

---

<b>DATE OF MEETING</b>	15 June, 2017
<b>APPLICATION NO.</b>	APP/17/00378/F
<b>APPLICATION TYPE</b>	Full
<b>SITE ADDRESS</b>	Poole Park, Poole Park Road, Poole, BH15 2SF
<b>PROPOSALS</b>	Lagoon dredging and island formation and improvement. Changes to road and car park alignment and design. Install new sluice channel bridge. Refurbishment to historic entrance gates.
<b>REGISTERED APPLICANT</b>	21 March, 2017 Borough of Poole
<b>WARD</b>	Poole Town
<b>CONSERVATION AREA</b>	Poole Park
<b>CASE OFFICER</b>	Sarah Scannell

---

## **INTRODUCTION**

This application is brought before committee because the Council is the Applicant and Land Owner and the cumulative development proposed is not of a minor nature.

Recommendation for **Grant with Conditions**

## **THE PROPOSAL**

Lagoon dredging and island formation and improvement. Changes to road and car park alignment and design. Install new sluice channel bridge.

## **MAIN ISSUES**

The principal issues for consideration in this case relate to:-

- Impact on the character and appearance of heritage assets and visual amenity;
- Loss of public open space;
- Impact on the amenity of residents and visiting members of the public;
- Impact on biodiversity;
- Impact on protected trees;
- Drainage and flood risk; and
- Parking provision.

## **SITE DESCRIPTION**

Poole Park is a 43 hectare Victorian park containing a large saltwater (boating) lake

and two smaller freshwater lakes. It is used for various recreational pursuits with facilities including tennis courts, a bowling green, cricket green, playgrounds, crazy golf and model boat racing.

The park is a Conservation Area and is Grade II listed on the Register for Parks and Gardens. It contains a Grade II listed war memorial and locally listed structures including the cricket pavilion, lodges and the gate piers.

There are narrow bands of protected trees along the northern and eastern perimeter and a number of individually protected trees.

Parts of the park are within Flood Zones 1, 2 and 3 while the majority is in the future flood zone.

The park is Public Open Space.

## **RELEVANT PLANNING HISTORY**

**2017:** Listed building application for the restoration and refurbishment of war memorials and memorial garden including regrading and resurfacing of paths (including replacing some steps with ramps); additional and replacement paving; and new pedestrian gate and access (APP/17/00385/L) **Current**.

**2013:** Erect decked area adjacent to kiosk and artificial grass area to land adjacent to restaurant. (Retrospective) (APP/13/00747/F). **Refused** for the following reason:

- The proposed decking by reason of its siting, scale and appearance would adversely affect the integrity of the group of buildings beside which it is located, their setting within the Poole Park and would fail to preserve or enhance the setting or character of the Poole Park Conservation Area or the Poole Park II Registered Park and Garden. Furthermore, the siting of the decking would give the perception of a private area for the use of patrons of the restaurant and as such would cause a barrier to the movement of the public along this area of public open space. As such the proposal would prejudice the requirements of the NPPF and conflict with Policies PCS15, PCS23 and PCS24 of the Poole Core Strategy (adopted on 19 February 2009), Policies DM1, DM2 and DM9 of the Poole Site Specific Allocations and Development Management Policies Development Plan Document, the Council's adopted SPG guidance the "Design Code", the Borough of Poole Characterisation Study Final Report and the Poole Park Conservation Area Designation Document.

A subsequent split decision on **appeal dismissed** the decking element with the Inspector stating:

- whilst the new structure remains open space to which the public has free access, it gives a strong perception of being a private area which can be used only if refreshments have been purchased from the kiosk.
- public open space should be legible and should invite use rather than discourage use. The development fails to achieve either of these objectives.
- I note that the grassed area may sometimes have been too wet to use particularly for those with restricted mobility, however, that factor is outweighed

by the real loss of the area. In practical terms, the decking does create a barrier to the movement of the public in this area.

- overall, I conclude that the decking development unduly harms the character and appearance of the designated heritage asset and discourages use of public open space. It conflicts with policies PCS15 & PCS23 of the Poole Core Strategy (adopted 2009) and policies DM1 & DM2 of the Poole Site Specific Allocations and Development Management Policies DPD (adopted 2012).

