



Planning Committee

Application Address	Carisbrooke, 172 Canford Cliffs Road, Poole, BH13 7ES
Proposal	Demolition of existing buildings and erection of assisted living/extra care accommodation (class C2) with communal facilities and car parking.
Application Number	APP/19/01569/F
Applicant	McCarthy & Stone Retirement Lifestyles Ltd
Agent	McCarthy and Stone Retirement Lifestyles Ltd
Date Application Valid	6 January, 2020
Decision Due Time	30 September, 2020
Extension of Time date (if applicable)	30 September, 2020
Ward	Canford Cliffs
Report Status	Public
Meeting Date	26 th November 2020
Recommendation	Grant permission subject to the applicants entering into a s.106 agreement securing the following contributions: <ul style="list-style-type: none"> i. A contribution of £11,567 towards Dorset Heathland SAMM ii. A contribution of £4,128 towards Poole Harbour Recreation SAMM and subject to the conditions set out in the recommendation, which are subject to alterations / additions by the Head of Planning provided any alteration / addition does not go to the core of the decision
Reason for Referral to Planning Committee	This application is brought before committee at the request of Councillor Iyengar because of concerns about the height and footprint of the building; inadequate parking; and commercial impact of the restaurant.
Case Officer	Claire Moir

Description of Development

1. Planning consent is sought for the demolition of the existing buildings and erection of assisted living/extra care accommodation (class C2) with communal facilities and car parking.

Key Issues

2. The main considerations involved with this application are:
 - Impact on the character and appearance of the area
 - Impact on neighbouring privacy and amenities
 - Impact on protected trees
 - Impact on Highway safety
 - CIL/SAMM/S106

Planning Policies

3. Supplementary Planning Document

- SPD1 Parking & Highway Layout in Development
SPD3 Dorset Heathlands Planning Framework (2015-2020)
SPD5 Poole Harbour Recreation Interim Scheme (Jan 2019)

4. Poole Local Plan (Adopted 2018)

- PP01 Presumption in favour of sustainable development
PP02 Amount and broad location of development
PP07 Facilitating a step change in housing delivery
PP08 Type and mix of housing
PP12 Housing for an ageing population
PP27 Design
PP29 Tall buildings
PP30 Heritage Assets
PP31 Poole's coast and countryside
PP32 Poole's important sites
PP33 Biodiversity and geodiversity
PP34 Transport strategy
PP35 A safe, connected and accessible transport network
PP36 Safeguarding strategic transport schemes
PP37 Building sustainable homes and businesses
PP38 Managing flood risk
PP39 Delivering Poole's infrastructure

5. National Planning Policy Framework (February 2019)

6. Section 66 (1) (Listed Buildings) and Section 72 (1) (conservation Areas) of the Planning (Listed Buildings and Conservation Areas) Act 1990

Relevant Planning Applications and Appeals:

7. Pre-application engagement was undertaken by the applicant in respect of the erection of extra care accommodation (Class C2) with communal facilities and car parking at the site (PREA/19/00069). The advice given was generally unfavourable in respect of the proposed scheme and this has informed significant alterations to the current proposals. The following matters were identified as requiring to be addressed:

- Height and Dominance would potentially create an overbearing presence, harming the setting of the Conservation Area; amenities; and the streetscene
- Two-way use of the existing access was potentially acceptable subject to appropriate visibility being achieved
- Parking proposals were likely to be acceptable subject to age restrictions on residents and provision of adequate visitor and disabled driver appropriate spaces
- Materials proposed were not locally relevant
- Potential harm to neighbouring amenities due to height; mass; orientation; and spacing of the proposals

Representations

8. Twenty one representations have been received, eighteen raise objections and two are neutral. The following concerns have been raised:

- Increase in noise and disturbance
- Loss of privacy
- Light pollution from cars and noise and smells from extraction equipment
- Cumulative impact of development on highway network on an already busy road and adjacent to a dangerous road junction
- Impact of substation on near residential properties
- Pressure on health services
- Detrimental appearance
- Lack of parking
- Bulk and scale out of character
- Bland architectural detailing
- Overbearing height and overshadowing, with the impact exacerbated by topography

