

Town Planning Decision Notice

TOWN AND COUNTRY PLANNING ACT 1990

Town and Country Planning (Development Management Procedure) (England) Order 2015

GRANT OF PLANNING PERMISSION

This permission does not carry any approval or consent which may be required under any enactment, bylaw, 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.

Application No: 7-2021-3244-P

Location of Development:

AECC University College Campus, 28 Parkwood Road, Bournemouth, BH5 2BH

Description of Development:

Demolition of existing Sports Hall and erection of a two storey Integrated Rehabilitation Centre, with bin and cycle stores, formation of vehicular accesses and parking spaces

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

Subject to the following standard condition:

- a) The development to which this permission relates must 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 Section 91 of the Town and Country Planning Act, 1990.

and to the following condition(s):

1. The development hereby permitted shall be carried out in accordance with the following approved plans:
Q924-001 Location and Block Plan, received January 2021
14396 S1 - Existing Site Plan
KAD 01 A EX - Existing Ground Floor Plan
KAD 02 A EX - Existing First Floor Plan
KAD 03 A EX - Existing Second Floor Plan
Existing Elevations, received January 2021
Q924 13 Rev F - Proposed Elevations
Q924 14 Rev E - Proposed Ground Floor Plan
Q924 15 Rev E - Proposed First Floor Plan

TO: Chapman Lily Planning Ltd
FAO Mr G Moir
Unit 5 Designer House
Sandford Lane
Wareham
BH20 4DY

(AECC University College)

Signed

A handwritten signature in blue ink that reads 'Nick Perrins'.

Head of Planning & Building Control

(DEL)

Q924 16 Rev G - Proposed Site Plan
Q924 17 Rev A - Section Drawing
Q924 18 Rev D - Proposed Street Scene
Q924 19 Rev B - Proposed Elevations

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

2. The use of the site as a mixed Class F1 (non-residential institution) and Class E (clinic) use as hereby permitted, shall be carried out only by the applicant and in accordance with the details contained within the submitted Design and Access Statement

Reason: The Local Planning Authority has had regard for the personal circumstances of the applicant and the proposed use and in accordance with Policy CS41 of the Bournemouth Local Plan: Core Strategy (October 2012).

3. Details/samples of the render; timber cladding; bricks; roof material; lift shaft material; fenestration; and doors to be used in the development shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any superstructure works on site.
Development shall be carried out in accordance with the approved details.

Reason: To maintain the character and appearance of the building and to ensure a satisfactory visual relationship between the existing and the new development in accordance with Policy CS41 of the Bournemouth Local Plan: Core Strategy (October 2012).

4. Prior to the commencement of the development hereby approved, a detailed Arboricultural Method Statement shall be submitted to and approved in writing by the Local Planning Authority

The development shall be carried out in accordance with the document once approved, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure that trees and other vegetation to be retained are not damaged during construction works and to accord with Policy 4.25 of the Bournemouth District Wide Local Plan (February 2002).

5. Within 3 months of the date of commencement of the development, unless otherwise agreed in writing by the Local Planning Authority, full details of hard landscape proposals shall be submitted to and approved in writing by the Local Planning Authority. The details should include where appropriate:

Proposed finished levels; layout of car parking space(s); surfacing materials; external fixtures e.g. lighting; bollards; vehicle and pedestrian access and circulation.

The approved hard landscape scheme shall be implemented in full prior to occupation or use of the development commencing and permanently retained unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the proposed development includes a properly designed and suitably landscaped amenity area in the interests of visual amenity and to accord with Policy 4.25 of the Bournemouth District Wide Local Plan (February 2002) and Policy CS41 of the Bournemouth Local Plan: Core Strategy (October 2012).

6. Within 3 months of the date of commencement of the development, unless otherwise agreed in writing by the Local Planning Authority, full details of soft landscape works shall be submitted to and approved in writing by the Local Planning Authority. Soft landscaping details shall include:

planting plans; existing trees, hedges and shrubs to be retained; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants noting species, plant sizes and proposed numbers/densities; and programme of implementation.