**2005:** Creation of islands and pontoon within boating lake and a slipway adjacent to the boatyard. Formation of reed beds. **Approved** (05/09302/009/W)

## **PRE-APPLICATION ADVICE**

Informal pre-application discussion with the Conservation Officer was supportive.

## **COMMUNITY CONSULTATION**

There has been extensive public consultation to support an associated Heritage Lottery Fund bid.

## **CONSULTATIONS**

Local Lead Flood Authority: **No objection in principle.**

- Application is subject to Land Drainage Consent for which a separate application has been submitted.
- As the Lead Local Flood Authority interest covers dredged volumes and infill volumes, further details are required.

Network Rail: **No objection.** Standing advice provided.

Society of Poole Men: **Supports** improvements to public facilities.

Natural England: **Generally support.**

- Works will take place outside but close to Poole Harbour SSSI, pSPA and Ramsar Site. Provided works are carried out in accordance with submitted details, they would not have a significant effect on or damage features of these sites.
- Improving water quality should improve biodiversity, including the ability of the site to support bird features of the Poole Harbour SPA.
- Consult NE on construction method statement
- The applicant will require a licence for Starlet Sea Anemone.

Transport Policy Manager: **No objection.**

- Alterations to road and car parks would improve pedestrian crossing and carpark efficiency.
- This would be an opportunity to improve cycle parking provision which is lacking at key activity points.

- Attach the following conditions:

HW100 – Parking

HW110 – Cycle Parking

Grampian condition relating to details to alter the junction radii of the junction from East Lodge Gate onto Parkstone Road and Seldown Gate.

Friends of Poole Park: Supports improvements if Heritage Lottery bid is successful.

## **REPRESENTATIONS**

Representations have been received which raise the following concerns:

- an increase in the size of the car park at Copse Close would increase traffic congestion; harm highway safety and cause the loss of recreational space;
- the proposals do not deal with traveller encampments.

Letters of support for the Heritage Lottery Fund project have been received from a wide range of stakeholders including Councillors; charities; conservation groups; and local residents and were submitted with the application.

## **PLANNING CONSIDERATIONS**

### **POLICY AND GUIDANCE**

#### STRATEGIC CONTEXT

National Planning Policy Framework (Adopted March 2012)

#### LOCAL CONTEXT

The following policies are listed as applying to this application.

Poole Core Strategy (Adopted February 2009)

PCS23 Local Distinctiveness

PCS33 Environmental Performance of Commercial Buildings

PCS34 Flood Risk

Poole Site Specific Allocations and Development Management Policies DPD (Adopted April 2012)

DM1 Design

DM2 Heritage Assets

DM5 Tourism and the Evening Economy

DM7 Accessibility and Safety

DM9 Green Infrastructure and Biodiversity

Supplementary Planning Documents

## Poole Park Conservation Area Character Appraisal

### **PLANNING JUDGEMENT**

#### **Proposed development**

The proposed development comprises wide-ranging improvement works to Poole Park and forms the basis of a £2.7m Heritage Lottery Fund bid. The key works comprise-

#### Boating Lake/ Lagoon

- Dredging of an approximately 1 hectare area (out of 21 hectares in total) of the lake. The arisings would be used with other material to reinforce and improve the existing islands; create four new islands (two to the north east of the lake and two to the south); a promontory to the south; and shelved areas for wildlife;
- Addition of two pre-fabricated floating islands of 20sqm, one to the north east and one to the south. These would have a timber-effect finish above the water line;
- Construction of a boardwalk at the southern edge of the lake with a viewing platform for bird watching;
- Removal of sections of an existing reed bed to the east of the lake; and
- Removal of a reed bed to the north west with some timber posts retained as perches;

#### Freshwater Lakes

- Dredging of the small and large freshwater lakes by 500m<sup>3</sup> and 1200m<sup>3</sup> respectively. The arisings would be used to raise levels of the surrounding area; improve drainage; form new lake edges; and improve landscaping; and
- Stabilisation of the lake edges with Purbeck stone blocks and stone filled gabion baskets which would have a bound surface.