Consultations

9. BCP Highway Authority - No objection

10. FCERM - No objection

11. ECPS Ecology - No objection

12. Historic England – Non intervention letter received as does not impact on the Heritage Asset (Compton Acres).

Planning assessment

Site and Surroundings

13. The application site is located on the west side of Canford Cliffs Road, adjacent to the mini roundabout at the junction of Canford Cliffs Road and Haven Road. The site lies to the west of Canford Cliffs Village Local Centre.

14. The site is large compared to others around it. The developed part of the site and landscaped gardens comprise the eastern part of the site. Levels fall across the heavily wooded western part of the site to the adjacent Parkstone Golf Course.

15. 'Carrisbrooke' comprises 17 flats in two 4/5 storey flat-roofed blocks of flats linked by single-storey garages. To the south of the site are more garages.

16. This part of the Canford Cliffs Road is characterised by blocks of flats glimpsed behind heavily landscaped frontages.

17. To the north of the site is 'Chetwynd' a 5-storey block of flats and to the south are bungalows in Imbrecourt.

18. The front boundary of the site is well landscaped with trees and scrub. These create substantial screening to the site with broken views of the building.

19. Access to the site is to the north, a drive within the site runs from north to south at a gradient with the southern part at the lower end.

20. Canford Cliffs Village Conservation Area sits to the east of the site beyond Canford Cliffs Road.

21. The application site is not within a Sustainable Transport Corridor but it is within easy walking distance of Canford Cliffs Village Local Centre.

Key issues

22. The proposals are for an 8-storey building, two of the floors being at 'lower ground level', accommodating 60 assisted living/extra care flats (class C2). The use will be registered with the Quality Care Commission and the entry age for this type of accommodation would typically be 70 years of age or older. Appropriate age restrictions can be secured by condition.

23. Assisted Living is a Class C2 use (Residential Institutions such a Care Homes, Hospitals and nursing homes) that are privately bought, and allow the owners to maintain independence, privacy, and companionship. Flexible and personalised care packages allow residents to tailor the care to their own needs. On site staff are present 24/7, 365 days a year. Guest accommodation suites are also included for visitors to stay overnight.

24. The proposal also has a secure and staffed reception into the building, provision for refuse storage, restaurant, staffing areas, car parking and landscaped gardens.

Proposed Use

25. Policy PP12 of the Local Plan deals with Housing for an ageing population. This recognises demand for additional housing for sale and rent over the plan period and, within the policy preamble, Canford Cliffs is recognised as an area where there is likely to be such demand.

26. Information submitted by the applicants suggests that residents in extra care accommodation prefer to shop locally thereby reducing their reliance on the car. The application site is within walking distance of Canford Cliffs Village, the route into which is mostly level. Furthermore, assisted living gives people the opportunity to socialise within their building further reducing reliance on the car.

27. There is therefore demand in this area and the use is accepted.

Character

28. The existing character of the area is mixed; the application site is currently occupied by flats and sits adjacent to and within the context of other flatted development; the principle of flats is accepted. Whilst the site is not within a Sustainable Transport Corridor where higher densities of residential development are directed in accordance with Policy PP2, it is within walking distance (approximately 200m) of Canford Cliffs Village Local Centre, with its shops and other community facilities. The site is therefore appropriate for intensification of use.

29. The existing flats are not of any particular architectural merit and as such their replacement is potentially acceptable.

30. The main issues are therefore the impact of the new building, and its increased height and massing within the streetscene and the setting of the nearby Conservation Area and Compton Acres Historic Park and Garden Grade II* .

31. The existing flats are between 4 and 5 storeys in height and whilst they sit across the frontage of the site, there is a visual gap where they are linked by single-storey garages. Together with the strong landscaped frontage this results in views of the existing being only glimpsed within the street scene. Whilst there are some large buildings within the area, the significant landscaping along boundaries and within sites results in the buildings not dominating the streetscene.

