

Planning Committee



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| Application Address | Car Park Rear Of 629 To 623 Christchurch Road Hawkwood Road Bournemouth BH1 4AP |
| Proposal | Variation of Condition 1 (Approved Plans) of Application no. 7-2023-6706-D: Redevelopment of part of Hawkwood Road Main car park to provide a mixed use scheme comprising residential flats, a medical centre (or flexible Class E commercial floorspace), public park and community pavilion, landscaping and public realm improvements. Proposed community centre (or flexible Class E floorspace) on northern side of Hawkwood Road to rear of 629-633 Christchurch Road and a new pedestrian link and retail kiosks between Hawkwood Road and Christchurch Road following demolition of no. 625 Christchurch Road (WH Smith) - Regulation 3 |
| Application Number | P/25/03310/CONDR |
| Applicant | Peter Friend |
| Agent | Ruth Harding Gemini Planning Services |
| Ward and Ward Member(s) | Boscombe West Councillor Patrick Canavan and Councillor Gillian Martin |
| Report status | Public |
| Meeting date | 5 June 2026 |
| Summary of Recommendation | Grant subject to conditions and legal agreement in accordance with the details set out below for the reasons as set out in the report. |
| Reason for Referral to Planning Committee | <i>The application is made by the Council and more than 10 objections have been received, therefore, in accordance with the Council's Scheme of Delegation, the application is referred to the Planning Committee</i> |
| Case Officer | Peter Walters |
| Is the Proposal EIA Development? | No |

Description of Proposal

1. Variation of Condition 1 (Approved Plans) of Application no. 7-2023-6706-D: Redevelopment of part of Hawkwood Road Main car park to provide a mixed use scheme comprising residential flats, a medical centre (or flexible Class E commercial floorspace), public park and community pavilion, landscaping and public realm improvements. Proposed community centre (or flexible Class E floorspace) on northern side of Hawkwood Road to rear of 629-633 Christchurch Road and a new pedestrian link and retail kiosks between Hawkwood Road and Christchurch Road following demolition of no. 625 Christchurch Road (WH Smith) - Regulation 3. The proposal includes the relocation of the kiosks to the opposite side of the pedestrian link to Christchurch Road to preserve the footway adjacent to and owned by Costa Coffee. It also includes an additional landscaping strip around the northern perimeter of the community centre. Some of the cycle parking originally proposed to be situated to the rear of Costa will instead be situated to the west of the Community Centre, with 6 stands being retained to the rear of Costa and 4 being located adjacent to the Community Centre. The bin store for 627-629 Christchurch Road will now be situated adjacent to the cycle parking at the rear of Costa in place of the 4 cycle stands that are being relocated (see figure 1 below).

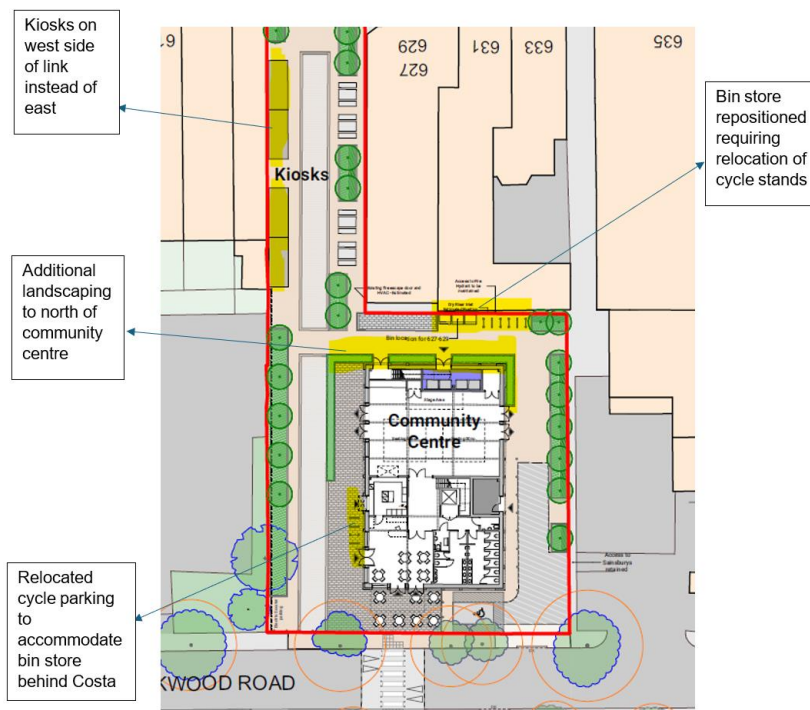


Figure 1: Summary of proposed changes (not to scale)

2. The application also originally included a proposal to remove condition 25 and allow a change of use of the ground floor of Block A to an F1 (Learning and non-residential institutions). The applicant has removed this element and no longer forms part of the proposal.

Description of Site and Surroundings

3. The site is currently occupied by Hawkwood Road car park, situated to the south of Hawkwood Road and Hawkwood Road 2 car park, situated to the north. The site also encompasses 625 Christchurch Road, which is a currently vacant retail premises that backs onto the car park.
4. The surrounding area is predominantly commercial in nature, with Christchurch Road forming an important District Centre, as identified in the Bournemouth Local Plan Core Strategy (2012). Hawkwood Road is primarily characterised by the large car park which has over 400 parking spaces. To the southern end of the site, behind the main Hawkwood Road car park are residential properties. There are also residential properties to the east of the site beyond Heathcote Road and to the west fronting onto Sea Road. There are also a number of residential properties above commercial premises on Christchurch Road.
5. Although the area is dominated by car parks, there remains some significant vegetation, predominantly in the form of mature trees lining Hawkwood Road, as well as trees found in the rear gardens of the houses fronting Westby Road to the south which contribute to lessening the impact of large areas of hard surfacing.

