

**Addendum Sheet
Planning Committee –3 February 2022**

PLANNING APPLICATIONS																																																							
Item No.	Application No.																																																						
5a	7-2021-4211-G	<p>Expansion of report paragraph 65 (living conditions for future occupants):</p> <p>The following table provides greater detail in relation to the size of the proposed units in the scheme. Reference is added to the Government's Technical Housing Standards (2015), which have not been adopted by the Council but serve to demonstrate that the size of the units in this case is some way above the national standards in all cases.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">Unit</th> <th style="text-align: center;">Bedrooms/unit type</th> <th style="text-align: center;">Internal area (sqm)</th> <th style="text-align: center;">Technical housing standards (sqm)</th> </tr> </thead> <tbody> <tr><td style="text-align: center;">1</td><td style="text-align: center;">3 bed house</td><td style="text-align: center;">149</td><td style="text-align: center;">108</td></tr> <tr><td style="text-align: center;">2</td><td style="text-align: center;">3 bed house</td><td style="text-align: center;">139.5</td><td style="text-align: center;">108</td></tr> <tr><td style="text-align: center;">3</td><td style="text-align: center;">2 bed flat</td><td style="text-align: center;">90</td><td style="text-align: center;">70</td></tr> <tr><td style="text-align: center;">4</td><td style="text-align: center;">2 bed flat</td><td style="text-align: center;">80</td><td style="text-align: center;">70</td></tr> <tr><td style="text-align: center;">5</td><td style="text-align: center;">3 bed flat</td><td style="text-align: center;">107</td><td style="text-align: center;">95</td></tr> <tr><td style="text-align: center;">6</td><td style="text-align: center;">3 bed flat</td><td style="text-align: center;">146</td><td style="text-align: center;">95</td></tr> <tr><td style="text-align: center;">7</td><td style="text-align: center;">3 bed flat</td><td style="text-align: center;">139.5</td><td style="text-align: center;">95</td></tr> <tr><td style="text-align: center;">8</td><td style="text-align: center;">2 bed flat</td><td style="text-align: center;">90</td><td style="text-align: center;">70</td></tr> <tr><td style="text-align: center;">9</td><td style="text-align: center;">2 bed flat</td><td style="text-align: center;">90</td><td style="text-align: center;">70</td></tr> <tr><td style="text-align: center;">10</td><td style="text-align: center;">2 bed flat</td><td style="text-align: center;">87</td><td style="text-align: center;">70</td></tr> <tr><td style="text-align: center;">11</td><td style="text-align: center;">2 bed flat</td><td style="text-align: center;">86</td><td style="text-align: center;">70</td></tr> <tr><td style="text-align: center;">12</td><td style="text-align: center;">3 bed flat</td><td style="text-align: center;">142</td><td style="text-align: center;">95</td></tr> </tbody> </table>		Unit	Bedrooms/unit type	Internal area (sqm)	Technical housing standards (sqm)	1	3 bed house	149	108	2	3 bed house	139.5	108	3	2 bed flat	90	70	4	2 bed flat	80	70	5	3 bed flat	107	95	6	3 bed flat	146	95	7	3 bed flat	139.5	95	8	2 bed flat	90	70	9	2 bed flat	90	70	10	2 bed flat	87	70	11	2 bed flat	86	70	12	3 bed flat	142	95
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5b	APP/21/00748/F	<p>a. One further emailed comment raising concerns over trees and biodiversity within the site.</p> <p>b. Amendments to the following conditions to address the phasing of the site and updated plan no's. Additional condition added for a Construction Method Statement.</p> <p>c. Request delegated authority from the committee to vary the wording of the contaminated land condition (#3) where appropriate to incorporate existing reports and information already submitted to address contamination issues on the school site.</p> <p>6.The development of the approved north and south residential sites as shown on the approved masterplan Drwg. No. 190090 1400 P11 hereby permitted shall not</p>																																																					

		<p>be brought into use until the approved access, turning space, garaging, vehicle parking and cycle parking for the respective north and south sites to which it relates as shown on the approved plans have been constructed, and these shall thereafter be retained and kept available for those purposes at all times.</p> <p>Reason: In the interests of highway safety and in accordance with Policies PP27, PP34, PP35 and PP36 of the Poole Local Plan (November 2018).</p> <p>9. Concurrently with the construction of the development hereby permitted, the first 4.5 metres of the access crossings, measured from the near side edge of the carriageway, shall be laid out, constructed, hardened and surfaced, in accordance with details to be submitted to, and approved in writing by, the Local Planning Authority. The details shall include the provision of continuous footway crossings.</p> <p>Reason: In the interests of highway safety and in accordance with Policies PP27, PP34, PP35 and PP36 of the Poole Local Plan (November 2018).</p> <p>13. No works above damp proof course shall be commenced until a scheme for the drainage of the site shall be submitted to, and approved in writing by, the Local Planning Authority. This shall include details of the provision and maintenance of the proposed stormwater alley to ensure it remains clear of obstruction as shown on the submitted plan Drwg. No. 80468-403 Rev. D by Such Salinger Peters prior to the first occupation of any dwellinghouse on the northern site as shown on the approved masterplan Drwg. No. 190090 1400 P11. The drainage works shall be implemented in accordance with the approved scheme and thereafter retained.</p> <p>Reason: To prevent the increased risk of flooding by ensuring the provision of a satisfactory means of surface</p>
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		<p>water disposal and in accordance with PP38 of the Poole Local Plan (November 2018).</p> <p>14. The development shall be carried out in accordance with the proposed materials as set out on the approved plan Dwg. No. 190090 1404 P11 unless the Local Planning Authority gives prior written approval to any variation.</p> <p>Reason: In the interests of the character and appearance of the area.</p> <p>15. The proposals for the landscaping of the site, shall be carried out as shown on the approved plans Dwg No. LANDP001 Rev. 07; LANDP002 Rev. 07; PP001 002; PP002 002; TP001 002 and the submitted Planting Schedule 856_JPS and Tree Schedule & Planting Specification TP002 002 as follows:</p> <ul style="list-style-type: none"> 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. <p>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).</p> <p>16. The proposed boundary treatments as shown on the approved plans Dwg. No 190090 1047 – P11 shall be completed in their entirety prior to the first occupation of the residential unit to which they relate. The boundary treatments shall thereafter be retained.</p>
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5c	7-2021-27551-A	
5d	8/21/0111/HOU	Update to Reason for Referral to Planning Committee: Call in request from Councillor Peter Hall as the proposals may be contrary to Policies HE2 and H12.