**Description of Development**

Erection of a two-storey building for use as a digital exchange, with associated access road, car park, bin store, cycle store, back-up diesel generator and associated works.
1. Planning consent is sought for the erection of a two-storey building for use as a digital exchange, with associated access road, car park, bin store, cycle store, back-up diesel generator and associated works.

2. The applicant has provided the following information:

<table>
<thead>
<tr>
<th></th>
<th>Existing</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site area (ha)</td>
<td>0.15ha within Plot R</td>
<td>0.15ha within Plot R</td>
</tr>
<tr>
<td>use</td>
<td>greenfield site</td>
<td>Office building with a car park and associated access road</td>
</tr>
</tbody>
</table>

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

**Key Issues**

4. The main considerations involved with this application are:
   - The principle of the development
   - Impact on the character and appearance of the area
   - Impact on the amenity
   - Impact on protected trees nearby
   - Biodiversity considerations
   - Impact on parking and highway safety
   - Sustainability issues
   - Drainage issues
   - Section 106 Agreement

**Planning Policies**

5. **Poole Local Plan (Adopted 2018)**

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

Parking and Highway Layout in Development SPD (2011)
Talbot Village SPD (2015)
Nitrogen Reduction in Poole Harbour SPD
Poole Harbour Recreation Mitigation, Interim Scheme (January 2019)


Relevant Planning Applications and Appeals

8. The Village Surgery Dental Practice, Gillett Road

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

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

9. Arts University Bournemouth

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

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

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

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

2017: Reserved Matters Application following approval of Outline Planning Permission APP/16/00454/P for the approval of access, appearance, landscaping, layout, scale, landscape maintenance, the provision of lighting, street furniture, bollards, etc. and the storage and removal of refuse in connection with the student residential accommodation and entrance pavilion. Approved (APP/17/01178/R)
2016: Outline application for extension of University Campus to provide new academic buildings (up to 13,000 sqm), student residential accommodation (up to 300 bed spaces), arrivals pavilion (up to 1,000 sqm), new vehicular access from Gillett Road, car parking (minimum of 220 spaces) and structural landscaping. Approved (APP/16/00454/P)

2016: Hybrid planning application comprising:
1) Detailed application for the demolition of Tolpuddle House, the removal of TPO trees (as shown on the tree loss plan), the construction of a fourth arm off Boundary Road roundabout connecting to Gillett Road, car park extension and car park reorganisation, bus hub, waste compound (including lighting schemes), kerb realignment and widening to the Talbot Campus access road, landscaping and associated works;
2) Outline application for the removal of TPO trees (as shown on the tree loss plan, erection of a four-storey building (up to 6,000m²) to provide teaching, research and technical facilities on the eastern edge of the Talbot campus (all matters reserved). Approved (APP/16/00803/F)

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

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

Representations

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

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

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

**Consultations**

13. BCP Highways Authority – offers support, subject to conditions

14. BCP Environmental Health Officer – offers support

15. BCP Biodiversity Officer – offers support, subject to conditions

16. Natural England – comments received advising no mitigation towards the heathland is required

17. Local Flood Risk Authority – comments received regarding the proposed drainage solution

18. BCP Environmental Health Officer (waste collection) – comments received advising no issues with the proposed bin store and capacity

19. The Society for Poole – objects to the proposal due to its non-compliance with the adopted policies

**Constraints**

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

**Planning assessment**

**Site and Surroundings**

21. The application site comprises a 0.15ha grass field, known as Plot R, which is currently vacant and currently not being used for agricultural purposes. The site is located to the immediate south of Gillett Road, on a small field located between the ‘Village Surgery’ and car park H operated by Bournemouth University.
22. The site is within area of TV1 (Talbot Academic Quarter), as per Policy PP21 allocation, immediately north of the area of TV2 (Talbot Innovation Quarter – Digital Village).

23. There are protected trees beyond the southern boundary of the site. Currently, there is no vehicular access to the site. The site levels are even.