Relevant Planning History

6. 7-2024-6326-L Prior Approval Procedure -Proposed demolition of the building and storage building in the rear yard and removal of boundary fencing – Granted
7. 7-2023-6706-D - Redevelopment of part of Hawkwood Road Main car park to provide a mixed use scheme comprising residential flats, a medical centre (or flexible Class E commercial floorspace), public park and community pavilion, landscaping and public realm improvements. Proposed community centre (or flexible Class E floorspace) on northern side of Hawkwood Road to rear of 629-633 Christchurch Road and a new pedestrian link and retail kiosks between Hawkwood Road and Christchurch Road following demolition of no. 625 Christchurch Road (WH Smith) - Regulation 3 - Granted
8. 7-2015-170036-H – Alterations, extension and repositioning of existing street market footprint to incorporate 6 permanent trading pitches, new street furniture/layout, access route for emergency vehicles and increase the potential trading days from 5 to 7 days a week. - Granted

Constraints

9. In considering whether to grant planning permission or permission in principle for development which affects a listed building special regard shall be had to the desirability of preserving the building or its setting or any features of special architectural or historic interest - section 66 - Planning (Listed Buildings and Conservation Areas) Act 1990.

10. With respect to any buildings or other land in a Conservation Area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area – section 72 - Planning (Listed Buildings and Conservation Areas) Act 1990.
11. Additionally, following constraints apply to the site:
 - Contaminated land
 - Within Boscombe & Pokesdown Neighbourhood Plan area
 - High Risk of Surface Water Flooding
 - MoreBus Route Network

Public Sector Equalities Duty

12. In accordance with section 149 Equality Act 2010, in considering this proposal due regard has been had to the need to —
 - eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

Other relevant duties

13. In accordance with regulation 9(3) of the Conservation of Habitats and Species Regulations 2017 (as amended) (“the Habitat Regulations), for the purposes of this application, appropriate regard has been had to the relevant Directives (as defined in the Habitats Regulations) in so far as they may be affected by the determination.
14. With regard to sections 28G and 28I (where relevant) of the Wildlife and Countryside Act 1981, to the extent consistent with the proper exercise of the function of determining this application and that this application is likely to affect the flora, fauna or geological or physiographical features by reason of which a site is of special scientific interest, the duty to take reasonable steps to further the conservation and enhancement of the flora, fauna or geological or physiographical features by reason of which the site is of special scientific interest.
15. For the purposes of section 40 Natural Environment and Rural Communities Act 2006, in assessing this application, consideration has been given as to any appropriate action to further the “general biodiversity objective”.
16. For the purposes of this application, in accordance with section 2 Self-build and Custom Housebuilding Act 2015, regard has been had to the register that the Council maintains of individuals and associations of individuals who are seeking to acquire serviced plots in the Council’s area for their own self-build and custom housebuilding.

17. For the purposes of this application, in accordance with section 17 Crime and Disorder Act 1998, due regard has been had to, including the need to do all that can reasonably be done to prevent, (a) crime and disorder in its area (including anti-social and other behaviour adversely affecting the local environment); (b) the misuse of drugs, alcohol and other substances in its area; and (c) re-offending in its area.
18. For the purposes of this report regard has been had to the Human Rights Act 1998, the Human Rights Convention and relevant related issues of proportionality.

Consultations

19. BCP Ecology

05/11/2025 – No objection. If granted permission LEMP required to maintain landscaping for at least 30 years

BCP Environmental Health

24/09/2025 Land Contamination: Reports should be updated in line with the recommendations, as well as contaminated land guidance and legislation. In the meantime, recommend that standard contaminated land condition being attached should planning permission be granted.

08/10/2025 Air Quality: – No objection. The impact on air quality remains unchanged from the parent permission and the original condition continues to apply.

BCP Highways – Major Dev

10/10/2025 – No objection.

This proposal will result in some minor physical alterations to the approved site layout. The row of 9 cycle stands to the north of the Community Centre will rearranged so that 6 stands remain in situ and 4 stands are relocated adjacent to the western elevation of the building. All stands are located in an appropriate location and are easily accessible. Moreover, an increase of one stand (two spaces) is welcomed.

The proposed re-organisation of the kiosks within the pedestrian link has no material impact on its ability to provide safe, convenient access between Christchurch Road and Hawkwood Road. Additional alterations to landscaping and bollards have no material impact upon highway matters.

12/05/2026 – additional comments

It has come to the LHA's attention that in addition to the above, new plans show the pedestrian crossing in detail and make minor alterations to the adopted highway's area, to avoid doors from Block A opening out across the public highway. The LHA notes and welcomes these revisions, the details of which can

be secured through a deed of variation to the agreed Unilateral Undertaking (UU).

BCP Lead Flood Authority/ Drainage

26/09/2025 – No objection. No comments, as this proposed variation of condition has no impacts on previously submitted illustrative drainage strategy (FRA_Drainage Assessment 157722-F01 Rev B Final parts 1-5), or surface water flood risk.

BCP Urban Design

02/10/2025 – Seek clarification on certain points. Seek to avoid hidden spaces behind kiosks. Consider enclosing the bins behind Costa. Concerns about whether the narrow strip of planting to the north of the community centre will be well maintained.

Representations

20. 28 letters of representation have been received, with 26 objecting, 1 letter of support, and the final letter offering comments on the scheme. The concerns raised by the objections are as follows:
 - Concerns regarding loss of parking provision and lack of evening parking provision
 - Lack of car parking for flats
 - Changing the use undermines the original benefits of the application
 - Allowing Class E unrestricted use loses the community benefit (**Officer note: the proposed change of use has now been removed from the proposal**).
 - Proposed changes to allow Class E use will erode local character and vitality (**Officer note: the proposed change of use has now been removed from the proposal**).
 - Concerns that the proposal would result in the loss of the public realm (**Officer note: The approved plans retain the previously approved public realm along with the change to the kiosks**).
 - Sets a precedent
1. What mechanism is there to ensure that the social housing is retained as social housing? (**Officer note: This application is not making any alterations to the provision of residential accommodation which was secured in the legal agreement signed as part of the original parent application**)
21. The letter of support makes the following comments:
 - The proposal will provide secure and affordable housing

Key Issue(s)

22. The key issue(s) involved with this proposal are:

- Principle of the proposed changes
- Character and appearance of the area
- Impact on the amenity of neighbouring residents
- Impact on Amenity of Future Occupiers
- Highway safety
- Impact on flooding and drainage
- BNG and ecology
- Landscape and Trees
- Walking Network/ Public Realm
- Contaminated Land
- Impact on New Forest SPA

23. These issues will be considered along with other matters relevant to this proposal below.

Policy Context

24. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that planning applications must be determined in accordance with the development plan for an area, except where material considerations indicate otherwise. The development plan in this case comprises the Bournemouth Local Plan Core Strategy (2012).

