



Planning Committee

Application Address	Broadstone Middle School, Dunyeats Road, Broadstone, BH18 8AE
Proposal	Erection of perimeter fencing and internal gates
Application Number	APP/21/00480/F
Applicant	Castleman Academy Trust
Agent	Coomber Associates Ltd
Ward and Ward Member(s)	Broadstone Cllr Mike Brooke Cllr Vikki Slade
Status	Public Report
Meeting Date	17 February 2022
Summary of Recommendation	Grant in accordance with the details set out below
Reason for Referral to Planning Committee	The application is a major owing to the size of the site, and the site is owned by Bournemouth, Christchurch and Poole Council, as defined in Part 3, section 2.2 (d) of the Constitution.
Case Officer	Chloe Oliver

Executive Summary

Summary of Key Issues

The key planning issues for Members to consider are set out below. Members will have to balance all of the planning issues and objectives when making a decision on the application, against policy and other material considerations.

Representations received

One letter of representation was received outlining an area description error in the submitted Design and Access Statement.

Principle of Development

The principle is acceptable on the basis of Paragraph 97 of the NPPF, which puts emphasis on safety and security in development, which in this instance is reflected in the need to safeguard pupils at the school.

Design, Scale and Appearance

The fencing would be 2.4m high, metal mesh fencing coloured green, and would surround the entire perimeter of the school, and also partly secure internal parts of the site, namely the car park, from the school. There would be various pedestrian gates installed around the perimeter, and also a vehicular access gate to the front.

Impact on the Green Belt

As the form of development proposed does not fall in to an exception category within paragraphs 149 and 150 the NPPF, very special circumstances need to arise in order to balance the harm to the Green Belt. The development is required for the safeguarding of pupils at an education facility. Safe and secure development is an objective within the NPPF under paragraph 97. It is felt that very special circumstances are met.

Impact on Residential Amenity

The proposal would be of a height and design that would not lead to significant harm to the direct neighbour at No.69, nor would it lead to harm to residential properties opposite the site on the southern side of Dunyeats Road.

Transport Considerations

The fence would provide sufficient visibility to vehicular traffic and pedestrians, and a sufficient space to pull off of the highway in front of the vehicular gates would remain, and therefore would maintain highway safety.

Trees and Landscaping

There would be pruning of trees around the perimeter of the site to facilitate the construction and placement of the fence. Some of these trees are covered by a tree Preservation Order. There would also be some shrub removal, and the removal of a group of trees within the site (not covered by a Tree Preservation Order). The works are considered acceptable, and would not affect the longevity of the trees, although it is acknowledged that there would be some slight short term impact on visual amenities, but overall the verdant character of the site would remain. Installation of the fence would take place in such a way to prevent harm to the roots of protected trees.

Ecology and Biodiversity

An ecology report has been submitted to accompany the application, which has been considered by a Council Environmental (Ecology) Officer, who is satisfied that there would be no harm to ecological features which could be present around the perimeter, or close to, the site, with the recommendations and enhancements within the report to be secured by condition. Due to the loss of trees and proposed pruning, it is also considered necessary to enhance the tree stock further on the site, and also in the interest of biodiversity enhancement, and so two replacement trees are also considered appropriate mitigation, to be secured by condition.

Summary

On balance of all aspects of the scheme, the proposal is considered acceptable, and is recommended for approval.

Description of Proposal

1. The proposal is for 2.4m high metal mesh fencing, and access gates at various points, around the perimeter of the school site, and within the car park, to provide a safer environment for the attendees of the school.