The approved soft landscape scheme shall be implemented in full prior to the occupation use of the development commencing and permanently retained unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the proposed development includes a properly designed scheme of landscaping in the interests of visual amenity and to accord with Policy 4.25 of the Bournemouth District Wide Local Plan (February 2002) and Policy CS41 of the Bournemouth Local Plan: Core Strategy (October 2012).

7. Within 3 months of the date of commencement of the development, unless otherwise agreed in writing by the Local Planning Authority, full details of a landscape maintenance plan for a minimum period of 5 years shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include details of the arrangements for its implementation. The landscape management plan shall be carried out in accordance with the approved details.

Reason: To ensure that the proposed development includes a long-term management plan for the landscaped areas in the interests of visual amenity and to accord with Policy 4.25 of the Bournemouth District Wide Local Plan (February 2002) and Policy CS41 of the Bournemouth Local Plan: Core Strategy (October 2012).

8. Before the development is occupied or utilised the areas shown on the submitted plans for the manoeuvring, parking, loading and unloading of vehicles have been surfaced, marked out and made available for these purposes. Thereafter, these areas must be maintained, kept free from obstruction and available for the purposes specified.

Reason: To ensure the proper and appropriate development of the site and to ensure that highway safety is not adversely impacted upon.

9. Before the development hereby approved is occupied or utilised the visibility splay areas as shown on the submitted plans must be cleared/excavated to a level not exceeding 0.6 metres above the relative level of the adjacent carriageway. The splay areas must thereafter be maintained and kept free from all obstructions.

Reason: To ensure that a vehicle can see or be seen when exiting the access.

10. Prior to occupation of the development hereby permitted, the vehicular crossover (dropped kerb) at Harvey Road shall be laid out in accordance with the approved plans and constructed to the specification and satisfaction of the Local Planning Authority. The vehicular crossover (dropped kerb) at Parkwood Road shall be widened in accordance with the approved plans, to the specification of the Local Planning Authority.

Reason: To prevent danger to road users and to ensure that highway safety is not adversely impacted upon.

11. Prior to occupation of the development a detailed Travel Plan shall be prepared in accordance with current best practice and guidance and submitted for written approval of the Local Planning Authority in conjunction with the Local Highway Authority. The approved Travel Plan and obligations therein shall be implemented and complied with upon occupation of the development, and the Travel Plan shall be retained thereafter, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to reduce or mitigate the impacts of the development upon the local highway network and surrounding neighbourhood by reducing reliance on the private car for journeys to and from the site.

12. Before the development is occupied or utilised the cycle parking facilities shown on Drawing Number Q924-16g (Rev G) and Q924-19b (Rev B) must have been constructed. Thereafter, these must be maintained, kept free from obstruction and available for the purposes specified.

Reason: To ensure the proper construction of the parking facilities and to encourage the use of sustainable transport modes.

13. Within 3 months of the commencement of the development details of the provision of Electric Vehicle Charging Points and associated infrastructure shall be submitted to the Local Planning Authority for approval in writing. Those details shall be in accordance with the BCP Council Parking Standards SPD (adopted 5th January 2021). The approved details shall be implemented and brought into operation prior to the occupation of any residential unit hereby approved or any commercial use hereby approved commencing. Thereafter the Electric Vehicle Charging Points shall be permanently retained available for use at all times.

Reason: In the interests of promoting sustainable development including sustainable forms of transport.

14. Within 3 months of the commencement of the development hereby approved, details of the design and location of bird and bat bricks/boxes in accordance with the recommendations within the 'Preliminary Ecological Appraisal' by Gareth Ainscough and dated 20/01/2021 shall be submitted to and approved in writing by the local planning authority.

The bird and swift boxes/bricks as approved shall be installed prior to use of the building for the development as approved commencing.

Reason: In the interest of ensuring a net gain in biodiversity and in accordance with paragraphs 8, 170 and 175 of the National Planning Policy Framework, February 2019.

15. 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.
16. 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.
17. INFORMATIVE NOTE: The construction of the vehicle access involves the re-siting of a lamp column on the public highway. The applicant must contact the street lighting team to initiate the procedure. Guidance/information is available within the Bournemouth section of the Council's website (www.bpcouncil.gov.uk)

In accordance with paragraph 38 of the revised NPPF the Council, as Local Planning Authority, takes a positive 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-

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