

Planning Committee – 19 October 2023

Addendum Sheet

Item 6a

72 Browning Avenue, Bournemouth, BH5 1NW
7-2023-15650-B

Additional Representations:

No additional representations have been received since publication of the Committee Agenda reports pack.

Corrections:

Paragraph 7, Second line repeats the percentage for 3-bed units twice. One of these Should say 46% are '2-bed'.

Paragraphs 124, 134-135, The holding objection from Waste Services has now been addressed, with the quantity of waste storage space now increased from 3300L to 5,600L satisfying capacity. Whilst below ground storage was acceptable in this location, and position, the number of chambers required would have necessitated the removal of the landscaping and proposed tree to the frontage. Instead a solution providing an above ground enclosure is proposed to house sufficient bin capacity. The structure would likely comprise an open sided pergola with gates for pedestrian and service collection at opposite ends. This would prevent unauthorised use by tourists with beach rubbish. The proposals show some landscaping is possible to screen the bins from the road, and that sufficient space for manoeuvring is designed in to enable crew to wheel the bins to the back of the lorry over a distance less than 10m, via the dropped kerb for the access point. As a result of the amends to the provision a revised waste management condition has been proposed below.

The indicative soft landscaping space alongside the above-ground openings for the bins referred to within paragraph 124 of the report has been rearranged to accommodate the proposed bin store. The appearance of the bin store would still be capable of screening from the street and details would be submitted as part of the fencing/enclosure arrangements required by way of condition 3(b).

Paragraph 144, penultimate sentence should say noted **by** objectors. In addition to landscaping, it is now proposed to provide a green roof over most of the top-most floor's roof to increase the quantum of soft landscaping and assist with controlling run-off. An amendment to the wording of condition 4(b) is proposed to ensure details are provided at a later date.

Paragraph 145-146, A revised layout plan has been received showing the indicative location of a below ground SUDs storage tank, together with indicative drainage lines from across the site that feed into it. The tank will likely need a hydro-brake to facilitate timed release and matters such as

this can be controlled by condition. The Council have consulted the Drainage Team who will in due course comment on whether the tank location would permit sufficient volume to house an appropriately sized tank without further modification to the proposed layout of the development. Paragraph 146 is still relevant.

Paragraph 176(a), No longer required as condition 8 sufficiently capable of dealing with the issue, now that a modified indicative SUDs plan has been received.

Page 61, Condition 1 plan numbers should read as follows

9701/200: Rev F – Red Line Site Outline

9701/200: Rev F – Site Plan PROPOSED

9701/201: Rev D – Floor Plans PROPOSED

9701/202: Rev B – Floor Plans PROPOSED

9701/203: Rev C – Elevations / Streetscenes (Indicative)

9701/205: Rev C – Site Plan showing Roof Plan

GH2231 Rev 1a. Tree Protection Plan dated 25.08.2022

GH2231b, dated 25.08.2022 Arb Method Statement & Tree Constraints Plan

9701/206 Rev C – Indicative SUDs Drainage

Page 62, Condition 4 part (b) should be amended to read *“details of the planting and drainage pertinent to the green roofs upon the building;”* prior to ‘and an implementation timetable’.

Page 64, Condition 8 plan number should read 9701/206 Rev C

Page 67, Condition 14 Waste management condition – Following the removal of below ground storage proposals, condition amended to delete parts (2), (3) and (4), with irrelevant paragraphs removed. To read as follows:

“Servicing & Waste Management Plan

14 No part of the development hereby permitted shall be constructed above damp proof course level unless a servicing and waste management plan (“Servicing and Waste Management Plan”) has first been submitted to and approved in writing by the local planning authority. The Servicing and Waste Management Plan shall in particular include:

- (1) (a) details of how the building is to be serviced and the waste collected from the approved bin stores and moved to the collection day dwell space at the end of the service path, and*
- (b) sufficient arrangements to prevent any bins or waste from being stored within the bin collection point other than on the collection day the bins are due to be collected, commencing 4 hours before collection is due and returned to basement bin store within 6 hours;*

No part of the development shall be occupied or otherwise brought into use unless the approved bin storage facility and all related equipment have been fully provided as approved and are operational and thereafter the approved Servicing and Waste Management Plan shall at all times be accorded with.

Reason: To ensure that the business meets its duty under Environmental Protection Act 1990 (section 34) to have suitable commercial waste agreement in place, guidance relating to capacity is based on Waste management in buildings — Code of practice BS 5906:2005, also the safe servicing and collection of refuse from the site so as not to impact the efficiency of the local highway network nor the safety of its users and in the interests of preserving visual amenities, meeting the needs of intended occupiers and highway safety and in accordance with Policy CS41 adopted October 2012.”

Recommendation

As per the published agenda report, with the withdrawal of the original component (a) of paragraph 176 above. Revised recommendation to read as follows:

“Grant permission subject to the Head of Planning being satisfied that in their opinion there are no drainage issues relating to the application that cannot be adequately addressed by way of condition without amendment to the proposed above ground site layout plans submitted as at the time of presentation of the matter to the Planning Committee and subject further to:

(a) a deed pursuant to section 106 Town and Country Planning Act 1990 (as amended) securing the terms below with power delegated to the Head of Planning to agree specific wording provided such wording in the opinion of the Head of Planning does not result in a reduction in the terms identified:

Namely, the completion of a Section 106 agreement to secure the required financial contributions of

- i) £3,310 (+ 5% fee) towards Heathland Mitigation;*
- ii) £5,000 towards offsite Reptile Habitat Re-homing/ Improvements*
- iii) £140,573.00 towards off site affordable housing; and*

The conditions listed in the published report as amended by this addendum”

Item 6b

**12 Purewell, Christchurch, BH23 1EP
8/23/0516/FUL**

No update required.

Recommendation

As per the published agenda report.