#### Access and Parking

- Resurfacing of footpaths, roads and carparks throughout the park;
- Realignment of roads and construction of shared spaces and build outs to footpaths;
- Formalisation and public use of the parking area around the water fountain (previously restricted to the Bowls Club);
- Creation of a new parking area south west of Norton's Gate;
- A new footpath from the public toilets to the play area at Westfield;
- Rationalisation of parking along the road and car parks;
- Ramped pedestrian access from Parkstone Road and in the vicinity of the war memorial.

No extension of the Copse Close carpark is proposed. This was included in error on some original plans and has now been removed.

#### Drainage

- Construction of a swale along the southern edge of the cricket pitch and slight raising of the adjoining cycle path.

The Council is in discussion with Wessex Water regarding the diversion of drain inputs to Poole Harbour and this element could be carried out under permitted development rights.

### Trees

- Removal of 76 individual trees and 1 group;
- Planting of 80 trees; and
- Thinning and pruning of trees where required.

### Restoration

- Replacement of the bridge and parapet railings over the sluice gate to the south of the lake. Restoration of the original piers.

The associated like-for-like restoration of the centenary water fountain and entrance piers does not constitute development and does not fall within the scope of this application whilst the like-for-like restoration of the war memorial is the subject of a separate application for listed building consent.

### Play Areas

- Resurfacing to provide safer, more consistent and sympathetic finishes.

The associated replacement of play and outdoor fitness equipment and the provision of less formal natural play areas using earth mounds, boulders and felled trees could be carried out under permitted development rights.

### Further Works

The park wide replacement of lighting and landscaping improvements, including the creation of a 'plant collector's garden' and a 'quiet garden', could be carried out under permitted development rights.

## **Impacts of the proposed development**

### Heritage assets and visual amenity

Policy PCS23 of the Core Strategy seeks to ensure that development exhibits a high standard of design that will complement or enhance Poole's character and local distinctiveness by respecting the setting and character of the site, surrounding area and adjoining buildings by virtue of function, siting, landscaping and amenity space, scale, density, massing, height, design details, materials and appearance.

Policy DM2 of the Poole Site Specific Allocations and Development Management Policies DPD (April 2012) states that proposals affecting heritage assets will be

expected to, inter alia, result in an asset that is enhanced, better revealed and/or restored; and justify any damage to an asset and demonstrate the overriding public benefits which would outweigh the damage to the asset or its setting.

Poole Park Conservation Area Character Appraisal identifies the key characteristics and features as interconnected yet varied green spaces; the avenue of horse chestnuts from Nortons Gate; and long extensive views and short enclosed glimpses, including open views across the expanse of the boating lake to the harbour and Purbecks beyond.

It identifies key issues as:

- vehicular use of the park which detracts from its peaceful quality (speed bumps are noted as beneficial);
- poor surfacing and a lack of landscaping in car parks.

Key opportunities include:

- improvements to the landscaped setting;
- the creation of new public spaces;
- perimeter tree planting and unification of boundary treatments;
- an upgrade in the quality of parking areas with sensitive surfacing, signage and roadmarkings.

The majority of the proposed works arise directly from the principles of the Conservation Area Appraisal and would enhance; better reveal; and restore heritage assets through the implementation of a consistent and sympathetic palette of materials including park wide resurfacing; conservation work; reduced car dominance; a long term tree and planting strategy reinstating obscured views and ensuring the longevity of important avenues; the creation of natural play facilities and the restoration of locally listed structures.

A new carpark would be sited on a grassed area to the north of the fountain and adjacent to Nortons Gate. It would be largely screened by trees and have a reinforced grass surface to soften its appearance. Although the addition of a new car park would not enhance the Conservation Area as such, neither would it amount to distinct harm given its sympathetic design; siting; screening; and limited use (as outlined below). In any case, the enhancements to Nortons Gate would offset the impact.

The new islands; promontory; boardwalk and viewing platform would affect the openness of views across the boating lake, however, this would be offset by the loss of an existing reed bed; the minimum 25m distance to the islands from the lake edge; the 1m depth of the islands; the use of natural and/or timber-effect materials above the water; extensive planting; and the scale and number of these features in the context of the vastness of lake. The existing islands enhance the visitor experience and add interest to views. Any perceived harm through provision of new features would be outweighed by the significant and overriding public and environmental benefits including reduced pollution and odours from algae and nitrates; additional and enhanced habitats; enhanced recreational use of the lake for sailing; and opportunities for bird watching and natural play.