32. The proposals are to erect a single building across the site in a similar position to the existing. The proposals have 6 floors above existing ground level, with two basement levels to contain parking and flats to the rear, where the site levels are lower.

33. The proposals have been amended since pre-application with the top floor removed and substantial reductions to the southern part of the building. The 7th floor has been recessed and the 6th and 5th floors also reduced. This results in a reduced impact towards Imbrecourt but also a reduction in the overall width of the proposals on the upper levels. With substantial screening remaining along the front boundary the southern part of the frontage would not appear significantly larger than the existing building.

34. To the north of the site the proposals are also staggered with the part of the building closest to Chetwynd reflecting the massing of the existing building, this is also where the access will remain and is currently the most visible part of the site within the street scene.

35. The main visible bulk of the building is therefore to the centre. Here amendments

to the pre-application proposals have included creating two focal elements surrounded in white rendered which are positioned either side of the central element. The central element of the front facade has been reduced on the upper floor with the balconies inset and the front of the building also inset. This will reduce the impact of the building particularly within the immediate street scene. The materials to the central element on the three upper floors have also been amended with a darker palette, to reduce its visual prominence.

36. The proposals are larger than the existing buildings, however its design takes account of its surroundings and by virtue of the design, materials, and staggered elements to the built form, together with the screening which will be reinforced as part of the landscape strategy, the proposals would preserve the character and appearance of street scene. From wider views within the street scene the building will be glimpsed due to heavy landscaping along site frontages.

37. The applicant has submitted a Heritage Statement which considers the impact on Canford Cliffs Village Conservation Area, and to Compton Acres which is a Grade II* registered park/garden.

38. The Conservation Area Boundary at its closest point is approx. 78m to the east of the application site, which takes in De Mauley Road and Haven Road. Having regards to the NPPF and paragraphs 192 to 196, from the edge of the Conservation Area within Haven Rd, there will be glimpsed views of the proposed southern part of the site. The proposed building having a larger footprint will extend further to the south of the site than the existing. There is existing tree & hedge screening which will be retained. The building at this end of the site will be at a similar height to the existing. It is considered that the proposal may be glimpsed through the existing landscaping from the Conservation Area in Haven Rd, however the proposal would not cause harm to the characteristics or the setting of the Conservation Area, and therefore preserve the setting of the Conservation Area.

39. Compton Acres lies to the north of site beyond Chetwynd. Whilst the site is considered within the setting of this Historic Park and Garden, by virtue of being an existing residential site, occupied by flats and the intervening Chetwynd (5 storey block of flats) the proposals would not introduce development where it does not currently exist. Although the new building will be greater in height and massing than the existing buildings on site, it will not be significantly further to the north of the site than existing and with the location of Chetwynd beyond the new building closer to Compton Acres, this will diminish the impact of the larger building. It is concluded that the new building would not harm the setting of this heritage asset.

Neighbouring Privacy and Amenities

40. The proposals are significantly larger than the existing flats, however they are positioned in a similar manner to the existing buildings and their principle windows are to the front and rear where only oblique overlooking would occur to neighbouring sites. Furthermore, the rear the site is heavily screened by mature trees and which slopes down to the adjacent Golf Course.

41. To the south of the application site is ImbreCourt, a small close of bungalows. There is heavy screening along this boundary although views of the building would be

glimpsed. The part of the proposed building closest to this boundary has been reduced in height from the pre-application proposals and is now no higher than the existing building, although closer. The building then steps further into the site from floors 6-8, where the majority of the reductions to the scheme have occurred.

42. The southern elevation is not the principle elevation and would contain kitchen windows and the side of balconies. These would be 25m from the closest homes in Imbrecourt, beyond landscaping, and would not give rise to any material overlooking or loss of privacy. There would be a minimal impact on light as Imbrecourt lies to the south of the application site.

