



WESTERN BCP PLANNING COMMITTEE – 12 JUNE 2025

ADDENDUM SHEET

5a

SITE ADDRESS: Canford Resource Park, Arena Way, Magna Road, BH21 3 BW
App number: APP/23/00822/F

1. Environmental Permit for Canford Energy from Waste Combined Heat and Power Facility has been issued by Environment Agency on 10/06/2025 (permit number EPR/SP3127SF).
2. BCP Emerging Local Plan (ELP) update: In the full Council meeting on 3 June 2025, a resolution has been reached to withdraw the draft BCP Local Plan from examination. Therefore, the policies included in the ELP have no weight in decision-making. However, as set out in page 25 of the officer committee report, the background papers created in support of the draft Local Plan provide latest information on various topics and can be afforded some weight.

Clarifications/ addendum to Officer Committee Report:

3. Additional Planning History:

Application 08/31392/018/F - Erect extension to existing composting facility at New Earth Composting Facility, Site Control Office, Magna Road, BH21 3AW – Refused at Planning Committee – Decision Date 01/09/2008.

Reasons for refusal: 1) Inappropriate development in Green Belt; 2) impact on habitats; 3) contrary to Bournemouth, Dorset and Poole Waste Local Plan.

Allowed at appeal on 24 August 2009 (corrected by Appeal Decision letter dated 19 October 2009).

4. Paragraph 36 – Representation from Dorset Council received on 05/12/2024 makes reference to the Dorset Council's case to the Portland Inquiry.
5. Paragraph 55 provides count of representations received until 3 June 2025. Since the publication of the officer committee report and up to 48 hours prior to the

committee meeting, additional representations have been received from following individuals and groups:

- Letter received from UKWIN objecting to the proposal.
 - Letter received from MP Vikki Slade reporting on a public meeting that the MP chaired to discuss the proposed development. The letter was accompanied by a letter received from the Parliamentary Under Secretary of State for Nature, Mary Creagh following discussion of the proposed incinerator in the House of Commons.
 - Letter received from Magwatch objecting to the assessment included in the officer committee report.
 - Additional objections received from 4 local residents.
6. Paragraph 124 refers to Appropriate Assessment. This was carried out prior to the publication of the 12 September 2024 committee meeting and can be found here: <https://planning.bcpccouncil.gov.uk/Planning/Display/APP/23/00822/F#undefined>
7. Addition to recommendation

GRANT permission for the reasons as set out in this report subject to:

...

C. (i) 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), being satisfied that the concerns of Bournemouth Airport have been adequately resolved so far as material to the planning determination, including to the extent he considers appropriate, notification being provided to the Civil Aviation Authority (CAA); and

(ii) power being delegated to the Head of Planning (Operations) in consultation with the Chair and Vice Chair of the Western Planning Committee to incorporate any additional condition(s) /obligation(s) that he considers necessary for this purpose.

8. Remove condition 9

~~9. Aviation Safeguarding – Flight Path~~

~~No part of the development hereby approved shall commence until full details of the mitigation measures have been submitted to and approved in writing by the Local Planning Authority on the following matters:-~~

-

- ~~• Instruments Flight Procedures;~~
- ~~• Blockage or disturbance to aircraft fly path;~~
- ~~• Impact on the integrity of radar and other electronic aid to air navigation by reflections and diffraction of radio signals involved.~~

-

~~The mitigation measures shall be implemented in accordance with the approved details prior to the first use of the development or completion of construction of the development, whichever is the earlier, and retained in the approved form throughout the lifetime of the development unless otherwise agreed by the local planning authority.~~

~~-~~

~~Reason: in the interests of aviation safeguarding at Bournemouth Airport, in accordance with Policy 20 of Bournemouth, Christchurch and Poole (BCP) and Dorset Waste Plan (2019).~~

9. Add *as well as the height, location, colour and appearance of boundary treatments* to condition 19:

19. Landscape Plan

No development including ground preparation, temporary access construction or construction work shall commence on any part of the application site unless a detailed Landscape Plan has been submitted to and approved in writing by the Local Planning Authority. The plan shall include the position, species and size of all new trees, shrubs and ground cover *as well as the height, location, colour and appearance of boundary treatments* proposed for the development and specification for maintenance and aftercare, together with a programme and timetable for planting and arrangements that secure the replacement of any plant (including those retained as part of the scheme) which die, are damaged or are diseased within a period of no less than 5 years from the date of first planting or other identified date in the case of any retained planting.

All planting shall be carried out in accordance with the approved Landscape Plan and all relevant British Standards.

The approved Landscape Plan shall at all times be accorded with.

Reason: To ensure that reasonable measures are taken to establish trees and vegetation in the interests of visual amenity, to ensure that the approved landscaping scheme is carried out at the proper times and to ensure the establishment and maintenance of all trees and plants in accordance with Policies PP27 and PP33 of the Poole Local Plan (2018).