24. The site is within 400m of the Bourne Valley SSSI, a part of which is designated as heathland (Talbot Heath – TV3).

Key issues

Principle of development

25. The development seeks to provide a ‘digital exchange/office hub’, accommodating up to 30 employees.

26. The application site is located in Talbot Village, where land is allocated with the aim of delivering the vision as set out in the Talbot Village SPD, namely to 'support and strengthen the Universities and deliver a dynamic Digital Village to sustain entrepreneurial businesses, while protecting and enhancing important wildlife habitats, heritage assets and respecting the amenity of the local community'. Proposals for the area fall within three broad character areas: the Talbot Academic Quarter (TV1), the Talbot Innovation Quarter (TV2) and Talbot Heath (TV3), as outlined by Policy PP21 of the Poole Local Plan.

27. Policy PP21 of Poole Local Plan therefore sets out provision to provide the opportunity to deliver growth at Talbot Village, including that of the universities. The policy seeks to provide development within three broad character areas: the Talbot Academic Quarter (TV1), the Talbot Innovation Quarter (TV2) and Talbot Heath (TV3).

28. The application site is located within the area of TV1 (the Talbot Academic Quarter), which is allocated for the expansion of Bournemouth University and the Arts University (TV1) to create around 33,000 sq. m of additional academic floor space and 450 student bed spaces, located primarily on, or adjacent to, the existing university campuses. The Talbot Village SPD acknowledges at para 6.9.3 that 'it is possible the Universities may not require all of the land to the south and east of their campuses. Alternatively, this land can be used for other forms of development.'

29. This land forms part of the strategic allocation of 38 hectares of employment land to meet future needs, as laid out by Policy PP17.

30. The Talbot Innovation Quarter was identified as having the potential to provide business start-ups and development of new industries linked to specialisms of the
universities, such as creative media and health care facilities, retaining graduates in Poole.

31. The proposal could be considered a precursor to the future development of the Digital Village, albeit that the site falls within the area designated TV1, broadly comprising the existing University campuses and adjacent land. The proposal would function as an incubator for start-ups and small businesses looking to grow, who can then move out and become established in the Digital Village in the future, once the road, drainage and service infrastructure is in place.

32. Development of the nature proposed is not necessarily precluded by the wording of Policy PP21, as long as the overall objectives of the policy are not compromised by any individual application. Letters of support for the proposed development were received from the representatives of both Bournemouth University and Arts University of Bournemouth. These letters also confirmed that both universities have no immediate plans to expand their academic floor space or student accommodation in that location (Plot R).

33. As such, the proposed development would not be considered to prejudice the expansion of the universities in that location, within the 5 years period of time requested by the applicant. In the absence of any plans for the expansion of the Bournemouth University and the Arts University in this area, the proposed use could be supported on site and the proposal would not conflict with Policy PP21 of the Poole Local Plan.

34. The proposal would generate employment within Talbot Village, prior to the future development of the Digital Village. Policy PP17 of the Poole Local Plan states that “the Council is allocating 38 hectares of employment land to meet future needs (land E1). The proposed Innovation Quarter adjacent to the universities in Talbot Village has the potential to provide business start-ups and for industries to develop and flourish linked to the specialisms of the universities, such as creative media and health care facilities, retaining graduates in Poole.”

35. Permission for the proposed development is sought for a time limited period of five years, as it is anticipated that within this period, elements of the Digital Village (within area of TV2) would have been delivered and there would be an alternative location for a larger office. It is therefore considered that once a replacement digital exchange has been delivered within area TV2, the function of the proposed exchange will cease. A condition (1) could be secured to ensure the application site is restored to its former state within 1 month of the expiry of this permission.

36. This temporary permission provides space for an innovation studio to be provided in advance of the wider policy aspiration for a digital village and provides for an important employment space close to the University campuses. As such, the principle of development can be supported.

Impact on the character and appearance of the area
37. Due to its siting and the openness of the plot, the proposed scheme would be readily visible in the street scene.

38. The proposal would introduce a 2 storey portacabin style modular office building on site, which would be an appropriate type of building, given the proposed time limitation of the proposed scheme. The proposed building would be finished in combination of brick and timber cladding, to ensure it would respect the visual amenity of the area. The proposed use of the finishing materials could be secured by condition (2).

39. The application site is located within the area of a mixed use, including residential development further along Gillet Road, university campus and new buildings under construction directly opposite and some retail/commercial development adjacent to the site, which also includes the village surgery. The character of the area is therefore sufficiently varied for the proposed office building to integrate well within the context of the street scene.

