

Western BCP Planning Committee – 22 May 2025

Addendum Sheet

Please refer to the Planning Committee Addendum set out on the following pages for any further updates on the planning applications listed on the agenda.

106 Panorama Road, Poole, BH13 7 RG.

Additional Consultee Representations:

The BCP Tree Officer has provided further comments on the application, specifically regarding the use of a crane on site, the timing of various elements of the development, and the phasing of works.

Following a review of the submitted information, the Tree Officer advised that the Site General Arrangement drawing by Calcinotto and the Construction Methods and Transport Management Plan (GH2302d) by GTree LTD sufficiently detail the sequence of events.

On this basis, the Tree Officer has confirmed no objection, as the development can proceed without adverse impact on important trees

Accordingly, the Local Planning Authority no longer wishes to pursue the second reason for refusal previously outlined in the officer's report.

Policy Context

The site lies within the area of the Sandbanks Peninsula Neighbourhood Plan, which was adopted on the 23rd July 2024. This Neighbourhood Plan, which was made shortly after the application was validated in June 2004, forms part of the Development Plan. The report in paragraph 28 erroneously states that the plan is 'emerging'. To be clear, the Neighbourhood Plan has been adopted, and that paragraph should read:

28. Hence, the proposal is not deemed compliant with Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, paras.205, 206, 208, and 212 of the NPPF, Policy PP30 – Heritage assets of the adopted Poole Local Plan (2018), the Sandbanks CACMP (Part 5) and the adopted Sandbanks Peninsula Neighbourhood Plan, which supports the preservation and enhancement of 'buildings of local interest or archaeological significance for their built heritage and social history'

In addition the below should be listed under relevant policies;

Sandbanks Peninsula Neighbourhood Plan (July 2024)

SAND1: Landscape Character

SAND2: Views

SAND3: Trees and Gardens

SAND4: Biodiversity

SAND5: Design

Policy SAND 5 (design) of Sandbanks Peninsula Neighbourhood Plan encourages development to contribute positively to local character and heritage.

SAND6: Beaches Open Spaces & Harbour

Furthermore, Policy SAND 5 (i) states that development should retain and preserve buildings of architectural or local heritage value in a manner appropriate to their significance in accordance with national and local policy.