43. To the north of the application site is Chetwynd, a four-storey block of flats. This building is positioned side-on to the proposed building which is in a similar position to the existing building. This elevation is not the principle elevation to Chetwynd and already faces the existing building (Carrisbrooke). Furthermore, the closest part of the proposals to this neighbour are similar in massing and height to the existing building (floors 3-6). Above this, floors are set back into the site and as such views from these floors will be beyond this neighbour and not cause harmful overlooking.

44. Balconies currently exist to the rear of the application site and the proposed 3rd floor terrace is similar to existing ground level.

45. There are significant distances involved to other neighbouring or nearby sites. Whilst concerns have been raised from The Glen, and the proposals will appear larger than the existing building, the nearest boundary to the application site from The Glen is at least 50m away and whilst there may be some perception of overlooking because of the elevated position of the application site, there would be no material overlooking or loss of privacy. Any potential loss of sunlight with respect to these properties would also not be materially harmful. The application site lies to the southeast of The Glen and at some distance away, any loss of sunlight would be when the sun is low and early in the day.

46. Concerns have been raised regarding the re-siting of the substation and impact of extraction from the kitchen serving the resident dining area.

47. The sub station would reflect a typical installation, commonly found in residential areas and close to homes and its requirement would not in itself be a reason to resist the development.

48. The location of the kitchen associated with the residents dining area is such that, subject to details of the extraction system being secured by condition, it would not harm the amenities of the residents of the proposed flats or of any adjacent home by reason of noise; smells; or fumes.

Highways

49. The existing vehicle access from Canford Cliffs Road would serve the proposed development. The access would have sufficient width to allow vehicles to pass at the site entrance, without having to queue on the highway.

50. The proposed development of 60 flats would have a total of 43 residents' parking

spaces (a ratio of 0.7 spaces per flat). There would also be two staff parking spaces. The proposals would therefore meet the Council's Parking and Highway Layout in Development SPD guidelines in relation to sheltered accommodation, and this level of parking is acceptable subject to the age of residents being restricted to 'over 60' in view of reduced car ownership levels beyond this age.

51. The Council's Parking SPD (para 8.21) requires that underground and multi-storey car parks should be designed in accordance with the Institution of Structural Engineers Publication 'Design Recommendations for Multi-storey and Underground Car Parks' (DRMUCP). This includes requirements that include supporting pillars being set back from the front of the parking bays by 0.8m and that basement floor to ceiling height clearances are in excess of 2.1m. Compliance with the DRMUCP guidelines can be secured by condition.

52. Suitable pedestrian access to the building would be achieved from all parking areas, and from street level.

53. Having regards to the comprehensive Transport Statement submitted by the applicant's Highway Consultant, it is not anticipated that increased vehicle movements resulting from the proposals, over the existing use, would have a significant or severe impact upon the highway network.

54. It is noted that there will be a mobility scooter store at street level.

55. The plans show suitable visibility splays. The applicant has also suggested that they will be providing a traffic signal system to manage movement within the site. From the details provided such a scheme would be effective and could operate safely. The details of such a scheme should be sought and secured by condition.

Trees

56. The application site is significantly screened by trees around its perimeter and has a substantial wooded area to the rear.

57. The proposals are accompanied by an Arboricultural Method Statement, Tree protection plan and landscape plan. These have been amended following comments from the Council's Arboricultural Officer, providing additional tree replants, and amended sequencing of arboricultural events (erection of tree protection), supervision, excavations and mixing areas.

58. The Arboricultural Officer has suggested opening up of the woodland and increased access to it. This area is on significantly sloping ground, the applicant has pointed out that due to the age of residents 70+ and generally older, that the opening up of this area in a formal manner will encourage its use which could be hazardous. Its management is proposed which will help retain the visual and environmental importance of this area including ecological benefits. Furthermore, the scheme incorporates a more level amenity area immediately to the rear of the building and formal social areas in the form of terraces etc. Given the topography of the woodland part of the application site and the proposed ages of the residents, there is no provision in the proposals to increase recreational access by residents to this part of the site. This is an acceptable solution.