## Loss of Public Open Space

Policy PCS9 of the Development Management Policies DPD states that the loss of public open space will not be permitted unless, inter alia, there is an overriding requirement for the development for essential community purposes.

The Bowls Club currently has sole use of the parking area around the fountain. This is a historic arrangement which is referred to broadly in their lease. This area around the fountain would be formalised and opened up to the public, including for parking. As a compromise to the Bowl's Club, a new car park containing 10 spaces would be provided adjacent to Nortons Gate for occasional use by members during larger events (approximately 10 days a year). Bollards would prevent year-round access and this would be controlled by park wardens. The car park would be constructed in a shaded, grassed area which is not well used and is minor in the context of the overall area of the park. Public pedestrian access would be maintained across this area and along the rear of the bowling greens. Although the space would be used by a club open to members of the public, the restrictions on its use are tantamount to a loss of public open space. Notwithstanding that, this loss would be for a limited number of days and would be outweighed by the community benefits resulting from enhanced public accessibility to the area around the fountain and the significant, park wide enhancements outlined above.

## Impact on the amenity of residents and visiting members of the public

The proposed development is based on extensive public consultation. It would result in some inconvenience and disturbance to residents and visitors through, for example, road closures; tree felling; and construction noise however this would be of a temporary nature. The proposed works are largely improvements to existing facilities. New facilities in more sensitive areas adjoining residential streets include less formal natural play areas, a 'plant collector's garden' and a 'quiet garden'. This would increase natural surveillance of these quieter areas and visually enhance disused areas.

The proposed development would improve the visitor experience and is likely to draw additional visitors through conservation and visual, environmental, recreation and access enhancements in accordance with Policy DM5 of the Development Management DPD.

## Biodiversity

The proposed development is based on a 12 month monitoring and research programme by Bournemouth University and a comprehensive survey by the Council's Ecologist. It seeks to-

- increase the depth of the boating lake to address odour and water quality issues from algae and Tasselweed; provide a refuge for fish and invertebrates; assist water exchange events with Poole harbour; and improve recreation use for sailing;
- improve water quality through filtration of pollution and intake of nutrients through new plant roots;

- enhance existing habitats and provide new habitats with varied designs catering for the needs of a range of species; and
- provide engagement opportunities for members of the public.

Natural England is supportive of the proposals and considers that they would not result in harm to Poole Harbour SSSI, SPA and Ramsar Site. A construction methodology statement would be required to ensure there is adequate mitigation for biodiversity and this can be secured by condition . The proposed development would significantly enhance and expand the ecological potential of the park in accordance with Policy DM9.

### Drainage

The proposed drainage works to the south of the cricket pitch seek to mitigate flooding of the cricket pitch and adjoining cycle path. Further details of its design should be sought by condition.

The Council's Drainage Officer is generally supportive of the proposal but requires more detailed information in respect of the volume of dredged material and its reuse to ensure surface water would not be displaced and result in flooding elsewhere. This can be secured by condition.

### Trees

The proposed tree works seek to:

- facilitate general tree management, landscape and access improvements;
- ensure the long term survival of declining avenues;
- broaden biodiversity and mitigate against disease; and
- restore historic views.

The application is supported by comprehensive arboricultural information by the Council's Arboricultural Officers including a survey of the almost 300 individual trees and 14 groups of trees in the park; an impact assessment; method statement; protection plan; and planting strategy.

The method statement states that, overall, the proposals would make a positive contribution to the long term treed landscape of the park:

- the most significant and visually prominent surveyed trees on site will be retained.
- the majority of trees to be felled are unsuitable for retention in a public open space setting and would need to be removed irrespective of the proposed development. The remainder require removal to facilitate hard landscaping improvements and strategic replanting of the declining avenues.
- there would be a short term loss of mature trees along the avenue while replacement trees grow. These trees are declining and their removal is anticipated in the next 10-20 years.
- tree planting would utilise native, semi-mature species and is considered adequate and reasonable mitigation.
- the impact on the RPAs through any construction has been sufficiently mitigated and would be negligible to low.

