



Planning Committee

Application Address	Land South of A35 Upton Road Creekmoor Poole BH17 7AG
Proposal	<p>Variation of condition Nos. 1, 2, 3, 4, 8 and 14 of planning permission APP/24/00641/F as described in that description of development to:</p> <ul style="list-style-type: none"> • Extend the limited period to three years from the date of this Decision Notice. • Amend the site, building, and court layout (reducing to six courts in total). • Reduce the building's scale and footprint. • Revise the parking layout and footway link to the central island pedestrian crossing. • Reword Conditions 4, 8, and 14 to require submission of details within one month and implementation within two months of this Decision Notice.
Application Number	P/25/01968/CONDR
Applicant	Cross Court Padel Limited
Agent	Pure Town Planning
Ward and Ward Member(s)	<p>Creekmoor</p> <p>Cllr Judes Butt</p> <p>Cllr Paul Slade</p>
Report Status	Public
Meeting Date	11 June 2026
Summary of Recommendation	GRANT, subject to conditions outlined in the report
Reason for Referral to Planning Committee	The development site is a council owned land and the original planning application was considered by the Planning Committee on 10 th October 2024
Case Officer	Monika Kwiatkowska
Is the proposal EIA Development?	No

1. Description of Proposal

2. The proposal is seeking to make the following changes to the already approved scheme: The changes are summarised below:
- Extend the limited period to three years from the date of this Decision Notice (Condition 1).
 - Amend the site, building, and court layout (reducing to six courts in total) (Conditions 2 and 14).
 - Reduce the building's scale and footprint (Condition 2).
 - Revise the parking layout and footway link to the central island pedestrian crossing (Conditions 3, 6, 8 and 14).
 - Reword Conditions 4, 8, and 14 to require submission of details within one month and implementation within two months of this Decision Notice.

3. **Description of Site and Surroundings**

The application site known as Creekmoor Park and Ride facility was originally built around 2003 but has seen very limited use for that purpose. It has been used for various other temporary uses over the years including a temporary fire station 2007-8 and was last used as a regional COVID-19 testing facility 2020-2022. The site has been vacant and unused since the testing facility closed in April 2022.

The application site is located on a narrow triangle of land between Upton Road and A350 Upton Bypass. The Creekmoor Park and Ride site comprises two adjacent large areas of tarmac hardstanding with access roads. These tarmac areas are part of overall Park and Ride site

The hardstanding areas are laid out with parking spaces and punctuated by small rectangles of soft landscaping. The application site is located on towards the northwestern end of the park and ride site. To the south-east and north-east of the site are matured trees and hedging.

To the east is the remaining tarmac parking area of the Park and Ride site. To the south beyond a hedge is the dual carriageway A35/A350, with a field and the shore of Holes Bay beyond. To the west of the application site is a mini roundabout on Upton Road, which forms one of the two entrances to the park and ride site. Beyond this, the Upton Road runs alongside the dual carriageway up to the Upton Gateway Roundabout junction.

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 fully operational and open to the public.

Relevant Planning History:

4. 98/34305/000/P: Outline application to form Park and Ride Site. Granted.
5. 01/34305/001/W: Option A - Reserved matters application to construct car park for Park & Ride Scheme - Phase I (West of Copse) 535 spaces with vehicle access from Upton Road/Creekmoor Lane roundabout and bus access via signal crossing on the Upton Bypass, bus shelter and small security building. (amended by plans received 15/11/01, 3/1/02 & 10/1/02 with letter dated 10/1/02). W4/10.1.02
6. APP/24/00642/A: Advertisement application for 2 large banner signs on front and rear and 3 smaller signs on the 3 sides of the entrance canopy. - Withdrawn
- APP/24/00641/F: Change of use for a new temporary indoor padel centre building for 3 years with ancillary changing café/bar and associated car parking. Granted.