Affordable Housing

59. Affordable housing contributions are required on C3 residential development. The proposals are for a C2 use where an element of care is provided and as such affordable housing contributions are not required.

60. In this respect a condition should be attached to restrict the age of occupants. An appropriate figure for this, based on programmed changes to the State Pension Age, would be 67 years of age. Normal practice would be to also incorporate provision in such a condition for younger partners and spouses; and also to address sole occupancy by surviving younger partners.

Ecological Enhancements

61. Enhancements to the grounds and wooded area are proposed as part of the landscape plan. There will remain significant opportunities for biodiversity within the site and the submitted ecology report details biodiversity enhancements such as Bat tubes and roosting features and a hedgehog house. These can be secured by condition.

Renewable Energy

62. An energy strategy has been provided with the application which states that photovoltaics will be provided on the roof to provide a source of renewable energy.

Section 106 Agreement/CIL compliance

Contributions Required			Dorset Heathland SAMM	Poole Harbour Recreation SAMM
Flats	Existing	17	@ £269	@ £96
	Proposed	60		
	Net increase	43	£11,567	£4,128
Total Contributions			£ (plus admin fee)	£ (plus admin fee)
CIL	Zone A		@ £115sq m	

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63. Mitigation of the impact of the proposed development on recreational facilities; Dorset Heathlands and Poole Harbour Special Protection Areas; and strategic transport infrastructure is provided for by the Community Infrastructure Levy (CIL) Charging Schedule adopted by the Council in February 2019. In accordance with CIL Regulation 28 (1) this confirms that dwellings are CIL liable development and are required to pay CIL in accordance with the rates set out in the Council's Charging Schedule.

64. The site is within 5km (but not within 400m) of Heathland SSSI and the proposed net increase in dwellings would not be acceptable without appropriate mitigation of their impact upon the Heathland. As part of the Dorset Heathland Planning Framework a contribution is required from all qualifying residential development to fund Strategic Access Management and Monitoring (SAMM) in respect of the internationally important Dorset Heathlands. This proposal requires such a contribution, without which it would not satisfy the appropriate assessment required by the Habitat Regulations

65. In addition, the proposed net increase in dwellings would not be acceptable without appropriate mitigation of their recreational impact upon the Poole Harbour SPA and Ramsar site. A contribution is required from all qualifying residential development in Poole to fund Strategic Access Management and Monitoring (SAMM) in respect of the internationally important Poole Harbour. This proposal requires such a contribution, without which it would not satisfy the appropriate assessment required by the Habitat Regulations.

66. The required payments will be secured by a Section 106 agreement.

Planning balance

67. The proposals would provide housing for an aging population in an area where there is demand and close to Local amenities. The proposals by virtue of their siting, design and massing have been design to address the street scene in a sensitive manner and preserve neighbouring privacy and amenities.

68. Highway safety will be preserved and protected trees on site managed appropriately.

RECOMMENDATION

It is therefore recommended that this application be Granted subject to the applicants entering into a s.106 agreement securing the following contributions:

- i. A contribution of £11,567 towards Dorset Heathland SAMM**
- ii. A contribution of £4,128 towards Poole Harbour Recreation SAMM**

Conditions:

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

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

Reason -

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

2. PL01 (Plans Listing)

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

Location Plan ref: SO-2496-03-AC-001-A received 18/12/2019

Proposed Site Plan (L1 Floor Plan) ref: SO-2496-03-AC-023-D received 01/05/2020

Proposed Site Plan (L2 Floor Plan) ref: SO-2496-03-AC-024-E received 01/05/2020

Proposed Site Plan (L3 Ground Floor) ref: SO-2496-03-AC-025-J received 11/09/2020