Specialist construction methods, onsite supervision and protective fencing are proposed.

The removal of high amenity value trees with 10 to 20 years of remaining life might not typically be supported, however this proactive approach has been assessed against the ad hoc removal of dead, dying or structurally unsafe trees. The latter would result in an uneven avenue; a restricted planting area; and could be restricted by future budget pressures. Their earlier strategic replacement is justified by the opportunity to provide a better growing environment; a uniform appearance characteristic of an avenue; and the current funding opportunity. In accordance with the specialist advice of the Council's Arboriculturalist, the proposed tree works would secure the strategic and long term verdant character of Poole Park in accordance with Policies DM1 and DM2.

### Parking and Highway Safety

The proposed development seeks to-

- give pedestrians and cyclists priority;
- reduce vehicle dominance and speeds;
- formally manage areas currently used for ad hoc parking to mitigate the impact on trees and verges;
- provide better access to the waterfront; and
- enhance visual amenity by softening car park edges and landscaping.

There would be no net loss of parking spaces.

The Transportation Policy Manager advises that the proposals would result in pedestrian improvements and more efficient use of carparks. The applicant is open to providing additional cycle parking at key locations as requested by the Transportation Officer and this can be secured by condition.

Taking into account the above factors, the proposed development would accord with Policies DM7 and DM8 of the Development Management Policies DPD.

### **INFRASTRUCTURE AND DEVELOPER CONTRIBUTIONS**

N/A

### **FINANCIAL CONSIDERATIONS**

N/A

### **CONCLUSION**

The proposed development would result in significant enhancements to the character and appearance of heritage assets, biodiversity, accessibility and the recreational facilities of the park. The resultant environmental; social; and economic benefits would substantially outweigh any perceived harm through the addition of new features within the historic park. The proposal accords with the relevant policies

and the application is recommended for approval.

## **RECOMMENDATION**

It is therefore recommended that this application be **Grant with Conditions subject to the following:**

### **Conditions**

1. GN150 (Time Expiry 3 Years (Standard))

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. PL01 (Plans Listing)

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

Poole Park Location Plan received 13th March 2017

Poole Park Life Location Plan received 13th March 2017

Masterplan Drawing Number SW-PL-01 received 13th March 2017

Lagoon- proposed Works General Layout Drawing Number L-PL-01 received 13th March 2017

Lagoon- proposed Works Cross Section and Plan View Drawing Number L-PL-01 received 13th March 2017

Lagoon- Indicative front elevation and cross-section Drawing Number L-PL-02 received 13th March 2017

Boating Lake Footbridge Structure and Sluice Gate Structure Drawing Number 138/01 received 13th March 2017

Wave Pattern Railings Drawing No.4333 01 01 received 13th March 2017

Freshwater Lakes- Improvements Proposed Layout Drawing Number FL-PL-02 received 13th March 2017

Freshwater Lakes- Improvements Indicative Sections and Elevations Drawing Number FL-S-300 received 13th March 2017

Sketch Layout- Seldown Gate and Lodge Area Drawing Number 629-SK01 Rev.H received 13th March 2017

Sketch Layout- West Gardens Area Drawing Number 629-SK02 Rev.E received 13th March 2017

Sketch Layout- Arrival Space/ West Field Area Drawing Number 629-SK03 Rev.F received 13th March 2017

Sketch Layout- Fountain Area and Car Park Drawing Number 629-SK04 Rev.J received 13th March 2017

Sketch Layout- Nortons Gate Link Drawing Number 629-SK05 Rev.E received 13th March 2017

Sketch Layout- Middle Gate Car Park Area Drawing Number 629-SK06 Rev.G received 13th March 2017

Sketch Layout- East Gate and Lodge Area Drawing Number 629-SK07 Rev.E received 13th March 2017

Sketch Layout- Whitecliff Gate Area Drawing Number 629-SK08 Rev.C received 13th March 2017

Sketch Layout- Copse Close Car Park Drawing Number 629-SK09 Rev.E received 13th March 2017

Sketch Layout- East Gardens Area Drawing Number 629-SK10 Rev.B received 13th March 2017

Sketch Layout- War Memorial Area Drawing Number 629-SK11 Rev.E received 13th March 2017

