



WESTERN BCP PLANNING COMMITTEE – 15 SEPTEMBER 2025

ADDENDUM SHEET

**6a
281-291 and The Old Joinery,
Bournemouth Road,
Poole,
BH14 9AH
APP/24/00498/P**

Update:

Paragraph 28. Add to the beginning of paragraph: A total of 41 objections were received, some of which from the same address.

Paragraph 61. The second sentence of the paragraph should state 3 storeys and have no side windows, although the second storey is set back to the front and rear.

Paragraph 89. Should now read: The biodiversity metric calculation has been amended to reflect the loss of an additional tree. The baseline habitat is now 0.27 area habitat units. The proposed compensatory tree planting and vegetated garden would result in 0.27 area habitat units post development, as well as a 0.49 increase in hedgerow units. There would be a deficit in the Biodiversity Metric but it is considered that the applicant has provided sufficient and appropriate landscaping for the scheme and that the deficit can be compensated through the purchase of offsite biodiversity units or credits.

The proposed trees within the site are considered to constitute a significant gain in biodiversity onsite, and therefore a fee to cover monitoring of these habitats will be required for. This will be for a minimum of 30 years and will be secured via a S106 legal agreement.

Four of the trees will be larger trees which will provide good canopy cover and amenity value to the frontage of the site and will have a target condition of 'good'. As it will take approximately 50 years for these trees to reach the maturity required to be 'good' condition, the period of time covered by the Habitat Management and Monitoring Plan (HMMP) for those trees will need to be extended to 50 years, whilst the other habitats will be 30 years.

Paragraph 121, bullet point 6 should state: The proposal will provide needed lower cost 3 and 4-bedroom dwellings in the area.

Paragraph 124, Section 106 Terms, fourth bullet point add £6,537.00 after fees.

Plans

- Biodiversity Habitats Plan, Drawing No. 544 - 4 – R3 to replace Habitats Biodiversity Plans Drawing No. 544 - 4 – R2.

Remove Condition 20

Additional Conditions:

Habitat Management & Monitoring Plan

(a) No part of the development hereby permitted shall be commenced, including any demolition / and site clearance for the purposes of the development, unless a Habitat Management and Monitoring Plan ("HMMP") has first been submitted to and approved in writing by the local planning authority.

(b) The HMMP shall accord with the Biodiversity Gain Plan approved for the purposes of the development hereby permitted and all landscaping and biodiversity related plans and documents required to be approved in the other conditions forming part of this permission.

(c) The HMMP shall in particular include:

(A) a background section; including:

(i) a high level summary of all relevant matters identified in the HMMP;

(ii) details of the person(s) who have written the HMMP and who will be responsible for delivery and maintenance of all Habitat Provision; and

(iii) the metric used for the purposes of the HMMP; and

(B) a section setting out all planned habitat activities, including:

(i) overarching aims and objectives;

(ii) design principles informed by all relevant baseline information;

(iii) full details of the Habitat Provision;

(iv) a Condition Target for each habitat forming part of the Habitat Provision together with targets required to meet every Condition Target including timelines against which progress against those targets can be assessed;

(v) details of all protective, management and maintenance measures in relation to the Habitat Provision to cover a period of at least thirty years from the Completion of Development; and

(vi) details of any identifiable risk relating to the Habitat Provision and also the meeting of any Condition Target together with initial identified remedial measures relating to any such risk; and

(C) a monitoring schedule section including:

(i) a monitoring strategy covering a period of no less than 50 years for the proposed trees (from the date they are planted) and for the other habitats monitoring for a period of no less than 30 years (from the date they are planted).

(ii) details of monitoring methods to be used for a Monitoring Report together with intervals for the provision of every Monitoring Report to the local planning authority; and

(iii) details of how Adaptive Management will be incorporated into meeting every Condition Target; and

(D) plans and details reasonably necessary for each section.

(d) No [part of the development shall be occupied or otherwise brought into use] unless the local planning authority has approved in writing the Completion of Development Report.

(e) The approved HMMP shall at all times be accorded with. If at any time it is identified that any Condition Target specified in the approved HMMP may not be, or is no longer being, met then Adaptive Management shall be implemented without unreasonable delay sufficient to ensure that the Condition Target will be met or continues to be met (as the case may be) in accordance with the approved HMMP.

