

Planning and Regeneration Services

Borough of Poole
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Application No: APP/09/01186/F

TO:

Mr D James
David James Architects LLP
5 Wolterton Road
Branksome
Poole
BH12 1LR

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995

GRANT OF PLANNING PERMISSION

This permission does not carry any approval or consent which may be required under any enactment, by-law, order or regulation (eg in relation to Building regulations or the Diversion of Footpaths etc) other than Section 57 of the Town and Country Planning Act, 1990.

Applicant: Towncourt Homes
Case Officer: Kevin Chilvers
Det Level: Fully Delegated

Location of Development:

46-48 Tower Road, Poole, BH13 6JA

Description of Development:

Demolish existing houses and erect 14 flats with basement and surface parking

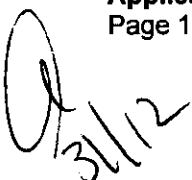
In pursuance of their powers under the above mentioned Act, The Borough Planning Authority
HEREBY GRANT PLANNING PERMISSION for the development described above in accordance with
the details given in the application numbered above.

Signed



Head of Planning and Regeneration Services
Date of Decision: 31 December, 2009

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Striving for Excellence
for the people of Poole

Subject to the following condition(s):-

- 1 The development to which this permission relates shall be begun not later than the expiration of three years beginning with the date of this permission.

Reason -

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 Before any development commences details and samples of all external facing and roofing materials to be used shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details
- 3 Before any development commences details of temporary car parking within or near the site to accommodate operatives' and construction vehicles shall be submitted to and approved in writing by the Local Planning Authority and the parking shall be provided in accordance with the approved details throughout the construction period.
- 4 Notwithstanding the approved drawings, before any development commences details of refuse storage and recycling facilities shall be submitted to and approved in writing by the Local Planning Authority. The approved facilities shall be provided before the first occupation of any of the flats hereby permitted and retained thereafter.
- 5 Before any development commences details of secure cycle parking facilities and car ports shall be submitted to, and approved in writing by, the Local Planning Authority, implemented in accordance with the agreed details and thereafter retained
- 6 Before any development commences proposals for the hard landscaping of the site, including full details of boundary treatment, surfacing materials and colours/kerbing/bollards/railings/walling and fencing shall be submitted to, and approved in writing by, the Local Planning Authority. The approved details shall be completed in all respects prior to the first occupation/use of the development hereby approved and thereafter retained
- 7 Before any development commences details of proposals for the landscaping of the site shall be submitted to, and approved in writing by, the Local Planning Authority. The landscaping scheme shall include provision for landscape planting, the retention and protection of existing trees and other site features, walls, fencing and other means of enclosure and any changes in levels.
The approved scheme shall be fully implemented with new planting carried out in the planting season October to March inclusive following first occupation of the building or the completion of the development whichever is the sooner, or in accordance with a timetable to be agreed in writing with the Local Planning Authority.
All planting shall be carried out in accordance with British Standards, including regard for plant storage and ground conditions at the time of planting.
The scheme shall be properly maintained for a period of 5 years and any plants (including those retained as part of the scheme), which die, are removed or become damaged or diseased within this period shall be replaced in the next planting season with others of a similar size and same species unless the Local Planning Authority gives written consent to any variation.
The whole scheme shall be subsequently retained

