicycle and refuse storage	1346 Christchurch Road Bournemouth BH7 6ED	WR	17/04/2025
7-2024-20897-G	REF	15/04/2025	Erection of 1no. dwelling	36 Gorsecliff Road Bournemouth BH10 4HB	WR	16/04/2025
APP/24/00815/F	REF	09/04/2025	Use of outbuilding as self-contained unit of accommodation. Retrospective application.	12 Dalkeith Road, Poole, BH13 6LQ	WR	09/04/2025
8/24/0718/HOU	NON	07/04/2025	Retrospective consent for outbuilding for use in part associated with short term holiday lets and partly for family use as spare bedroom accommodation	6 Stroud Gardens Christchurch BH23 3QY	WR	07/04/2025
APP/24/00835/F	REF	04/04/2025	Alterations, extensions and contemporary remodel of existing dwelling. (Consisting of fenestration changes, front single storey extension with balcony above, and formation of new second floor with associated balcony)	1 The Capstans 25 Lagoon Road Poole BH14 8JT	HH	08/04/2025

Appeal No.	appeal type	appeal received	proposal	location	Appeal type	start date
ENF/25/0012	ENF	03/04/2025	Refused retrospective planning application 8/24/0180/FUL for change of use to commercial airport car parking with associated works, APNR etc. Refused retrospective advertisement application 8/24/0181/ADV for 49 x non-illuminated signs.	Theme Park Merritown Lane Christchurch BH23 6BA	WR	30/04/2025
APP/24/00807/F	REF	03/04/2025	Removal of existing sunroom and addition of bespoke garden room to rear elevation	1 Rowington Hall, 4 Dover Close, Poole, BH13 6EA	WR	14/04/2025
7-2023-6116-G	REF	01/04/2025	Erection of 2 x 1-bed flats (Use Class C3) with associated access at the rear of existing commercial unit (Use Class E(a))	561 Christchurch Road Bournemouth BH1 4AH	WR	01/04/2025
7-2024-18783-D	RCL	18/03/2025	Certificate of lawfulness to establish use as a 7-bedroom HMO (Sui Generis)	61 Gresham Road Bournemouth BH9 1QS	WR	04/03/2025
8/23/0675/CLE	RCL	14/03/2025	Application for a Lawful Development Certificate for an existing conservatory to the West Elevation.	The Barn 41A Burley Road Christchurch BH23 7AJ	WR	10/04/2025
APP/24/00778/F	REF	10/03/2025	Part conversion of the existing triple garage to form a maisonette (revised scheme)	Forest Lodge 16 Burton Road Poole BH13 6DU	WR	24/03/2025
7-2024-5603-AQ	REF	07/03/2025	T43- Red Oak - To reduce branches close to the building to a clearance of 3m. To reduce the whole crown by 2m and shape.	Homedale House 30A Wimborne Road Bournemouth BH2 6QB	TRF	06/02/2025
C/2024/1952	ENF	06/03/2025	Without planning permission, a single storey side extension with extract flue, covered outdoor structure located to the rear, and pergola structure located to the front, fixed jumbrella and new boundary treatment in the approximate positions hatched black.	Palm Lounge Bar, Poole Hill, BOURNEMOUTH, BH2 5PW and Bermuda Cafe, Poole Hill, BOURNEMOUTH, BH2 5PW	WR	06/03/2025
8/24/0752/FUL	REF	27/02/2025	Division of existing garden and construction of new dwelling	Glenlyn Bramble Lane Christchurch BH23 5NB	WR	10/03/2025