Sketch Layout- Ice Cream Kiosk Area Drawing Number 629-SK12 Rev.C received 13th March 2017

Sketch Layout- The Ark Car Park Area Drawing Number 629-SK13 Rev.C received 13th March 2017

Sketch Layout- West Area Drawing Number 629-SK20 Rev.B received 13th March 2017

Sketch Layout- Middle Area Drawing Number 629-SK21 Rev.A received 13th March 2017

Sketch Layout- East Area Drawing Number 629-SK22 Rev.A received 13th March 2017

Road Construction Proposals Insets 1 and 2 Drawing Number 029-0209-006 Rev.A received 13th March 2017

Road Construction Proposals Inset 3 Drawing Number 029-0209-007 Rev.C received 13th March 2017

Road Construction Proposals Inset 4 Drawing Number 029-0209-008 Rev.A received 13th March 2017

Road Construction Proposals Inset 5 Drawing Number 029-0209-009 Rev.A received 13th March 2017

Road Construction Proposals Insets 6 and 7 Drawing Number 029-0209-010 Rev.A received 13th March 2017

Road Construction Proposals Insets 8 and 9 Drawing Number 029-0209-011 Rev.A received 13th March 2017

Road Construction Proposals Cross Sections AA, BB and CC Drawing Number 029-0209-012 Rev.B received 13th March 2017

Road Construction Proposals Cross Sections DD and EE Drawing Number 029-0209-013 Rev.E received 13th March 2017

Road Construction Proposals Typical Cross Sections Drawing Number 029-0209-014 Rev.B received 13th March 2017

The Drive- Avenue Indicative Planting Plan Drawing Number T-D-401 received 13th March 2017

The Drive- Avenue Indicative Planting Plan Drawing Number T-D-402 received 13th March 2017

The Drive- Avenue Indicative Planting Plan Drawing Number T-D-403 received 13th March 2017

The Drive- Avenue Indicative Planting Plan Drawing Number T-D-404 received 13th March 2017

Copse Close Car Park Indicative Planting Plan Drawing Number T-D-405 received 13th March 2017

Tree Removal and Protection Plan The Drive- Seldown Entrance Drawing Number T-PL-201 received 13th March 2017  
Tree Removal and Protection Plan The Drive- West field Drawing Number T-PL-202 received 13th March 2017  
Tree Removal and Protection Plan The Drive- Nortons Gate Drawing Number T-PL-203 received 13th March 2017  
Tree Removal and Protection Plan The Drive- Bowling Greens Drawing Number T-PL-204 received 13th March 2017  
Tree Removal and Protection Plan War Memorials Drawing Number T-PL-205 Rev.A received 13th March 2017  
Tree Removal and Protection Plan The Drive-Middle Gate Drawing Number T-PL-206 received 13th March 2017  
Tree Removal and Protection Plan The Drive- The Ark Drawing Number T-PL-207 Rev.A received 13th March 2017  
Tree Removal and Protection Plan The Drive- East Gate Entrance Drawing Number T-PL-208 received 13th March 2017  
Tree Removal and Protection Plan Cygnet Play Area and Freshwater Lakes (west) Drawing Number T-PL-209 received 13th March 2017  
Tree Removal and Protection Plan Copse Close Car park and Freshwater Lakes (east) Drawing Number T-PL-210 received 13th March 2017  
Tree Removal and Protection Plan West field play area Drawing Number T-PL-211 received 13th March 2017  
Structural Tree Pit Layout Drawing Number 629-SK30 Rev.B received 13th March 2017  
Westfield Play Area Proposed Layout Drawing Number WF-PL-01 received 13th March 2017  
Cygnet Play Area Proposed Layout Drawing Number FR-PL-04 received 13th March 2017

Reason -

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

### 3. AA01 (Non standard Condition)

Prior to the commencement of development, a construction methodology statement shall be submitted to and approved in writing by the Local Planning Authority. This shall demonstrate how the work will be carried out in a sensitive manner to protect biodiversity and watercourses. The agreed details shall be implemented and followed throughout the development process.

Reason:

In the interests of the natural environment in accordance with DM09 of the Poole Site Specific Allocations and Development Management Policies 2012.

