

## Eastern Area Planning Committee

8<sup>th</sup> March 2023

### Decision List

**Application Reference:** 3/21/1115/FUL

**Application Site:** 184 RINGWOOD ROAD, ST LEONARDS, AND ST IVES, BH24 2NR

Proposal: Demolish existing residential buildings and erect block of 15 apartments with parking, bin, and cycle stores

Recommendation: Refuse planning permission

1. Decision: The proposed development fails to make an appropriate contribution to affordable housing and is therefore contrary to Policy LN3 of the Christchurch and East Dorset Local Plan – Part 1 2014. Insufficient evidence has been submitted to demonstrate circumstances that would justify the need for a viability assessment under paragraph 58 of the NPPF. The applicant has not provided evidence to demonstrate that the need to ensure development is policy compliant has been sufficiently considered as part of this proposal. The application is therefore considered contrary to National Planning Policy Guidance (PPG) Paragraph: 002 Reference ID: 10-002-20190509.
2. The proposed development is of a scale, bulk and form that is out of character with, and will result in overlooking of, adjacent development contrary to policy HE2 of the Christchurch and East Dorset Local Plan.

Reason: This proposal is judged to conflict with the design and amenity criteria of Policy HE2 of the East Dorset Local Plan 2014.

Informative notes:

1. The plans that were considered by the Council in making this decision are:

9457/100 'J' Block Plan

9457/101 'B' Floor Plans

9457/102 'B' Elevations

9457/103 'D' Elevations

9457/105 'C' SUDS Plan

9457/107 'A' Site Section

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2. In accordance with paragraph 38 of the NPPF the council, as local planning authority, takes a positive approach to development proposals and is focused on providing sustainable development. The council works with applicants/agents in a positive and proactive manner by:

- offering a pre-application advice service, and –
- as appropriate updating applications/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

In this case:

- The applicant was offered the opportunity to submit amended plans and additional information however this was not sufficient to overcome concerns

3. If planning permission is subsequently granted for this development at appeal, it will be subject to the Community Infrastructure Levy (CIL) introduced by the Town and Country Planning Act 2008. A CIL liability notice will then be issued by the Council that requires a financial payment, full details of which will be explained in the notice.