

Western BCP Planning Committee – 10 October 2024

Addendum Sheet

6a) Site Address: 49 Foxholes Road

Planning application reference number: APP/24/00349/P

Amended Recommendation

To defer this planning application to allow the Head of Planning Operations the opportunity to undertake further consultation with Natural England and the Council's Biodiversity Officer following the receipt of a Phase 2 Bat Survey Report that has identified that bats are present within the existing dwelling to be demolished and that a Bat Mitigation Licence is therefore required and to ensure that any proposed mitigation/compensation measures are suitable.

6b) Site Address: Land South of A35 Upton Road, Creekmoor, Poole, BH17 7AG

Planning application reference number: APP/24/00641/F

Amendment

Additional information to Paragraphs 77 – 82 of the planning committee report.

Following further investigation of the submitted plan, it is evidenced that the submitted red-edged site boundary did not encompass all the car parking spaces proposed leaving three disabled parking spaces outside of the redline boundary plan and have a reduced overall provision of 29 bays compared from the previous 32 bays.

Having been re-consulted, the BCP Highway Authority raised no objection to this further reduction in parking spaces, but they also advised that there are areas within the site where 3 additional car parking bays could be provided to bring the provision back up to 32 spaces. As such, there is an opportunity within the red-edged site boundary for the developer to provide additional three parking spaces to offset the shortfall.

Furthermore, a condition to secure parking layout scheme to provide a minimum of 32 car parking bays, including 3 bays appropriate for disabled users, has been requested by the Highway Authority.

Overall, from highway perspective the development proposed is considered acceptable and would accord with the aims of Poole Local Plan Policy PP35 and the Council's Parking Standards SPD, subject to these conditions.

Recommendation

Additional condition (disabled parking condition) (number 14), as requested by the BCP Highways Authority:

Prior to the use hereby approved coming into operation a car parking layout scheme to provide a minimum of 32 car parking bays, including 3 bays appropriate for disabled users, shall be submitted to the LPA for written approval. The approved scheme shall be laid out and made available for use prior to the use hereby approved commencing and the parking areas always remain available for use thereafter.

Reason - In the interests of providing appropriate car parking provision in accordance with Poole Local Plan Policy PP35 and the Council's Parking Standards SPD.

- 6c) Site Address: The Club, Meyrick Park**
Planning application reference number: 7-2024-9178-BI

Amendment:

Updated submitted location plan and additional condition added as follows: -

Recommendation

Update condition 1 as follows

Development to be carried out in accordance with plans as listed

The development hereby permitted shall be carried out in accordance with the following approved plans: 0364/001 rev A, location plan 0364/003 rev A,

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

Add Cycle storage condition

Before development commences, unless agreed in writing by the Local Planning Authority, details of additional/replacement Sheffield stands, or similar, for cycle parking shall be submitted to and approved in writing by the Local Planning Authority. The approved cycle facilities shall be completed prior to the occupation of any of part of the development granted by this permission and shall be retained and maintained thereafter..

Reason: To promote alternative modes of transport and in the interests of amenity in accordance with Policies CS18 and CS41 of the Bournemouth Local Plan: Core Strategy (October 2012).