25. Local documents:

Boscombe and Pokesdown Neighbourhood Plan

- BAP1 The scale and density of development
- BAP10 Site allocations
- BAP2 Good design for the 21st century
- BAP3 Shopfronts
- BAP4 Open spaces
- BAP5 Safe routes
- BAP6 The number and type of new homes
- BAP7 The quality of new homes
- BAP9 Christchurch Road
- SA2 Hawkwood Road car park

Bournemouth Local Plan Core Strategy 2012

- CS1 National Planning Policy Framework - Presumption in Favour of Sustainable Development
- CS2 Sustainable Homes and Premises

- CS4 Surface Water Flooding
- CS5 Promoting a Healthy Community
- CS6 Delivering Sustainable Communities
- CS11 Protecting Local Facilities and Services
- CS16 Parking Standards
- CS18 Increasing Opportunities for Cycling and Walking
- CS21 Housing Distribution Across Bournemouth
- CS23 Encouraging Lifetime Homes Standards
- CS30 Promoting Green Infrastructure
- CS31 Recreation, Play and Sports
- CS32 International Sites
- CS33 Heathland
- CS35 Nature and Geological Conservation Interests
- CS41 Quality Design

Saved Policies – Bournemouth District Wide Local Plan (2002)

- 4.25 Landscaping
- 5.20 Secondary Shopping Areas

26. National Planning Policy Framework (“NPPF” / “Framework”)

Including in particular the following:

Section 2 – Achieving Sustainable Development

Paragraph 11 –

“Plans and decisions should apply a presumption in favour of sustainable development.

.....

For decision-taking this means:

- (c) approving development proposals that accord with an up-to-date development plan without delay; or
- (d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - (i) the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

(ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies of this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.”

Planning Assessment

Presumption in favour of sustainable development

27. At the heart of the NPPF is the presumption in favour of sustainable development. NPPF paragraph 11 states that in the case of decision making, the presumption in favour of sustainable development means that where there are no relevant development plan policies, or the policies which are most important for determining the application are out of date, planning permission should be granted unless policies in the Framework that protect areas of assets of particular importance provide a clear reason for refusing the development proposals or any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework taken as a whole.
28. Footnote 8 of paragraph 11 provides that in the case of applications involving the provision of housing, relevant policies are out of date if the local planning authority is (i) unable to demonstrate a five-year supply of deliverable housing sites or (ii) where the Housing Delivery Test (HDT) result is less than 75% of the housing requirement over the previous three years.
29. The NPPF (2024) paragraph 78 requires local planning authorities to identify and update a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing. Paragraph 78 goes on to state that the supply should be demonstrated against either the housing requirement set out in adopted strategic policies, or against the local housing need where the strategic policies are more than five years old. Where the Housing Delivery Test indicates delivery has fallen below the local planning authority's housing requirement over the previous three years, a buffer should be included as set out in paragraph 79 of the NPPF.
30. At 1 April 2024 BCP Council had a housing land supply of **2.1** years against a 5-year housing requirement that includes a 20% buffer. For the purposes of paragraph 11 of the NPPF, it is therefore appropriate to regard relevant housing policies as out of date as the local planning authority is unable to demonstrate a five-year supply of homes.
31. In this instance, the scheme would provide 68 additional dwellings that would contribute towards the Council's housing delivery target. Overall, there is no objection to the principle of the proposed development, subject to its compliance with the adopted local policies. This is assessed below.
32. For this planning application the benefits provided from the supply of new homes are considered to carry significant weight in the planning balance.

Principle of Development

33. The application seeks to make changes to the previously approved scheme ref 7-2023-6706-D. The application proposes some alterations to the layout of the scheme. These include the rearrangement of the cycle storage for the Community Centre, including 10 no. Sheffield stands, addition of a landscaping strip around the northern edge of the Community Centre building, alterations to the kiosks in the link (repositioning them to preserve the footway adjacent to and owned by Costa Coffee, including bollards) and the inclusion of refuse storage for Costa, with cycle storage relocated to the rear of Costa Coffee.
34. The proposed changes to the layout of the cycle storage, the landscaping buffer and the kiosks do not alter the number of dwellings or the use of the proposed development, as approved by the previous permission. The principle of the development of the overall scheme was established by the parent application (7-2023-6706-D) and therefore the proposed changes are considered to be acceptable.

Impact on the character and appearance of the area

35. The proposed re-siting of the kiosks will not have a significant visual impact on the area. The number of kiosks is not being altered and the design and materials of the kiosks also remains unaltered. This being the case, this element of the proposed changes are considered to not have a harmful impact on the character and appearance of the area.
36. It is noted that the Urban Design officers have mentioned the space behind the kiosks as a potential concern with regards to attracting anti-social behaviour, however, officers note that this was the case with the previously approved layout of the kiosks and as such, it is considered that this revised proposal does not alter the impact. The relocation of the cycle storage will similarly not have a significant impact on the visual amenity of the area.
37. The proposal includes the addition of a landscaping strip around the northern edge of the community centre. This is welcomed and will have a small but positive impact on the character and appearance of the area. The introduction of refuse storage for the existing Costa Coffee store fronting onto Christchurch Road will not be visible in wider views of the area and are considered to be acceptable.
38. Taking the above into account, the proposal is considered to be in accordance with Policy CS41 Quality Design of the Bournemouth Local Plan Core Strategy (2012) and BAP 2 – Good Design for the 21st Century of the Bournemouth and Pokesdown Neighbourhood Plan and is therefore acceptable.