Description of Site and Surroundings

2. The site is occupied by Broadstone Middle School and is located on the northern side of Dunyeats Road. The school buildings are set back into the site from Dunyeats Road which is elevated in relation to the school buildings with a belt of trees located to the front of the buildings. The school buildings comprise of single storey buildings towards their southern end with two-storey buildings towards the northern end of the group of buildings and set further back into the site from the Dunyeats Road frontage. The site is largely enclosed by a chain link fence of around 1m in height, although this is in poor condition and failing in parts. There are some metal gates and railings to the vehicle and pedestrian entrances at the front of the site, and these are around 1.2m in height.
3. Vehicular access to the overall school site is from Dunyeats Road and leads to a car parking area that is located to the western side of the school buildings. There is a caretaker's property (No.71 Dunyeats Road) that is also located to the western side of the school buildings, as well as an area of hardstanding. To the eastern and northern sides of the school buildings are hard surfaced playground areas, multi-purpose tennis courts/football pitches, and a large playing field. The majority of this area to the north of the school buildings is sited within the designated Green Belt.
4. To the eastern and western sides of the overall school is dense woodland whilst to the north is heathland, all of which is designated as a SSSI. There is a partly dense woodland boundary between the school and heathland. The area of heathland to the north of the site forms part of the Dorset Heathlands Special Protection Area (SPA) and Ramsar site and Dorset Heaths Special Area of Conservation (SAC). The site is also located within 400 metres of Canford Heath and is also in close proximity to the Ridgeway and Broadstone Park Conservation Area, with the Tudor and Golf Links Road Conservation Area beyond this. The trees to the west and north of the site are covered by an Area Tree Preservation Order.
5. Dunyeats Road to either side of the application site and on the opposite side of the road is characterised by large, detached dwellings that are set within substantial sized plots with well-established landscape planting and mature trees that provides a verdant character and appearance to the street scene.

Relevant Planning History:

6. **2020** – Erection of a freestanding temporary structure (APP/20/01520/F) **Approved** and implemented.

7. **Constraints**

- SSSI, SPA and SAC.
- TPO – (86/182) Dunyeats Area – Part 1.
- Green Belt.
- Conservation Area.

Public Sector Equalities Duty & Other relevant duties

8. In accordance with section 149 Equality Act 2010, in considering this proposal due regard has been had to the need to —
- eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

In accordance with section 40 Natural Environment and Rural Communities Act 2006, in considering this application, regard has been had, so far as is consistent with the proper exercise of this function, to the purpose of conserving biodiversity.

For the purposes of this application, in accordance with section 17 Crime and Disorder Act 1998, due regard has been had to, including the need to do all that can reasonably be done to prevent, (a) crime and disorder in its area (including anti-social and other behaviour adversely affecting the local environment); (b) the misuse of drugs, alcohol and other substances in its area; and (c) re-offending in its area.

Consultations

9. **Arboricultural Officer** – Removal of holly, cherry laurel and rhododendron understory are necessary and small scale, but will recover quickly. Tree removal (T3g) required to facilitate new fence however T3g are low quality specimens, and impractical to reroute fencing. Pruning works to lift lowest branches of T1g, T2g T4w, T7w, T8w, T9, T11w and T12g is required to facilitate installation of fencing and provide adequate clearance (3m). It will result in small diameter pruning wounds, but will be tolerated by trees in question, and would not unduly impact on the health of the trees or value within the landscape. Grant with condition.
10. **BCP Highways** – The proposal would have no adverse impact on highway safety. The proposal is supported.
11. **Dorset Police** – The gates and fencing meet the standards of the Police Approved scheme Secured By Design. No objections.
12. **Natural England** – No comments to make.
13. **Flooding and Coastal Erosion Risk Management** – The fence at the northern end of the site would be built across a natural surface water drainage flow route. Debris can get caught on such a fence, effectively forming a dam and impeding flow. In this case, nowhere will flood (other than school grounds), but fence should be of a robust design across northern end, and should be inspected and cleaned after any major flood event.
14. **BCP Environmental Officer (Ecology)** – The submitted Ecology report is acceptable. Recommendations in Section 5.3 and enhancements in section 5.4 to be implemented in full.

Representations

15. One letter of representation has been received, advising of an error within the submitted Design and Access Statement regarding the location of the school.

Key Issue(s)

16. The key issues involved with this proposal are:

- Impact on Visual amenity and character of the area
- Impact on The Green Belt
- Impact on Residential amenity
- Impact on Protected trees
- Impact on Highway safety
- Ecology and Biodiversity

17. These issues will be considered along with other matters relevant to this proposal below.

Policy context

18. Poole Local Plan (November 2018)

- PP1: Presumption in Favour of Sustainable Development
- PP2: Amount and Broad Location of Development
- PP26: Sports, Recreation and Community Facilities
- PP27: Design
- PP30: Heritage Assets
- PP32: Poole's Nationally, European and Internationally Important Sites
- PP33: Biodiversity and Geodiversity
- PP35: A Safe, Connected and Accessible Transport Network

19. Broadstone Conservation Areas Character Appraisal and Management Plan

20. Broadstone Neighbourhood Plan (Adopted June 2018)

- BP3: Enhancing Biodiversity
- BP4: Securing High Quality, Sustainable Design
- BP10: Protecting Community Facilities

21. National Planning Policy Framework (“NPPF” / “Framework”)

Section 2 – Achieving Sustainable Development

Paragraph 11 –

“Plans and decisions should apply a presumption in favour of sustainable development. For **decision-taking** this means:

(c) approving development proposals that accord with an up-to-date development plan without delay; or

(d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

(i) the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

(ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies of this Framework taken as a whole.”

