

Western BCP Planning Committee – 05 December 2024

Addendum Sheet

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

Amended Conditions

1. Amend Plans Listing, Condition 2 to include the following plan:

‘Existing Top Room Plan, Drawing No: 1000/100, received 25 November 2024’

2. Amend Condition 12 to include the above plan as follows:

‘No residential dwelling hereby permitted shall be occupied until such times as the first floor “upper room” within St Peters Church (as shown on Existing Top Room Plan, Drawing No: 1000/100, received 25 November 2024) is fully refurbished and made fully available for community use and staging and theatre lighting improvements are made to the ground floor of St Peters Church for the purposes of community use.

Reason:

The condition is required to ensure the measures to provide community benefit in the form of additional and improved community floor space in accordance with Policy PP26 are provided.’

Updated Consultation Responses

1. Updated comments from BCP Conservation Officer where they remove objection on heritage grounds as outlined below.

‘No objection. There is little harm to the setting of the designated Ashley Road Conservation Area from the housing development. All harm should be weighed against the public benefits of the proposal as advised in NPPF 205.

Revisions to the housing forms to a pair of semi-detached housing has created roofing forms, and fenestration that reflect the local character more closely. The development preserves the setting of the Ashley Cross Conservation Area and in so doing, is supported by NPPF 135 and PP30.’

2. Updated comments from Environmental Services (Waste) where they confirm bins can be pulled to the nearest curb and not the bin collection point.

“Yes, the houses can present their bins at the kerbside. The developer can then decide if they want to keep the bin collection point or not.”

**6. b) Site Address: National Trust, Ferry Way, Poole, BH13 7QN
Planning Application Reference Number: APP/24/00744/F**

Amended Conditions

1. Amend Plans Listing, Condition 2 to include the following plan:

Wheelie Bin Screening, Drg No:2301.20.4 01 B received 28 November 2024

2. It is requested that the specific wording of Condition 9 to secure ‘significant’ habitats for Biodiversity Net Gain is delegated to the Head of Planning Operations (including any officer exercising their powers if absent and/or the post is vacant, and any other officer nominated by them for such purpose) subject to the Western Planning Committee resolving to approve the planning application.
3. Amend Condition 10 to state the hours of use are between 7pm and 11pm to match the hours of use of the adjacent Sandbanks Chain Link Ferry to Studland. 7am until 7pm was also incorrectly stated within paragraph 68 of the Case Officers report and should read 7am – 11pm.

Condition 10 – Hours of Use

The use hereby permitted shall not operate, to include the leaving and docking of vessels and no deliveries taken at or despatched from the site otherwise than between the hours of 7am and 11pm on Mondays to Sundays inclusive.

Reason - In the interest of the amenities of adjoining and nearby residential properties and in accordance with Policy PP27 of the Poole Local Plan (November 2018).

Amended Recommendation

1. It is recommended that, subject to the Western Planning Committee resolving to approve the planning application, it is delegated to the Head of Planning Operations (including any officer exercising their powers if absent and/or the post is vacant, and any other officer nominated by them for such a purpose) to determine the planning application following the completion of a Section 106 Agreement to secure a financial contribution of £3,531.00 towards the management and monitoring over a 30-year period of the measures to be implemented to secure the provision of a minimum of 10% Biodiversity Net Gain, and subject to the conditions set out in the officer report and amended in this Addendum Sheet.

Additional Representation

1. Additional/Late representation in support of the application that reads as follows:

A written submission to the Planning services concerning the above planning discussion. And represents the opinion of the NT volunteers forum.

"Brownsea Island is a high-value tourist asset for the county of Dorset and, within the Poole harbour, a globally significant natural asset. The volunteers supporting the National Trust and Dorset Wildlife Trust are essential to the island's roles.

For the NT, the volunteers give over 30000 hours per year. These are essential work hours in conservation and visitor experience support. The great majority of the volunteers access the island via the Sandbank Jetty. This jetty is no longer in service, and once the jetty is replaced, travel to/from the island will be much more challenging due to the long passage from Poole Quay and the cost of parking. It is also of concern to an ageing population that access to the mainland in case of illness, injury, or health appointments will be an issue.

For the volunteers' continued support of the island activities, the Sandbank Jetty should be promptly replaced and given prior to any other major building activities on the peninsula during this period."