

## Planning Committee – 20 April 2023

### Addendum Sheet

PLANNING APPLICATIONS		
Item No.	Application No. and Address	Additional Information
6a	APP/20/00877/F Parrs Quality Confectionery, 26 Alder Road, Poole, BH12 2AQ	<p>In addition to those representations set out in the report, 3 additional representations have been received which are in support of the application bringing the total number of representations in support of the application to 444 (and 16 representations objecting to the application).</p> <p>One additional consultation response has been received from The Garden Trust stating they have no comment to add.</p>
6c	7-2022-7797-AW Herbert Hospital, 49 Alumhurst Road	<p>Condition 1 to be replaced with:</p> <p><b>3 Year Time Limit</b></p> <p>The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.</p> <p>Reason: The condition is required to be imposed by Section 91 of the Town and County Planning Act, 1990.</p> <p><b>Updated Recommendation</b></p> <p>It is therefore recommended that this application be delegated to the Head of Planning to Grant permission subject to the conditions as set out below (and any amendments to those conditions as deemed necessary).</p>
6c	7-2022-7797-AW Herbert Hospital, 49 Alumhurst Road	<p>Following conditions would be added:</p> <p><b>Tree Details</b></p> <p>Prior to the commencement of development and notwithstanding the approved details, the following information shall be submitted to and approved in writing by the Local Planning Authority:</p> <ul style="list-style-type: none"> <li>• Submission of a detailed constructional (arboricultural) method statement.</li> <li>• Submission of specialist foundations details from a structural engineer for any structure that falls within the root protection area of any retained tree.</li> </ul>

		<ul style="list-style-type: none"> <li>• Submission of specific full details for services, SUDS and any other form of ground excavation that could affect tree roots, with details of how tree roots are to be retained, unharmed.</li> <li>• Submission of full details of specialist surfacing within retained tree root protection areas from a structural engineer or a supplier of these systems.</li> </ul> <p>Development shall be carried out in accordance with the approved details.</p> <p>Reason: To ensure that trees and other vegetation to be retained are not damaged during construction works and to accord with Policy 4.25 of the Bournemouth District Wide Local Plan (February 2002).</p> <p><b>Compliance with the submitted soft landscaping scheme/ tree planting schemes</b></p> <p>The approved soft landscaping scheme/tree planting schemes as shown on the submitted drawings Landscape GA Layout Sheet 1 CAMU-UBU-XX-XX-DR-L-1000 rev. P9; Landscape GA Layout Sheet 2 CAMU-UBU-XX-XX-DR-L-1006 rev. P1; Planting Plan 1 of 2 CAMU-UBU-XX-XX-DR-L-3000 rev. P3; Planting Plan 2 of 2 CAMU-UBU-XX-XX-DR-L-3001-P2 rev. P3, and Tree Removal and Proposal Plan CAMU-UBU-XX-XX-DR-L-1004 rev. P1; as well as a Landscape Management Plan CAMU-XX-XX-SP-L-9001 rev. P2 dated 20/09/2022 prepared by Ubu Design shall be carried out in the first planting season following substantial completion of the development or the first occupation of any part of it, whichever is the sooner. Any tree or plant found damaged, removed, dead or dying in the first 5 years following its planting shall be replaced with a tree / plant of the same species and similar size or such other species and size as has otherwise been submitted to and approved in writing by the local planning authority.</p> <p>Reason: To ensure that the proposed development includes a properly designed and suitably landscaped amenity area in the interests of visual amenity and to accord with Policy 4.25 of the Bournemouth District Wide Local Plan (February 2002) and Policy CS41 of the Bournemouth Local Plan: Core Strategy (October 2012).</p>
6c	7-2022-7797-AW Herbert Hospital, 49 Alumhurst Road	<p><b>Paragraph 1 would be replaced with:</b></p> <p>Full planning permission is sought for the demolition of existing buildings (Nightingale Court and Seastone House) to erect a new part single and part two storey Child and Adolescent Mental Health Services (CAHMS) Psychiatric Intensive Care Unit (PICU) hospital building comprising treatment rooms, 8-bedrooms, ancillary accommodation, associated car park reconfiguration, generator reconfiguration and associated works.</p> <p><b>Paragraph 69 to be replaced with:</b></p> <p>Trees are immensely important to the sylvan setting of the listed buildings, as well as being a positive feature to the backdrop of the</p>