40. The proposed building would be 2 storeys in height and of a flat roof design. Some 2 storey (and higher) buildings are present in the vicinity of the application site and for that reason the proposal would relate to the nearby development by virtue of its proposed scale and mass.

Impact on the amenity

41. The application site is currently a greenfield site. The field is located between the local surgery building and the university car park. There is some residential development in the vicinity of the site, however these dwellings are located some 120-140m away from the site and therefore they would not be directly affected by the proposal.

42. The proposed office building would be located 7m away from the Village Surgery. Due to its 2-storey height and its proximity to the surgery building, the proposed office building would give rise to some additional overshadowing to the side elevation of the surgery building. The surgery is mostly a single storey building with a first-floor element located away from the shared boundary. It is noted that the ground floor element of the surgery, which is located directly adjacent to the proposed office building, is located behind the tall boundary treatment and mature vegetation and, as such, that elevation is already overshadowed.

43. Furthermore, due to the orientation of the site, the additional loss of light to the ground floor windows of the surgery would only occur during the early morning hours of the day. Overall, it is therefore considered that the presence of the proposed office building would not give rise to any materially harmful loss of light to the ground floor surgery rooms.

44. The ground floor surgery windows facing the application site serve the consultation rooms. Concerns were raised by the local residents and the surgery
representatives regarding the loss of privacy due to potential for overhearing private conversations held in these rooms.

45. The proposed ground floor windows in the elevation of the office building facing the Village Surgery would serve the canteen, the kitchen and the digital exchange part of the office building (containing servers and other digital equipment). As such, these windows would serve the rooms incidental to the proposed office use of the building. One of these windows would be high level; however, all of them would be sited behind the mature strip of vegetation along the shared boundary with the Surgery known as the ecology buffer, 7m away from the consultation rooms. As such, there is a reasonable expectation that this arrangement would adequately respect the privacy of the patients.

46. Similarly, the proposed first floor windows within that elevation of the proposed office building would not give rise to any materially harmful levels of overlooking towards the ground floor examination rooms, due to their siting and angle, separation distance and the presence of the mature vegetation along that boundary.

47. It is understood that the first-floor rooms of the surgery are used as offices and staff rooms. Due to the 22m separation distance between the first-floor windows of the proposed office building and the first-floor windows of the surgery, the proposed scheme would respect the privacy of the employees of the surgery.

48. The proposed scheme would include a provision for a generator, which would be located to the rear of the site. The generator would only be used in the emergency back-up situations and it would be enclosed in an acoustic canopy and surrounded by a 1.8m close boarded acoustic fence. Details of this arrangement were consulted with the Council’s Environmental Health Officer, who, taking into account these mitigation measures, supports the proposal on noise grounds. A condition can be secured to ensure the implementation and retention of the acoustic fence (3).

49. Overall, it is considered that the proposed scheme would not give rise to any materially harmful loss of amenities, by way of light, privacy, noise or light pollution that would be materially harmful to the occupants and users of the neighbouring buildings and dwellings.

**Impact on protected trees nearby:**

50. There are no protected trees on site; however, the site is located within the larger parcel of land (Plot R), which is abutted by mature trees to the south.

51. Whilst the proposed scheme would have no direct impact on these trees; the proposed trench digging, associated with the provision of cabling to the site, would be located in close proximity of the root protection areas of these trees. It is however acknowledged that laying cables to facilitate the functional operation of the proposed office building, would be permitted development by the statutory
undertaker (in accordance with Part 15, Class B of the GPDO) and as such, does not form a part of this proposal and would not require planning permission.

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

53. Further condition (5) ensuring the protection of the nearby trees is preserved during the development phase of the scheme can be secured accordingly.

Biodiversity considerations:

54. The application site is located within 400m of the Bourne Valley SSSI, part of which is designated as heathland (Talbot Heath).

55. The proposed scheme was a subject of Appropriate Assessment, to establish its impact and required mitigation measures upon the Talbot Heath. Natural England were consulted on the results of the Appropriate Assessment and advised the proposal would not give rise to any direct impact on the protected habitat within the Talbot Heath and therefore no mitigation measures, as set out by Policy PP21 (1) (a), would be required.

