

**Addendum Sheet  
Planning Committee – 12<sup>th</sup> August 2021**

Agenda Items		

PLANNING APPLICATIONS		
Item No.	Application No.	
01	APP/19/00237/P Land north of Bearwood, Poole	<p>Committee Report – Amend para 172 to insert ‘do not’ as follows:  <i>“...would not apply. It is also considered that the adverse impacts of the development as set out in this report <b>do not</b> significantly and demonstrably outweigh the substantial benefits as set out below. It is considered that the balance is therefore tilted in favour of granting permission.”</i></p> <p>4 additional representations since publication of the agenda:</p> <p>An infographic from Taylor Wimpey illustrating the economic benefits of the proposed development of 695 homes / 278 affordable homes and 60 bed care home:</p> <p><u>Construction benefits</u></p> <ul style="list-style-type: none"> <li>• £80.9m construction value</li> <li>• £40.5m economic output (additional GVA p.a.)</li> <li>• 249 Direct FTE construction jobs over 63 month build period</li> <li>• 326 FTE supply chain jobs supported p.a.</li> </ul> <p><u>Expenditure benefits:</u></p> <ul style="list-style-type: none"> <li>• £3.8m first occupation expenditure</li> <li>• 230 Direct FTE jobs from new commercial / community uses</li> <li>• 100 FTE Supply chain jobs supported</li> <li>• £11m residents expenditure p.a. in local shops and services</li> <li>• 165 Supported jobs from increased expenditure in local area</li> <li>• £12.1m economic output (additional GVA p.a.)</li> </ul> <p>Local Authority revenue benefits:</p> <ul style="list-style-type: none"> <li>• £220k business rates revenue p.a.</li> <li>• £1,1m Council tax revenues p.a.</li> <li>• Over £5.4m S106 contributions</li> <li>• c. £4.6m CIL payments</li> <li>•</li> </ul> <p>A letter from the Ramblers - East Dorset Group:</p> <ul style="list-style-type: none"> <li>• Prefer the pumping station to be built south of FP 29 (Stour Valley Way) to eliminate the need for the additional vehicular crossing. It is vital that when opened the gates should open away from FP 29 so as not to obstruct the right of way and should be closed and locked after each vehicle movement</li> <li>• An additional single unlocked gate alongside the locked gate would enable walkers, including the disabled, to gain access to or from FP 29 at this point.</li> <li>• It is noted from an email from Wessex Water that the normal vehicular access to the pumping station will be minimal - three visits per year. With this assurance the Ramblers have no</li> </ul>

		<p>objection to the additional access road, crossing FP 29.</p> <ul style="list-style-type: none"> <li>• FP 29 should remain open for walkers at all times during the development period, or a suitable alternative route will need to be provided.</li> <li>• Welcome that the developers will resurface the Stour Valley Way from Knighton Lane to Ringwood Road and will improve waymarking with finger posts and maps. The Stour Valley Way is designated as a footpath for this section.</li> </ul> <p>A letter of objection from a resident:</p> <ul style="list-style-type: none"> <li>• Council should view constructive comments on 'Nextdoor Bearwood and Bear Cross' website which concern problems that these transport 'enhancements' will cause or will not resolve</li> <li>• Concerned about traffic congestion from extra cars and the impact of extra junctions. Queries what mitigation measures are being provided to accommodate additional traffic, fast, frequent bus services and park and ride.</li> <li>• Concerned about noise and pollution from additional traffic</li> <li>• Concerned about impact of additional traffic and expanded Lidl on the West Howe roundabout</li> </ul> <p>A letter to Planning Committee members from M. Pope:</p> <ul style="list-style-type: none"> <li>• Policy PP10 of the Plan, for a minimum of 800 houses, specifically states that planning permission will not be granted for applications which are not policy compliant</li> <li>• 7 hectares of the allocation was bought by residents of Wood Lane from the owner of Knighton Farm together with a perpetual green right of way from Knighton Lane to the rear of their properties</li> <li>• Despite objections, the Council refused to adjust the boundaries of site UE2 to exclude their land</li> <li>• W H White told the Inspector, inter alia, that they had sufficient land without the 20% belonging to the Wood Lane residents and he reported "...Should it emerge that the site is not deliverable for the number of dwellings required (a minimum of 800) and at an appropriate density, review of the Plan may be required"</li> <li>• In July 2018 W H White proposed extending the site beyond the new boundaries in the Plan, the implication being that 80% of UE2 was too small to deliver a minimum of 800 homes. This should have triggered a review of the draft Plan while there was time, but the Council refused to do so before adopting the plan</li> <li>• This application was validated despite not being policy compliant as it was short of the minimum of 800 homes in the plan, with 42 fewer affordable homes</li> <li>• Being neither policy compliant nor of community benefit, the application should have been refused in March</li> </ul>
2	7-2021-7824-C Hicks Farm	<p>1) Condition 2 revised:</p> <p><i>Notwithstanding the submitted details, prior to the commencement of development, full specification details to include size, design, materials, position, and method of attachment to the ground in respect of the following shall be submitted to and approved in writing by the Local Planning Authority:</i></p>

1. Waymarker signs;
2. Information boards and displays;
3. Carpark access barrier, fencing and gate;
4. Benches;
5. Bins.

