

Western BCP Planning Committee – 23 May 2024

Addendum Sheet

7a Branksome Chine Cafe, Pinecliff Road, Poole BH13 6LP APP/23/01286/F

- Following further discussions with the Council's Environmental Health officer they have recommended that the wording of condition 3 is potentially overly onerous as music which may be audible immediately outside the doors of the premises would breach the condition even though it may be completely inaudible at the nearest neighbouring properties.

It is therefore recommended that condition 3 be amended as follows;

3. Prior to the commencement of development, a Noise Management Plan (NMP) shall be submitted to and approved in writing by the Local Planning Authority. The measures in the approved NMP shall be adhered to at all times that the premises is operational and shall not be amended without the prior written approval of the Local Planning Authority.

Reason: In the interests of the living conditions of occupiers of nearby properties and in accordance with Policy PP27 of the Poole Local Plan (2018).

- Due to a typo in the agenda report it is recommended that condition 8 be amended as follows;
8. Any external lighting shall be directional, only illuminating areas used by public and shall have a colour temperature less than 2700 Kelvin, with peak wave lengths not greater than 550nm, in accordance with 'Bats and artificial lighting in the UK' by the Bat Conservation Trust (BCT) and Institute of lighting Professionals (ILP/BCT) (2018).

Reason: To ensure the protected species are not detrimentally impacted as a result of the development, in accordance with Policy PP33 of the Poole Local Plan (2018).

Recommendation

As per the published agenda report with Conditions 3 and 8 amended as above.

7b 13 - 15 High Street, Poole BH15 1AB APP/21/01199/F

No update required.

Recommendation

As per the published agenda report.