56. Notwithstanding this assessment, the proposal would be required to provide a comprehensive biodiversity enhancement and mitigation to demonstrate that there will be no adverse effects to habitats and secure a net gain in biodiversity on site, in line with Policies PP21 and PP37.

57. The application is accompanied by the Ecology Report and the Biodiversity Enhancement and Mitigation Plan (BEMP), which sets out how the proposed scheme can achieve the biodiversity net gain by the planting of trees, provision of bird/bat boxes and maintaining a habitat corridor alongside the development and to its rear.

58. The details of the BEMP are supported by the Council’s Biodiversity Officer, subject to conditions (6, 7 and 8) ensuring its implementation.

Impact on parking and highway safety:

59. The proposed scheme has been assessed by the Council’s Transportation Officer.

60. The proposal would create a vehicular access off Gillett Road, providing adequate visibility splays to ensure the highway and pedestrian safety. On-site turning would be provided as well. There would be a dedicated pedestrian footway into the site, which would run from the highway footway to the main entrance of the building.
61. 22 parking spaces would be provided on site, which would exceed the Council’s parking guidelines (16 parking spaces) for a scheme of this scale and this location. 2 parking bays would be allocated for disabled users, close to the building entrance, in compliance with appendix C of the Parking and Highway Layout in Development SPD.

62. The proposed scheme would provide cycle parking within the secure cycle store, which would be sufficient for this scale of development.

63. A scheme of lighting for the vehicle and pedestrian access and parking area has been provided to support this proposal. The scheme was assessed by the Council’s Street Lighting Engineer who supports the proposal. The implementation and retention of the proposed lighting scheme could be secured by a condition in a manner that protects the BEMP above. (#8)

64. Appropriate conditions safeguarding the retention of the proposed access, turning space, visibility splays, vehicle and cycle parking can be secured accordingly. (10 and 11)

65. It is also noted that, in accordance with the provisions of Policy PP21(3), development at Talbot Village is expected to deliver significant improvement of transport and movement to the area by, where appropriate:

- providing enhancements to the pedestrian and cycle environment, including supporting delivery of a new strategic north-south cycle route;
- supporting the provision of enhanced pedestrian crossings on Wallisdown Road; and
- providing a level of car parking designed to encourage access to the campus by walking, cycling and public transport.

66. It is, however, considered, that this scheme is not of a scale that would require to contribute to any highway improvements, such as improved cycleway or pedestrian crossings. The Transportation Officer advised that such improvements have been secured in the past with the AUB and BU proposals. The Transportation Officer supports the scheme, without additional mitigation required by Policy PP21. Given the temporary nature of the proposed scheme, this is considered an acceptable approach.

**Sustainability issues:**

67. Policy PP37 of the Poole Local Plan identifies that proposals for commercial development must contribute to tackling climate change and they would be required to meet the latest Building Regulations, therefore achieving a high level of energy efficiency and sustainability.

68. The Planning and Design and Access Statement, submitted as part of this application, sets out how the proposed development would try to meet the requirements of Policy PP37 by providing the layout, orientation and design of the proposed building that would ensure the natural light penetrates the work spaces.
and prevents the internal spaces from excessive changes of temperatures. The proposal would strive to maximise the opportunities for energy sufficiency by installing double glazing, LED lighting and recycling grey water. Given the temporary nature of the proposed development, it is not considered to be financially feasible to include the on-site renewable technologies on site.

69. Furthermore, because of its modular nature, it is also unlikely that the proposed office building would achieve BREEAM rating of ‘Very Good’, as required by Policy PP37.

70. Whilst this situation would result in the proposed scheme being contrary to Policy PP37, the obvious benefits of delivering an employment site, a precursor of the Innovation Quarter, in line with the Council's economic objective, (Objective 3 of the Poole Local Plan), would outweigh the lack of renewables offered by the proposed scheme.

Drainage issues:

71. The proposed scheme was assessed by the Local Flood Risk Authority Officer, who advised that a comprehensive drainage system would be required on site to mitigate against any potential flood risk or climate changes in the future. The application site is not in the area at risk of flooding now or in the future. The proposed scheme would, however, introduce an area of hardstanding replacing the previously soft landscaped terrain.

72. The Design and Access Statement, submitted in support of this application, states that the proposed office building would be connected to the exiting water and sewage system. No comprehensive drainage solution is proposed on site.