- 8 Before any development commences the site shall be cleared of all bats protected under the Wildlife and Countryside Act 1981 (and, if necessary, elements of their supporting habitat) in accordance with details of the timing and method of proposed rescue, protection and relocation of protected species and habitat to be submitted to, and approved in writing by, the Local Planning Authority. Such works shall be subsequently carried out in strict accordance with the agreed details of methodology and programme
- 9 Before any development commences a scheme for the provision of sustainable urban drainage shall be submitted to, and approved in writing by, the Local Planning Authority. The drainage works shall be implemented in accordance with the approved scheme and thereafter retained
- 10 Both in the first instance and upon all subsequent occasions, the windows and balcony screens coloured pink on the approved plans, including plans 0914/02, 0914/03 and 0914/04, shall be glazed with obscured glass in a form sufficient to prevent external views and shall either be a fixed light or hung in such a way as to prevent the effect of obscure glazing being negated by reason of opening
- 11 Prior to first occupation of any of the flats hereby permitted the vehicular access shall be laid out, constructed, hardened and surfaced, in accordance with details to be submitted to, and approved in writing by, the Local Planning Authority. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 or any subsequent re-enactment thereof, the land designated as visibility splays as indicated on the approved plan shall be cleared of all obstructions over 0.6 metres above the level of the adjoining highway, including the reduction in level of the land if necessary, and nothing over that height shall be permitted to remain, be placed, built, planted or grown on the land so designated at any time
- 12 Prior to first occupation of any of the flats hereby permitted the turning space and garaging/vehicle parking shown on the approved plan shall be constructed, and these shall thereafter be retained and kept available for those purposes at all times
- 13 Notwithstanding the approved plan, one of the basement parking spaces and one of the surface parking spaces shall be laid out as a disabled parking space.
- 14 An arboricultural method statement prepared by an arboricultural consultant holding a nationally recognised arboricultural qualification providing comprehensive details of construction works in relation to trees shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of demolition/development. All works shall subsequently be carried out in strict accordance with the approved details. In particular, the method statement must provide the following:-
 - i) a specification for protective fencing to trees during both demolition and construction phases which complies with BS5837:2005 and a plan indicating the alignment of the protective fencing;
 - ii) a specification for scaffolding and ground protection within tree protection zones in accordance with BS5837;
 - iii) a schedule of tree works conforming to BS3998;
 - iv) details of general arboricultural matters such as the area for storage of materials, concrete mixing and use of fires;
 - v) plans and particulars showing the siting of the service and piping infrastructure;
 - vi) a full specification for the construction of any arboriculturally

sensitive structures and sections through them, including the installation of boundary treatment works, the method of construction of the access driveway including details of the no-dig specification and extent of the areas of the driveway to be constructed using a no-dig specification;

vii) details of the works requiring arboricultural supervision to be carried out by the developer's arboricultural consultant, including details of the frequency of supervisory visits and procedure for notifying the Local Planning Authority of the findings of the supervisory visits; and

viii) details of all other activities (including soakaways and provision for disposal of surface water) which have implications for trees on or adjacent to the site

- 15 All works relating to the demolition/development with implications for trees shall be carried out as specified in the approved arboricultural method statement, and supervised by an arboricultural consultant holding a nationally recognised arboricultural qualification
- 16 Before any development commences details of the arboriculturally sensitive operations requiring arboricultural supervision shall be submitted to, and approved in writing by, the Local Planning Authority. A pre-commencement site meeting shall be held and attended by the developer's arboricultural consultant, the designated site foreman and a representative from the Local Authority to discuss details of the working procedures. Subsequently and until the completion of all site works, site visits should be carried out on a fortnightly basis by the developer's arboricultural consultant. Copies of written site notes and/or reports detailing the results of site supervision and any necessary remedial works undertaken or required shall be submitted to and approved in writing by the Local Planning Authority. Any approved remedial works shall subsequently be carried out under strict supervision by the arboricultural consultant immediately following that approval

Informative Note(s):-

1. Town and Country Planning (General Development Procedure) (Amendment) Order 2003

The proposed development has been tested against the following policies of the Development Plan and, in the opinion of the Local Planning Authority, is not in conflict with the following policies:

- a) The proposal will compliment or enhance the character and appearance of the area - Policies BE2 and PCS23
- b) Residential Amenity will be preserved - Policy PCS05
- c) Adequate measures have been taken to preserve protected trees - Policy NE28
- d) Recreation, Heathland and Transportation contributions have been secured by Unilateral/106 agreement - Policies L17, NE16, PCS28 and T13
- e) Given the extant consent and the information submitted by the applicant on viability, affordable housing can not be secured from this proposal - Policy PCS06

Please see notes on reverse