



WESTERN BCP PLANNING COMMITTEE – 9 JULY 2026

ADDENDUM SHEET

6a

Address: 8 Brownsea Road, Poole, BH13 7QP

Application number: P/26/01842/FUL

Update:

Including the following in the suggested conditions:

LAT12 Pre commencement meeting

No part of the development hereby permitted shall be commenced, including any site clearance, the digging of any trenches and the bringing on to site of any equipment, materials or machinery for use in connection with the implementation of the development (save as is necessary for the purpose of this condition) unless:

- (a) site meeting involving a representative of the local planning authority and an Arboricultural Consultant has first taken place to identify any supplemental requirements, for protecting trees during the carrying out of the development on and adjacent to the application site, to the details identified in the approved Arboricultural Impact Assessment and Arboricultural Method Statement and the approved Tree Protection Plan; and
- (b) There has been submitted to and agreed in writing by the local planning authority details of supplemental requirements confirmed at the meeting ("the Supplemental Requirements"); and
- (c) All tree protection has been provided in accordance with both the Approved Tree Details and the Supplemental Requirements ("the Full Approved Tree Protection Measures"). Once provided, the Full Approved Tree Protection Measures shall thereafter at all times be retained until the development has been completed and all equipment, machinery and surplus materials relating to the construction of the development have been removed from the site unless an alternative time is otherwise agreed in writing by the local planning authority. Until such time as the Full Approved Tree Protection Measures have all been removed, nothing shall be stored or placed in any area secured by any part of the Full Approved Tree Protection Measures nor shall the ground levels within those areas be altered or any excavation made without the written consent of the local planning authority.

Reason: To ensure that trees and their rooting environments are afforded adequate physical protection during construction and this is a pre-commencement condition to prevent any harm being caused to those trees that might result from any other work being carried out in relation to the development.

Recommendation - approval

6b

Address: Phase 1, Land North of Bearwood, Magna Road & Knighton Lane
Poole, BH11 9NB

Application number: APP/26/00600/CONDR

Update:

Include the following in the relevant planning applications

P/25/00286/NMA - move occupation trigger from 300th to 500th dwelling – approved 17 October 2025

Please also see original s106 and deed of variation that are relevant to this application.

Recommendation - approval