73. Permeable tarmac surface to the car park areas can be secured by a condition. (#12)

74. Having regard to the temporary nature of the proposed scheme, it is considered that, on balance, whilst a comprehensive drainage system would provide betterment over the proposed solution, as outlined by Policy PP38, its provision on site would not be practical and proportionate to the proposed scheme.

75. The obvious benefits of delivering an employment site, a precursor of the Innovation Quarter, in line with the Council’s economic objective, (Objective 3 of the Poole Local Plan), would outweigh the lack of a drainage system offered by the proposed scheme.

Section 106 Agreement/CIL compliance:

76. The proposed scheme is not CIL or SAMM liable as no residential units would be created.
77. The site is within proximity of Poole Harbour SPA and Ramsar site; however, the proposed scheme, due to its small scale, would not be likely to cause additional detrimental impacts on features of nature conservation interest requiring avoidance/mitigation contribution under the Nitrogen Reduction in Poole Harbour SPD.

Summary

78. The proposal would-

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

Planning Balance

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

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

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

RECOMMENDATION

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

Conditions

1. AA01 (Non standard Condition)
This permission is limited to the period of 5 years starting from the date of this Decision Notice. Upon the expiry of this period of time, the temporary office building hereby permitted, shall cease to operate. Within a month of the expiry
of this permission, the office building, along with all associated services (cycle stores, generator and any other paraphernalia associated with the office building, including the hard surfaces and provision of the temporary access), shall be removed from the land and the land shall be restored to its previous state.

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

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

2. AA01 (Non standard Condition)
The materials to be used for the external wall and roof shall be as specified in the application form.

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

3. AA01 (Non standard Condition)
The generator shall be installed, and its enclosure shall be erected in accordance with the approved details of sound attenuation insulation (received 30/07/19). All works which form part of the scheme shall be completed before the office building is brought to use. The scheme, as approved, shall be thereafter maintained and retained on site for the duration of the temporary planning permission.

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

4. AA01 (Non standard Condition)
4 trees (2 no. maple trees towards the front of the site and 2 no. oak trees along the southern edge of the Plot R, as shown on the plan in Appendix 4), in the location specified by the Habitat Retention and Enhancement Plan at Appendix 4 of the Ecology Report (dated and received on 11/10/19), shall be planted in accordance with BS3936, BS4043, BS4428 and BS8545 within 1 month following implementation of this permission. The trees shall be thereafter maintained for a period of five years including the replacement of any trees, or any trees planted in replacement for it, which die, are removed or become damaged or diseased within this period with trees of a similar size and of the same species, unless the Local Planning Authority gives written consent to any variation. The Local Planning Authority shall be notified in writing when the trees have been planted so that compliance with the condition can be confirmed.

Furthermore, notwithstanding the submitted details of the tree planting, shown on the plan in Appendix 4 (the Habitat Retention and Enhancement Plan) of
the Ecology Report (dated and received on 11/10/19), the planting of 2 oak trees shall be undertaken in such a way that a separation distance between the newly planted trees is at least 10m.

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

5. TR050 (Tree Protection-No Fires/Mixing/Storage)
No fires shall be lit within 15 metres of the furthest extent of the canopy of any tree or group of trees to be retained on the site or adjoining land. No concrete mixing shall take place, or oil, cement, bitumen or chemicals stored within 10 metres of the trunk of any tree to be retained on the site or adjoining land.

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

6. AA01 (Non standard Condition)
Details of the biodiversity mitigation, biodiversity enhancement and habitat retention as outlined in 'Ecological assessment to inform the proposed construction of a digital exchange and associated car park on land off of Gillett Road, Poole, BH12 5BF' by Simon Geary Ecology Services Limited (dated and received on 11/10/19) shall be undertaken in accordance with the mitigation requirements set out within the above referenced document.
Any works on site relating to habitat manipulation (if required) shall be undertaken and supervised by a Suitably Qualified Ecologist, as described within 'Ecological assessment to inform the proposed construction of a digital exchange and associated car park on land off Gillett Road, Poole, BH12 5BF' by Simon Geary Ecology Services Limited

