



WESTERN BCP PLANNING COMMITTEE – 5 FEBRUARY 2026

ADDENDUM SHEET

6a

Address: 54 Elms Avenue, Poole BH14 8EF

Application number: P/25/03262/FUL

Update: The below Schedule of Condition has been revised to resolve formatting & numbering issues made at the time of publication of the committee report. The wording of each condition has also been clarified, where necessary.

(Paragraph 60)

Conditions

1. The development hereby permitted shall begin not later than the expiration of three years beginning with the date this permission is granted.

Reason: As required by Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The development hereby permitted shall only be carried out in accordance with the following approved plans:

Site Layout and Location Plan; PT147-PA27-101-P2 received 24/10/2025

Ground and First Floor Plans; PT147-PA27-102-P2 received 24/10/2025

Second and Third Floor Plans; PT147-PA27-103-P2 received 24/10/2025

North-east, South-west and Street scene Elevations; PT147-PA27-104-P2 received 24/10/2025

Northwest and Southeast Elevations; PT147-PA27-105-P2 received 24/10/2025

Site Sections; PT147-PA27-106-P2 received 24/10/2025

Northeast, Southwest and Street scene Elevations, incorporating neighbour approval

PT147-PA27-109-P2 received 24/10/2025

Sections Through Rear Garden and Tree RPA; PT147-PA27-110-P2 received 24/10/2025

Floor Plans; PT147-PA27-111-P2 received 24/10/2025

Site sections: PT147-PA27-106 P2 received 20/01/2026

Existing Plans and Elevations; Pt147 Pa27 107 P1 received 27/08/2025

Sustainability and Biodiversity Enhancement; Pt147 Pa27 108 P1 received 27/08/2025

Arboricultural Impact Assessment & Method Statement; DS 74923/AC received 08/11/2025

TPP-AMS; DS 74923/AC received 08/11/2025

Preliminary Ecological Appraisal by KP Ecology received 28/10/2025

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

3. No part of the development hereby permitted shall be carried out other than in accordance with the details and timetable contained in the approved Arboricultural Method Statement and Tree Protection Plan from Treecall Consulting dated 6 November 2025.

Reason: To ensure that trees and their rooting environments are afforded adequate physical protection during construction

4. A Demolition and Construction and Environmental Management Plan (DCEMP) shall be produced and agreed with council prior to commencement of work and then must be implemented in full during the implementation of this permission. This to include but not limited to, pollution prevention and response and reporting to EA and PHC, and mitigation for impacts on Poole Harbour SSSI, SPA and Ramsar, especially wintering birds, this as a minimum to be no demolition in January and February.

Reason: compliance with The Conservation of Habitats and Species Regulations 2017 (as amended).

5. The biodiversity recommendations, as given in section 6 of 'Preliminary Ecological Appraisal (PEA) 54 Elms Ave, by KP Ecology received on 28/10/2025 Ltd must be implemented in full prior to first occupation of the development hereby permitted and maintained thereafter.

Reason: compliance with National Planning Policy Framework (2024) 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”.

6. 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.

7. No part of the development hereby permitted shall be commenced unless a drainage scheme for the disposal of surface water by way of a sustainable drainage system has first been submitted to and approved in writing by the local planning authority. The scheme shall in particular include:

(a) Proposed arrangements for the disposal of both surface and foul water; and

(b) In relation to the surface water, information about the design storm period and intensity, the methods to be employed to delay and control the surface water discharged from the application site and the measures to be taken to prevent pollution of the receiving groundwater and/or surface waters; and

(c) A management and maintenance plan for the lifetime of the development that secures the operation of the approved surface water drainage scheme throughout this time; and

(d) A timetable for delivery.

The development shall only be carried out in accordance with the approved drainage scheme and the methods, measures and arrangements in the approved

scheme shall at all times be retained and managed and maintained in accordance with it.

Reason: To ensure that proper provision is made for a drainage scheme and this is a pre-commencement condition to ensure that all necessary works are provided at an appropriate time.

8. No part of the development hereby permitted shall be occupied unless the windows on the upper floors (first, second & third floors) side elevations as shown on approved plan have first been fitted with obscured glazing which conforms with or exceeds Pilkington Texture Glass Privacy Level 3 (or an equivalent level in any replacement standard) and every such window is either a fixed light or hung in such a way as to ensure that the full benefit of the obscured glazing in inhibiting overlooking is at all time maintained. Every obscured glazed window shall thereafter at all times be retained in a manner that fully accords with the specifications of this condition.

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, dormer windows or doors other than those expressly authorised by this permission shall be constructed on any part of the development hereby permitted.

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

(Paragraph 61)

Informative Notes

1. In accordance with paragraph 39 of the revised NPPF the Council, as Local Planning Authority, takes a positive, creative and proactive approach to development proposals focused on solutions. The Council works with applicants/agents in a positive and proactive manner by offering a pre-application advice service, and as appropriate updating applicants/agents of any issues that may arise in the processing of their application and where possible suggesting solutions. In this instance:

The applicant was provided with the opportunity to address issues identified by the case officer and permission was granted.

2. The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition ("the biodiversity gain condition") that development may not begin unless: (a) a Biodiversity Gain Plan

has been submitted to the planning authority, and (b) the planning authority has approved the plan. The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Bournemouth, Christchurch and Poole Council. There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are listed in paragraph 17 of Schedule 7A of the Town and Country Planning Act 1990 and the Biodiversity Gain Requirements (Exemptions) Regulations 2024.

Based on the information provided, it is considered that the approval of a biodiversity gain plan would not be required before development can be begun and the statutory biodiversity gain planning condition would not apply. This is because the development is considered to meet the self-build and custom build applications exemption criteria, as set out in the Biodiversity Gain Requirements (Exemptions) Regulations 2024, which requires the development to consist of less than 9 dwellings; be on a site of less than 0.5 hectares and consist exclusively of dwellings which are self-build or custom housebuilding, as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015.

3. *Informative Note 3 Removed from the Schedule*

3. The applicant needs to be aware that the Community Infrastructure Levy (CIL) will be applied to this development. The Council will shortly be issuing a CIL Liability Notice following the grant of this permission which will provide information on the applicant's obligations.
4. If bats are found during demolition, all work is to cease and if possible, the part of the structure that was removed and exposed bats shall be put back into place. If such a situation occurs, a bat ecologist shall be employed to address situation, and Natural England shall be contacted.
5. This grant of permission is to be read in conjunction with the Legal Agreement dated 20th November 2025 entered between BCP Council and Mr John Alec Yeoman.

6b

Address: 5 Chaddesley Wood Road, Poole BH13 7PN

Application number: P/25/03299/HOU

Update:

The planning committee report incorrectly identifies Councillor who called in the application. The correct councillor is Councillor Gavin Wright.