Proposed Site Plan (Roof Plan) ref: SO-2496-03-AC-027-E received 16/07/2020

L4 Plan GA ref: SO-2496-03-AC-031-D received 18/12/2019

L5 Plan GA ref: SO-2496-03-AC-032-D received 18/12/2019

L6 Plan GA ref: SO-2496-03-AC-033-D received 18/12/2019

L7 Plan GA ref: SO-2496-03-AC-034-D received 18/12/2019

Proposed Site Plan (L8 Floor Plan) ref: SO-2496-03-AC-035-F received 01/05/2020

Proposed Elevations in context ref: SO-2496-03-AC-037-F received 01/05/2020

Proposed Elevations in context ref: SO-2496-03-AC-038-C received 18/12/2019

Proposed Elevations in context ref: SO-2496-03-AC-039-C received 18/12/2019

Proposed Streetview ref: SO-2496-03-AC-043-A received 01/05/2020

Elevations 01 ref: SO-2496-03-AC-047-E received 18/12/2019

Elevations 02 ref: SO-2496-03-AC-048-F received 01/05/2020

Landscape Proposals ref: MCS644/Drg01 Rev D dated 16/07/2020

Tree Protection Plan ref: 1142-KC-XX-YTREE-TPP01 RevA received 01/05/2020

Arboricultural Method Statement ref: 1142-KC-XX-YTREE-Method Statement - RevA received 01/05/2020

Proposed Drainage Plan Sheet 1 of 2 Level 1 ref: SO-2496-03-DR-005-P1
received 18/12/2019

Proposed Drainage Plan Sheet 2 of 2 Level 3 ref: SO-2496-03-DR-006-P1
received 18/12/2019

Reason -

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

3. GN070 (Remove Use as Balcony)

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 and the Town and Country Planning Act 1990 or any subsequent re-enactments thereof, the flat roof areas of the building hereby permitted and specified below shall not be used as a balcony, roof garden or similar amenity area.

Areas of flat roof:

Level 4 North Side

Level 6 South side

Level 7 North side

Level 8 South side

Reason -

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

4. GN080 (Screening to Balcony)

Prior to occupation of the building hereby approved, details of an obscure glazed screen of at least 1.8 metres in height to be erected along the northern side of balconies to the rear of units 25, 36 and 45 and the southern side of the balconies to the rear of units 21 and 32 as marked on the approved plans shall be submitted to, and approved in writing by, the Local Planning Authority. The screens shall be erected in accordance with the approved details prior to first occupation of those units listed and shall thereafter be permanently retained as such.

Reason -

In the interests of privacy and amenity of the neighbouring properties and in accordance with Policy PP27 of the Poole Local Plan (November 2018).

5. GN161 (BREEAM)

Unless otherwise agreed in writing with the Local Planning Authority, the development hereby permitted shall achieve a minimum BREEAM "Excellent" rating (or equivalent standard). Within 6 months post first occupation of the building, the Post-Construction Review Certificate shall be submitted to the Local Planning Authority verifying that the BREEAM rating has been met.

Reason:

In the interests of delivering a sustainable and energy efficient scheme and in accordance with Policy PP37 of the Poole Local Plan (November 2018).

6. HW100 (Parking/Turning Provision)

The development hereby permitted shall not be brought into use until the access, turning space, vehicle parking and cycle parking shown on the approved plan have been constructed, and these shall thereafter be retained and kept available for those purposes at all times.

Reason -

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

7. HW200 (Provision of Visibility Splays)

Before the development hereby permitted is brought into use and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or any subsequent re-enactment thereof, the land designated as visibility splay(s) as indicated on the approved plan(s) shall be cleared of all obstructions over 0.6 metres above the level of the adjoining highway, including the reduction in level of the land if necessary, and nothing over that height shall be permitted to remain, be placed, built, planted or grown on the land so designated at any time.

Reason -

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

8. AA01 (Non standard Condition)

Unless otherwise agreed in writing by the Local Planning Authority to any variation, the multi-storey/ under croft parking areas hereby approved shall be designed and constructed having regard to the Institution of Structural Engineers Publication 'Design Recommendations for Multi-storey and Underground Car Parks'.