Appeal No.	appeal type	appeal received	proposal	location	Appeal type	start date
8/24/0674/HOU	REF	26/02/2025	Retain an existing 1.8m high fence that replaced a section of an existing hedge. Retrospective application.	2 Jellicoe Drive Christchurch BH23 3SL	HH	07/03/2025
APP/24/00829/P	REF	24/02/2025	Demolition of existing dwelling and erection of four no. detached bungalows, formation of access and parking.	48 Hillbourne Road, Poole, BH17 7JB	WR	20/03/2025
ENF/24/0182	ENF	22/02/2025	AT APPEAL 1.8 metre high fence with gate (application 8/24/0674/HOU refused)	2 Jellicoe Drive Christchurch BH23 3SL	WR	21/03/2025
APP/24/01035/F	REF	17/02/2025	Demolition of existing property and erection of replacement house (revised scheme)	54 Elms Avenue Poole BH14 8EF	WR	06/03/2025
7-2024-2952-J	REF	17/02/2025	Outline planning application for extension and conversion of the existing building into a block of 8no. flats and a 10no. bedroom HMO with car parking.	117-119 Malmesbury Park Road Bournemouth BH8 8PS	WR	06/03/2025
APP/24/00938/F	REF	13/02/2025	Demolition of an existing dwellinghouse; erection of a replacement dwelling and workshop/store outbuilding and subdivision of the plot to erect a further single detached dwellinghouse with associated access, parking and landscaping.	40 Brownsea View Avenue, Poole, BH14 8LQ	WR	13/02/2025
C/2022/1023	ENF	11/02/2025	Without planning permission, the erection of raised platforms to the rear of the dwelling.	17, The Litzo, 37-39 Boscombe Spa Road, Bournemouth, BH5 1AS	WR	07/03/2025
7-2024-26969-D	REF	03/02/2025	Outline application with some matters reserved for the demolition of existing house and the erection of a block of 5 flats with off road car parking and associated works	5 Seafield Road Bournemouth BH6 3JE	WR	06/03/2025
7-2024-23085-I	REF	03/02/2025	Application for a Lawful Development Certificate for an Existing Use of Flat 2B as a single dwelling house	Flat 2B Whitley Court West Cliff Gardens Bournemouth BH2 5HL	WR	07/03/2025

Appeal No.	appeal type	appeal received	proposal	location	Appeal type	start date
S78/2025/7598	REF	28/01/2025	Alterations & additions including replacement of existing roof with 2 additional floor levels incorporating pitched roof with dormers & second floor balcony facilities to provide 4 flats	Chessel Court 1A Chessel Avenue Bournemouth BH5 1LQ	WR	28/01/2025
APP/24/00895/J		27/01/2025	Certificate of Existing Use or Development for an annexe that has been in C3 residential use as a separate dwelling	Annexe, 9 Enfield Crescent, Poole, BH15 3SJ	WR	27/01/2025
S78/2025/6833A	REF	20/01/2025	Erection of a bungalow and formation of a parking space	Land rear of 7 7a and 7b Kinson Park Road Bournemouth BH10 7HF	WR	20/01/2025
APP/24/00362/F	REF	15/01/2025	Plot severance and the conversion and extension of the existing outbuilding/garage to create a detached dwelling with associated access and parking.	29 Western Road, Poole, BH13 7BH	WR	22/01/2025
S78/2025/7595	REF	14/01/2025	Erection of a single storey rear extension, erection of a two-storey side extension, hip to gable roof alteration and associated internal remodelling.	120 Parkwood Road Bournemouth BH5 2BN	WR	14/01/2025
8/23/0878/FUL	REF	08/01/2025	Proposed new chalet dwelling (As Amended By Plans Received 13/02/2024 showing Revised Red Line and Correct Ownership Certificate Received 17/04/2024)	Land at the Corner of Comet Way Christchurch Dorset	WR	15/01/2025
APP/24/00906/F	REF	07/01/2025	Demolish garage to create a vehicular access and erect a detached bungalow	Marina Court, 34 Banks Road, Poole, BH13 7QE	WR	14/01/2025
S78/2025/7594	REF	06/01/2025	Change of use from established House in Multiple Occupation (Class C4), to 8 bedroom House in Multiple Occupation (Sui generis)	34 Somerley Road Bournemouth BH9 1EN	WR	06/01/2025
APP/23/00147/F	REF	30/12/2024	Demolition of 2no. flats and 1no. dwelling and outbuildings; erect 8no. flats and 1no. detached house to the rear	80-82 Parkstone Heights, Poole, BH14 0RZ	WR	30/12/2024

