



WESTERN BCP PLANNING COMMITTEE – 04/12/2025

ADDENDUM SHEET

6a

Address: The Quay Thistle Hotel, The Quay, Poole, BH15 1HD

Application number: APP/23/00011/F

Update:

No updates

Recommendation

As per the published agenda report

6b

Address: Land South of A35 Upton Road Creekmoor Poole BH17 7AG

Application number: P/25/01968/CONDR

Updates:

Amended Recommendation

To defer this planning application to allow the Head of Planning Operations the opportunity to undertake further negotiations, as requested by the applicant, following the discussions relating to the re-introduction of the green wall and additional conditions of the original scheme that are required to be amended.

Update to the Report:

Amendment to paragraph 7 of the planning committee report.

~~It is pertinent to note that construction has commenced on site based on the extant planning permission. However, the development is not yet completed according to the applicant and evidence present on site. The site is not fully operational and not open to the public.~~

To be replaced with:

In accordance with the agent statement via email, the construction of the padel court has been completed, the facility is fully operational and open to the public since March 2025.

Amendment to paragraphs 62 - 65 of the planning committee report

~~62. Furthermore, BCP Ecology has been consulted on the scheme and advised that the green wall, previously approved as part of the original scheme, would meet the requirements of the National Planning Policy Framework (2024) paragraph 187 "Planning policies and decisions should contribute to and enhance the natural and local environment: by minimising impacts on and providing net gains for biodiversity" and Poole Plan Policy PP33 "enhance biodiversity".~~

~~63. The proposed removal of the green wall from the current scheme is unacceptable as it would fail to enhance the biodiversity net gain within the site.~~

~~64. Therefore, the green wall must be retained in accordance with National Planning Policy Framework (2024) paragraph 187 "Planning policies and decisions should contribute to and enhance the natural and local environment: by minimising impacts on and providing net gains for biodiversity" and Poole Plan Policy PP33 "enhance biodiversity" and to break up visual impact.~~

~~65. The proposal, in its current form is therefore unacceptable and would not accord with the aims of Policy PP33 Poole Local Plan.~~

To be replaced with:

62. The Council's Biodiversity Officer commented on the proposed removal of the green wall, assuming that it was to be a natural living green wall. In doing so, he advised that the wall would contribute towards the scheme meeting the requirements of the National Planning Policy Framework (2024) paragraph 187 "Planning policies and decisions should contribute to and enhance the natural and local environment: by minimising impacts on and providing biodiversity enhancement in accordance with Poole Plan Policy PP33 "enhance biodiversity".

63. Notwithstanding this advice, it is confirmed that the originally approved green wall was artificial and therefore it would not have met the requirements of Policy PP33, as stated above.

64. Taking into account the above considerations and the temporary nature of this proposal, it is therefore considered that the provision of biodiversity enhancement would not be reasonable or proportionate to the scale and nature of the scheme.

65. This policy non-compliance would be, however, outweighed by the provision of a sport facility for the local community.

Refusal Reason 2

Remove Reason for Refusal 2, as per the justification provided by the amendments above.