Reason -

In the interests of highway safety and in accordance with Policy PP35 of the Poole Local Plan (2018), the Parking and Highway Layout in Development SPD (July 2011), and the Institution of Structural Engineers Publication 'Design Recommendations for Multi-storey and Underground Car Parks'.

9. AA01 (Non standard Condition)

Prior to the completion of the Damp Proof Course details of a traffic signal scheme for the access drive and car park entrances shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall subsequently be implemented prior to the first occupation of the first assisted living/extra care apartment hereby approved, and thereafter retained and maintained in perpetuity.

Reason -

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

10. LS030 (Implement Landscaping Scheme)

Landscaping of the site shall be implemented in accordance with the approved landscape plan ref: MCS644/Drg01 Rev D dated 16/07/2020 in accordance with the following:

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

Reason -

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

11. TR030 (Implementation of Details of Arb M Stmt)

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

Reason -

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

12. TR080 (Replanting of Specified Number of Trees)

9 tree(s), in accordance with the details on the approved landscape plan ref: MCS644/Drg01 Rev D dated 16/07/2020, shall be planted in accordance with BS3936, BS4043, BS4428 and BS8545 within 12 months following implementation of this permission. The tree(s) shall be thereafter maintained for a period of five years including the replacement of any tree(s), or any tree(s) planted in replacement for it, which die, are removed or become damaged or diseased within this period with tree(s) 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 tree(s) have been planted so that compliance with the condition can be confirmed.

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).

13. AA01 (Non standard Condition)

The development hereby permitted shall only be constructed in accordance with the external materials as shown on the approved plans and thereafter the development shall at all times only be maintained and repaired in accordance with those external materials.

Reason -

To ensure that the external appearance of the building(s) is satisfactory and in accordance with Policy PP27 of the Poole Local Plan (November 2018).

14. AA01 (Non standard Condition)

The development hereby approved shall be carried out in accordance with the approved drainage strategy.

Reason -

To prevent the increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal and in accordance with PP38 of the Poole Local Plan (November 2018).

15. AA01 (Non standard Condition)

On-site renewable energy sources shall be provided by solar PV's as set out in the submitted Energy Strategy by Hoare Lea, prior to first occupation of the development hereby approved and retained thereafter.

Reason:

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

16. AA01 (Non standard Condition)

Prior to occupation of the units hereby approved the biodiversity enhancements as detailed in the Ecology Report by Abbas Ecology shall be implemented and retained thereafter.

Reason -

To provide biodiversity enhancements on site and in accordance with Policy PP33 of the Poole Local Plan adopted 2018.

17. NP080 (Fume Extraction Equipment)

Prior to occupation of the development hereby approved, details of the fume extraction and filtration equipment to be installed to the communal kitchen to effectively suppress the emission of fumes and smells, shall be submitted to and agreed in writing by the Local Planning Authority. The scheme shall thereafter be installed in accordance with those agreed details; thereafter retained as such; and at all times maintained in accordance with the manufacturer's instructions.

Reason -

To protect the amenities of occupiers of adjoining properties and in accordance with Policy PP27 of the Poole Local Plan (November 2018).

18. The 'well being suite' shall be used for providing services to the residents of the development only.

Reason -

The application has been assessed on this basis and in accordance with Policy PP27 of the Poole Local Plan (November 2018).

19. The guest bedroom shown on plan ref: SO-2496-03-AC-025 Revision J shall only be used for visitors to residents of the development hereby approved.

Reason-

The application has been assessed on this basis that the guest bedroom is for visitors rather than a permanent habitable residential unit and in accordance with Policies PP32, PP34, PP35, PP36 of the Poole Local Plan adopted 2018

20. The resident's dining room shown on plan ref: SO-2496-03-AC-025-J shall be ancillary to the main use of the building which is Class C2 use.

Reason-

The application has been assessed on the basis that the dining facilities are ancillary to the care home and in accordance with Policy PP12 of the Poole Local Plan adopted 2018.