*Development shall accord in full with these approved details unless otherwise agreed in writing with the Local Planning Authority.*

*Reason: To ensure a satisfactory design, to safeguard the rural character of the area and to safeguard the Throop and Muccleshell Village Conservation Area all to accord with Planning Policy 4.4 of the Bournemouth District Wide Local Plan (February 2002) and Planning Policies CS39 and CS41 of the Bournemouth Local Plan: Core Strategy (October 2012).*

2) Further to the comments from the Council's drainage engineer, a drainage condition is proposed:

*Before the commencement of development, unless otherwise agreed in writing by the Local Planning Authority, a scheme for the whole site providing for the disposal of surface water run-off and incorporating sustainable urban drainage systems (SUDS), shall be submitted to and approved in writing by the Local Planning Authority. The drainage works shall be completed in accordance with the approved details prior to occupation of the development or in accordance with a timetable to be agreed in writing by the Local Planning Authority. The scheme shall include the following as appropriate:*

a) *Scaled plans indicating the extent, position and type of all proposed hard surfacing (e.g. drives, parking areas, paths, patios) and roofed areas, and locations of drainage components including sizes supported by appropriate calculations.*

b) *Details of the method of disposal for all areas including means of treatment or interception for potentially polluted run off, assessed in line with CIRIA C753.*

c) *Scaled drawings including cross section, to illustrate the construction method and materials to be used for the hard surfacing and drainage components (sample materials and literature demonstrating permeability may be required).*

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

*Urban Drainage Systems.*

3) A further planning condition is suggested to ensure that the proposal complies with the Revised Management Plan:

*The development hereby approved shall be implemented and thereafter operated in accordance with the SANG Management Plan (Phase 1) document Version 29<sup>th</sup> April 2021 dated 29<sup>th</sup> April 2021 submitted with this application unless otherwise agreed in writing with the Local Planning Authority.*

*Reason: To ensure the suitable long-term management and security of the site in the interests of nature conservation and amenity, all to accord with Planning Policies CS35 and CS41 of the Bournemouth Local Plan: Core Strategy (October 2012).*

4) Condition 11 – replace the third sentence with “*no use hereby permitted shall be commenced until details of the provision of the Electric Charging Points have been approved and implemented in full*”.

5) Condition 14: replace current wording with the following:

*14. Vegetation Clearance*

*Any vegetation clearance on this site shall only be carried out outside the bird breeding season of 1st March to 31st August inclusive unless the area affected has been checked by a qualified ecologist to show that nesting birds are not present, and these findings are made available to the Council together with a timetable for undertaking the vegetation clearance, the prior approval of the Local Planning Authority is obtained and the works are only carried out within the approved timetable.*

*Reason: To protect against the prevention of disturbance to birds’ nests as protected under Wildlife and Countryside Act 1981 (as amended) and to accord with Policy CS35 of the Bournemouth Local Plan: Core Strategy (October 2012).*

6) Condition 16 add the words “by the Local Planning Authority” after “approved” in the first sentence

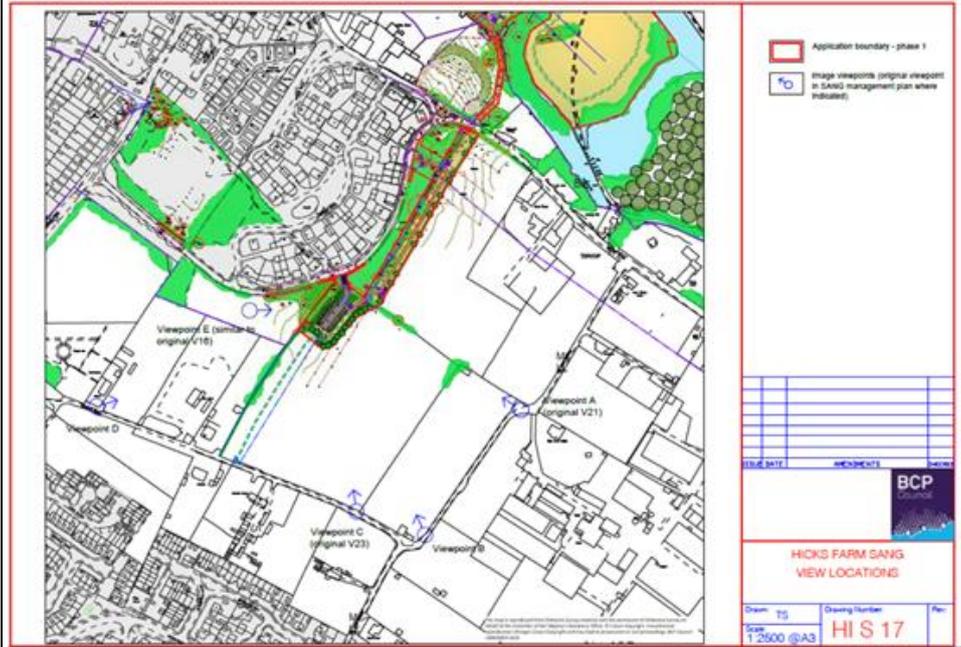
7) Two further letter of objections received raising similar concerns than those set out in the committee report with the following additional points (summary):

- *The impact of traffic from the additional phases (i.e. phase 2 etc) has not been considered;*
- *Car park access opposite dwellings will impact amenity/ parking/ emergency access.*

In response, each application falls to be determined on it’s own merits whilst the introduction of a small car park opposite these dwellings is not

considered to give rise to such harmful impacts that would warrant refusal. Highway safety issues are addressed within the main report.

8) Updated photo montages were omitted from the committee agenda pack in error – these are included below. The photo montages below updated views B and C as included below on drawing number HI S 17, and show a greater number of individual trees to reflect the quantity shown by drawing no. HI S 13 D (included in the plan pack):



### HICKS FARM SANG – VP C - VIEW FROM CAREYS ROAD

Glimpses of houses along Taylor Drive



Viewpoint C – Existing view looking north from field gate on Careys Road

Extent of car park and perimeter planted bund



Viewpoint C (rev A) – View looking north from field gate on Careys Road, with proposed car park bunding and planting added (shown approx. 5 years after planting)