Impact on the amenity of neighbouring residents

39. The proposed changes are not considered to have a significantly greater impact on neighbouring residential properties. As previously mentioned, the number of kiosks is not increased by the proposal and the re-positioning of them does not place them significantly closer to residential properties. In any event, they are situated within the shopping area and therefore any noise generated by their use is unlikely to exceed the existing noise levels in the area. The repositioning of the cycle storage is not considered to have an impact on the amenity of local residents.
40. The addition of a further landscaping strip around the community centre contributes to providing more green space in the area and therefore is considered to provide a small betterment for the amenity of residents living in the area.
41. Taking into account the above, the proposal is not considered to have a harmful impact on the amenity of the neighbouring residents and is therefore compliant with Policy CS41 Quality Design of the Bournemouth Local Plan Core Strategy (2012) and BAP 2 – Good Design for the 21st Century of the Bournemouth and Pokesdown Neighbourhood Plan.

Impact on Amenity of Future Occupiers

42. The proposed changes do not alter the layout, size or fenestration of any of the approved residential accommodation. The proposed physical changes to the layout will not have a harmful impact on the amenity of future occupiers.
43. The proposal is therefore considered to be in accordance with Policy CS41 Quality Design of the Bournemouth Local Plan Core Strategy (2012) and BAP 2 – Good Design for the 21st Century of the Bournemouth and Pokesdown Neighbourhood Plan.

Impact on Highway Safety and Parking

44. The alterations to the cycle parking are welcomed, with both elements in easily accessible locations. The re-siting of the kiosks is not considered to have a detrimental effect on the ability of the pedestrian link to provide safe access between Christchurch Road and Hawkwood Road.
45. It is noted that a replacement raised table pedestrian crossing between the community centre and the park was shown on the approved plans with the parent application. However, this was not secured as part of the parent application. It is therefore necessary to secure this as part of the legal agreement. In addition to this, the removal of the existing pedestrian crossing will

need to be undertaken. This is shown on the revised Site Plan and will be secured as part of the Unilateral Undertaking.

46. Other works outlined in the proposal will need to be secured in the legal agreement, these include the construction of the loading bay on Hawkwood Road, the provision of land required for widening the footway and securing the pedestrian link between Hawkwood Road and Christchurch Road, the removal of highway trees to facilitate works, the alterations to the TRO for Hawkwood Road as necessary and alterations to existing vehicular accesses highway drainage and street lighting as necessary. It should be noted that these details were agreed with the parent application.
47. Taking the above into account, officers are satisfied that the proposal is acceptable in highways terms and is in accordance with Policy CS18 and Policy CS41 of the Bournemouth Local Plan Core Strategy (2012) and BAP 2 – Good Design for the 21st Century of the Bournemouth and Pokesdown Neighbourhood Plan.

Impact on flooding and drainage

48. The proposed repositioning of the kiosks will place them on an area of existing hard standing and as such, this will not result in an increase in surface water run off. Similarly, the rearrangement of the cycle parking will be on hard standing areas and as such the proposal will not materially impact the surface water drainage system. It is noted that condition 21 of the approved parent permission which requires the full details of the drainage strategy to be approved is yet to be submitted, therefore it is appropriate to reapply this condition to ensure that a suitable drainage system is agreed.
49. Subject to this, the proposal is considered to be acceptable from a drainage perspective and is in accordance with CS4 of the Bournemouth Local Plan Core Strategy (2012).

BNG and ecology

50. The NPPF at chapter 15 'conserving and enhancing the natural environment' sets out government views on minimising the impacts on biodiversity, providing net gains where possible and contributing to halt the overall decline in biodiversity. The Local Plan Policy CS35– Nature and Geological Conservation Interests, sets out policy requirements for the protection and where possible, a net gain in biodiversity.
51. In addition, a 10% biodiversity net gain (BNG) is required as per the Environment Act 2021 though exemptions apply. This proposal is exempt as it is a variation of condition of planning permission 7-2023-6706-D which was submitted on 6th November 2023 prior to BNG being introduced.

52. With regards to ensuring that ecological matters are considered, the Council's Ecologist has not raised an objection subject to provision of an ecological management plan, outlining plans for the next 30 years. It is noted that a condition requiring a landscaping plan was applied to the parent permission, albeit without the 30 year requirement. This condition will be reapplied. Officers consider that as BNG is not applicable to this site, the requirement for the management plan to be retained for 30 years is not required.
53. Taking this into account the proposal is considered to be acceptable from an ecology perspective and therefore is in accordance with Policy CS35 of the Bournemouth Local Plan Core Strategy (2012).

Landscape and Trees

54. The proposed changes to the development will not alter the impact on the trees in comparison to the parent permission. The landscaping is being slightly enhanced with the addition of a landscaping strip to the northern perimeter of the Community Centre, to complement the previously approved landscaping strip to the west of the building. The previous landscaping was considered to be acceptable, the additional strip will complement this.
55. Taking this into account the proposal is considered to be in accordance with Policy CS30 and CS41 of the Bournemouth Local Plan Core Strategy (2012) and BAP 2 – Good Design for the 21st Century of the Bournemouth and Pokesdown Neighbourhood Plan.

Walking Network/ Public Realm

56. The proposed changes to the positioning of the kiosk will not harmfully impact the pedestrian link between Christchurch Road and Hawkwood Road, as stated above there are no highways objections to the alterations to the kiosks. The other elements of the proposal will not harmfully alter the public realm.
57. Taking the above into account, the proposal is considered to be in accordance with Policy CS41 Quality Design of the Bournemouth Local Plan Core Strategy (2012), BAP 2 – Good Design for the 21st Century of the Bournemouth and Pokesdown Neighbourhood Plan and BAP 5 – Safe Routes of the Bournemouth and Pokesdown Neighbourhood Plan and is therefore acceptable.

Contaminated Land

58. The proposed alterations to the parent permission are not considered to have any greater impact in terms of the potential for contaminated land to be disturbed than the parent permission. In this respect therefore, the proposal is considered to be acceptable.