21. None of the units of Assisted Living Extra Care Accommodation at the development shall be used otherwise than as a private place of residence for a person or persons of whom at least must be a 'qualified person' (defined below) at the date of his or her first occupation of the unit in question – For the purposes of this Schedule 'a qualified person' means a person who is or has attained the age of 67 years and thereby is in need of personal care by reason of old age or by reason of disablement (whether or not such person suffers from a registered disability under the terms of the Chronically and Disabled Persons Act 1970). An occupier of one of the individual units of residential accommodation who is not a 'qualified person' but who shares or previously shared the accommodation with a 'qualified person' (e.g. a spouse or surviving spouse) must have attained the age of at least 62 years.

Reason -

In order to have regard to the specific nature of the development, and in order to ensure the development is able to meet its parking needs, in the interest of highway safety and in accordance with Policy PP12 and PP35 of the Poole Local Plan.

22. That part of the development which comprises the Assisted Living Extra Care Accommodation to be managed by a domiciliary care provider registered with the Care Quality Commission or any successor body ('the Domiciliary Care Provider')The Estate Manager of that part of the development

which comprises the Assisted Living Extra care Accommodation is to be registered with the Care Quality Commission or any successor body. At least one employee of the Domiciliary Care Provider to be physically present at that part of the development which comprises the Assisted Living Extra Care Accommodation at all times.

At least 2 hours of personal care per week to be delivered by the onsite care provider to the 'qualified person(s) in that part of the development which comprises the Assisted Living Extra Care Accommodation.

Reason-

In order to have regard to the specific nature of the development and in accordance with Policy PP12 of the Poole Local Plan.

23. In advance of securing Building Regulation Compliance, the developer will identify 20% of the dwellings hereby permitted to be built in accordance with the requirements of Approved Document Part M4(2) Category 2 of the Building Regulations (2015) (as amended). The units shall first have been agreed in writing by the Local Planning Authority.

Reason -

In the interests of meeting the needs of the ageing population and in accordance with PP12 of the Poole Local Plan (November 2018).

Informative Notes

1. IN72 (Working with applicants: Approval)

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

- offering a pre-application advice service, and
- advising applicants of any issues that may arise during the consideration of their application and, where possible, suggesting solutions.
- in this case the applicant was advised of issues after the initial site visit
- in this case the applicant was provided with pre-application advice and this was reflected in the proposals
- in this case the applicant was afforded an opportunity to submit amendments to the scheme which addressed issues that had been identified
- the application was considered and approved without delay

2. IN74 (Community Infrastructure Levy - Approval)

Part 11 of the Planning Act 2008 and the Community Infrastructure Levy Regulations

The proposed development referred to in this Planning Permission is a chargeable development liable to pay Community Infrastructure Levy (CIL) under Part 11 of the Planning Act 2008 and the CIL Regulations (amended).

In accordance with CIL Regulation 65, the Local Planning Authority (LPA) will issue a Liability Notice in respect of the chargeable development referred to in this planning permission as soon as practicable after the day on which this Planning Permission first permits development. The Liability Notice will confirm the chargeable amount for the chargeable development referred to in this Planning Permission and will be calculated by the LPA in accordance with CIL Regulation 40 (amended) and in respect of the relevant CIL rates set out in the adopted charging Schedule. Please note that the chargeable amount payable in respect of the chargeable development referred to in this planning permission is a local land charge.

Please be aware that failure to submit a Commencement Notice and pay CIL in accordance with the CIL Regulations and Council's payment procedure upon commencement of the chargeable development referred to in this Planning Permission will result in the Council imposing surcharges and taking enforcement action. Further details on the Council's CIL process including assuming liability, withdrawing and transferring liability to pay CIL, claiming relief, the payment procedure, consequences of not paying CIL in accordance with the payment procedure and appeals can be found on the Poole website: <http://www.poole.gov.uk/planning-and-buildings/planning/ldf/community-infrastructure-levycommunity-infrastructure-levy/>

3. IN43 (Section 106 Agreement)

The land and premises referred to in this planning permission are the subject of an Agreement under Section 106 of the Town and Country Planning Act 1990.