Constraints

7. The entire site is allocated as a Park and Ride facility within Policy PP36 of the Poole Local Plan.

8. **Public Sector Equalities Duty**

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

9. 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.
10. 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.
11. 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”.
12. 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.
13. 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

14. BCP Highway Authority: supports the scheme, subject to conditions
15. BCP Environmental Health Officer: no comments offered
16. BCP Waste Collection Authority – the development requires commercial waste collection by the chosen waste collection provider.
17. BCP Biodiversity Officer: raised objection on the ground that the proposal to remove the green wall will contradict the aims of the National Planning Policy Framework (2024) paragraph 187 “which seeks that Planning policies and decisions should contribute to and enhance the natural and local environment.

Representations

18. Site notices were posted outside the site on 24 June 2025 with an expiry date for consultation of 15 July 2025. No representation made. Following the negotiations with the applicant, to include the revision of further conditions to the assessment of the revised scheme, site notices were in the vicinity of the site on 24 of June 2025, with an expiry date for consultation of 15 of July 2025.

Key Issue(s)

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

- Principle of the proposed works,
- Impact on character and appearance of the area,
- Highway Impacts,
- Ecology and Biodiversity Net Gain considerations.

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

Policy context

20. 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 with the following:

Poole Local Plan (Adopted 2018)

PP1 Presumption in favour of sustainable development

PP2 Amount and Broad Location of Development

PP26 Sports, recreation and community facilities

PP27 Design

PP33 Biodiversity and Geodiversity

PP34 Transport strategy

PP35 A Safe, Connected and Accessible Transport Network

PP36: Safeguarding strategic transport schemes

PP37 Building Sustainable Homes and Businesses

PP38 Managing flood risk

PP39 Delivering Poole's Infrastructure

Supplementary Planning Documents:

BCP Parking Standards SPD (adopted January 2021)

National Planning Policy Framework ("NPPF" / "Framework")

Planning Assessment

Principle of development

21. After the previous application (APP/24/00641/F) was determined, the BCP Council formally withdrawn the draft BCP Local Plan and draft CIL Schedule. This decision was made at the Council meeting on 3 June 2025. A letter was sent to the Planning Inspectors confirming the decision.
22. The policies in the draft BCP Local Plan therefore no longer carry any weight. However, evidence supporting the draft Local Plan will potentially continue to carry a degree of weight (this will depend on matters such as which evidence it is, its relevance to a proposal and future changes in circumstance).

23. The Council has recently undertaken a public consultation on Strategic Transport Priorities for the BCP Council area. The current Creekmoor P&R site is cited in scheme B3 which outlines the use of the Creekmoor site for a Park and Ride operation to Poole town centre, as part of a package of measures to reduce traffic on the local road network.
24. The principle of the proposed development of the site has been established by the earlier approval of planning permission APP/24/00641/F. There have been no material changes to both national and local planning policy context and to the setting and condition of the site that would alter this previous assessment and give reason to object to the principle of the development.
25. The current planning application seeks a 3-year temporary consent starting with the issue of the Decision Notice for this application, aligning the lifetime of the development with the lease agreement dates. Such timescale is unlikely to prejudice the realistic timescale of the introduction of a strategic transport scheme on the site, as advised by the BCP Highways Authority. The renewal or extension of this permission can be considered before that 3-year date expiry date and at that time, subject to further consideration of any strategic transport proposals for the site.
26. As such, the principle for the proposed use as padel courts on site remains acceptable, subject to the temporary permission to use the site and the compliance of the revised scheme with the adopted policies. Condition 1 attached to previous planning permission (APP/24/00641/F) can therefore be altered accordingly.