(f) Whenever a Monitoring Report is submitted to the local planning authority in accordance with the approved HMMP, in addition to any other information, it shall in particular include:

(i) a progress summary;

(ii) details of the person(s) responsible for compiling the information in the monitoring report;

(iii) details identifying the success or failure of the Habitat Provision both generally and in particular as against every relevant Condition Target;

(iv) progress toward every Condition Target including any identified barrier(s) to such progress;

(v) any Adaptive Management required to ensure that the Habitat Provision is on track to meet each Condition Target and continues to meet every Condition Target once achieved;

(vi) a register of activity; and

(vii) any identified need to vary the approved HMMP together with relevant explanation.

For the purposes of this condition:

“Adaptive Management” means procedure(s) whether originally identified in the approved HMMP, a Monitoring Report or otherwise including a timetable for delivery to ensure that the Condition Target(s) are achieved and thereafter maintained

[including any procedure(s) that the local planning authority may at any time specify in writing for such a purpose [in the event of any procedure not proving successful]];

“Condition Target” mean the minimum acceptable targeted level of habitat condition in relation to each habitat type situated on the application site including a time by when that habitat condition will be reached where it is not already being met;

“Completion of Development” means the date on which the local planning authority issue an approval of the Completion of Development Report;

“Completion of Development Report” means a written report submitted to the local planning authority for the purposes of this condition identifying the date on which the development hereby permitted has been completed together with evidence of such completion and also of compliance with all targets applicable on or before that date identified in the approved HMMP;

“Habitat Provision” means all habitat situated on the application site to which this permission relates to be retained, created and enhanced [including in particular the following identified habitats]:

[list here any significant habitat that in particular needs to be provided]; and

“Monitoring Report” means a report containing monitoring and survey information to be submitted to the local planning authority in relation to the Habitat Provision including person(s) responsible for undertaking all such monitoring and surveys and submission of the report to the local planning authority.

Reason -

To ensure there is adequate protection for the existing habitats and provide suitable external amenity space for future occupiers in accordance with Policies PP33 and PP27 respectively of the Poole Local Plan November 2018 and to ensure 10% Biodiversity Net Gain can be provided in accordance with the Biodiversity Gain Hierarchy as per paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 and the Environment Act 2021.

- Parameters Condition

The details of the development which are required in relation to the reserved matters pursuant to Condition No.2 of this permission shall be in accordance with the following details:

Block A:

Height to first floor: No higher than 6.60 metres

Height to second floor: No higher than 8.85 metres

Width: No wider than 44.80 metres

Block B:

Height to eaves: No higher than 8.75 metres

Height to ridge: No higher than 10.95 metres

Width: No wider than 18.10 metres

Block C:

Height to eaves: No higher than 8.75 metres
Height to ridge: No higher than 10.95 metres
Width: No wider than 26.95

These measurements are as indicated on the approved Proposed Site Elevation – Detail Plan, Drawing No PL_00_201 PL04.

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

- Contamination Condition

Unless otherwise agreed by the Local Planning Authority, development shall not commence until conditions 1 - 3 have been complied with. The risk assessments should be undertaken by competent and suitably qualified persons to assess the nature and extent of contamination at the site in accordance with 'Land Contamination Risk Management' published by the Environment Agency.

A. Preliminary Contamination Risk Assessment (Phase I)

a) A Preliminary Contamination Risk Assessment (Phase I) shall be submitted in writing to the Local Planning Authority. The Phase I should be produced in accordance with 'Land Contamination Risk Management' published by the Environment Agency. The report shall develop a preliminary Conceptual Site Model (CSM) and include a comprehensive risk assessment of the risks from contamination to all receptors such as human health, controlled waters, the built environment and sensitive ecology from the site condition in consideration of the proposed development. If the risk assessment identifies any unacceptable risks, further assessment comprising intrusive investigations will be required.