Impact on New Forest SPA

59. Natural England have advised that the Council must consider the impact of residential development on any development within 13.8km of the New Forest SPA, SAC and Ramsar site, which is the case for this development. The Council is advised that an Appropriate Assessment is required and mitigation will be required. Following an Appropriate Assessment, the Council has concluded that this can be achieved in the form of a monetary contribution of £20,400.00 plus and administration fees of 1,020.00. These will be secured by a deed of variation of the original Unilateral Undertaking.

Planning Balance / Conclusion

60. The changes to the layout of the rest of the development are not considered to have a harmful impact and are considered to be acceptable. The quantum of residential provision and housing mix remain unchanged. As the planning policy position has not changed and the 5 year housing land supply position has not improved, the quantum and mix continue to be considered to be acceptable.
61. Officers therefore recommend that the proposal should be approved.

Recommendation

RECOMMENDATION I - That delegated authority be granted to the Head of Planning Operations to Grant Conditional Permission subject to the satisfactory completion of a Legal Agreement necessary to secure the mitigation of the impact of the proposed development on highways and to mitigate the impact of the proposal on the New Forest SPA by securing the payment of financial contributions.

RECOMMENDATION II - That delegated authority be granted to the Head of Planning Operations to add/amend conditions where necessary.

RECOMMENDATION III - That delegated authority be granted to the Head of Planning Operations to refuse planning permission if sufficient progress on concluding the Legal Agreement has not been made within six months of the date of this resolution.

Heads of Terms for the Deed of Variation to the original Unilateral Undertaking:

- £20,400 mitigation payment for impact on the New Forest SPA
- The provision of a new pedestrian crossing, situated atop a raised table, on Hawkwood Road as indicated in Drawing no. P1101-SNUG-XX-00-DR-A-1555-K.
- The removal of the existing pedestrian crossing on Hawkwood Road as indicated in Drawing no. P1101-SNUG-XX-00-DR-A-1555-K.

- The construction of a new loading bay on Hawkwood Road as indicated in Drawing no. P1101-SNUG-XX-00-DR-A-1555-K.
- Dedication by the Owner of the private land shown hatched pink in Drawing no. P1101-SNUG-XX-XX-DR-A-1559-C required for the widening of the footway fronting the site as publicly maintained highway and to secure a pedestrian link between Hawkwood Road and Christchurch Road;
- The removal of highway trees to facilitate works, as indicated in Drawing no. P1101-SNUG-XX-00-DR-A-1555-K.
- Alterations to the TRO for Hawkwood Road as necessary.
- Alterations to existing vehicular accesses, highway drainage and street lighting as necessary.
- Associated administrative fees.

Conditions

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

From the parent application:

- Location Plan - P1101-SNUG-XX-00-A-DR-0001
- Proposed Block Plan - P1101-SNUG-XX-00-A-DR-0002-Rev A
- Proposed Roof Plan - P1101-SNUG-XX-04-A-DR-1556-Rev A
- Block A Basement Plan - P1101-SNUG-XX-F1-A-DR-1610
- Block A First Floor Plan - P1101-SNUG-XX-XX-A-DR-1601-Rev A
- Block A Roof Plan - P1101-SNUG-XX-04-A-DR-1605-Rev A
- Bike Storage Plans and Elevations Block A - P1101-SNUG-XX-XX-A-DR-1700-Rev A
- Block A - Elevations 1 of 2 - P1101-SNUG-XX-XX-A-DR-2100-Rev A
- Block A - Elevations 2 of 2 - P1101-SNUG-XX-XX-A-DR-2101-Rev A
- Block A Views - P1101-SNUG-XX-XX-A-DR-6001
- Block B Ground Floor Plan - P1101-SNUG-XX-00-A-DR-1620
- Block B First & Second Floor Plans - P1101-SNUG-XX-01-A-DR-1621
- Block B Third & Roof Plans - P1101-SNUG-XX-03-A-DR-1622
- Block B Elevations - P1101-SNUG-XX-XX-A-DR-2120
- Block B Long Elevations 2 of 2 - P1101-SNUG-XX-XX-A-DR-6005
- Bike Storage Plans and Elevations Block B - P1101-SNUG-XX-XX-A-DR-1701-Rev A
- Block C Ground Floor Plan - P1101-SNUG-XX-00-A-DR-1640
- Block C First & Second Floor Plans - P1101-SNUG-XX-01-A-DR-1641
- Block C Third & Fourth Floor Plans - P1101-SNUG-XX-03-A-DR-1642
- Block C Roof Plan - P1101-SNUG-XX-05-A-DR-1643
- Block C Elevations - P1101-SNUG-XX-XX-A-DR-2140
- Bike Storage Plans and Elevations Block C - P1101-SNUG-XX-XX-A-DR-1702-Rev A
- Community Centre Views - P1101-SNUG-XX-XX-A-DR-6003-Rev A
- Block B & C Views - P1101-SNUG-XX-XX-A-DR-6002
- Hawkwood Pavilion - P1101-SNUG-XX-00-A-DR-1680-Rev A
- Ariel Views - P1101-SNUG-XX-XX-A-DR-6000-Rev A
- Long Elevations 1 of 2 - P1101-SNUG-XX-XX-A-DR-6004

- Long Elevations 2 of 2 - P1101-SNUG-XX-XX-A-DR-6005
- WHSMITH Plan - P1101-SNUG-XX-XX-A-DR-0101
- WHSMITH Elevations - P1101-SNUG-XX-XX-A-DR-0102
- Site Topography Survey - P1101-SNUG-XX-00-A-DR-0103
- Planting Schedule - 4008-UBU-XX-XX-DR-3003-A

From this application:

- Site Plan - Development Summary - P1101-SNUG-XX-00-A-DR-1550-Rev D
- Proposed Site Plan - P1101-SNUG-XX-00-A-DR-1555-Rev K
- Block A Ground Floor Plan - P1101-SNUG-XX-00-A-DR-1600-Rev E
- Kiosk Plan & Elevations - P1101-SNUG-XX-00-A-DR-1720 (Rev A)
- Landscaping Plan Site Wide - 4008-UBU-XX-XX-DR-1000-N
- Landscaping Plan 1 of 3 - 4008-UBU-XX-XX-DR-1001-N
- Landscaping Plan 2 of 3 - 4008-UBU-XX-XX-DR-1002-N
- Landscaping Plan 3 of 3 - 4008-UBU-XX-XX-DR-1003-N
- Planting Plan 1 of 3 - 4008-UBU-XX-XX-DR-3000-K
- Planting Plan 2 of 3 - 4008-UBU-XX-XX-DR-3001-K
- Planting Plan 3 of 3 - 4008-UBU-XX-XX-DR-3002-K
- Maintenance Area Responsibility - 4008-UBU-XX-XX-DR-L-1004 rev M
- Community Centre Ground Floor Plan - P1101-SNUG-XX-00-A-DR-1660-Rev G
- Community Centre East & West Elevations - P1101-SNUG-XX-XX-A-DR-2160 Rev C
- Community Centre North & South Elevations - P1101-SNUG-XX-XX-A-DR-2161-Rev D
- Community Centre Sections – P1101-SNUG-XX-XX-A-DR-2260 rev D
- Community Centre First Floor & Roof Plan - P1101-SNUG-XX-01-A-DR-1661-Rev C
- Adopted and Open Spaces Plan – P1101-SNUG-XX-XX-A-DR-1559 rev C

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

2. No development shall take place until a scheme for the phasing of the development to be carried out in successive stages, has been submitted to and approved in writing by the Local Planning Authority. The timescales of phasing if overlapping, shall be submitted and agreed by the LPA prior to the commencement of development.

Reason: To secure the proper development of the site and in accordance with Policy CS41 of the Bournemouth Local Plan: Core Strategy (October 2012).

3. Details/samples of the bricks and tiles to be used on the external surfaces of the proposed development for each phase of the approved development shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any superstructure works on site on each phase of development. Development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory visual relationship between the existing and the new development in accordance with Policy CS41 of the Bournemouth Local Plan: Core Strategy (October 2012).

4. In addition to the approved drawings of the Community Centre, further technical details shall be provided on elevational drawings demonstrating recessed brickwork to articulate the distinctive elements of the design, including window arches and the roof and shall be agreed in writing by the Local Planning Authority, prior to commencement of the development.

Reason: To ensure a quality design and finish is achieved in accordance with Policy CS41 of the Bournemouth Local Plan: Core Strategy (October 2012).

5. Within 3 months of the date of commencement of the development of each phase of the approved development, unless otherwise agreed in writing by the Local Planning Authority, full details of soft landscape works shall be submitted to and approved in writing by the Local Planning Authority. Soft landscaping details shall include: (a) planting plans; (b) existing trees, hedges and shrubs to be retained; (c) written specifications (including cultivation and other operations associated with plant and grass establishment); (d) schedules of plants noting species, plant sizes and proposed numbers/densities; and (e) programme of implementation. The approved soft landscape scheme shall be implemented in full prior to the occupation use of the development commencing and permanently retained unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the proposed development includes a properly designed scheme of landscaping in the interests of visual amenity and to accord with Policy 4.25 of the Bournemouth District Wide Local Plan (February 2002) and Policy CS41 of the Bournemouth Local Plan: Core Strategy (October 2012).

6. Within 3 months of the date of commencement of the development of each phase of the approved development, unless otherwise agreed in writing by the Local Planning Authority, full details of hard landscape works shall be submitted to and approved in writing by the Local Planning Authority. Hard landscape details shall include:
 - (a) Lighting
 - (b) Bollards
 - (c) Seating
 - (d) Tree grills
 - (e) other street furniture
 - (f) construction and services details in proximity to trees
 - (g) proposed finished levels and contours
 - (h) a timetable for implementationThe approved hard landscape scheme shall be implemented in full prior to the occupation or use of the development commencing and permanently retained unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the proposed development includes an appropriately designed scheme of hard landscaping in the interests of visual amenity and to accord with Policy 4.25 of the Bournemouth District Wide Local Plan (February 2002) and Policy CS41 of the Bournemouth Local Plan: Core Strategy (October 2012).

7. Prior to the commencement of development on the site for each phase of the approved development an arboricultural method statement shall be submitted for approval with;
 - (a) a plan showing the location of, and allocating a reference number to, each existing tree on the site which has a stem with a diameter, measured over the bark at a point 1.5 metres above ground level, exceeding 75mm, showing which trees are to be retained and the crown spread of each retained tree
 - (b) details of the species, diameter (measured in accordance with paragraph (a) above), and the approximate height, and assessment of the general state of health and stability, of each retained tree and of each tree which is on land adjacent to the site and to which paragraphs (c) and (d) below apply
 - (c) details of any proposed topping or lopping of any retained tree or of any tree on land adjacent to the site
 - (d) details of any proposed alterations in existing ground levels and the position of any proposed excavation, [within the crown spread of any retained tree or of any tree on land adjacent to the site] [within a distance from any retained tree, or any tree on land adjacent to the site, equivalent to half the height of that tree]
 - (e) details of the specification and position of fencing [and of any other measures to be taken] for the protection of any retained tree from damage or during the course of development. In this condition 'retained tree' means an existing tree which is to be retained in accordance with the plan referred to in paragraph (a) above.

Reason: To enable the Local Planning Authority to assess the effect of the proposed development on the existing trees and to ensure the long-term survival of those to be retained and in accordance with Policy 4.25 of the Bournemouth District Wide Local Plan (February 2002).

8. No site clearance or development work for each phase of the approved development shall commence until there have been submitted to and approved in writing by the Local Planning Authority an arboricultural method statement and detailed drawings showing:
 - (a) the specification and position of fencing and other measures such as temporary surfacing, for the protection of the roots and crown spread of trees, groups of trees and other vegetation to be retained on and adjoining the site. Protective fencing should accord with the recommendations of BS 5837:2012
 - (b) the programme for the erection and maintenance of protective fencing and the installation of any other protective measures; such programme will include details of supervision by an arboriculturist
 - (c) details of any proposed alterations in existing ground levels and of the position of any proposed excavation and constructional details of any drainage, hard surfacing, foundations, walls, and similar works within the protected area
 - (d) details of contractors' compounds and areas for storage
 - (e) schedule of proposed tree works.