Impact on character and appearance area

27. Policy PP27 of the Poole Local Plan (2018) states that development will be permitted where it reflects or enhances local patterns of development in terms of layout, height, scale, massing, materials, landscaping and visual impact.
28. The locality may be described as an urban fringe location comprising a mix of built-up areas, woodland and other open greenspace and dominant transport infrastructure.
29. The padel courts, along with some of its associated infrastructure, have been already built and the use of the development commenced. The S73 application deals with the discrepancies between the approved plans and the development as built, including the reduction of the footprint of the padel court building, changes to the revised site layout, internal changes to the floor plans and elevational changes relating to the artificial green wall screening and roof finishes.
30. The changes to the site layout are as follows: the footprint of the building is significantly reduced in width; however, its height and length remain unaltered, spanning the majority of the length of the site. The site's layout is revised, showing details of the pedestrian gate and footway linking the site with the public domain. Revised parking layout is proposed, including a reduced scale cycle parking provision and EV charging points. These changes positively impact the character and appearance of the area due to their reduced scale and mass.
31. Notwithstanding the above, the proposed revised screening to the elevations and the roof remain of importance to the considerations of the visual impacts of the scheme. These details were originally intended to soften the visual impact of the built form in terms of massing and bulk, particularly when viewed from the adjacent highway. The revised details provide acceptable, high-quality screening, ensuring the development blends with its surroundings well, without appearing prominent in its setting, in line with the provisions of Policy PP27 of the Poole Local Plan. Condition 2 can be amended to include the revised details of the green walls and the roof finishes.
32. The applicant also submitted revised floor plans, showing the development as built internally. These plans include the reduction in padel courts (from 7 to 6), as well as the precise location of the changing rooms, small café and an office area on the ground floor of the building. The scheme omits the previously approved mezzanine floor. These internal changes have no impact on the overall visual amenity of the area and can be conditioned within the revised Condition 2 for clarity of decision-making.

33. Overall, the scheme remains compliant with the provisions of Policy PP27, which seeks to safeguard local character and appearance. Condition 2 can be revised to include the new plans to ensure consistent and clear decision-making.
34. Whilst not previously conditioned, it is prudent to ensure the implementation of the proposed wall and roof screening within 2 months of the issue of the Decision Notice for this scheme. A condition can be added to the list of original conditions to ensure compliance with the approved details.

Highway Impacts

35. Policy PP34 encourages new development to be located within the most accessible locations, which are capable of meeting a range of local needs and will help to reduce the need to travel, reduce emissions and benefit air quality, principally in the town centre, district and local centres, employment areas and along sustainable transport corridors.
36. Policy PP35 encourages new development to maximise the use of sustainable forms of travel; provide safe access to the highway; accord with the Parking & Highway Layout in New Development SPD.
37. The current scheme is seeking changes to the parking layout to facilitate the provision of a footway link to the central island pedestrian crossing point. A gated access is provided, details of which have been implemented and were verified on site (Condition 3 of the original permission required submission of these details).
38. The scheme also revises the parking layout (Condition 8), providing 18 car parking spaces, 4 EV charging spaces and 3 disabled spaces on site, with further provision of the overflow parking (unspecified numbers) to the northern side of the building. Condition 14 of the original approval secured 32 parking bays on site. The current proposal represents a reduction of parking provision to the overall 25 parking spaces (and the additional unspecified provision within the overflow car park).
39. Furthermore, an 8 hoops bike shelter is currently proposed, reducing the previously conditioned provision of 55 cycle store on site (Condition 4).
40. The development would continue to use the existing vehicular access, with the revised car parking layout. Following consultation, the Highway Authority advised that currently proposed 25 parking spaces car park would be sufficient to meet the needs of the scheme. Whilst previously 32 car parking spaces were required by condition, the 25 marked out parking spaces (which include 3 disabled bays) plus the overflow car parking area would still provide at least 32 car parking spaces, and possibly more, so the amount of car parking proposed complies with the original approval. The Highway Authority therefore supported the revised plans, subject to the revised wording of Condition 8, which requires the approved car parking plan details to be complied with so this would now cover car parking implementation as well, as previously secured by Condition 8. Consequently, Condition 14 is no longer required and can be removed.
41. As a result, Condition 14 has been removed from the list of suggested conditions appended to this report.
42. In addition, the works to the required footpath link (linking the site with Upton Road) have been completed to provide a new lowered kerb/tactile paved pedestrian crossing facility across Upton Road. This provides a link directly into the car park which is a more direct route than the previous