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

7. AA01 (Non standard Condition)
Prior to commencement of development hereby permitted (including the removal of herbage or the disturbance of topsoil), any species protected under the Wildlife and Countryside Act 1981 (and, if necessary, elements of their support habitat), shall be removed under licence by a suitably qualified ecologist. Where protected species are discovered during the works on site, the works shall stop immediately until consideration of the need for a methods of removal of the protected species is made and such removals shall be carried out in accordance with the details of the timing and method of proposed rescue, protection and relocation of protected species and habitat that shall have first been submitted to and approved in writing by the Local
Planning Authority. Such works shall be subsequently carried out in strict accordance with the approved details of methodology and programme. No vegetation shall be removed during the bird nesting season (1st March - 30th August), unless it can be sufficiently demonstrated by an ecologist that nesting birds are not present. Rubble piles (located to the southwest of the proposed development, as specified in Appendix 3 of the 'Ecological assessment to inform the proposed construction of a digital exchange and associated car park on land off of Gillett Road, Poole, BH12 5BF' by Simon Geary Ecology Services Limited (dated and received on 11/10/19) shall be retained and maintained as reptile habitat for at least the period of development, unless suitable alternative reptile habitat is agreed in writing by the Local Planning Authority.

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

8. AA01 (Non standard Condition) The car park street lighting (as specified in the Outdoor Lighting Report, prepared by RML, dated 07/10/19) shall use lights with a colour temperature of 3000K or less in order to comply with 'Bats and artificial lighting in the UK' by Institution of Lighting Professionals with BCT, Guidance Note 8, 2018, unless otherwise agreed in writing with the Local Planning Authority.

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

9. AA01 (Non standard Condition) Details of the Outdoor Lighting Report (dated 09/10/19, project no: T317) and Lighting Plan (drawing no: T317/17, rev.B, received 09/10/19) shall be implemented prior to the first use of the office building hereby approved, and these details thereafter retained and maintained to ensure the lighting remains in working order for the duration of the temporary permission hereby granted.

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

10. HW100 (Parking/Turning Provision)

11. HW200 (Provision of Visibility Splays)

12. HW230 (Permeable surfacing condition)
13. PL01 (Plans Listing)

The development hereby permitted shall be carried out in accordance with the following approved plans and documents:
- Proposed Site Plan, Drg. no: Dig Exchange SP 2, received 10/10/2019
- Site Location Plan Drg. no: Dig Exchange SLP, received 16/10/19
- Preliminary Design of Site Access from Gillett Road, Drg. no. T317/14 Rev. E, received 28/08/19
- Proposed Street Lighting Plan and accompanying specification leaflet (drawing ref: T317/17 rev. B, received 09/10/19
- Proposed Floor Plans & Elevations, Drg. no: PKR00GFDRA01 rev. 10, received 09/07/19
- Ecology Report and BEMP, dated 11/10/2019 and received 11/10/19
- Outdoor Lighting Plan, ref: T317, received 09/10/19
- J200K generator specification sheets, received 30/09/19

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

Informative Notes

1. IN72 (Working with applicants: Approval)
   In accordance with the provisions of paragraphs 38 of the NPPF the Local Planning Authority (LPA) takes a positive and creative approach to development proposals focused on solutions. The LPA work with applicants/agents in a positive and proactive manner by;
   - offering a pre-application advice service, and
   - advising applicants of any issues that may arise during the consideration of their application and, where possible, suggesting solutions.

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

2. IN13 (Kerb Crossing to be Lowered)
   The applicant is informed that the Local Highway Authority will require the footway and kerb to be lowered and reconstructed in the position corresponding to the temporary vehicular means of access to the site. This requirement is imposed in order to service the means of access; in order to prevent danger and inconvenience to other road users and to pedestrians; and in order to prevent possible damage to highway surfaces. The work shall conform to a specification to be provided by the Highway Authority (BCP Council), or it may be required to be undertaken by the Authority itself. In either event, the work will be required to be undertaken at the applicant's
expense. With regards to such works the applicant should contact BCP Council on Tel: 01202 261700, by email at droppedcrossings@bcpcouncil.gov.uk, or in writing to BCP Council, Environmental Services, Hatchpond Road Depot, Hatchpond Road, Poole, Dorset, BH17 7LQ. Contact should be made before the commencement of any works on or adjacent to the public highway.

Background papers
1. Case Officer file ref 19/00870/F