

## Growth & Infrastructure - Planning Services

BCP Council, Civic Centre, Poole, Dorset, BH15 2RU

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**Application No: APP/19/00723/F**

**TO:**

Mr Morgan  
Morgan Design Studio  
36 Badbury Drive

Blandford Forum  
Dorset  
DT11 7UJ

Town and Country Planning Act 1990

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

Town and Country Planning (General Permitted Development) (England) Order 2015

### 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:** Mr Rogers, Recreation & Community, BCP Council

**Case Officer:** Sarah Scannell

**Det Level:** Fully Delegated

**Location of Development:**

Poole Park Railway Engine Shed, Poole Park Road, Poole, BH15 2SF

**Description of Development:**

Demolition of existing engine shed and replacement with new engine shed.

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.

Signed

A handwritten signature in black ink, appearing to read 'R. Genge', is written over a background of faint, repeating 'BCP' text.

Development Services Manager

**Date of Decision:** 07/08/2019

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

Site Location Plan and Block Plan Rev. C received 6th June 2019  
Proposed Floor Plan Rev. B received 12th June 2019  
Proposed East and West Elevations Rev B received 12th June 2019  
Proposed North and South Elevations Rev B received 12th June 2019  
Proposed Section Rev B received 12th June 2019

Reason:

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

- 3 Details of the specification, design and location of a suitable biodiversity enhancement to be installed on/in or adjoining the building shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity enhancement shall be installed in accordance with the approved details prior to first use of the building hereby approved and thereafter retained.

Reason:

In the interests of biodiversity enhancement and in accordance with PP33 of Poole Local Plan 2018 and the NPPF 2019.

- 4 The development shall be carried out in accordance with the precautionary biodiversity measures and recommendations on page 14 of the planning statement submitted on the 6th June 2019.

Reason -

In the interests of biodiversity in accordance with Policy PP33 of Poole Local Plan 2018 and the NPPF.

- 5 All works relating to the ground clearance, tree works, demolition and development with implications for trees shall be carried out as specified in the arboricultural impact assessment and method statement by Complete Arboricultural Services submitted on the 5th August 2019 however pruning of T09 and T34 shall be limited to pendulous secondary and tertiary branches only.

Reason -

To prevent trees on/ adjoining the site from being damaged during construction works and to prevent excessive and unnecessary pruning of important trees in accordance with Policy PP27 of the Poole Local Plan (November 2018),

- 6 All external facing and roofing materials to be used shall be as specified on the application form, the plans and the planning statement.

Reason -

In the interests of visual amenity and heritage assets in accordance with Policies PP27 and PP30 of Poole Local Plan 2018 and the NPPF (2019).

- 7 The flood mitigation measures of the development hereby approved shall be as set out in the Flood Risk Assessment (FRA) submitted on the 6th June 2019 and shown on the approved plans.

Reason -

To minimise flood risk in accordance with Policy PP38 of Poole Local Plan 2018 and the NPPF 2019.

#### **Informative Note(s):-**

1. In accordance with the provisions of paragraphs 38 of the NPPF the Borough of Poole (BoP) takes a positive and creative 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 plans were acceptable as submitted and no amendments were required.

**Please see Additional Information/Notes below**

#### **Appeals to the Secretary of State**

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- As this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice [reference], if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.\*
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within:  
28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.
- If this is a decision to refuse planning permission for a householder application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- If this is a decision to refuse planning permission for a minor commercial application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- If this is a decision to refuse express consent for the display of an advertisement, if you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of receipt of this notice.
- If you want to appeal against your local planning authority's decision then you must do so

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within 6 months of the date of this notice.

- Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate ([inquiryappeals@planninginspectorate.gov.uk](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal. [Further details are on GOV.UK.](#)

### **Purchase Notices**

- If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that the owner can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council (that is, where the land is situated in a National Park, the National Park authority for that Park, or in any other case the district council (or county council which is exercising the functions of a district council in relation to an area for which there is no district council), London borough council or Common Council of the City of London in whose area the land is situated). This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter I of Part VI of the Town and Country Planning Act 1990.

### **Additional Information/Notes**

- These notes DO NOT apply to Decisions for Work on Protected Trees.
- Your planning application has been determined and the Decision Notice is above these notes.
- These notes are intended as helpful advice before you proceed further. PLEASE READ THEM CAREFULLY.
- Keep the decision safely - it may be needed when you sell your property.
- Make sure everyone has a copy who needs it. Most importantly make sure your builder or contractor has a copy to work from on the site.

### **PLANNING PERMISSION GRANTED?**

#### **Conditions:**

- If permission has been granted you will see that it maybe subject to Conditions. They are an integral part of the Decision and are important because they describe how the Council requires you to carry out the approved work or operate the premises. It is YOUR responsibility to comply fully with them.
- Please pay particular attention to those Conditions which have to be met before work commences, such as obtaining approval for the siting and levels of buildings and the protection of trees on the site.
- If you do not comply with all the conditions in full this may invalidate the permission.

#### **Informative Notes:**

- Informative Notes do not form part of the Decision itself but are included as helpful advice and guidance.

### **OTHER LEGISLATION:**

- This Notice is a decision under the Planning Acts only. It should not be taken to imply that the scheme meets the requirements of any other Agency which may be involved. Please make sure

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that you have obtained all the approvals you need before starting work. If you are in any doubt you should obtain professional advice.

**Changes to Plans:**

- Should you wish to change your plans for any reason, including the need to meet requirements of other legislation, it is important that you notify the Local Planning authority before carrying on with work. Many amendments can be quickly agreed but more substantial ones may require a fresh application and could even prove to be unacceptable.