



Press Release – November 2011

KPPC thwarts greedy Council

Ken Parke Planning Consultants have prevailed in a long running battle to convert the vacant upper floors and storage areas of a popular shop in Poole High Street to flats by winning a hard-fought appeal against the Borough Council.

Our involvement with the proposal came about in late November 2010. By then, an initial application had been refused and dismissed at appeal, and a second planning application had been lodged and was being recommended for refusal unless the applicant agreed to pay nearly £110,000 in financial contributions to the Council. Initially through negotiation with the Council, and subsequently at appeal, Ken Parke Planning Consultants were able to secure planning permission for the development with an 85% (nearly £93,000) reduction in the contributions payable, and secured an award of costs against the Council for its unreasonable behaviour.

The proposal will make effective use of redundant storage space at the premises to provide homes in the highly sustainable town centre location. The applicant was correct to challenge the Council's audacious and unreasonable demands for money which would otherwise have prevented the development from being viable.

Our Associate Planning Consultant Robin Henderson, who represented the applicant in the appeal Hearing, expressed delight at the outcome. He said: "David has defeated Goliath in this case. A small businessman has prevailed against the seemingly overwhelming demands from the Local Authority and has quite rightly been awarded a partial reimbursement of the costs he incurred in pursuing this matter. I am genuinely thrilled for him."