approved pedestrian route which went around the site boundary to the main vehicle entrance. represents an improvement over the previous arrangement, as it now offers a shorter and more direct route from the pedestrian refuge crossing point on the main road to the building entrance and is supported by the Highway Authority. Condition 3 of the original approval required submission of details of the footway works – as the works have been now completed, this Condition is no longer required and can be amended to ensure the footpath link into the car parks is available during operational hours of the development on site and that no vehicle parking is permitted is allowed in front of the gate. Condition 3 has been amended accordingly to reflect these details.

43. The Highway Authority supported the revised cycle parking provision. The scheme offers 8 cycle parking spaces under a covered shelter. Whilst this amount of cycle parking is less than was approved on the original planning approval (where 55 cycle parking spaces were required). The Highway Authority advised that at the time of granting planning permission for the original scheme, they had no experience of the likely cycle parking demands for Padel Court uses. Since the approval of the original scheme in 2024, however, there have been numerous Padel Court use planning applications across the conurbation, providing further insight into the proportionate requirement for cycle parking for the scheme of this nature and scale. As a result, the proposed 8 space covered and sheltered cycle parking provision is now considered acceptable and meeting the demands from users of the scheme. Condition 4 of the original planning approval required submission of cycle parking details but as satisfactory details have been submitted as part of this planning submission, Condition 4 is no longer required. The implementation of the proposed cycle parking provision can be secured by the revised Condition 8, which has been amended to reflect this requirement.

44. Overall, subject to the revised conditions, the proposed development would be in line with the provisions of the Policies PP34, PP35 and PP36 of the Poole Local Plan.

Biodiversity

45. 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 PP33 – biodiversity and geodiversity, sets out policy requirements for the protection and where possible, a net gain in biodiversity.

46. There are no protected species on the site that would be adversely affected by the development. Consequently, the proposal is unlikely to cause harm to any protected species and would therefore comply with Policy PP33 of the Poole Local Plan.

47. In addition, the Environment Act 2021 requires a 10% biodiversity net gain (BNG), although certain exemptions apply. This original scheme fell under the *de minimis* exemption for developments below the threshold, as it does not affect any priority habitats and impacts less than 25 square metres (5m x 5m) of on-site habitat and less than 5 metres of on-site linear habitats such as hedgerows.

48. Accordingly, the development is exempt from BNG requirements and would have no impact on priority habitats.

49. The BCP Biodiversity Officer 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”.

50. It is noted that the Council’s Biodiversity Officer raised concerns with regards to removal of the ‘green wall’ due to loss of biodiversity on site. However, the proposed screening was not intended to include natural plants or sedum roof, as it is entirely artificial. Furthermore, the screening to the

elevations of the building was reinstated within this application, as shown on the amended elevation plans. For that reason, the scheme would be screened from view but not provide any biodiversity enhancement on site. This, however, would not be materially different from the original permission which also did not include any provision of natural screening or biodiversity enhancement. As such, the current scheme has no impact on the previously approved details from the biodiversity perspective.

51. The scheme, in its current form is therefore acceptable and the compliance with the aims of Policy PP33 Poole Local Plan is not required.

Other matters

52. The proposal to vary the conditions attached to the previously approved scheme APP/24/01077/F would have no further impact on the previously assessed matters of amenity, sustainability, drainage, and waste collection arrangements of the approved scheme. Previously imposed conditions remained relevant in these matters.