Section 8 – Promoting Healthy and Safe Communities

Paragraph 97 – “Planning policies and decisions should promote public safety and take into account wider security and defence requirements by:

a) anticipating and addressing possible malicious threats and natural hazards, especially in locations where large numbers of people are expected to congregate⁴³. Policies for relevant areas (such as town centre and regeneration frameworks), and the layout and design of developments, should be informed by the most up-to-date information available from the police and other agencies about the nature of potential threats and their implications. This includes appropriate and proportionate steps that can be taken to reduce vulnerability, increase resilience and ensure public safety and security and

b) recognising and supporting development required for operational defence and security purposes, and ensuring that operational sites are not affected adversely by the impact of other development proposed in the area”.

Section 12 – Achieving Well-Designed Places

Paragraph 130 - Planning policies and decisions should ensure that developments: a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities); d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit; e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Section 13 – Protecting Green Belt Land

Paragraph 147 – “Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances”.

Paragraph 148 – “When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. ‘Very special circumstances’ will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations”.

Section 15 – Preserving and Enhancing the Natural Environment

Paragraph 180 - When determining planning applications, local planning authorities should apply the following principles:

a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;

- b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;
- c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons⁶³ and a suitable compensation strategy exists; and
- d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.

Paragraph 182 – “The presumption in favour of sustainable development does not apply where the plan or project is likely to have a significant effect on a habitats site (either alone or in combination with other plans or projects), unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site”.

Section 16 – Conserving and Enhancing the Historic Environment

Paragraph 199 – “When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be)”.

Paragraph 200 – “Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification”.

Planning Assessment

Principle of Development

22. Paragraph 97 of the NPPF outlines the importance of safety and security in development. This would include a public community facility such as a school for education purposes. The principle of erecting a boundary treatment to the school is acceptable.

Impact on the Character of the Area

23. The proposed fence and associated access gates along the perimeter of the fence would be 2.4m in height, coloured green, and be of a typical mesh design. It is of a design typically akin to schools and community facilities for the purposes of safety and security, and to that degree, would be an appropriate addition to the site. Its height would be of most prominence along the front boundary to the public realm and main road, however this would be broken up by the set back of the fencing for the vehicular access and adjoining pedestrian access to the car park, which would provide some visual relief and a break in its position along the front boundary. Its height would allow for the desired security benefits. On balance, taking in to account its appearance and

design, would not result in an overtly prominent structure within the streetscene to the south of the site. The remaining fencing proposed would be situated on or near site boundaries that are heavily treelined with additional vegetation, and whilst it would be visible from neighbouring properties and land, it would integrate well by virtue of its design in to the verdant character of the area.

24. The fencing would be closest to the western boundary of the Ridgeway and Broadstone Park Conservation Area, and would be well distanced and separated from the Conservation Area by the existing school buildings, parking area and the adjacent residential properties at Nos.69 and 69a Dunyeats Road. It would also be close to Locally Listed Buildings of the Bowling Pavilion and No.86 Dunyeats Road, which are within the Conservation Area. Whilst the fencing to the front of the site would be visible from the footpath and highway of Dunyeats Road within the Conservation Area (to the south west of the site), and areas on the south side of Dunyeats Road within the Conservation Area, its design would not prevent existing views in to the site itself being seen, and would continue to support and promote the verdant nature of the site and surrounding area, and so it is considered that the proposal would preserve the setting of the Ridgeway and Broadstone Park Conservation Area. In addition, the Tudor Road and Golf Links Road Conservation Area is located further to the west and north west of the overall school site. However, it is well distanced from the application site, and the proposal would not have any impact on its setting.
25. Attention is given to the replacement nature of the fencing which would in turn remove existing boundary treatments which have since fallen into disrepair, including some parts to the northern and eastern boundaries which have collapsed in their entirety resulting in an unattractive and unsafe area within the school grounds. As such, the new fencing is considered to be more practical for both safety and future maintenance of the site, whilst to some degree enhancing the current appearance.
26. Consideration is also given to the need for the fencing which is to provide additional security for the school and its grounds. Dorset Police has submitted a representation for the application, and do not object to the proposal as it complies with their requirements under their approved scheme Secured by Design. This would include help promote a healthy and safer community which would comply with the standards set out within the NPPF.
27. For the reasons above, it is considered that the development would meet the aims of Policy PP27 and PP30 of the Poole Local Plan and the NPPF with regards to character and design, and heritage assets. In reaching this decision the Council has had due regard to the statutory duty in Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 which states that "*with respect to any buildings or other land in a conservation area, ... special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.*"

Impact on the Green Belt

28. The northern area of the site, beyond the school buildings, is within the Green Belt. Therefore, some of the proposed development would be situated within the Green Belt. The current use of the part of the site within the Green Belt is for sport and outdoor recreation in conjunction with the activities of the school which is considered to preserve the openness of the green belt.
29. There is no specific reference under Paragraph 149 for the provision of fences and paraphernalia within exceptions to inappropriate development in the Green Belt, and

only refers to new buildings. Whilst the fencing would support this function of the land use, it would be considered inappropriate development within the Green Belt. Consequently very special circumstances are required in order to make an exception to policies designed to preserve the openness of the green belt.

30. In this case, the fencing is considered to be a necessary security feature for the school. The fencing would provide a relevant function to the school in the safeguarding of pupils during the school day, either from a risk of pupils leaving the school grounds, or from members of the public entering the school grounds. As the school site extends into the green belt, a boundary fence plainly could not be located in an alternative site outside of the green belt. In this instance, paragraphs 97 and 130 of the NPPF promotes and supports the provision of safe places to provide environments which are secure, prevent crime and disorder, and reduce vulnerability. As a linear feature the proposals would have a limited effect on the openness of the Green Belt.
31. Given that the application site is an education facility, and the existing fencing around the site is in need of replacement, it is considered on balance, that there are very special circumstances as outlined within other sections of the NPPF, specifically Paragraph 97 and 130, for the provision of the fencing that outweighs the harm to the Green Belt by its form of inappropriate development, and the scheme complies with PP2 of the Poole Local Plan.

Impact on Residential Amenity

32. Part of the proposed fence would be positioned on the boundary with the residential property at 69a Dunyeats Road to the west of the site. It would be positioned alongside the front garden only. The height could be considered as excessive to this neighbour; however it would be difficult to demonstrate harm from the additional 0.4m height above that would be allowed under Permitted Development. The fence is permeable and is of a lightweight structure which would not result in harmful shading, and its position, combined with the proposed green colour would form part of the existing verdant boundary between the site and the neighbouring property. Other residential properties to the east of the site would not be immediately adjacent to the fence, with an intervening road to Broadstone Cemetery and woodland, and it is not considered that the fence would have a direct impact upon their living conditions, or those of properties opposite the site on Dunyeats Road, with the highway itself providing separation to these neighbours. For the reasons above, it is considered that the development would meet the provisions of PP27 of the Poole Local Plan.

Impact on Protected Trees

33. The applicant has submitted an Arboricultural Impact Assessment, Method Statement and Tree Protection Plan. Protected trees are located along the western and northern boundaries of the site. The proposal will result in the pruning of most of the protected tree groups to provide a 3m clearance from the ground to facilitate the development. Other pruning, some shrub removal and removal of T3g, which is not covered by a Tree Preservation Order, would be carried out on other trees within or adjacent to the site.
34. The Trees Officer is content that the tree works proposed would not harm the longevity of the trees, with the impact to overall visual amenity being slight and short term. The proposed installation of the posts for the fence would be done in a manner that would not lead to harm to the trees. Posts within the Root Protection Areas would be hand dug, and avoidance of roots more than 25mm diameter would be taken account of in the final positioning of the posts. The posts would also be lined with heavy-duty polythene sheeting to protect the trees from coming in to contact with chemicals from the

installation of the fence. The proposed tree works accord with the provisions of PP27 of the Poole Local Plan.

Impact on Highway Safety

35. The proposed fence along the vehicular access to the site would be in a very similar position to the existing gates and metal-railed fences at this location. Whilst the fence would be higher than that currently in place, it would not impede highway safety as there would still be visibility through the fence, and there would still be sufficient space to exit the highway and not obstruct traffic on Dunyeats Road, in the event that the gates were locked. The proposal accords with the provisions of PP35 of the Poole Local Plan.

