

Western BCP Planning Committee – 07 November 2024

Addendum Sheet

- 6a) Site Address: St Peters Church Hall, 10 Chapel Road, Poole BH14 0JU
Planning Application Reference Number: APP/24/00287/P**

Amended Recommendation

At the request of the applicant and in light of issues raised by the planning agent we recommend deferral of this planning application. This will allow the Head of Planning Operations the opportunity to undertake further discussions with the applicant in relation to reason for refusal 1 relating to Policy PP26 and the loss of the existing community facility.

- 6b) 49 Foxholes Road, Poole BH15 3NB
Planning Application Reference Number: APP/24/00349/P**

N/A

- 6c) Site Address: 141 Blandford Road, Poole BH15 4AT
Planning Application Reference Number: APP/24/00937/F**

Additional Consultation Response

Consultation response from Dorset Police received on 04/11/2024 stating no objection to the proposal as the additional hours that are proposed would not be an issue from a crime and disorder perspective as the store staff would provide additional guardianship in the area during the extended hours with increased activity from customers.

However, Dorset Police have commented that in hindsight they should have advised on the original application that it would have benefitted from consideration of car parking restrictions but that the additional opening hours proposed in this application does not in itself require them.

In this regard, Dorset Police has advised the following:

- the car park is only open during the store's operating hours with an access control system such as removable bollards at the entrance; and
- clear signage to advise that the car park will be locked at night.

to prevent car meets that currently present themselves as a problem in the area; and

- a short stay time restriction to reduce the chance of people leaving their car for long periods and not collecting prior to closing and ensure parking does not then overflow onto neighbouring roads causing disruption to residents.

Additional Comment from Applicant's Agent

The applicant was informed of the advice received from Dorset Police on 4 November 2024, and it has been confirmed that the applicant would support some form of parking management to discourage anti-social behaviour and out-of-hours use. This would apply to the future use of the site for retail or other uses within Class E.

Officer Comment

A condition is not recommended as it is considered that it does not meet the 6 tests as per paragraph 56 of the NPPF. But an informative note can be added to any positive decision.

Additional Informative Note

3. The applicants' attention is drawn to the advice received from Dorset Police that the car park should only be open during the store's operating hours with an access control system such as removable bollards; and clear signage to advise that the car park will be locked at night. This is to prevent car meets that currently present themselves as a problem in the area. They also advise imposing a short stay time restriction. This is to reduce the chance of people leaving their car for long periods and not collecting prior to closing and ensure parking does not then overflow onto neighbouring roads causing disruption to residents.