Appeal No.	appeal type	appeal received	proposal	location	Appeal type	start date
S78/2024/7593	REF	23/12/2024	Retrospective application for the erection of a single storey extension and outdoor covered area to rear, pergola to the front and alterations to boundary treatment	Bermuda Cafe Poole Hill Bournemouth BH2 5PW	WR	16/12/2024
S78/2024/7592	REF	16/12/2024	Outline application with some matters reserved for the erection of a 4th storey of habitable accommodation to create 4no. self contained flats	46-48 Southbourne Grove Bournemouth BH6 3RB	WR	16/12/2024
APP/24/00785/P	REF	16/12/2024	Outline planning permission with some matters reserved for the construction of three bungalows with associated parking and landscaping with access from Wheelers Lane	Land rear of 41-43 Wheelers Lane, Bournemouth, BH11 9QQ	WR	09/12/2024
APP/24/00375/F	REF	02/12/2024	Demolition of existing buildings and erection of 9 flats.	1 Sunnyhill Road, Poole, BH12 2DH	WR	09/12/2024
S78/2024/7589	REF	28/11/2024	Minor material amendment to vary conditions 1, 5 and 9 of application 7-2021-25256-A for single and two storey rear extensions with new first floor balcony (Original description - Outline submission for the demolition of the existing building and the erection of a block of 9 flats with cycle and bin stores)	98 Lowther Road Bournemouth BH8 8NS	WR	28/11/2024
APP/24/00408/F	REF	28/11/2024	Severance of land and erection of a highly sustainable, carbon-neutral, two-bedroom detached single storey dwelling with associated access and landscaping (revised proposal).	72 Danecourt Road, Poole, BH14 0PH	WR	28/11/2024
S78/2024/7585	REF	14/11/2024	Outline submission for the Demolition of existing office building and replacement of a new building to form ground floor commercial and 9 flats.	Athena House 612 616 Wimborne Road Bournemouth BH9 2EN	WR	14/11/2024
S78/2024/7586	REF	11/11/2024	Conversion of first floor into flat; provision of bin store and addition of window to front elevation; retention of ground floor community use	Zacchaeus House 83 Walpole Road Bournemouth BH1 4HB	WR	11/11/2024

Appeal No.	appeal type	appeal received	proposal	location	Appeal type	start date
S78/2024/6380B	CND	05/11/2024	Minor material amendment application to vary condition no. 1 of application 7-2021-23976-C (Outline submission for the demolition of the existing building and the erection of a block of 9 flats with cycle and bin stores)	96 Lowther Road Bournemouth BH8 8NS	WR	29/10/2024
8/22/0445/OUT	REF	15/10/2024	Outline application for demolition of existing buildings and erection of a mixed use block consisting of 3 offices and 25 apartments with associated bin and cycle stores	195 & 195A Barrack Road Christchurch BH23 2AR	WR	05/11/2024
TP/24/00452/X	RTP	04/10/2024		21 GORSEHILL ROAD POOLE BH15 3QH	TRF	
EN/23/00097	ENF	03/10/2024	Email from Building Control regarding an office building being built	227 Bournemouth Road, Poole, BH14 9HU	WR	03/10/2024
EN/24/00123	ENF	09/09/2024	Linked to previous case EN/22/00262 - Change of use from office to self contained living unit. APP/22/01304/F Refused on 09/04/2024 - Retrospective planning application for a ground floor flat to be used as a dwelling which was formerly office area.	300 Ringwood Road, Poole, BH14 0RY	WR	23/10/2024
S78/2024/7569	REF	30/08/2024	Conversion of first floor flat to a 6-bed HMO	First Floor Flat 1555 Wimborne Road Bournemouth BH10 7AZ	WR	30/08/2024
8/24/0197/TTPO	RTP	12/08/2024	T1-Lime-Fell and replace with Cherry tree or similar.	25 Hynesbury Road Christchurch BH23 4ER	TRF	12/08/2024
TP/23/01042/X	REF	08/07/2024	T2: Yew - Fell.	135 Alexandra Road, Poole, BH14 9EP	TRF	08/07/2024
TPO/2024/7552	RTP	16/06/2024	T1 - Beech - Reduce height by 3 metres and reduce crown sides by 2 metres	1 Hampton Mews 23a Poole Road Bournemouth BH4 9DF	WR	16/06/2024
8/23/0279/TTPO	RTP	26/03/2024	T1 - Oak - Fell.	8 Redwood Drive Winkton Christchurch BH23 7BP	TRF	26/03/2024

This page is intentionally left blank