chines. The application site is a sensitive location heavily covered by protected trees. The proposed development requires the removal of T67, T62, &13, G19 (2x Silver Birch), T58, T55, T44, G43 and T41. Of the 5no. trees to be lost for the proposed development, 2no. are good quality mature specimens – T41 and T43. The other trees to be lost are identified as low grade trees of limited importance. The loss of T41 and T43 is disappointing but this proposal would not be feasible with their retention so on planning balance, no objection to their loss is raised subject to the suitable mitigation proposed. It is considered that planting of 15no. new trees of suitable species and in suitable locations will mitigate their losses in time. The loss of these trees and groups of trees is offset by the proposed new planting and the public benefit of the proposed development. The proposed building does fall within retained tree root protection areas therefore specialist foundations are required. The detailed arboricultural and structural engineering information was requested by the Council and has been submitted by the applicant.

**Paragraph 69 to be replaced with:**

The Council's Tree Officer assessed all information submitted, including the revised soft landscaping proposals including revised tree planting, and the revised tree report. This report confirms that no branches close to / overhanging the proposed building area will be pruned and they will not be harmed. The tree report provides clear guidance for installing services and similar without harming tree roots. These proposals form a good quality scheme for this site. The consultee raises no objections to these proposals.

Also, when comparing to 2018 refusal, the current application would result in the loss of 10no. of protected trees rather 15no. trees protected by preservation orders. Additionally, only 5no. trees would be lost due to a new building proposed whereas 5no. due to their very poor conditions.

**Paragraph 71 would be replaced with:**

Overall, there are no objections to the proposed works subject to compliance with the submitted arboricultural method statement and tree protection plan, as well as with the submitted soft landscaping scheme/ tree planting schemes.

**Paragraph 84 would be replaced with:**

The application includes an 8-bed CAMHS unit with 24-hour on-site nursing care, on-site parking and social, recreational and educational facilities for patients. These will include catering, dining room, classrooms, external recreation areas, small quiet rooms as well as larger living areas and treatment rooms. By lowering the ground level and forming retaining walls around the proposed building it should be possible to create a more protective environment for the unit and allow for a substantial soft landscaping belt to both the north and south of the site. There is a requirement for two external activity areas, for security reasons these are enclosed with 4.6 metres high fencing. Social areas are also

		<p>grouped around the staff base and there is access to external activity areas, patients will use this part of the building for sleeping and general relaxation in a supervised environment.</p> <p><b>Paragraphs 93 and 94 would be replaced with</b></p> <p>93. Table 6 – <i>C2: Hospitals, C2 Schools and Colleges and C2A Secure Residential Institutions</i> indicates that the proposed zone D development generates a car parking requirement of 0.25 spaces per staff (FTE) and 0.25 per bed space which, based on the above, equates to:</p> <ul style="list-style-type: none"> <li>• 31.25 spaces for staff (125 FTE)</li> <li>• 7.25 spaces for new building (29 beds)</li> <li>• Total = 39 spaces</li> </ul> <p>Therefore, the proposed 45 car parking spaces would result in an overprovision of 6 spaces.</p> <p>94. However, it should be noted that the 60 staff referred to by the LHA relates to FTE staff and therefore the absolute numbers of people travelling to the proposed development would be less. Only 14 FTE staff arriving between 08.00 – 09.00 and leaving between 17.00-18.00 would be associated with the proposed development of CAMHS PICU. This development proposes a total of 45 parking spaces comprising 42 standard spaces and 3 are accessible, leaving an over provision of 3 spaces which will form motorcycle parking (1 space) and car sharing (2 spaces). The provision of 6 spaces, including 1 disabled bay, adjacent to the proposed 8-bed building is sufficient based on the above calculation.</p>
6c	<p>7-2022-7797-AW</p> <p>Herbert Hospital, 49 Alumhurst Road</p>	<p>New paragraphs for landscaping assessment:</p> <p><b>Landscaping</b></p> <p>Landscaping details were initially omitted from the Committee Report as in error, the case officer considered the scheme as an outline application with landscaping comprising a reserved matter despite detailed landscaping details being received. Following the committee report submission, the applicant clarified that the application is for full planning permission, which was further confirmed via the Council's records. Effectively, additional paragraphs considering landscaping details are proposed.</p> <p>The setting of the listed buildings includes the trees, landscaping and gaps between and around the buildings which make a significant contribution to their appreciation. As noted by the case officers dealing with a previous scheme ref. 7-2018-7797-AN, encroachment on the openness and landscape character of the setting to the Listed Lodge and main Hospital building will be detrimental to their setting and potential would harm the significance of the designated heritage assets on the site. When comparing to the refused application in 2018, the current proposal moves a new hospital unit building away from the site frontage therefore away from the listed Lodge and Nightingale House. Leaving only parking</p>