53. Furthermore, it is important to note that the following conditions attached to the previous planning permission APP/24/01077/F have been fully discharged and would be complied with should the current application be recommended for approval:

- Condition 9: Contaminated Land
- Condition 12: Tree Protection
- Condition 13: Drainage Works

54. In the case that the proposal is approved, the applicant would be required to comply with the details of the conditions already approved by the Local Planning Authority. The wording of these conditions was amended to reflect the submission of relevant documents required by these Conditions and changed to ensure compliance.

55. Condition 7 attached to the previous permission APP/24/00641/F is no longer be required should planning permission be granted as these matters are now covered by building regulations and therefore the applicant should ensure all Electric Vehicle Charging Points details comply with the relevant Building regulations.

Planning Balance / Conclusion

56. The Council promotes sustainable development, and the National Planning Policy Framework (NPPF) places a presumption in favour of such development at its core.

57. The proposal would deliver some economic benefits during construction and support healthy living for residents, thereby providing associated wider social benefits.

58. The proposed changes would have no impact on the previously assessed scheme, its merits and the principle of development on site.

59. The revised conditions ensure compliance of the scheme with the submitted details, which were found acceptable either through the assessment of this application or through the assessment of the Discharge of Conditions applications which preceded this application.

Recommendation

To grant planning permission

84. To Grant Planning Permission subject to;

- a) That delegated authority be granted to the Head of Planning Operations to add/amend conditions where necessary, AND
- b) The following conditions;

1. This temporary permission is limited to the period of 3 years starting from the date of this Decision Notice (namely 11/06/2029). Upon the expiry of this period of time, the temporary building hereby permitted, shall cease to operate. Within a month of the expiry of this permission, the building, along with all associated services (cycle stores, plant equipment, and any other paraphernalia associated with its operation), shall be removed from the land and the land shall be restored to its previous state.

The Local Planning Authority shall be advised in writing when the reinstatement of the site has been completed so that it can be checked on site.

Reason – In order to preserve the land allocation of the site, in accordance with the provisions of Policy PP36 of the Poole Local Plan (November 2018). This condition is required to be imposed by the provisions of Section 91 of the Town and Country Planning Act 1990 and amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004.

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

Proposed Elevations, Drg no: 202, received 07/05/2026

Roof Plan, Drg. No: 101, received 15/05/2026

Site Location Plan received on 07 Jun 2024

Amended Floor Plans, Drg. No: 100, received 15/05/2026

Site plan, Drg. No: 000, received 12/05/2026

Acoustic Report – Noise Impact Assessment received on 24/09/2024

DE Minimis Exemption Statement received on 02/09/2024

Access Gate Elevations, Drg no: 400, received 25/05/2026

ZeticaUXO Pre-Desk Study Assessment, Ref: PA021280, Date: 18 Dec 2024 – received 19/12/2024

Phase I Desk Study report (Ground Condition Consultants Ltd, Ground Condition Desk Top Study, Report Ref.: J-24-066-R01, Version 3.0, Date: 21/11/2024), received 22/11/2024

Tree Protection Fencing Plan, received 29/10/2024

Drainage Scheme, received 29/10/2024

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

3. The pedestrian access gate, linking the public footway with the site, leading into the car park from Upton Road, shall remain available for pedestrian access at all times, during opening hours of the building hereby permitted.

Furthermore, within 2 months of the issuing of the Decision Notice, "No Parking" markings shall be marked out within the car park adjacent to the pedestrian access gate (which links the site to Upton Road) in order to prevent vehicles from parking in the car park adjacent to this pedestrian access gate. The implemented footway markings shall be retained on site until the expiry of the planning consent, as stated by Condition 1.

Reason: In the interest of providing safe and convenient pedestrian routes in accordance with Policy PP35 of the Poole Local Plan.

4. The bicycle shelter, providing 8 cycle parking spaces, as shown on the approved plans, shall be erected on site in the location indicated on the approved plans and made available to the users of the site within 2 months of the issue of the Decision Notice.

The bicycle shelter shall be made available to the users of the site until the expiry of the planning consent, as stated by Condition 1.