### 4. AA01 (Non standard Condition)

Notwithstanding the approved drawings, a revised flood risk assessment containing further details relating to the swale to the south of the cricket pitch and the volume and use of material to be dredged from the lagoon and the freshwater lakes shall be submitted to and approved by the planning authority prior to the commencement of these operations. The development shall be

carried out in accordance with the agreed details thereafter.

Reason: To ensure that the proposal would not increase flood risk to other sites in accordance with Policies PCS34 of the Core Strategy.

5. AA01 (Non standard Condition)

Notwithstanding the approved drawings, further details of the bird watching platform and boardwalk shall be submitted to and approved by the planning authority prior to the commencement of these operations. The development shall be carried out in accordance with the agreed details thereafter.

Reason: To ensure that the proposal would be appropriately detailed in the interests of the character and appearance of the conservation area and visual amenity in accordance with Policies PCS23A of the Poole Core Strategy (February 2009) and DM1 and DM2 of the Poole Site Specific Allocations and Development Management Policies 2012.

6. HW110 (Cycle Provision)

Prior to the commencement of development, details of cycle parking facilities shall be submitted to, and approved in writing by, the Local Planning Authority, implemented in accordance with the agreed details and thereafter retained.

Reason -

In order to secure the provisions of appropriate facilities for cyclists and in accordance with Policy PCS15 of the Poole Core Strategy (February 2009), and DM7 and DM8 of the Site Specific Allocations & Development Management DPD Policies (April 2012) and the Sustaining Poole's seafront SPD (December 2015).

7. TR030 (Implementation of Details of Arb M Stmt)

All works relating to ground clearance, tree works, demolition and development with implications for trees shall be carried out as specified in the arboricultural method statement and tree protection scheme referenced PPL-T-R-01 (Appendix 5A) and the tree removal and protection plans submitted with the application, and where specified shall be supervised by an arboricultural consultant holding a nationally recognised arboricultural qualification.

Reason -

To prevent trees on site from being damaged during construction works and in accordance with Policy PCS23 of the Poole Core Strategy Adopted February 2009 and Policy DM1 (iii) of the Site Specific Allocations & Development Management Policies (April 2012).

8. LS040 (Landscaping Scheme to be Implemented)

The proposals for the replacement tree planting as shown on the approved Indicative Planting Plans listed under condition 2 shall be carried out as follows:

- a) the approved scheme shall be implemented in accordance with the phasing specified on the plans;
- b) all planting shall be carried out in accordance with British Standards, including regard for plant storage and ground conditions at the time of planting;
- c) 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 the same species, unless the Local Planning Authority gives written consent to any variation; and
- d) the whole scheme shall be subsequently retained.

Reason -

In the interests of visual amenity, to ensure that the approved landscaping scheme is carried out at the proper times and to ensure the establishment and maintenance of all trees and plants in accordance with Policy PCS23(A) of the Poole Core Strategy (February 2009) and Policy DM1 (iii) of the Site Specific Allocations & Development Management Policies (April 2012).

#### 9. HW100 (Parking/Turning Provision)

Once constructed, the access, turning space and vehicle parking shown on the approved plans shall be retained and kept available for these purposes at all times.

Reason -

In the interests of highway safety and in accordance with Policy PCS15 of the Poole Core Strategy (February 2009), and DM7 and DM8 of the Site Specific Allocations & Development Management Policies (April 2012).

#### 10. GN030 (Sample of Materials)

The development shall be carried out in accordance with the materials specified on the approved plans.

Reason -

To ensure that the external appearance of the building is satisfactory and in accordance with Policies PCS23A of the Poole Core Strategy (February 2009).

### **Informative Notes**

#### 1. IN72 (Working with applicants: Approval)

In accordance with the provisions of paragraphs 186 and 187 of the NPPF the Borough of Poole (BoP) takes a positive and proactive approach to development proposals focused on solutions. BoP work with applicants/agents in a positive and proactive manner by;

- offering a pre-application advice service, and
- advising applicants of any issues that may arise during the consideration of their application and, where possible, suggesting solutions.

Also:

- in this case the applicant was provided with pre-application advice and this was reflected in the proposals.
- the applicant was afforded an opportunity to submit amendments to the scheme which addressed issues that had been identified.
- the application was considered without delay.