		<p>area surrounded by a soft landscaping to the east of the Lodge is acceptable, and as such arrangements would maintain an acceptable level of separation between two listed buildings on site. Also, the current scheme has been designed to minimise tree loss on site and is seen as an improvement when comparing to a refused scheme ref. 7-2018-7797-AN.</p> <p>It is important to secure soft and hard landscaping details both in heritage and visual impact terms. The final and acceptable proposal evolved as a result of numerous negotiations between the applicant and the Local Planning Authority. The proposed works were also discussed at the Council's in-house Major Application Forum meeting where the application was reviewed by additional senior planning officers, as well as statutory consultees. In response to various matters raised, including acceptable landscaping details, the applicant confirmed that they are committed to developing the proposal to the highest standards. New soft landscaping also includes tree planting – native hedge planting, native thicket planting, plant mixes, shrubs, herbaceous and bulbs. The landscaping forms a high-quality new scheme for the site.</p> <p>The applicant submitted a revised Arboricultural Impact Assessment (AIS) to provide guidance and measures to avoid existing tree damage during demolition and construction works. Details proposed by the AIS accompanied by the Structural Engineer Foundation Plan and a Construction Method Statement create an acceptable scheme that would minimise the impact on the existing trees on site. Following comments from the Council's Conservation Officers, it was important to secure acceptable hard and soft landscaping details considering the parking layout and materials. The proposed parking area will be located to the rear (east) of the Grade II Listed Lodge building. The proposed landscape strategy is to enhance and increase the screening of the parking from the lodge by the planting of additional trees and hedges.</p> <p>The main parking area would be comprised of consolidated gravel, resin bound gravel finish will be added to carriageway, as well as further boundary planting to the northern site edge and car parking boundaries would be added where existing trees are not located. The proposed landscaping also includes the extended knee rail to prevent unauthorised parking. In terms of demarking parking bays, there would be introduced 200 x 100mm timber sleepers to form up-stand edge to parking bays. Moreover, the applicant agreed to remove 3no. initially proposed parking spaces to allow more landscaping in their space, continuing green corridors and buffering with the proposed parking area.</p> <p>The rationalisation of the existing parking arrangements on site would significantly improve the immediate setting of Nightingale House which at present is blighted by informal and unregulated parking around its perimeter. The provision of a dedicated car park with carefully considered signage would direct visitors and staff to</p>
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		<p>the correct car park location as opposed to the current arrangements where people drive into the site. Furthermore, the proposed planting and landscaping strategy around the proposed site access and to the rear of the Lodge would mitigate the impact of the newly formed access. Additional Landscaping would be also provided adjacent to the Summer House, and knee rails outside the main hospital entrance.</p> <p>The proposed landscaping and the existing car park reconfiguration would enhance the pedestrian priority of the site. There are proposed pedestrian footways alongside the vehicle route, that would be separated by a knee rail. The proposed materials for pedestrian areas would retain a soft appearance the footway and marking, therefore would not detract from the setting of listed buildings on site.</p> <p>Overall, the quality of the proposed landscaping scheme with secured changes to surface materials, and carefully designed strategic signage to direct users towards the newly-formed car park instead of driving around the site, is considered acceptable and policy compliance in terms of future arrangements of the site. The development through its layout would respect the site and its surroundings, as well as would contribute positively to the appearance and safety of the public realm. On this basis, the proposal would be compliant with Policy 4.25 and CS41.</p>
<b>6d</b>	<p>7-2023-5931-AV 21 Christchurch Road, Bournemouth</p>	<p>The Applicant's Agent has written to the Council to highlight their view that, because no decision or request for an extension of time was received within the 56 day period, that this proposal therefore has a deemed planning consent.</p> <p>Officers will consider the implications of this submission and provide a further update at the committee meeting.</p>