Reason: To encourage sustainable travel and to ensure appropriate amounts of bicycle parking are available in accordance with Local Plan Policy PP35).

5. At all times the use of the building shall be restricted to indoor sport, recreation, or fitness centre under use class E(d) and the ancillary use areas as detailed on the approved plans (Proposed Elevations, Floor Plans & Location, Site Location Plan, Roof Plan and amended Car Parking Plan).

Reason: To ensure appropriate amounts of vehicle parking are available for uses on the site in accordance with Local Plan Policy PP35).

6. The development hereby permitted including the café, padel courts hereby approved shall only be used between the hours of 07:00 – 22.00 Monday to Friday. 07.00 – 21.00 Saturday and 08.00 – 21.00 Sunday and Bank Holidays.

Reason: In the interests of the living conditions of neighbouring occupiers and in accordance with Policy PP27 of Poole Local Plan (2018).

7. The development hereby permitted shall be implemented in strict accordance with the approved site layout, showing access, turning space, vehicle parking and cycle parking. These shall thereafter be always retained and kept available for those purposes until the expiry of the planning consent, as stated by Condition 1.

Reason - In the interests of highway safety and in accordance with Policies PP27, PP34, PP35 and PP36 of the Poole Local Plan (November 2018).

8. The development hereby permitted shall be constructed in strict accordance with the details, as approved by the Discharge of Condition letter dated 19/12/2024. For the avoidance of doubt, the approved reports are:

ZeticaUXO Pre-Desk Study Assessment, Ref: PA021280, Date: 18 Dec 2024 – received 19/12/2024
Phase I Desk Study report (Ground Condition Consultants Ltd, Ground Condition Desk Top Study, Report Ref.: J-24-066-R01, Version 3.0, Date: 21/11/2024), received 22/11/2024

Reason: To safeguard the amenity of nearby premises and the area generally in accordance with Policy PP27 of Poole Local Plan (November 2018).

9. 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.

Reason: To safeguard the amenity of nearby premises and the area generally in accordance with Policy PP27 of Poole Local Plan (November 2018).

10. At no time shall the level of noise emitted from any part of the application site to which this development relates including the building hereby permitted shall exceed:
Between (07.00 – 22.00) Monday – Friday and (07.00 – 21.00) Saturday – Sunday (including bank holidays) 5 dB(A) as determined by BS4142:2014+A1:2019 "Methods for rating and assessing

industrial and commercial sound. at any other time 5 dB(A) as determined by BS4142:2014+A1:2019 "Methods for rating and assessing industrial and commercial sound, in both cases when measured from any boundary of the application site.

Reason: To safeguard the amenity of nearby premises and the area generally in accordance with Policy PP27 of Poole Local Plan (November 2018).

11. Tree protection measures shall be implemented on site in accordance with the approved details, as outlined in the Discharge of Condition letter dated 03/12/2024.

For the avoidance of doubt, the approved plans is:

Tree Protection Fencing Plan, received 29/10/2024

Reason - To prevent trees that are to be retained on-site from being damaged during the construction works, in accordance with Policy PP27 of the Poole Local Plan (November 2018).

12. The drainage works on site shall be implemented in accordance with the approved scheme, as agreed by the submission dated 29/10/2024, in accordance with the Discharge of Condition letter dated 03/12/2024.

Reason - To ensure the provision of a satisfactory means of surface water disposal and to avoid potential land contamination and in accordance with PP38 of the Poole Local Plan (November 2018).

13. The screening to elevations and roof form of the building shall be implemented within 2 months of the issue of the Decision Notice and subsequently shall be retained on site until the expiry of the planning consent, as stated by Condition 1.

Reason: In the interest of visual amenity.

Informatives

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/agent was updated of any issues after the initial site visit,

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

Background Documents:

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

Case Officer Report Completed

Officer: Monika Kwiatkowska

Date: 22/05/2026

Agreed by: Katie Herrington

Date: 28/05/2026

Comment: