

Your Ref:

This matter is being dealt with by: Andrew England

Our Ref: P,T&R/AE/LF

Email: [planning@bournemouth.gov.uk](mailto:planning@bournemouth.gov.uk)

To: All Members of the Council

12 February 2016

Dear Member

**PLANNING BOARD MONDAY 15 FEBRUARY 2016  
SCHEDULE OF PLANNING APPLICATIONS FOR CONSIDERATION  
PREVIOUSLY CIRCULATED ON 5 FEBRUARY 2016**

In accordance with the agreed procedures, I attach hereto an addendum sheet showing recommendations and other details in respect of the Schedule of Applications circulated to all Members of the Council.

Any observations on the contents of this addendum sheet should be sent to Legal and Democratic by 10.00 a.m. on the day of the meeting, in order that they may be considered by the Planning Board on that day.

Yours sincerely

Andrew England

**Head of Planning  
Planning, Transport & Regulation**

## Planning and Transport

### AMENDMENT TO THE PLANNING BOARD AGENDA

Planning Board Date: 15<sup>th</sup> February 2016

#### **Item No: 02**

Report No: 6b

Address: 13 Durley Road South

**Amend:** Description of development to:-

“Application for planning permission for relevant demolition of the existing building in a conservation area”

#### **Item No: 03**

Report No: 6c

Address: 11 Hazell Avenue

Replace: Condition 2 with:-

**“Materials as Specified”**

“The materials to be used on the external surfaces of the proposed development shall be as specified on the application form/plan unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** To safeguard the visual amenities of the locality and in accordance with Policy CS41 of the Bournemouth Local Plan: Core Strategy (October 2012).”

**Amend:** Planning Board Report paragraph 8 as follows:-

Delete - “It is noted that the roof of 19 Priestley Road is higher than other properties.”

**Replace with** - “It is noted that the roof of **19 Hazell Avenue** is higher than other properties.”

#### **Item No: 04**

Report No:6d

Address: 53 New Road

**Add:** condition 9 - 11 and informative notes:-

**9- On site working hours (inc demolition) restricted when implementing permission.**

All on-site working, including demolition and deliveries to and from the site, associated with the implementation of this planning permission shall only be carried out between the hours of 8 a.m. and 6 p.m. Monday - Friday, 8 a.m. and 1 p.m. Saturday and not at all on Sunday, Public and Bank Holidays unless otherwise agreed in writing with the Local Planning Authority.

**Reason:** To safeguard the amenities of occupiers of adjoining and nearby properties and in accordance with Policies CS14 and CS38 of the Bournemouth Local Plan: Core Strategy (October 2012).

### **10- Provision of a Refuse Management Plan**

The development hereby permitted shall not be occupied until a Refuse Management Plan has been submitted to 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).

### **11- Refuse Bin Store**

Before development commences unless agreed in writing by the Local Planning Authority details of a screened refuse bin store suitable for the housing of wheeled bins showing the site location, elevations and materials to be used in the construction of the bin store shall be submitted to and approved in writing by the Local Planning Authority. The approved store shall be completed prior to the occupation of any of the units of accommodation granted by this permission and shall be retained and maintained thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the amenities of occupiers of adjoining and nearby residential properties and in accordance with Policy CS41 of the Bournemouth Local Plan: Core Strategy (October 2012).

#### **INFORMATIVE NOTE:**

The applicant is advised that there should be no storage of any equipment, machinery or materials on the footway/highway this includes verges and/or shrub borders or beneath the crown spread of Council owned trees.

#### **INFORMATIVE NOTE:**

The applicant is advised that in order to avoid contravention of highways legislation, provision shall be made in the design of the access/drive to ensure that no surface water or loose material drains/spills directly from the site onto the highway.

#### **INFORMATIVE NOTE:**

The applicant is advised that notwithstanding this consent, Section 184 of the Highways Act 1980 requires the proper construction of vehicle crossings over kerbed footways, verges or other highway land. Normally this work will be undertaken at the expense of the applicant by the Highway Authority although on occasions there might be instances where the applicant under supervision can undertake this work. The applicant must contact the Service Director, Technical Services, Town Hall Annexe, St. Stephens Road, Bournemouth, BH2 6EA to initiate the procedure.

#### **INFORMATIVE NOTE:**

As a consequence of vehicle access closure, the applicant is advised that it will be necessary for the kerb to be raised and the footway (and verge if appropriate) restored. Normally the Highway Authority will undertake this work at the expense of the applicant although on occasion there might be instances where the applicant under supervision can undertake this work. The applicant must contact the Service Director, Technical Services, Town Hall Annexe, St. Stephen's Road, Bournemouth BH2 6EA to initiate the procedure.

**INFORMATIVE NOTE:**

If during site works unforeseen contamination is found to be present then no further development shall be carried out until the developer has consulted the Local Planning Authority. The contamination will need to be assessed and if necessary an appropriate remediation scheme agreed with the Local Planning Authority.

**INFORMATIVE NOTE:**

It is brought to the applicants attention that there could be the potential for stag beetles on the site and there are bats in the area. It is recommended that the applicant employs a suitably qualified person to check for these protected species. If there are any signs of protected wildlife during the development then the application should contact Natural England for more advice.

M A Holmes Service Director of Planning, Transport Services & Regulation  
PTS/DMJ/LEF/MAH