

**Planning Committee – 16 March 2023**

**Addendum Sheet**

<b>PLANNING APPLICATIONS</b>		
<b>Item No.</b>	<b>Application No.</b>	<b>Additional Information</b>
<b>6a</b>	7-2022-6598-I <b>9 Ravine Road</b>	A petition of 111 signatures received on 8 <sup>th</sup> March 2023 (updated with additional signatures on 14 March, see below).
		<p><b>Bournemouth Civic Society Comments</b></p> <p>This is an application to demolish an existing interwar residence on a double plot built in the Arts and Crafts style. In 2022 permission was refused for an earlier plan to construct four houses on this site. Therefore the Society thinks there has yet to be proven a justification for allowing the demolition of this property. The present structure if somewhat neglected, is visually integrated into Ravine Road and therefore we would ask the Planning Department to think very carefully about initiating a new development in a non conservation area that could result in a considerable level of aesthetic disharmony for this road. The Society feels that since this application in no way enhances the townscape policies of the Bournemouth Local Plan, it should be deferred for further discussion and improvement.</p>
		<p>Petition of 200 petitioners: ‘Halt the demolition of 9 Ravine Road’. Received 14<sup>th</sup> March 2023</p> <p>The developer wishes to demolish Ravine Road before the planning committee has ruled on the current planning application.</p> <p>We the undersigned strongly object to the demolition of this perfectly habitable historic house. The house is should be renovated, is marketable and is protected under the Boscombe and Pokesdown Planning Policy. Policy 1 “Proposals involving demolition will not be supported unless there are exceptional circumstances.” BAP Policy 2 “Demolition of an existing house is a violation of BAP1 and 2”, Renovation and conversion are required and not demolition. BAP 6&amp;7. “New homes will</p>

		be provided through sympathetic conversion and extension of existing buildings”
		<p><b>Additional Highway condition and informative suggested:</b></p> <p><b>Multiple vehicle crossings construction</b></p> <p>Before the development is occupied or utilised the first 5.0 metres of each vehicular access, measured from the rear edge of the highway (excluding the vehicle crossing – see the Informative Note below), must be laid out and constructed to a specification submitted to and approved in writing by the Local Planning Authority.</p> <p>Reason: To ensure that a suitably surfaced and constructed access to the site is provided that prevents loose material being dragged and/or deposited onto the adjacent carriageway causing a safety hazard.</p>
		<p><b>INFORMATIVE NOTE: BCP Highways</b></p> <p>The vehicle crossing serving this proposal (that is, the area of highway land between the nearside carriageway edge and the site’s road boundary) must be constructed to the specification of the Highway Authority in order to comply with Section 184 of the Highways Act 1980. The applicant should contact BCP Highways by email at <a href="mailto:tenghelpdesk@bcpcouncil.gov.uk">tenghelpdesk@bcpcouncil.gov.uk</a>, or in writing at BCP Highways, Town Hall Annexe, St Stephens Road, Bournemouth, BH2 6EA, before the commencement of any works on or adjacent to the public highway.</p>
6b	APP/22/01479/F <b>167a Lower Blandford Road</b>	<p>Additional objection received raising issues of the lack of need for another hot food takeaway, by a chain operator and the competition for local businesses in the Broadstone District Centre.</p> <p>Officer’s comment:</p> <p>The application will be determined on its merits. There is no requirement for the applicant to demonstrate a need for the proposed use. The Local Plan defines that a hot food takeaway is an appropriate use in the District Centre. Whether the applicant is a chain operator is not a material consideration in the merits of the scheme, the application is for a change of use to a <i>sui generis</i> hot food takeaway, not a specific operator. Whether this</p>

		<p>results in additional competition for local businesses is not a material consideration.</p> <p>The Inspector stated in paragraph 12 of the report for the allowed Appeal at 189 Lower Blandford Road; <i>“It is acknowledged that the type of use being promoted here is sui generis and does not fall within a specific use class. However, the planning system does not seek to regulate specific occupiers of a retail unit and a hot food take away is an identified town centre use under the Local Plan. Furthermore, it is not for the planning system to try and regulate market competition.”</i></p>
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