B. Site Investigation

a) If a Phase I has established potentially unacceptable risks to sensitive receptors from the site condition, then a detailed intrusive investigation (Phase II) in accordance with 'Land Contamination Risk Management' published by the Environment Agency should be undertaken.

b) A proposed site investigation plan should be submitted to the Planning Authority for review and approval prior to the investigation works taking place. The site investigations should be designed to appropriately assess the risk to human health, the built development, sensitive ecology and controlled waters.

c) A Phase II report will be submitted and approved in writing by the Planning Authority prior to development works. The Phase II report will comprise an assessment of the risks from contamination to all receptors such as human health, controlled waters, the built environment and sensitive ecology from the site condition

in the context of the proposed development. The report shall be prepared by a suitably qualified and competent person and shall include:

- i. A detailed site investigation comprising an assessment of soil, groundwater and ground gases / vapours to establish the extent, scale and nature of contamination on the Site (irrespective of whether this contamination originates on the Site).
- ii. An updated Conceptual Site Model (CSM) should be included showing all potential pollutant linkages and an assessment of the potential risks to human health (Site end-users and construction workers), the built environment, controlled waters and sensitive ecology.
- iii. If the risk assessment identifies any unacceptable risks, a further remediation strategy / plan will be submitted to and approved in writing by the Planning Authority and shall be implemented as approved.

C. Remediation Scheme

- a) Remediation will be required if the Phase II establishes the presence of a significant pollutant linkage. If required, a remediation strategy / plan will be submitted to and approved in writing by the Planning Authority prior to development works. The report shall be prepared by a suitably qualified and competent person and the works thereafter will be carried out in full accordance with the remediation strategy / plan. No development works (other than investigative works) shall commence on-Site until such a time as a detailed remediation scheme for the development site has been submitted to and approved in writing by the Planning Authority.
- b) If required, the approved remediation scheme shall be carried out in accordance with its terms prior to the commencement of any development other than that required to carry out remediation, unless otherwise agreed in writing by the Planning Authority. The Planning Authority shall be notified in writing of the intended commencement of remediation works no less than 14 days before the works commence on-Site.
- c) Following completion of remediation works, a Verification Report which demonstrates the effectiveness of the completed remediation works, any requirement for longer-term monitoring of contaminant linkages, maintenance and arrangements for contingency action, shall be submitted to and approved in writing by the Planning Authority.

D. Reporting of Unexpected Contamination

- a) The presence of any previously unencountered contamination that becomes evident during the development of the Site shall be reported to the Planning Authority in writing within one (1) week, and work on the affected area shall cease with immediate effect. At this stage, if requested by the Planning Authority, an investigation and risk assessment shall be undertaken, and an amended remediation scheme shall be submitted to and approved by the Planning Authority

prior to re-commencement works in the affected area. The approved details shall be implemented as approved.

b) Following completion of the above remediation works a Verification Report must be submitted demonstrating that the works have been carried out satisfactorily and remediation targets have been achieved.

- Renewables Condition

Prior to first occupation of the building hereby permitted, details of measures to provide 20% of the predicted future energy use of each new dwelling from on-site renewable sources, shall be submitted to and approved in writing by the local planning authority. These measures must then be implemented before any residential occupation is brought into use and maintained thereafter. Documents required by the Local Authority include:

The 'as built' Standard Assessment Procedure (SAP) calculations documents. These should be the same documents issued to Building Control to address the Building Regulations Part L, and The corresponding Energy Performance Certificate (EPC), and A statement, summary or covering letter outlining how the data specified in the above documents demonstrates that a minimum of 20% of energy use is provided by the renewable energy technology.

Reason: In the interests of delivering a sustainable scheme, reducing carbon emissions and reducing reliance on centralised energy supply.

6b

Address

310 Sandbanks Road, Poole, BH14 8HX

Application number

P/25/00183/FUL

Update: Additional Conditions to be added to list of recommended conditions

11. Prior to first occupation of the dwelling, hereby permitted, details of measures to provide 10% of the predicted future energy use of the new dwelling from on-site renewable sources, shall be submitted to, and approved in writing by, the Local Planning Authority. These measures must then be implemented before any residential occupation is brought into use and maintained thereafter. Documents required by the Local Authority include:

The 'as built' Standard Assessment Procedure (SAP) calculations documents. These should be the same documents issued to Building Control to address the Building Regulations Part L, and

The corresponding Energy Performance Certificate (EPC), and

A statement, summary or covering letter outlining how the data specified in the above documents demonstrates that a minimum of 10% of energy use is provided by the renewable energy technology.

Reason - In the interests of delivering a sustainable scheme, reducing carbon emissions and reducing reliance on centralised energy supply.

12. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) or any order revoking and re-enacting that order with or without modification, no further windows or doors other than those expressly authorised by this permission shall be constructed in the rear (north east) elevation of the dwelling hereby permitted.

Reason: To preserve the amenity and privacy of the adjoining property.