The details contained in the arboricultural method statement shall be thereafter implemented on site and the protective fencing and other protective measures shall be maintained during the course of construction.

Reason: To ensure that trees and other vegetation to be retained are not damaged during construction works and to accord with Policy 4.25 of the Bournemouth District Wide Local Plan (February 2002).

9. Within three months of the date of commencement of the development for each phase of the approved development, unless otherwise agreed in writing by the Local Planning Authority, full details of all proposed tree planting, and the proposed times of planting, shall be submitted to and approved in writing by the Local Planning Authority. The approved tree planting scheme shall be carried out in accordance with those details and at those times and permanently retained unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of visual amenity and effective arboricultural management and in accordance with Policy 4.25 of the Bournemouth District Wide Local Plan (February 2002).

10. A landscape management plan, including long-term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned domestic gardens, shall be submitted to and approved by the Local Planning Authority prior to the occupation of the development or any phase of the development, whichever is the sooner, for its permitted use. The landscape management plan shall be carried out as approved.

Reason: In the interests of the establishment and management of the landscaped areas and in accordance with Policy 4.25 of the Bournemouth District Wide Local Plan (February 2002).

11. Prior to the commencement of development an Air Quality Dust Management Plan (AQDMP) is submitted to and approved in writing by the Local Planning Authority. The AQDMP must be site specific and include an Air Quality Dust Risk Assessment (AQDRA) that considers sensitive receptors off-site of the development.

Reason: In order to protect the amenities of the immediate locality and in accordance with Policy CS38 of the Bournemouth Local Plan: Core Strategy (October 2012).

12. A scheme for the acoustic glazing and mechanical ventilation shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall meet the standards set out in section 5 of the Noise impact assessment carried out by Hydrock (Ref; 29704, dated 05/09/2023) to ensure noise criteria in accordance with BS8233:2014 can be achieved. The approved scheme shall be implemented in full before the development is occupied and maintained at all times thereafter.

Reason: In order to protect the residential amenities of the occupiers of the proposed dwellings and in accordance with Policies CS38 and CS41 of the Bournemouth Local Plan: Core Strategy (October 2012).

13. Details of a scheme for protecting external amenity spaces balconies, roof gardens and terraces from external traffic noise shall be submitted to and approved in writing by the LPA. The scheme shall ensure that, upon completion of the development, good acoustic design will be used to ensure external noise levels within external amenity spaces shall not exceed 55 dB LAeq,16hr (0700 – 2300).

Reason: In order to protect the residential amenities of the occupiers of the proposed dwellings and in accordance with Policies CS38 and CS41 of the Bournemouth Local Plan: Core Strategy (October 2012).

14. A scheme of acoustic insulation and noise control shall be submitted to and approved in writing by the Local Planning Authority. The scheme should specify the acoustic insulation and other measures to be put in place to prevent and control the emission of noise from the development including noise from all internal and external plant including kitchen ventilation and extraction equipment, refrigeration, air conditioning condensers and Air Source Heat Pumps. The approved scheme shall be implemented in full before use commences and maintained at all times thereafter. The system shall be designed to prevent an acoustic impact on the external environment and harm to amenity. The noise control system shall control noise at source and consider acoustics within the duct, grille and termination design of the extraction system.

Reason: In order to protect the amenities of the immediate locality and in accordance with Policy CS38 of the Bournemouth Local Plan: Core Strategy (October 2012).

15. No development shall commence on site until a scheme of acoustic insulation and noise control has been submitted to and approved in writing by the Local Planning Authority. The scheme should specify the acoustic insulation and other measures, such as a noise limiter, to be put in place to prevent and control the emission of noise from the development including noise from entertainment in the community centre and community pavilion. The approved scheme shall be implemented in full before the developments use commences and maintained at all times thereafter. In discharging this condition, the applicant should engage an Acoustic Consultant. The consultant should demonstrate that the acoustic insulation and construction of the development will ensure that entertainment noise (LAeq, 5min) will be controlled to 5dB below the typical background noise level (LA90) in each octave band at the nearest noise sensitive location.

Reason: In order to protect the amenities of the immediate locality and in accordance with Policy CS38 of the Bournemouth Local Plan: Core Strategy (October 2012).

16. Externally mounted ancillary plant, equipment and servicing and attenuation shall be so sited, designed in order to achieve a rating level (BS4142) of 5dB (LAeq) below the typical background (LA90) level determined at the nearest noise sensitive receptor, when the plant is intended to operate.

Reason: In order to protect the amenities of the immediate locality and in accordance with Policy CS38 of the Bournemouth Local Plan: Core Strategy (October 2012).

17. The use of the community centre and pavilion permitted shall not be open outside of 07.00hrs and 23.00hrs Monday to Saturday and 08.00 and 22.00hrs on Sundays, bank and public holidays.

Reason: In order to protect the residential amenities of the occupiers of the proposed dwellings and in accordance with Policies CS38 and CS41 of the Bournemouth Local Plan: Core Strategy (October 2012).

18. All doors and windows to the community centre and pavilion shall be kept closed when live or recorded music is taking place, except when being used for access and egress.

Reason: In order to protect the amenities of the immediate locality and in accordance with Policy CS38 of the Bournemouth Local Plan: Core Strategy (October 2012).

19. No construction or demolition work shall take place on Sundays or Public Holidays or outside the hours of 07:30 to 18:00 Monday to Friday and 08:00 to 13:00 on Saturdays.

Reason: In order to protect the amenities of the immediate locality and in accordance with Policy CS38 of the Bournemouth Local Plan: Core Strategy (October 2012).

20. No development shall commence on any phase of the approved development until a construction management plan for the agreed phase of development has been submitted to and approved in writing by the local planning authority. The plan shall include details of the measures that will be taken to reduce and manage the emission of noise, vibration and dust during the demolition and construction phase of the development. It shall include details of the following:

- i. The movement of construction vehicles
- ii. The cutting or other processing of building materials on site
- iii. The transportation and storage of waste and building material
- iv. The recycling of waste materials (if any)
- v. The loading and unloading of equipment and materials
- vi. The location and use of generators and temporary site accommodation
- vii. Where piling is required this must be Continuous flight auger piling wherever practicable to minimise impacts

- viii. Details of the hours of works and other measures to mitigate the impact of construction on the amenity of the area and safety of the highway network; and
- ix. Communication procedures with the Local Authority and local community regarding key construction issues.

Reason: In order to protect the amenities of the immediate locality and in accordance with Policy CS38 of the Bournemouth Local Plan: Core Strategy (October 2012).

21. Before the commencement of development on any phase of the approved development, unless otherwise agreed in writing by the Local Planning Authority, for the agreed phase of development a scheme of the disposal of surface water run-off and incorporating sustainable urban drainage systems (SUDS), shall be submitted to and approved in writing by the Local Planning Authority. The drainage works shall be completed in accordance with the approved details prior to occupation of the development or in accordance with a timetable to be agreed in writing by the Local Planning Authority. The scheme shall include the following as appropriate:
- a) A scaled plan indicating the extent, position, and type of all proposed hard surfacing (e.g. drives, parking areas, paths, patios) and roofed areas.
 - b) Details of the method of disposal for all areas including means of treatment or interception for potentially polluted run-off.
 - c) Scaled drawings including cross section, to illustrate the construction method and materials to be used for the hard surfacing (sample materials and literature demonstrating permeability may be required).

Reason: To provide satisfactory drainage for the development in accordance with Policy CS4 of the Bournemouth Local Plan: Core Strategy (October 2012) and in order to achieve the objectives set out in the Local Planning Authority's Planning Guidance Note on Sustainable Urban Drainage Systems.

22. A management strategy for the loading bay / road adjacent the new community centre shall be submitted for approval. The Management Strategy should provide details on the signage and enforcement.

Reason: To ensure that the loading bay is available to users of the community centre only.

23. No development shall commence above slab level in any phase of the approved development until an external lighting scheme for the agreed phase of development has been submitted to and approved by the Local Planning Authority. The lighting scheme shall include both adopted and unadopted areas and shall include the details of the lights with a lux plan to show any lighting spillage. The development shall be carried out in accordance with the approved details.

Reason: In order to protect the amenities of the immediate locality and in accordance with Policy CS38 of the Bournemouth Local Plan: Core Strategy (October 2012).

24. The development hereby permitted in any phase of the approved development shall not be occupied until a Refuse Management Plan has been submitted for each approved phase of development and approved in writing by the Local Planning Authority. The plan shall include: details of the management company to be set up; the employment of a private contractor to collect the refuse; measures to be taken if no private contractor is available at any time in the future (such as the employment of a person or persons to ensure bins are wheeled to the collection point); and that bins will not be stored in the open or at the collection point apart from on the day of collection. The refuse management plan shall be carried out in accordance with the approved details, unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure that the proposed development includes a long-term management plan for the collection of refuse in the interests of visual and residential amenities, and to accord with Policy CS41 of the Bournemouth Local Plan: Core Strategy (October 2012).

25. The use of the ground floor of Block A shall be restricted to Use Class E(e) only. Additionally, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no change of use other than that expressly authorised by this permission shall be carried out without planning permission first obtained from the Local Planning Authority.

Reason: To ensure a new GP Surgery is delivered as part of this development and to accord with Policy CS5 of the Bournemouth Core Strategy (2012) and the NPPF.

26. Reflective window coating will be used on the windows of the residential units in Block A on the 2nd and 3rd floors overlooking the roof terrace, to a level equivalent to Pilkington Level 3 or above (or the nearest equivalent standard) and will be permanently retained as such unless otherwise agreed in writing by the Local Planning Authority.

Reason: To prevent undue overlooking of the adjoining residential property and in accordance with Policy CS41 of the Bournemouth Local Plan: Core Strategy (October 2012).

27. Prior to the installation of any external pipe work and/or flues to the building(s) in each phase of development, a scheme for external pipe work and flues shall be submitted to and approved in writing by the Council. Works shall be carried out strictly in accordance with the approved scheme and unless shown on the approved elevation drawings any pipe work (with the exception of rainwater down-pipes) shall be internal to the building.

Reason: In the interests of the visual amenities of the locality and in accordance with Policy CS41 of the Bournemouth Local Plan: Core Strategy (October 2012).

28. Prior to first occupation of the development, details of the provision of electric vehicle charging points shall be submitted to the Local Planning Authority for approval in writing. The proposed charging points shall be installed in accordance with the approved details and permanently retained and maintained for the residents/ occupants of the development hereby permitted at all times.

Reason: In the interests of highway safety and in accordance with policies CS17 and CS41 of the Bournemouth Local Plan Core Strategy (October 2012).

29. Prior to the commencement of the development in each phase of development the detailed design of the layout of the integrated cycle stores shall be submitted to the Local Planning Authority for approval. The cycle stores shall provide parking for non-standard bicycles. The cycle store shall be installed in accordance with the approved details and permanently retained and maintained for the residents/ occupants of the development hereby permitted at all times.

Reason: In the interests of highway safety and in accordance with policies CS18 and CS41 of the Bournemouth Local Plan Core Strategy (October 2012).

30. Before the development is occupied or utilised, all visitor cycle parking shall be constructed and arranged as shown on the approved plans and thereafter retained, maintained and kept available for its intended purpose, at all times.

Reason: To ensure the proper and appropriate development of the site and in the interests of promoting sustainable development and active travel including the cycling mode of transport, in accordance with Policy CS18 and CS41 of the Bournemouth Local Plan Core Strategy (October 2012).

Informatives

In accordance with paragraph 39 of the revised NPPF the Council, as Local Planning Authority, takes a positive 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/agent was updated of any issues after the initial site visit

Background Documents:

P/25/03310/CONDR

Documents uploaded to that part of the Council's website that is publicly accessible and specifically relates to the application the subject of this report including all related

consultation responses, representations and documents submitted by the applicant in respect of the application.

Notes.

This excludes all documents which are considered to contain exempt information for the purposes of Schedule 12A Local Government Act 1972.

Reference to published works is not included.