Ecology and Biodiversity

36. The proposed fencing would largely replace existing fencing around the site, albeit much lower in height. It is therefore not considered to result in any detrimental ecological impacts from a ground perspective. No further concerns from the increase in the height of the fencing have been raised by Natural England, nor from the Council's Environment (Ecology) Officer. An Ecology Appraisal was submitted by the applicant, which is considered acceptable by the Council Environment Officer, subject to the implementation of procedures and enhancements detailed within Sections 5.3 and 5.4 of the Ecology Appraisal. This details certain time periods in which works must be undertaken to prevent harm to wildlife. This can be secured by condition.

37. There would be a loss of trees on the site to facilitate part of the development. Whilst these trees are not covered by the Tree Preservation Order, they would result in a net loss in biodiversity. The site is already heavily constrained by trees and has limited opportunities to replant. Taking this into account, and the condition of the trees to be removed, it is considered that the provision of two replacement trees within the front of the site would be acceptable to support the existing stock of trees.

38. The proposal therefore accords with PP32 and PP33 of the Poole Local Plan.

Planning Balance / Conclusion

39. Planning permission is sought for the erection of a 2.4m high fence. Whilst the proposal accords with most relevant local policies, it does conflict with PP2 of the Local Plan, in that "The Council will carefully manage the Green Belt in accordance with National Policy", and subsequently the NPPF. It has been identified that the proposal would constitute inappropriate development, as outlined in paragraphs 147-150 of the NPPF. However, it would accord with other NPPF policies relating to the safety and safeguarding of sites, and ultimately the safety and safeguarding of people that would use them, under paragraphs 97 and 130. Given the nature of the site as a school, which forms an integral part of providing education in the local community, it is considered that very special circumstances are applicable in this case to allow the additional development within the Green Belt, and, on balance, the impacts to the openness of the Green Belt are acceptable.

40. Therefore, having considered the appropriate development plan policies and other material considerations, including the NPPF, it is considered that subject to compliance with the conditions attached to this permission, the development would be in accordance with the Development Plan when read as a whole, would not materially harm the character or appearance of the area or the amenities of neighbouring

occupiers, would be acceptable in terms of impact on trees, would not result in any highway safety issues and would not have a detrimental impact on biodiversity, with enhancements and protection for the development. The Development Plan Policies considered in reaching this decision are set out above.

Recommendation

41. **GRANT** permission subject to the following conditions:

Conditions

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

Drawing No. 383-P-01 revision B – Location Plan received 06/10/21
Drawing No. 383-P-02 revision B – Block Plan received 06/10/21
Drawing No. 383-P-03 revision C – Overview of Locations received 14/10/21
Drawing No. 383-P-04 revision B – Fencing Location 1 received 14/10/21
Drawing No. 383-P-05 revision A – Fencing Location 2 received 19/08/21
Drawing No. 383-P-06 revision A – Fencing Location 3 received 19/08/21
Drawing No. 383-P-07 revision B – Fencing Location 4 received 06/10/21
Drawing No. 383-P-08 – Typical Fencing Elevation received 02/09/21

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

3. The materials to be used for the fencing, and the colour of the fencing, shall be as detailed under Section 4 of the Design and Access Statement received 24/03/2021.

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).

4. 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)

5. Two trees of a size and species and in a location to be agreed in writing with the Local Planning Authority, shall be planted in accordance with BS3936, BS4043, BS4428 and BS8545 within six months 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.

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, and to enhance biodiversity on the site, in accordance with Policy PP27 and PP33 of the Poole Local Plan (November 2018).

6. The recommendations set out in Section 5.3 and the enhancements set out in 5.4 of the submitted Ecological Appraisal by David Leach Ecology November 2021, received on 30th November 2021 shall be wholly implemented.

Reason: To preserve and enhance the biodiversity of the site in accordance with the provisions of Policy PP33 the Poole Local Plan (adopted 2018)

Informatives

1. 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

Background Documents:

Documents uploaded to that part of the Council's website that is publicly accessible and specifically relates to the application the subject of this report including all related consultation responses, representations and documents submitted by the applicant in respect of the application.

Notes.

This excludes all documents which are considered to contain exempt information for the purposes of Schedule 12A Local Government Act 1972.

Reference to published works is not included.

Case Officer Report Completed

Officer: Chloe Oliver

Date: 21th January 2022

Agreed by: DH

Date: 07.02.2022

Comment: