



WESTERN BCP PLANNING COMMITTEE – 14 MAY 2026

ADDENDUM SHEET

8a

Address Former Homebase, Redlands, Poole Road, Poole, BH12 1DN

Application number P/25/03190/FUL

Update: Amend Condition 2. (Plan attached)

Replace Proposed Site Plan drawing P05 with Proposed Site Plan P06 received 13/05/2026 (Revision: to include labels to identify Units 1 and 2).

Update: Amend Condition 7 (to include the submission of an Energy Statement, the omission of the SBEM calculation documents and the inclusion of 'where appropriate' as this is a refurbishment scheme).

Prior to first occupation of the building an Energy Statement including details of measures to provide on-site renewable energy sources to meet a minimum of 20% of the predicted energy use of the non-residential development, where appropriate, shall be submitted to and approved in writing by the Local Planning Authority. These measures must then be implemented before any occupation is brought into use and maintained thereafter. Documents required by the Local Authority include:

The updated 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.

Update: Add new condition (Condition no. 24 to restrict the sale of goods from Unit 1).

Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification, the subdivided unit known as Unit 1 shall only be used for the sale of convenience goods from no more than 1,861 sq.

m net sales area, and ancillary comparison goods from up to 10% of the unit's net sales area. The unit shall not be further subdivided, amalgamated with any other unit, or otherwise altered to create additional separate planning units, unless otherwise agreed in writing by the Local Planning Authority.

Reason – To protect the vitality and viability of the Retail Centre in accordance with PP22 of the Poole Local Plan 2018.

Update: Add to paragraph 24 of the Committee Report;

Members should note, however, that the policies listed in that paragraph are the principal development plan policies of importance for determining the application and that the statutory and policy presumption that the application should be determined in accordance with the development plan unless other material considerations indicate otherwise applies.

Update: Replace paragraph 30 with the following; (amended words in italics and underlined)

In relation to PP22 (4)(c) there have been numerous examples within the retail park where flexibility of what is sold has been supported. The policy requires that the proposal is 'predominantly' for bulky goods or DIY retail floor space. This application retains the bulky goods and DIY restrictions to Unit 2 and the word 'predominantly' would imply a majority of more than 50% across the application site. Unit 1 covers 51.55% of the floorspace so this would not strictly meet the tests of the Policy, however the difference between the two is considered marginal.

Update: Replace paragraph 53 with the following; (amended words in italics and underlined)

The proposal satisfies the sequential test and there would not be a likely significant adverse impact as a result of the development on any centres as a whole. There would be a non-accordance with part (c) of PP22, however, the difference in floorspaces proposed between the units is marginal and a condition restricting the goods for sale at Unit 2 to retain the DIY/bulky goods use is proposed. This non-accordance with part (c) of PP22 does not mean, having regard to the information and expert advice on the retail impact implications, that other parts of the Policy are breached. In particular, part (b) of the Policy is, on the evidence, satisfied since there is no prejudice to the role and function of Poole town centre and part (a) is also met as the sequential test and retail impact tests are considered satisfied. The retail strategy is not undermined by the effects of the proposal, as advised by Nexus, on district centres. The proposed development would contribute to the vitality and viability of the retail park as it would utilise a vacant building and as demonstrated by the level of support received by members of the public there is demand for its proposed use.

Update: Replace paragraph 101 with the following; (amended words in italics and underlined)

The negatives associated with the scheme include the adverse impact on neighbouring district centres; Upper Parkstone, Westbourne and Broadstone and the non-compliance with PP22 (c). However, Nexus Planning have concluded that there is not sufficient justification to demonstrate that the proposal would result in likely significant adverse impacts to these centres due to varying reasons and assumptions discussed within this report. Furthermore, the compliance with sections (a) and (b) of PP22 and due to the marginal difference in size between the proposed units, the development will still provide a sufficient bulky goods and DIY retail offer on the site.

Update: Add Heading and paragraphs after paragraph 99 (amended words in italics and underlined)

Legal Agreement

The original permission on the site was subject to a Section 52 Agreement which restricted the type of goods which could be sold. The Deed of Release (dated 29 October 2008) released the Owner's interest in the property from restrictions and obligations contained in the Section 52 Agreement. A Section 106 Agreement bound the 2014, Section 73 permission which continued the restriction of the type of goods sold in substitution for those under the Section 52 Agreement. Clause 2.6 of the 2014 Section 106 Agreement states: 'Nothing in this Agreement shall restrict the right to develop any part of the Property in accordance with a planning permission (other than the Planning Permission) granted (whether or not on appeal) after the date of this Agreement'. Therefore, the 2014 legal obligation and restriction falls away once a new planning permission is granted and implemented.

Paragraph 56 of the NPPF states that 'Planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition'. The restrictions on the type of goods to be sold from both Unit 1 and Unit 2 are to be controlled by planning conditions and therefore in accordance with the NPPF it is not considered necessary to repeat those restrictions through planning obligations.

8b

Address Cobham Sports And Social Club, Merley Park Road, Poole, BH21 3DA

Application number P/26/00440/FUL

Update: Replace paragraph 31 with the following (amended details are underlined and in italics):

It would be reasonable to impose the condition to the current permission to limit time of lighting from dusk to 9.40pm every day to reduce their impact on the neighbours in terms of artificial light intrusion.

Update: Replace paragraph 40 with the following (amended details are underlined and in italics):

The submitted Lighting Calculation states that lights are cool white of 5000K LEDs and that the lighting is programmed to switch off from 9:30pm. The Council's Biodiversity Officer assessed the proposal and raised no objection to the use of the new flood lights and their impact on any protected species near the site subject to a condition to limit usage of lighting from dusk until 9:30pm. *However, there is a condition imposed to the permission for the artificial grass sports pitch limiting limiting time of use of the floodlights associated with that development from dusk till 9.40pm Monday to Sunday, including Bank Holidays. Therefore, this condition would be re-imposed.*

Update: Replace condition 1 with the following (amended details are underlined and in italics):

The floodlights hereby permitted, associated with the sports pitch shall only be used from dusk till 9.40pm Monday to Sunday, including Bank Holidays.

Reason: In order to control the floodlighting and their associated impacts on the amenities of nearby residential properties and protected species near the site in accordance with Policies PP27, PP32, PP33 and PP39 of the Poole Local Plan (November 2018) and NPPF.

Update: add condition 3:

Within 2 months from the date of this planning permission, the floodlighting hereby permitted shall be installed in accordance with the approved Lighting Calculation (Ref. P25023-DRG-PL-03 dated 27/02/2026) and Lighting Construction Layout (Ref. P25023-DRG-PL-02 dated 27/02/2026). The local planning authority shall be informed in writing upon the completion of the required works to confirm the compliance.

Reason: In order to control the floodlighting and their associated impacts on the amenities of nearby residential properties and protected species near the site in accordance with Policies PP27, PP32, PP33 and PP39 of the Poole Local Plan (November 2018) and NPPF.

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Address 75 Evering Avenue, Poole, BH12 4JG

Application number P/26/00494/FUL

Update: Removal of condition 3

The use hereby permitted shall operate only during school hours, defined as 08:00 to 16:00 Monday to Friday during term time. No use of the facility shall occur outside these hours or on weekends, Bank Holidays, or school holiday periods.

Reason: To protect residential amenities and in accordance with Policy PP27 of the Poole Local Plan (November 2018).

Update: Removal of condition 5

The use of the premises for educational purposes hereby approved shall be limited to a maximum of 10 pupils at any one time within school hours only, defined as 08:00 to 16:00 Monday to Friday during term time.

Reason: To ensure that the intensity of use of the premises remains acceptable and does not result in harm to residential amenity, in accordance with Policy PP27 of the Poole Local Plan (November 2018).

Update: Replace paragraph 44 with the following (amended details are underlined and in italics):

The BCP Environmental Health Team has been consulted and assessed the proposal concluding that the proposed educational use of the existing building on site by 10 pupils is unlikely to alter the noise that is already established at the academy's site associated with the existing outdoor areas. They requested to impose condition of operating hours of the proposed property between 08:00 to 16:00 Monday to Friday during term time *with no use of the building outside these hours or on weekends, Bank Holidays or school holiday periods. However, taking into consideration size of the caretaker's bungalow that would be converted into educational building, its separation distance to the residential properties nearby being similar to the external area of the school and residential properties and the fact that there was not time limitation imposed on the original permission, it has been decided that this condition would not be reasonable.*

Update: Replace paragraph 45 with the following:

Therefore, the scheme is in line with the provision of Policy PP27 of the Poole Local Plan.